

# EXCLUSIVE LISTING!

2.06 +/- Acres Commercial Land Listed -\$1,200,000  
 Lake Mead Blvd & Tonopah Drive Las Vegas, NV 89106



- APN # 139-21-314-003; 004
- City of Las Vegas jurisdiction
- 2.06 +/- total acres
- Parcel -003 zoned RE-residential
- Parcel -004 zoned C-1-Limited Commercial-retail shopping and personal services.
- Street improvements: paved roads, sidewalks, street lights, utilities nearby
- Busy established commercial area near North Las Vegas Airport, Rancho Rd business center, and I-15
- 12" water line on Lake Mead Blvd. Sewer line on North side of Lake Mead Blvd.
- 2026 Taxes: \$3,614.21 for each parcel

### Demographics- 2025

5 Mile Radius Trends %

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Population	515,830	0.62%
Households	184,394	0.83%
Median Household Income	\$60,578	2.79%



**Mark Anthony Rua**  
**Brokers**

S.026655

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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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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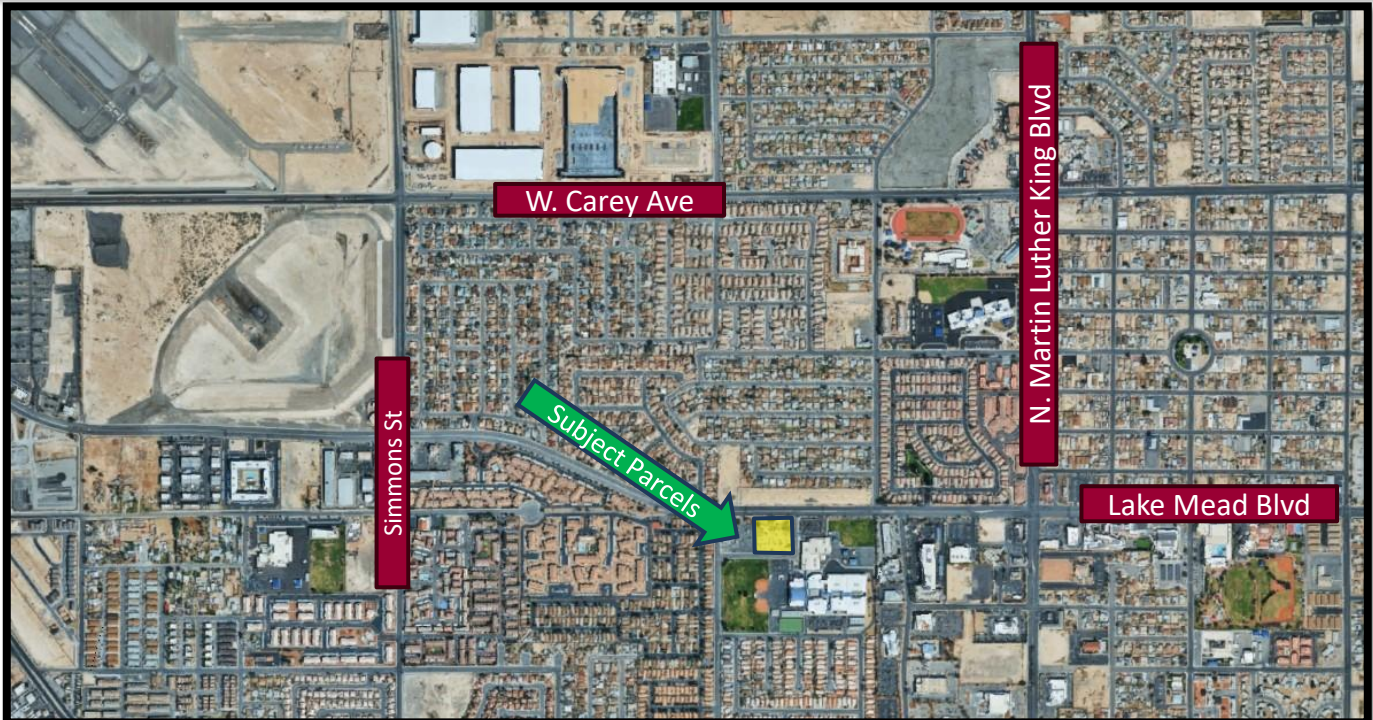
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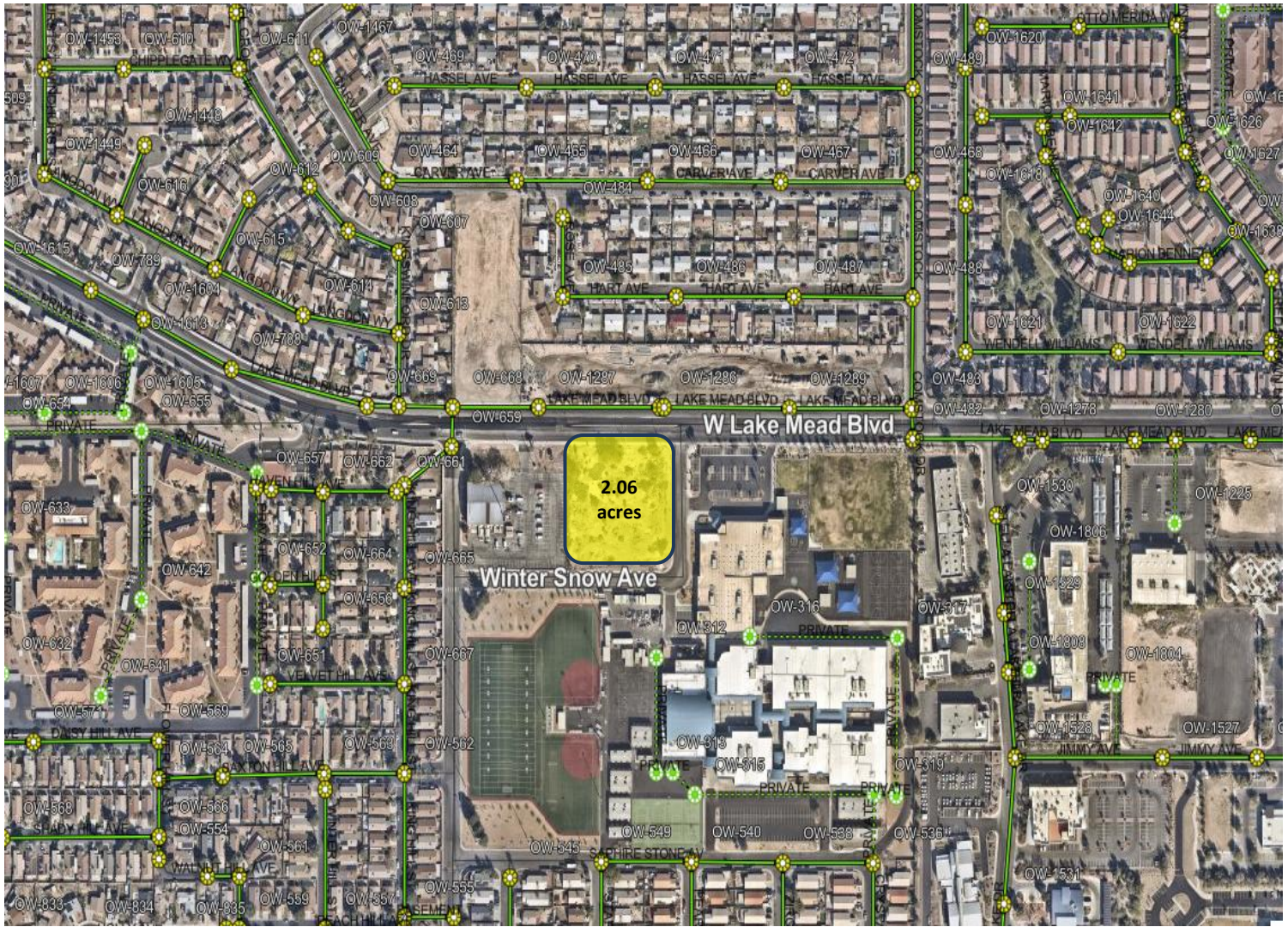
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Sewer Lines in Green

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REAL ESTATE CONSOLIDATED

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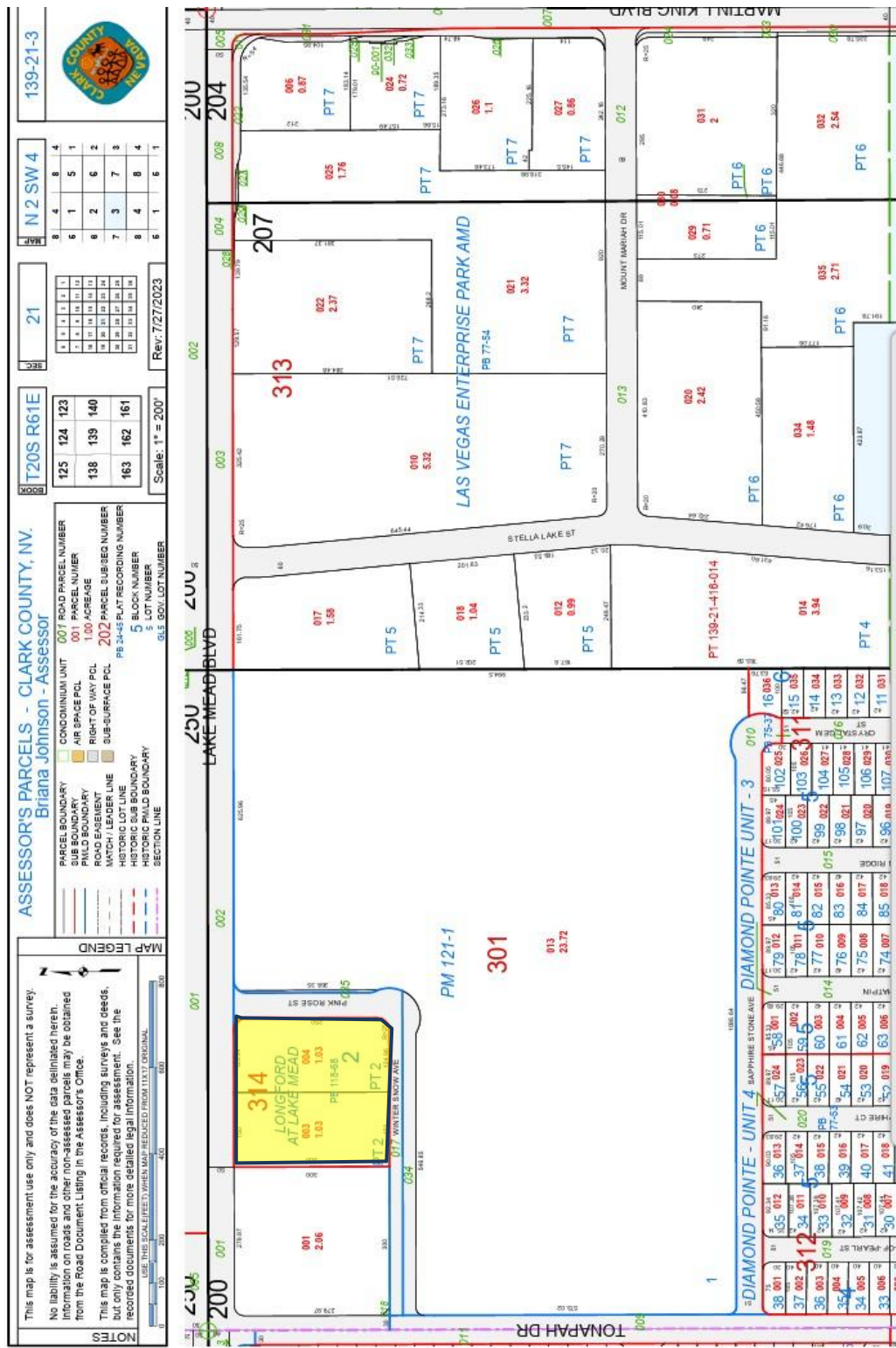
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