

EXCLUSIVE LISTING!

0.95 +/- Acres –Residential-corner lot Listed \$245,000
Essex Avenue & Racetrack Rd, Henderson, NV 89015



- APN # 179-04-304-001
- SWC Lot Essex and Racetrack
- City of Henderson jurisdiction
- Zoned RS-1- 1 du / acre
- Rural land/horse property/ eco preserved
- Views of Las Vegas Strip
- This area of Henderson is near parks, golf clubs, Lake Mead Conservation Area, trails, and more!
- Underground drainage easement covering approximately 1/3 of the parcel (can be used for gravel driveway, horse stables, or movable structures like sheds or barns).
- Remaining area buildable for a custom home
- Sewer is approximately 1,000 feet from parcel.
- Septic waiver option is available for this parcel. Buyer to confirm through SNWA.



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2855 St Rose Parkway, Suite 100, Henderson, NV 89052
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Essex Avenue & Racetrack Rd



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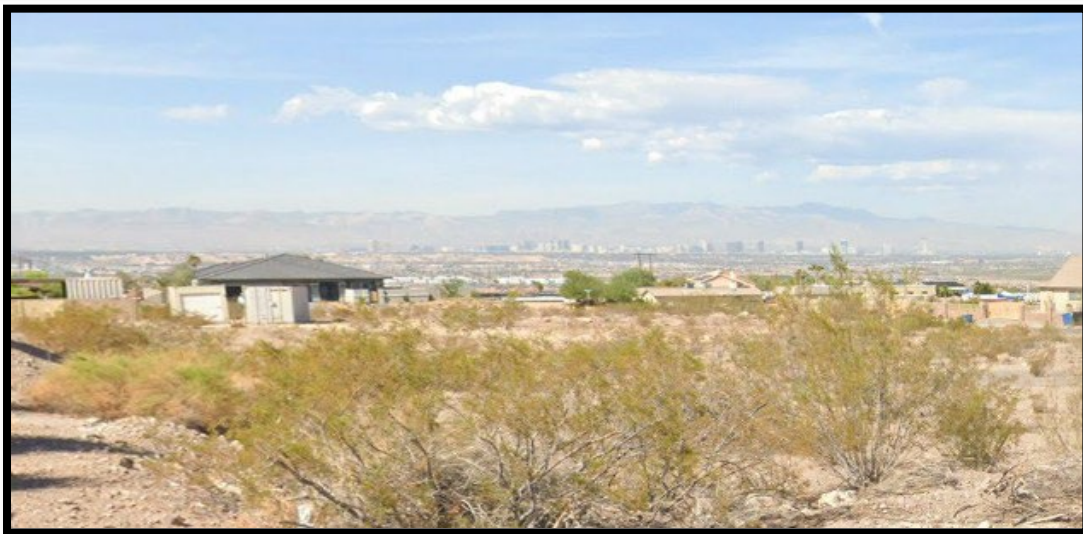
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