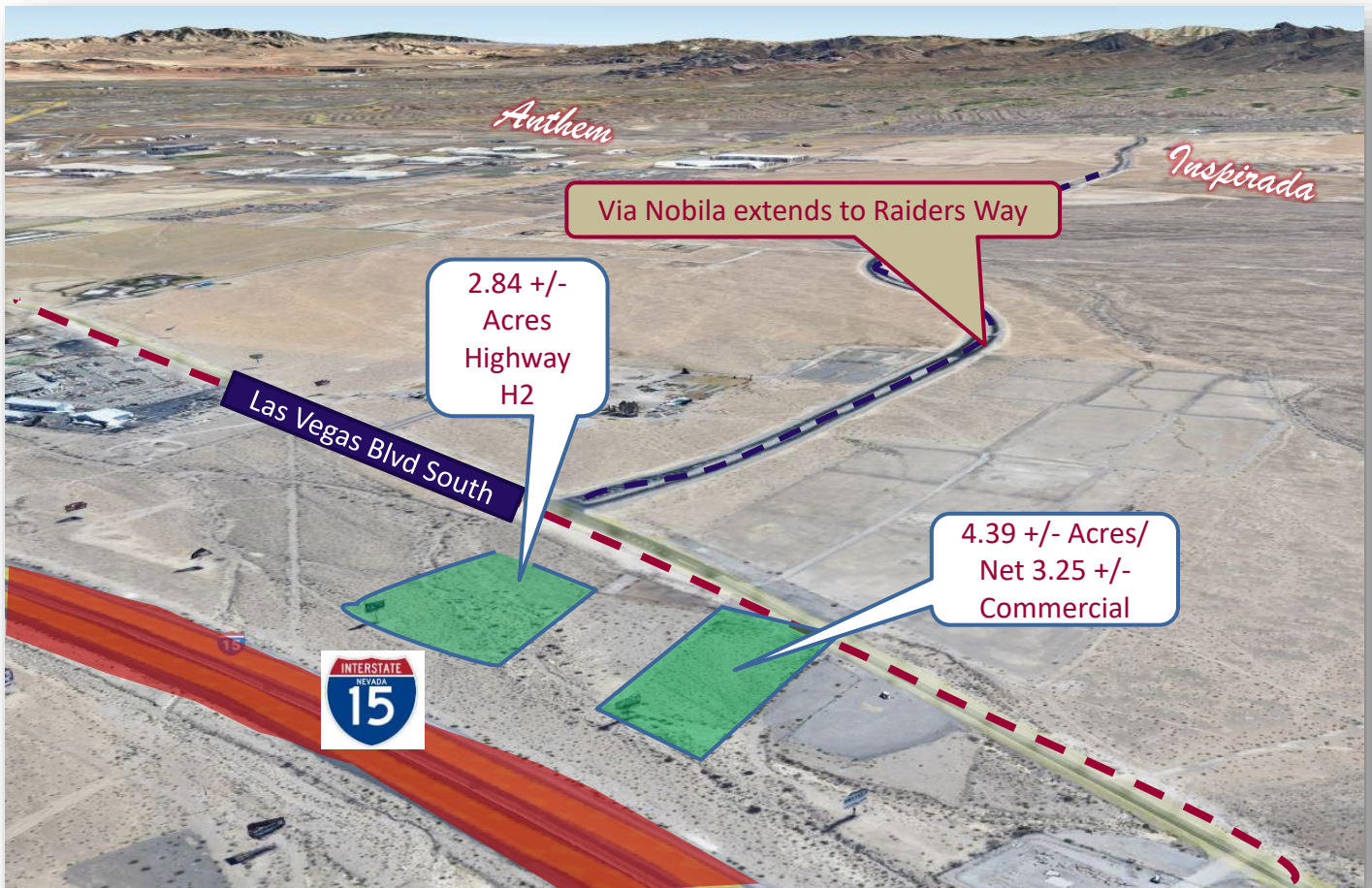


EXCLUSIVE LISTING

6.09 +/- Acres Commercial Listed \$12,180,000
13557 S Las Vegas Blvd Las Vegas, NV 89044



- ✓ APN: 191-17-402-003/ 191-17-402-002/ 191-17-302-002
- ✓ 6.09 +/- Total Net Acres
- ✓ Unincorporated Clark County- South County Area
- ✓ Planned Land Use is Entertainment Mixed Use-EM
- ✓ 4.39 Acres zoned C2- General Commercial Zoning allows for a full range of commercial uses, or mixed commercial and residential uses
- ✓ 2.84 Acres zoned H2 which provides for a variety of residential, office and commercial uses.
- ✓ The nearest water line is at the corner of S. Las Vegas Blvd & Via Nobila – approximately 800 feet away from the 4.39 acre lot). There are no current plans for sewer at this time.



Mark Anthony Rua
Brokers

S.026655

Office: 702-992-7534
Cell: 702-595-6244

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com



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3.25 +/- Net Acres
13557 S Las Vegas Blvd Las Vegas, NV 89044



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Brokers

REAL ESTATE CONSOLIDATED

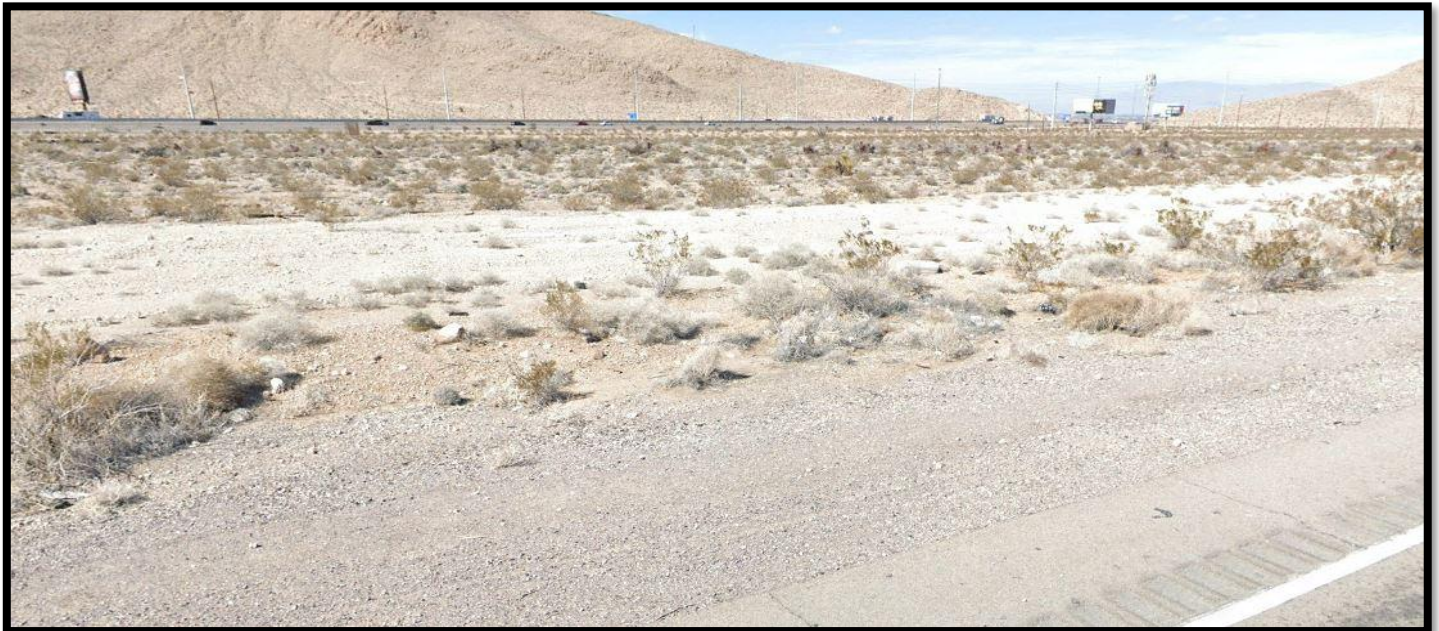
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2.84 +/- Acres-
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Total 6.09 +/- Net Acres-
S Las Vegas Blvd Las Vegas, NV 89044



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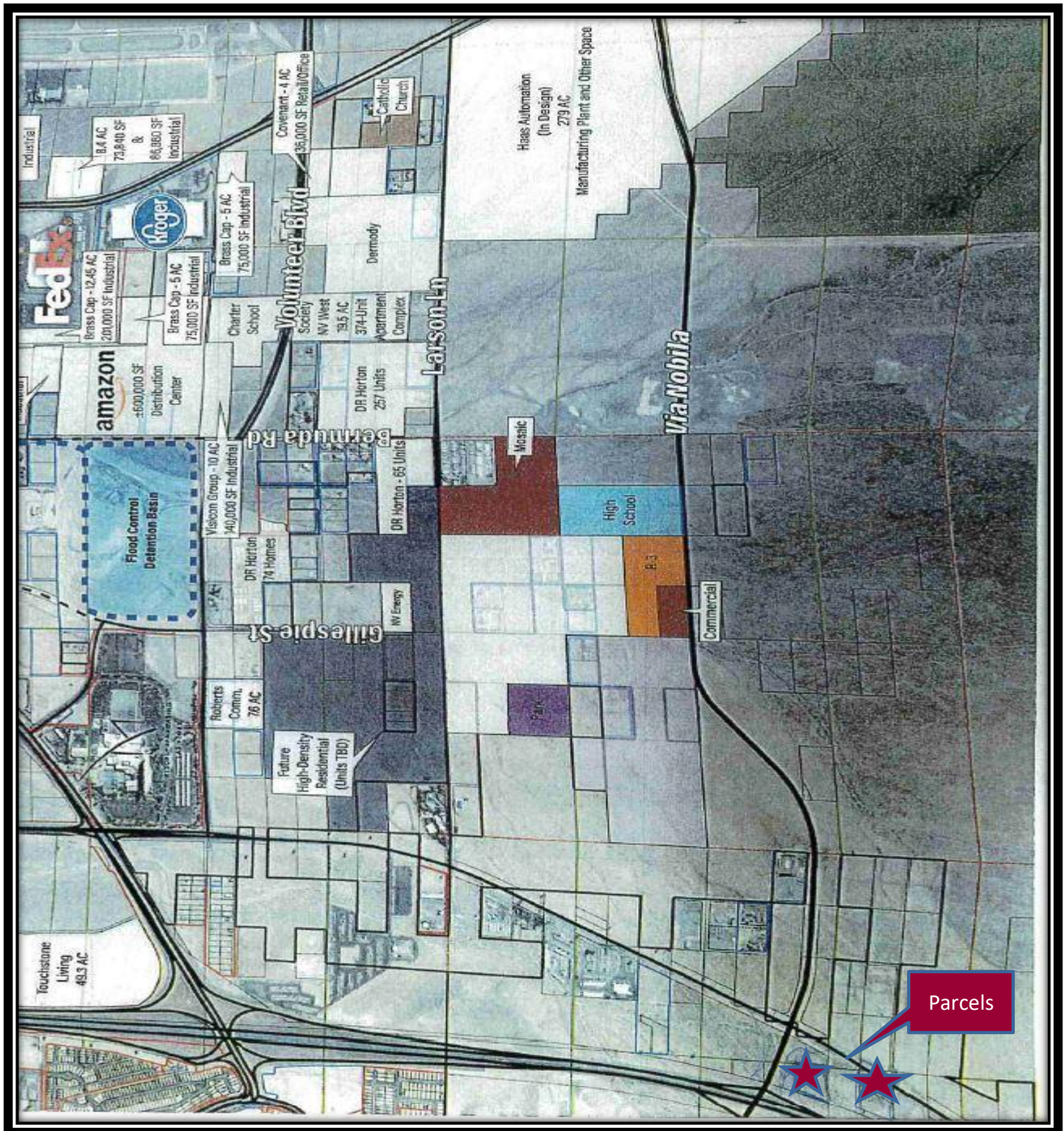
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Via Nobila Planned Map

Future street/ interchange to the North of the parcels -Via Nobila



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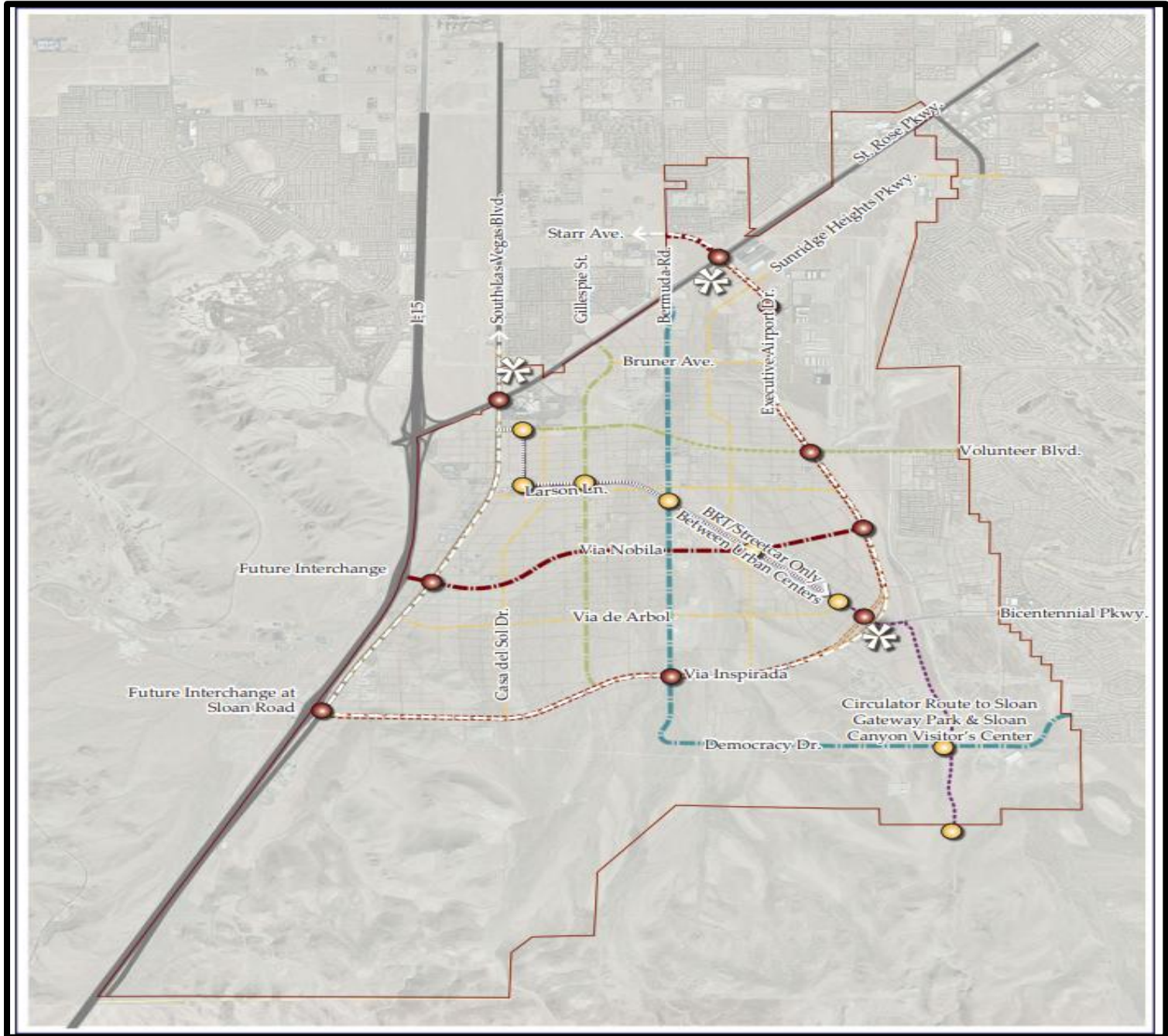
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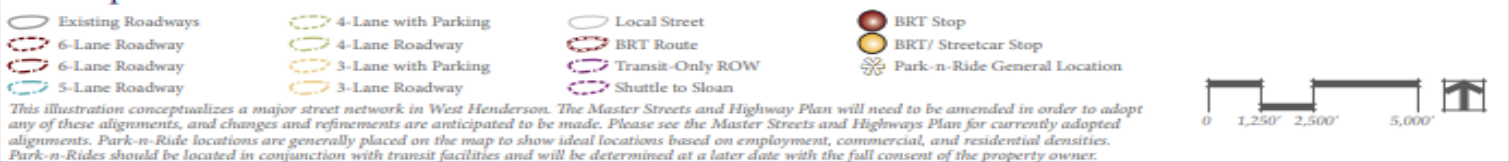


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Transportation & Infrastructure Framework



Transportation & Infrastructure Framework



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Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
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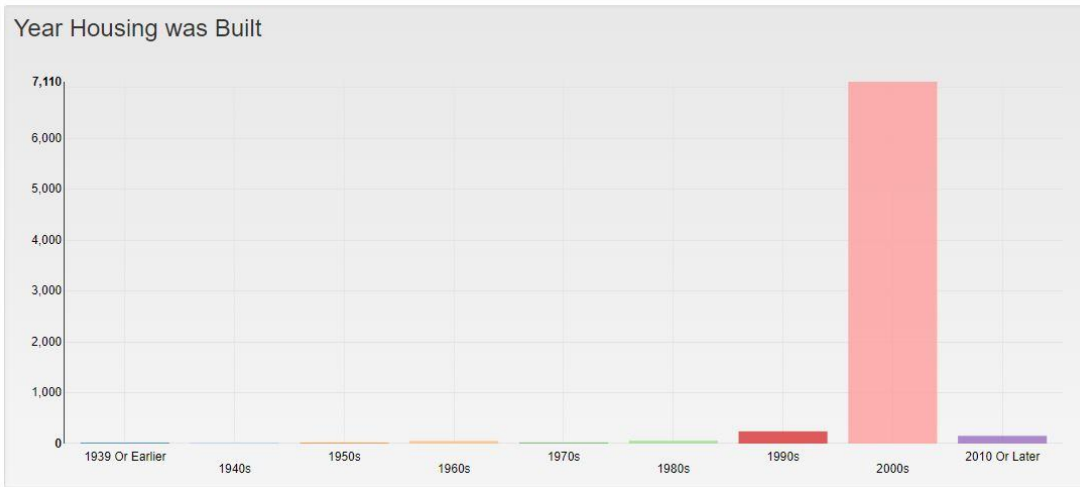
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Demographics- for 89044

Year Housing was Built

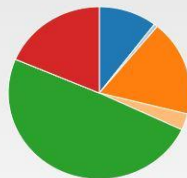


Housing Occupancy



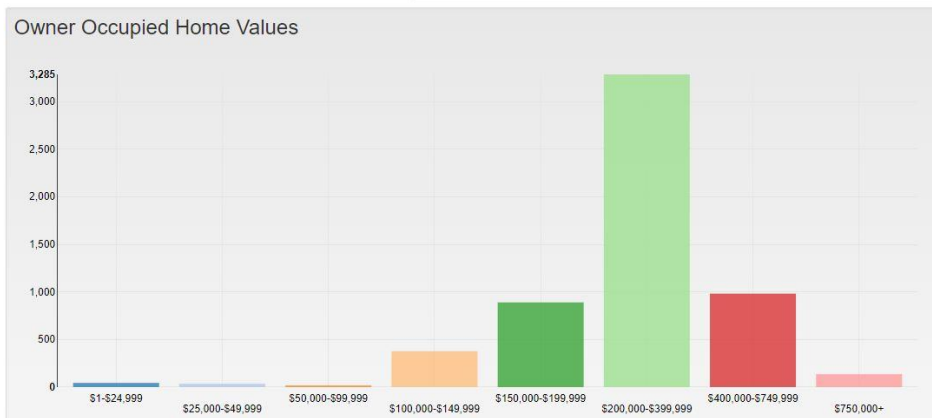
Owned Households With A Mortgage	4,196	56%
Owned Households Free & Clear	1,019	13%
Renter Occupied Households	1,110	15%
Households Vacant	1,231	16%

Vacancy Reasons



For Rent	127	10.3%
Rented & Unoccupied	8	0.6%
For Sale Only	221	18.0%
Sold & Unoccupied	38	3.1%
For Season Recreational Or Occasional Use	608	49.4%
For Migrant Workers	0	0.0%
Vacant For Other Reasons	229	18.6%

Owner Occupied Home Values



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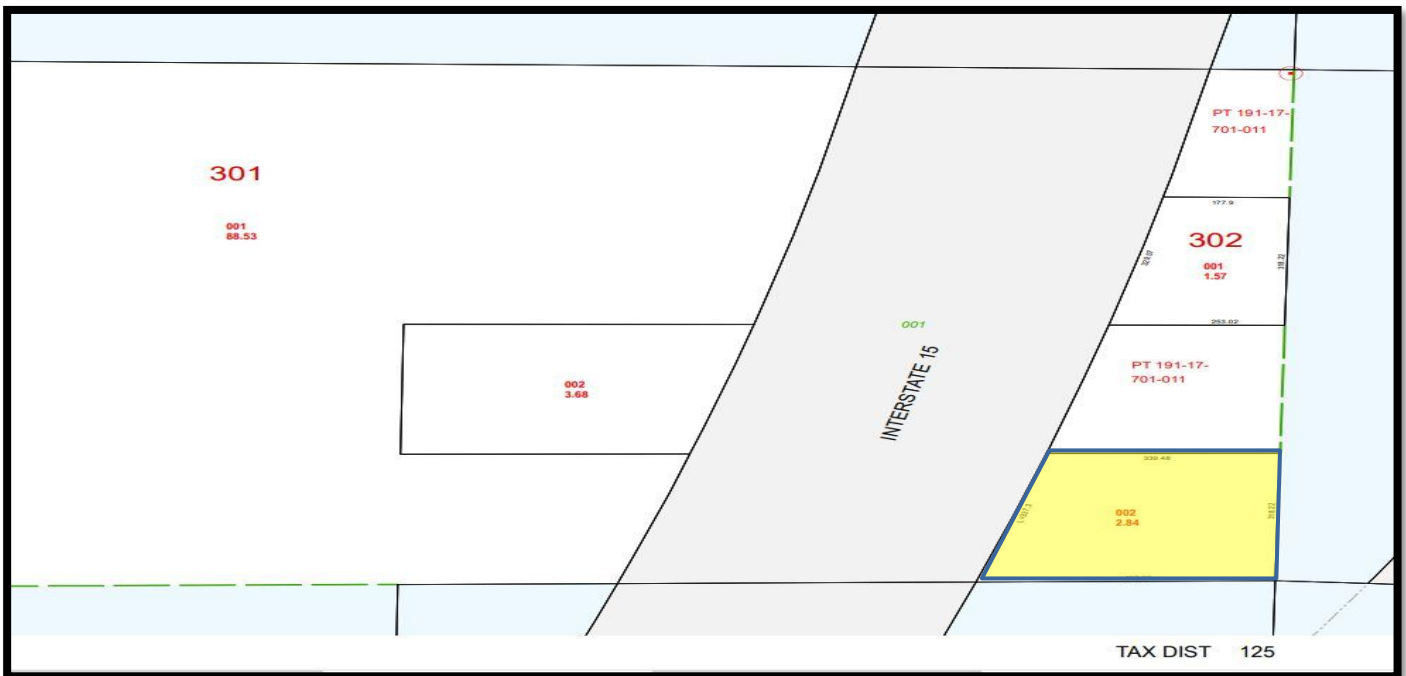
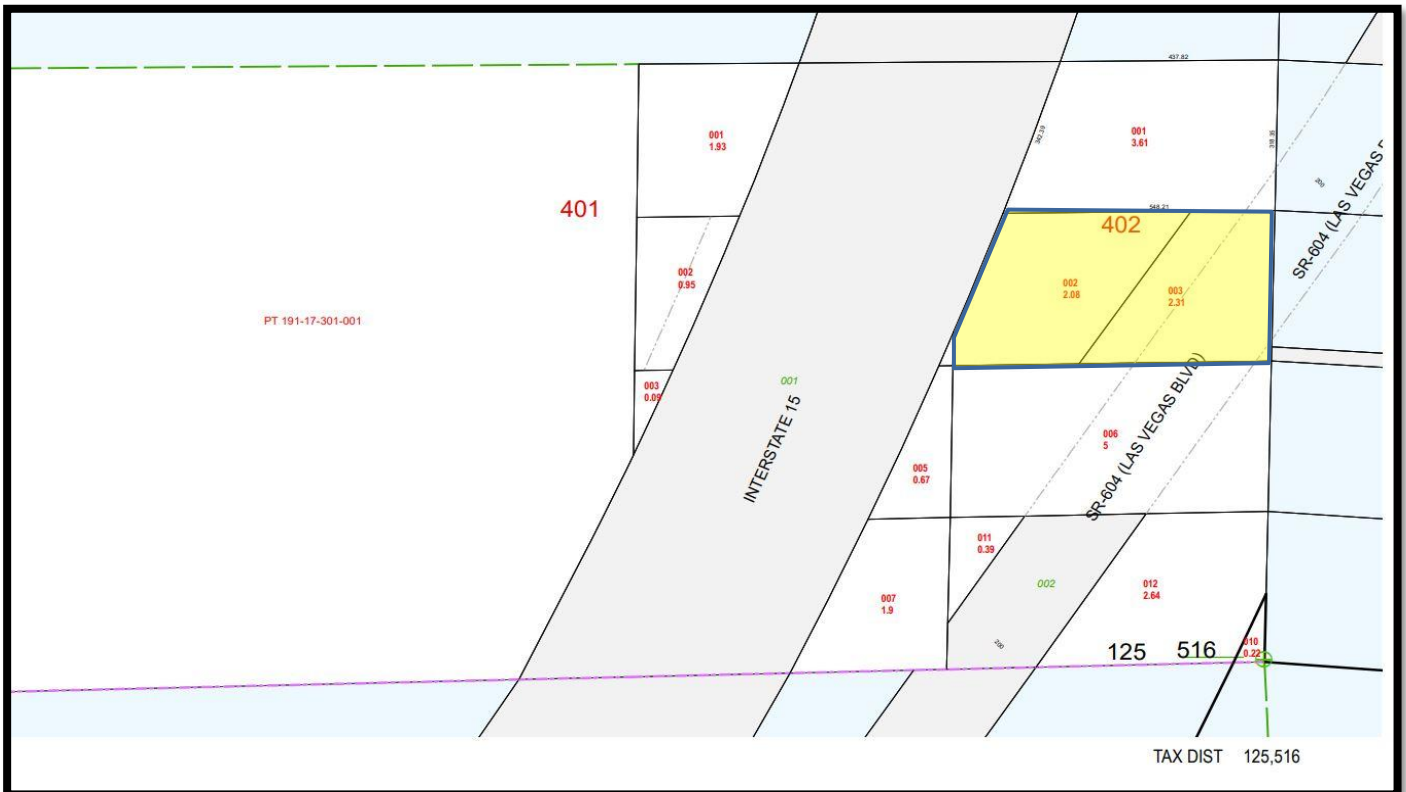
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Parcel Map for Three Parcels



Mark Anthony Rua
Brokers 2855 St Rose Parkway

CONSOLIDATED

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrva@gmail.com www.mrlandlasvegas.com

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