

Land For Sale: +/- 2.58 Acre Parcel | Henderson, NV  
Sausalito Dr & S Racetrack Rd | Henderson, NV | US | Clark County  
Available Acres: 2.58 | Sale Price: \$1,850,000



Zoning:	
Sale Price:	\$1,850,000
Last Updated:	Jun 27, 2025

Realtor/Owner Contact  
Grant Traub

Property and Area Description

+/- 2.58 Acre Parcel For Sale. The project is located in an established area of Henderson at the signalized intersection of S. Boulder Highway (State Route 582) and S. Racetrack Road. On average, approximately 18,900 vehicles per day cross this intersection.

Population

	<b>443,981</b> 10 Mile Radius	<b>1,694,006</b> 20 Mile Radius	<b>2,366,935</b> 30 Mile Radius
--	----------------------------------	------------------------------------	------------------------------------

Source: ESRI®, 2024

Households

	<b>178,173</b> 10 Mile Radius	<b>638,713</b> 20 Mile Radius	<b>894,860</b> 30 Mile Radius
--	----------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

Transportation

Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown