

EXCLUSIVE LISTING!

**3.9 +/- Acres- Final Map Recorded for 6 Lots!- \$1,900,000
NWC Fort Apache & Lone Mountain Rd- Las Vegas 89149**



- APN- 125-31-803-007
- 3.9 +/- Acres
- Unincorporated Clark County-Lone Mountain jurisdiction -Zoned RS20-
- **Approved Final Map- 6 Lots- from 22,225 SF to 30,108 SF; Final Map to be recorded by end of September 2026**
- Price \$316,666 per Lot
- Water fees paid
- Northwest corner of Fort Apache and Lone Mountain, about 1 mile from I-215
- Close to Lone Mountain Park
- Scenic area in Northwest Las Vegas
- 2026 Taxes \$3,965.27

Demographics-2024 (3-mile radius)

Population	98,676
Household income-Ave	\$132,467
Median Home value	\$498,693



Mark Anthony Rua
Brokers

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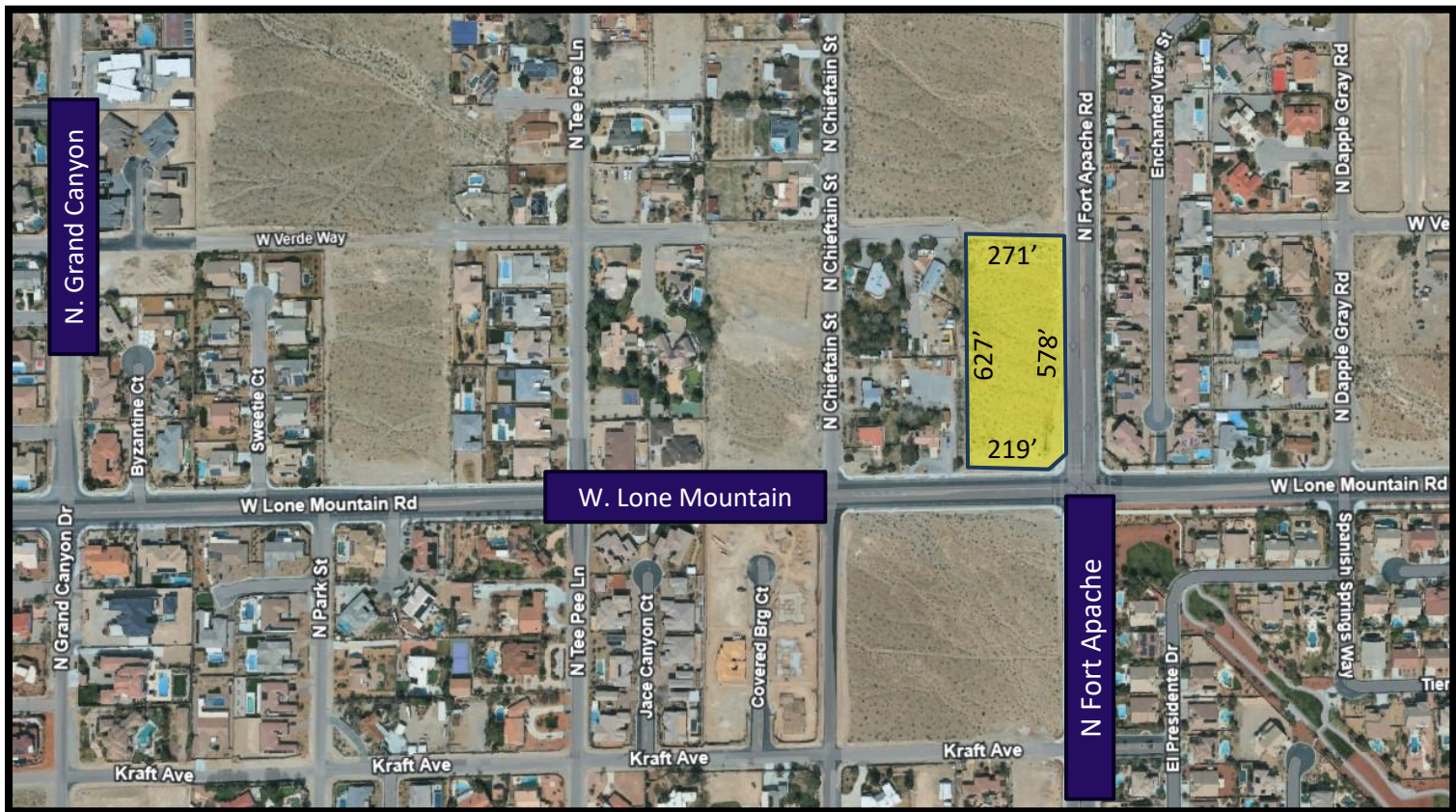
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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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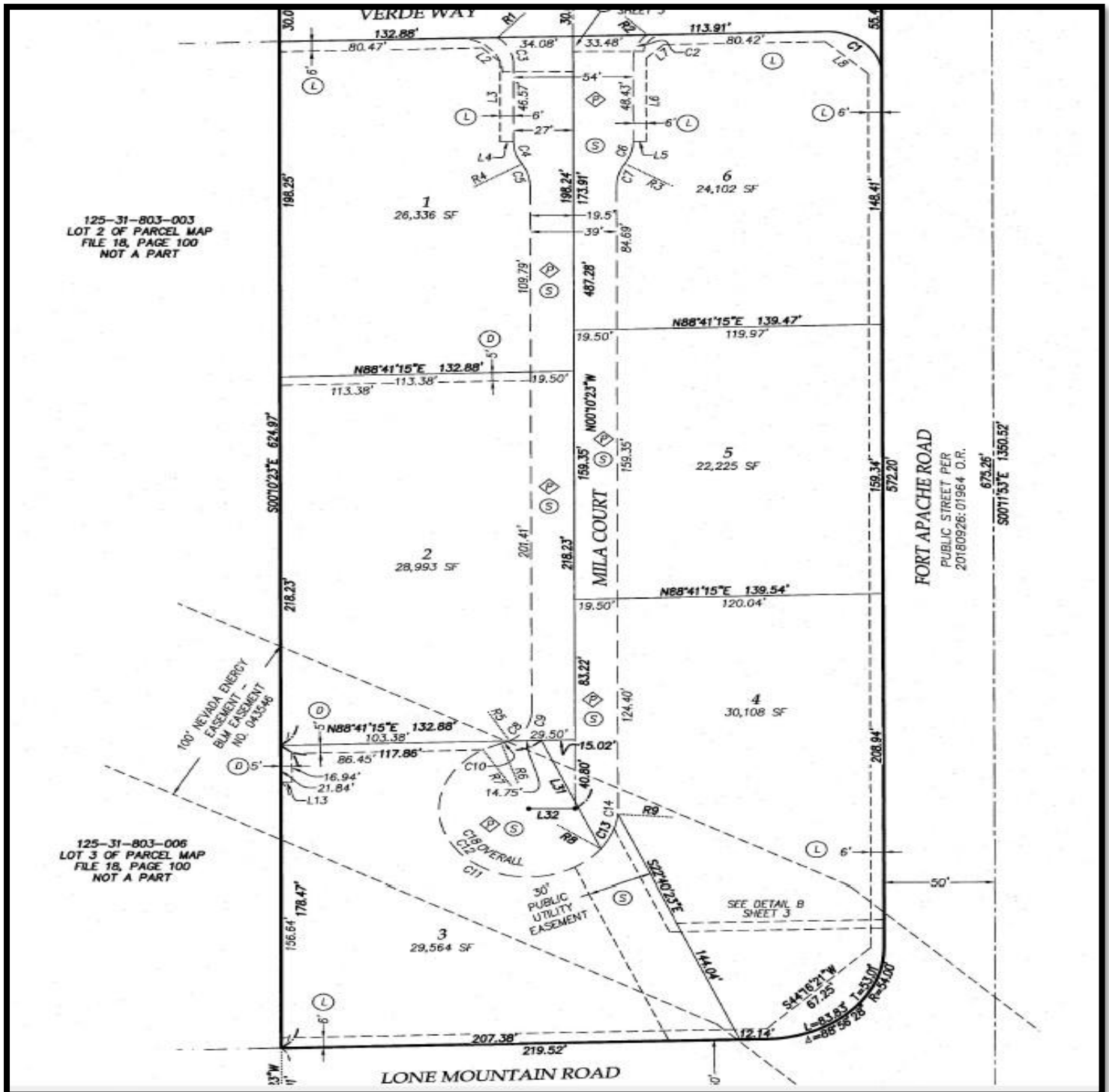
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Recorded Final Map- Six Lots



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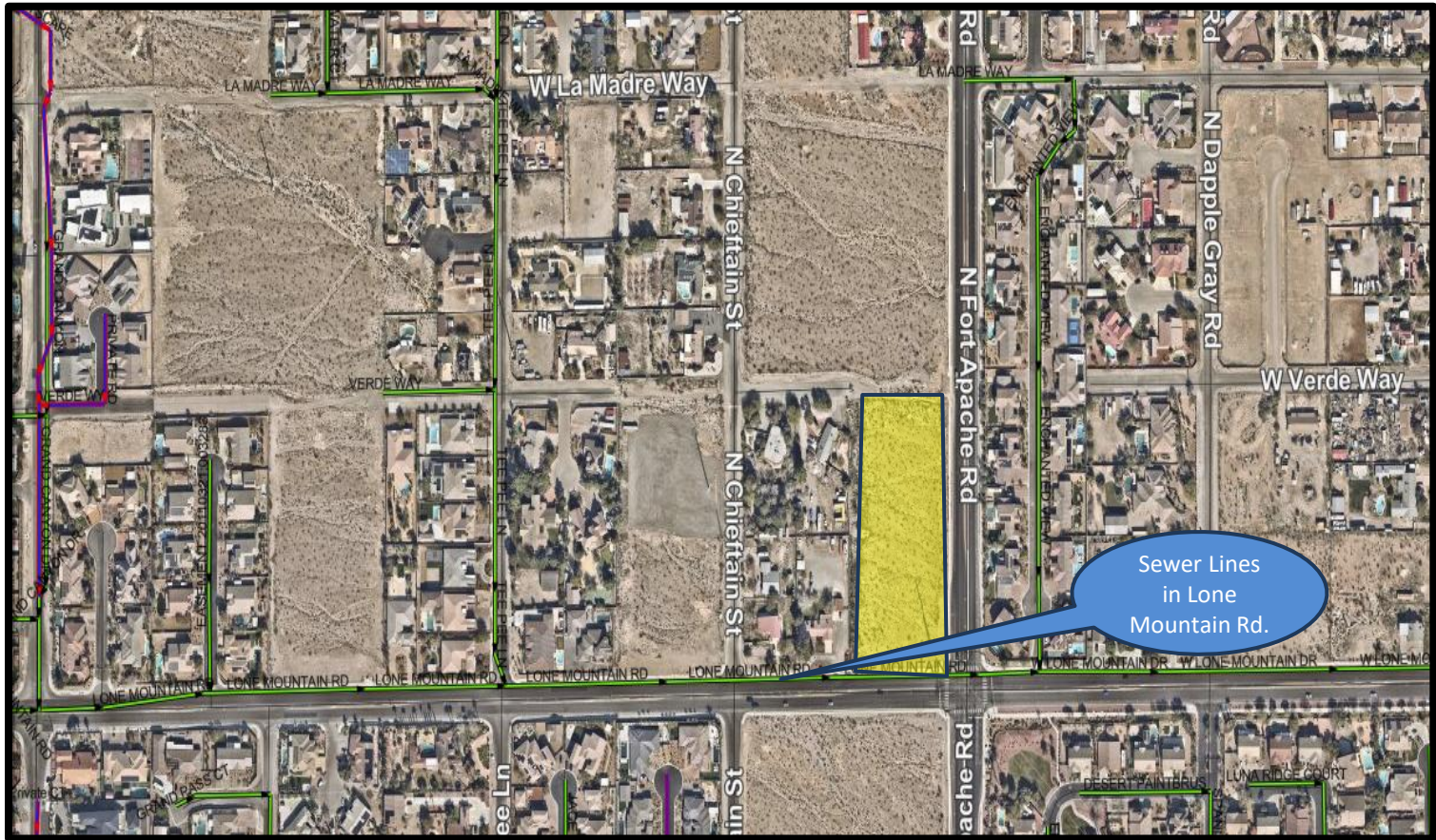
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Sewer Lines Locations Located in W. Lone Mountain Rd.



Sewer Lines in
Green



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