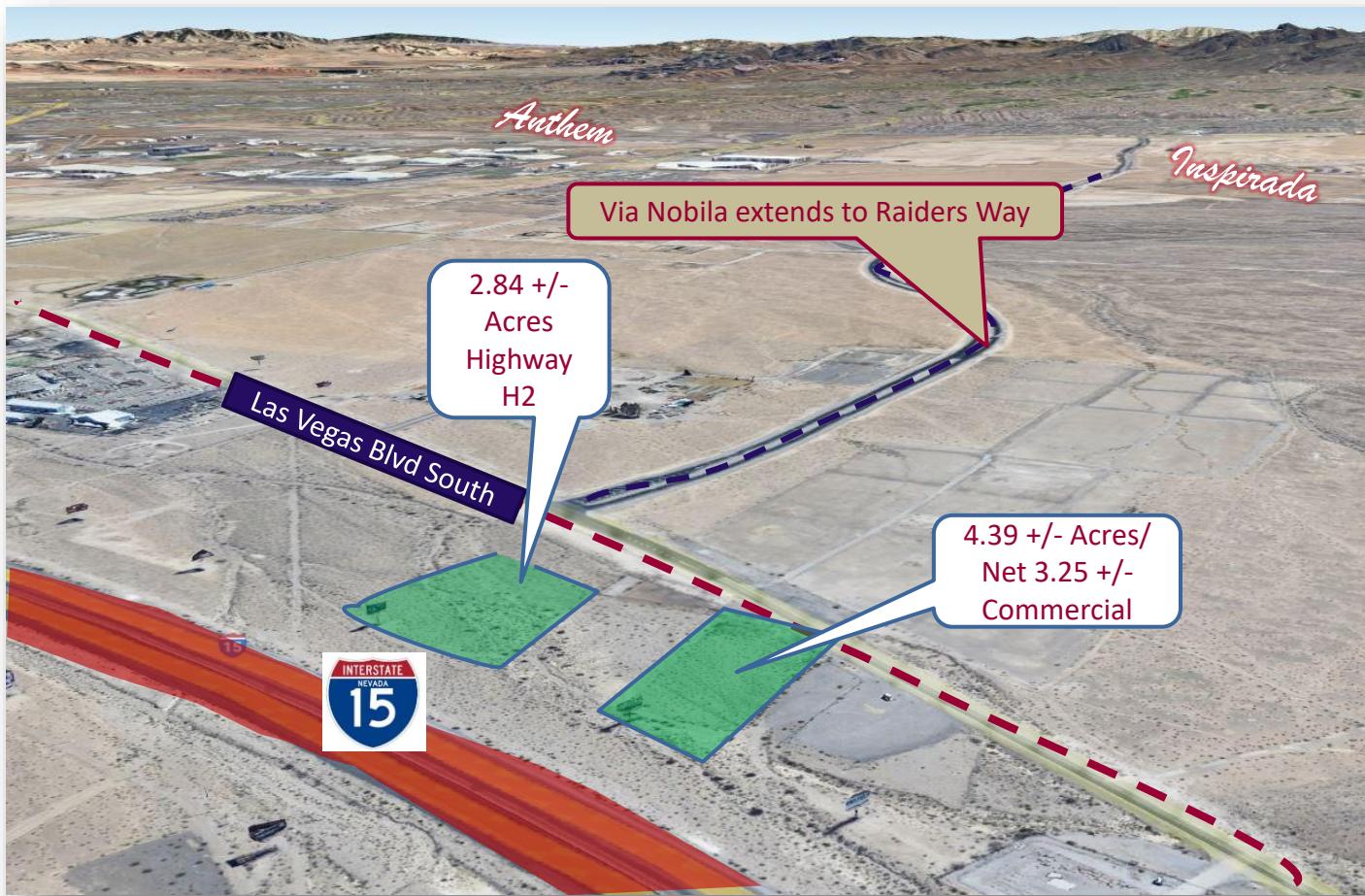


EXCLUSIVE LISTING

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 Nobile – approximately 800 feet away from the 4.39 acre lot). There are no current plans for sewer at this time.



Mark Anthony Rua

S.026655

Office: 702-992-7534

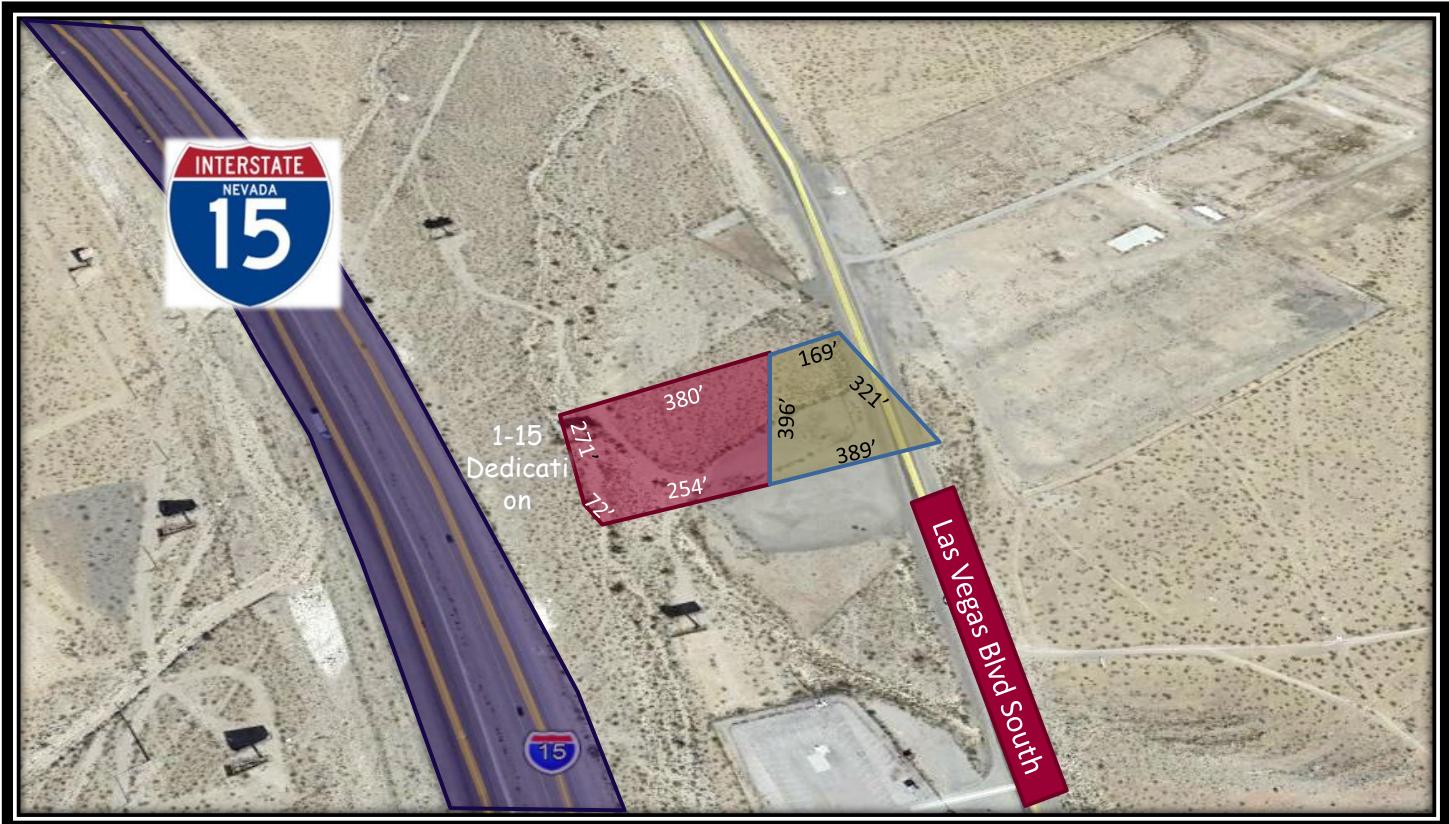
Cell: 702-595-6244



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

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



Mark Anthony Rua

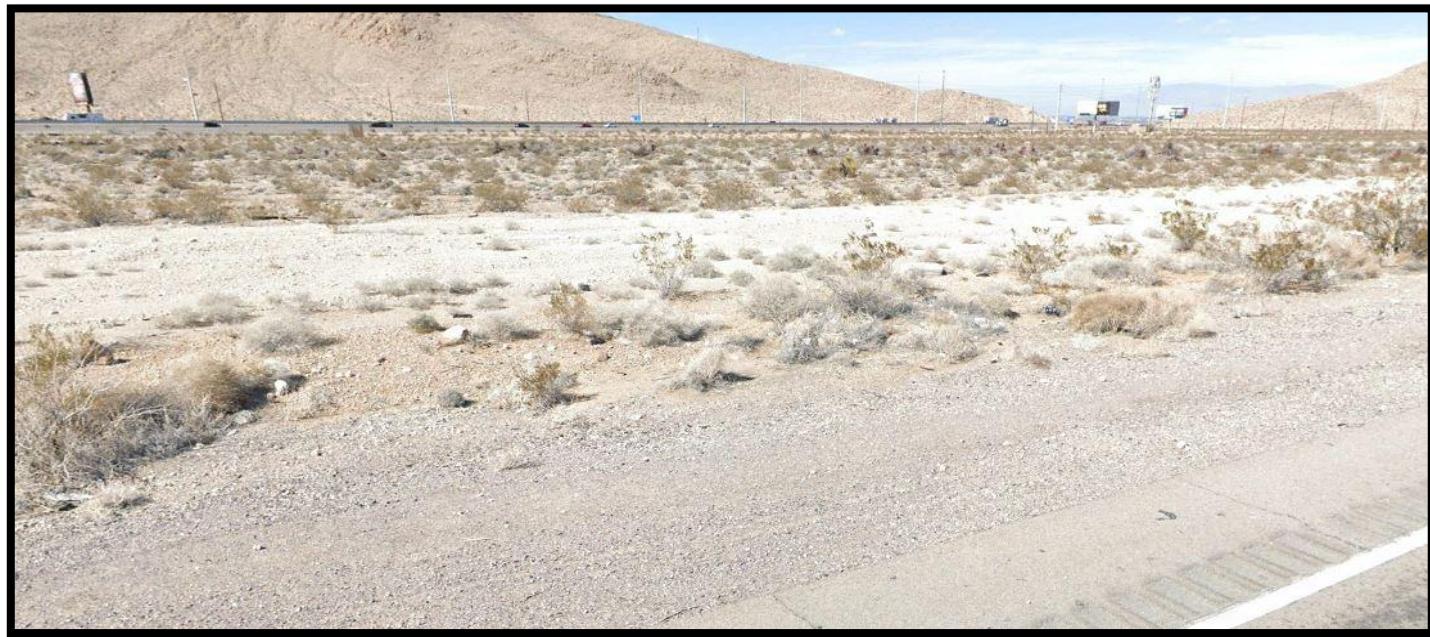
Brokers
REAL ESTATE CONSOLIDATED

Office: 702-992-7534
Cell: 702-595-6244
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2.84 +/- Acres-
S Las Vegas Blvd Las Vegas, NV 89044



Mark Anthony Rua

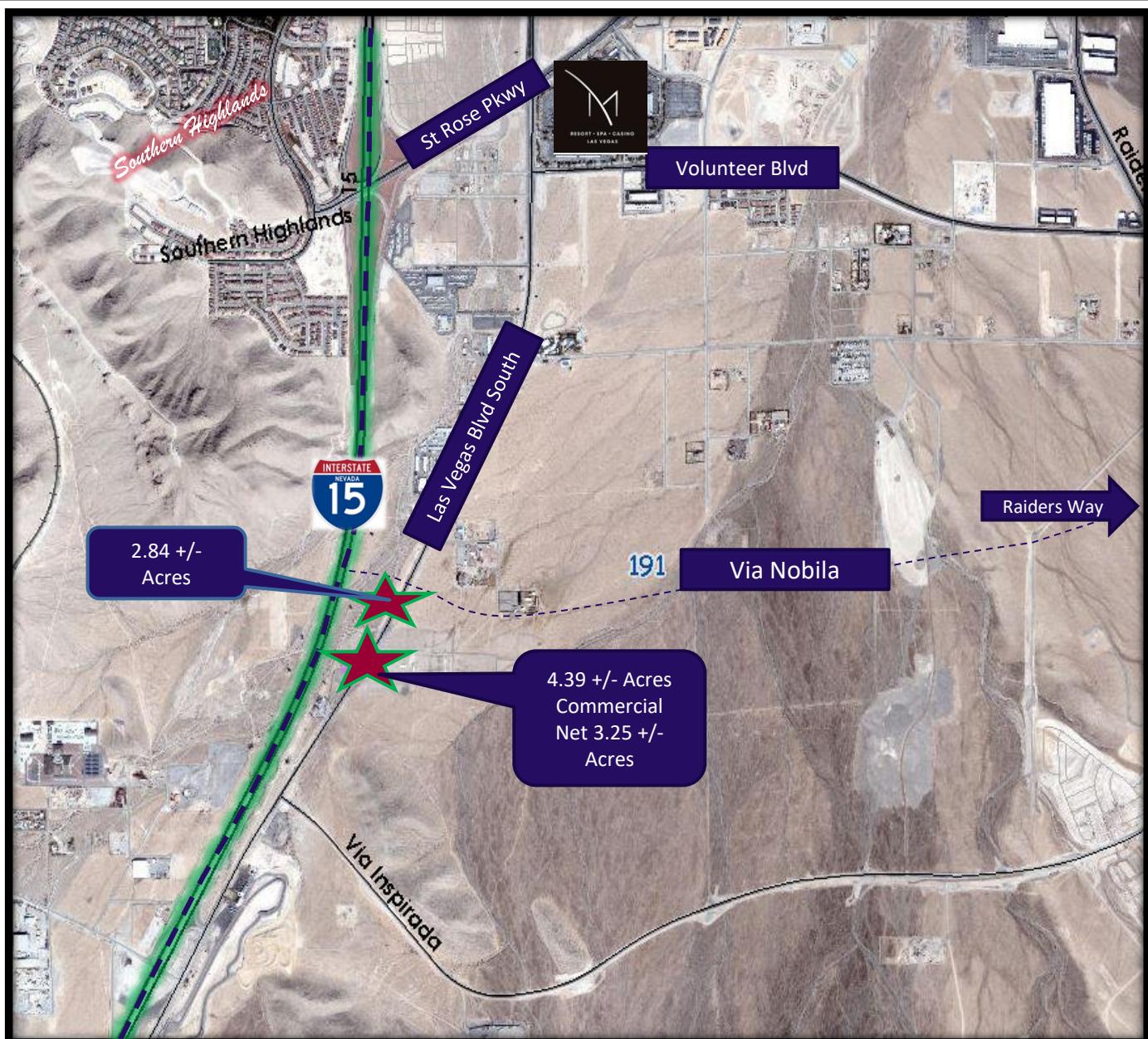
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Total 6.09 +/- Net Acres-
S Las Vegas Blvd Las Vegas, NV 89044



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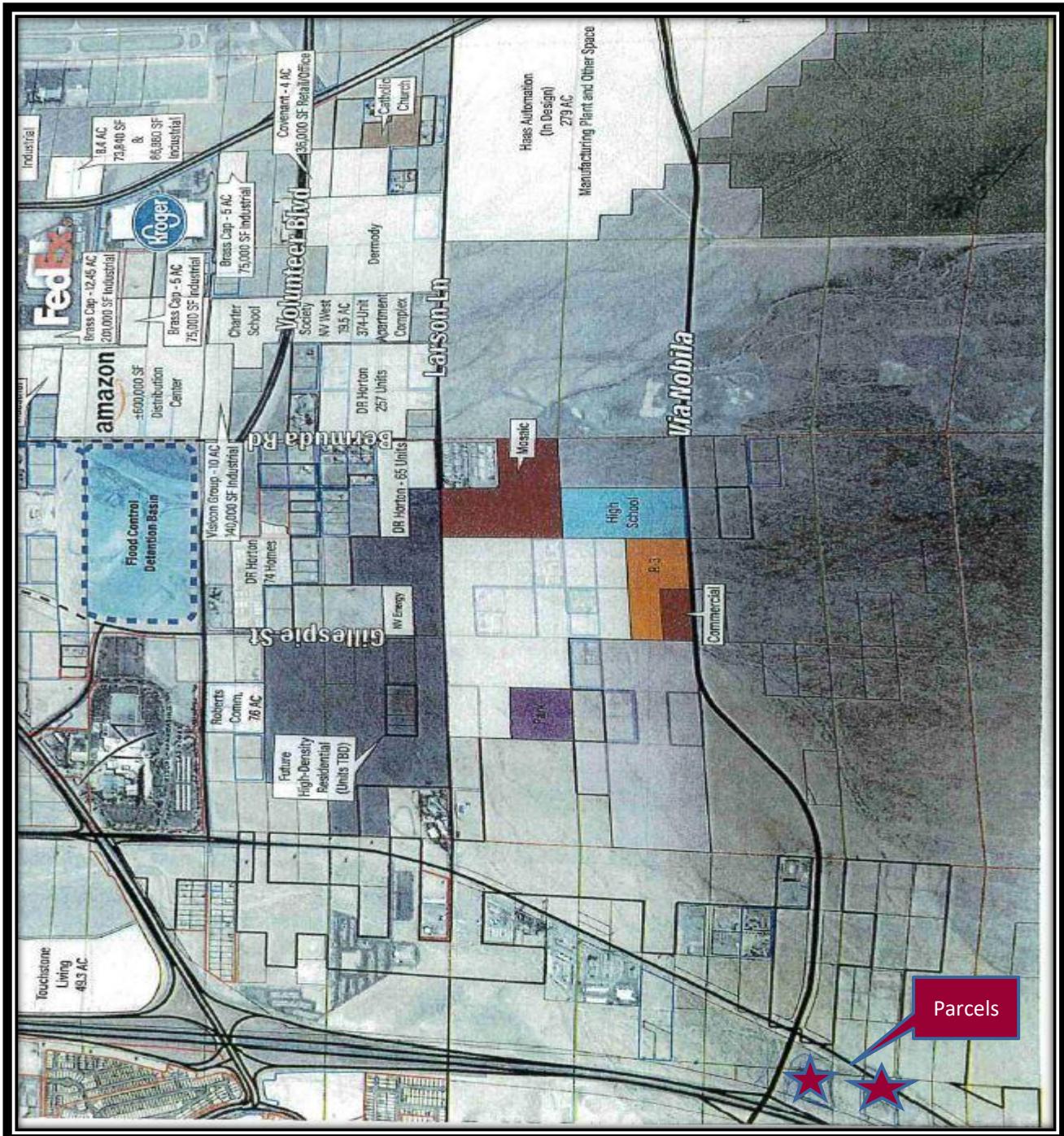
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Via Nobila Planned Map

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



Mark Anthony Rua
Brokers

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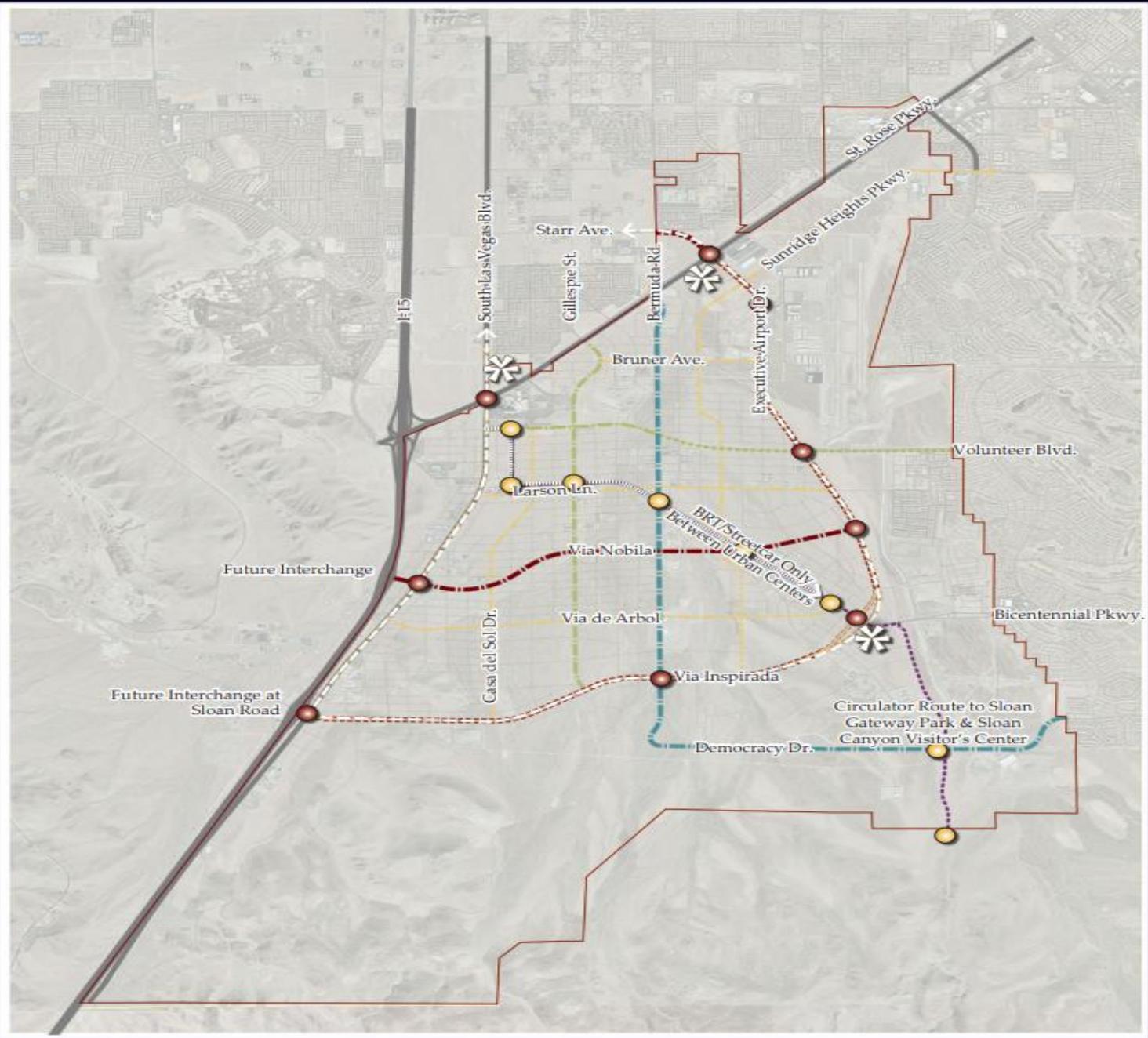
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Transportation & Infrastructure Framework



Transportation & Infrastructure Framework

Existing Roadways
 6-Lane Roadway
 6-Lane Roadway
 5-Lane Roadway

4-Lane with Parking
 4-Lane Roadway
 3-Lane with Parking
 3-Lane Roadway

Local Street
 BRT Route
 Transit-Only ROW
 Shuttle to Sloan

BRT Stop
 BRT/ Streetcar Stop
 Park-n-Ride General Location

This illustration conceptualizes a major street network in West Henderson. The Master Streets and Highways Plan will need to be amended in order to adopt any of these alignments, and changes and refinements are anticipated to be made. Please see the Master Streets and Highways Plan for currently adopted alignments. Park-n-Ride locations are generally placed on the map to show ideal locations based on employment, commercial, and residential densities. Park-n-Rides should be located in conjunction with transit facilities and will be determined at a later date with the full consent of the property owner.

0 1,250' 2,500' 5,000'



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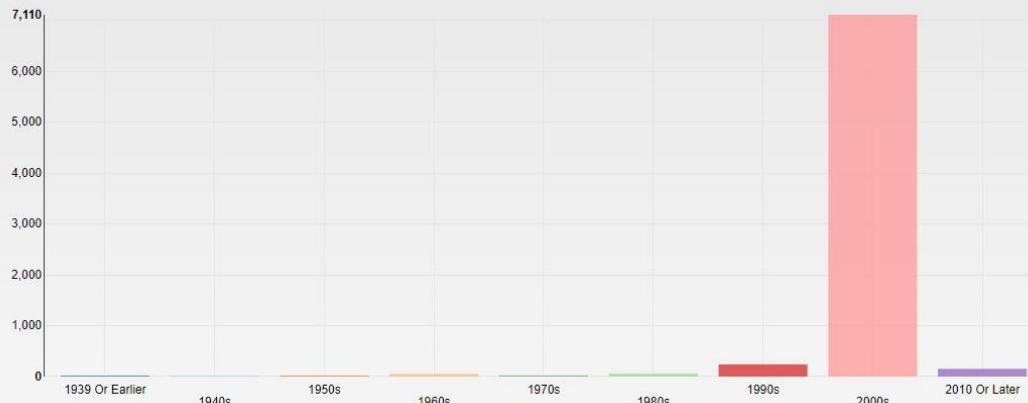
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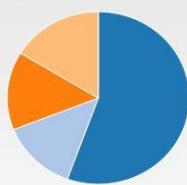
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Demographics- for 89044

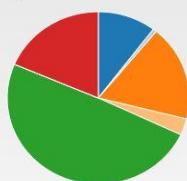
Year Housing was Built



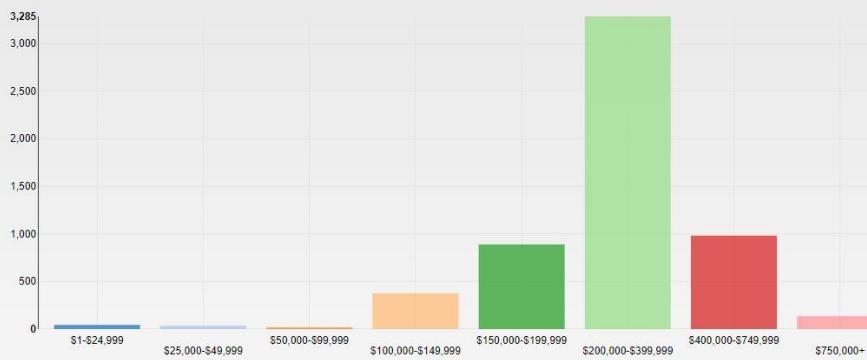
Housing Occupancy



Vacancy Reasons



Owner Occupied Home Values



Mark Anthony Rua

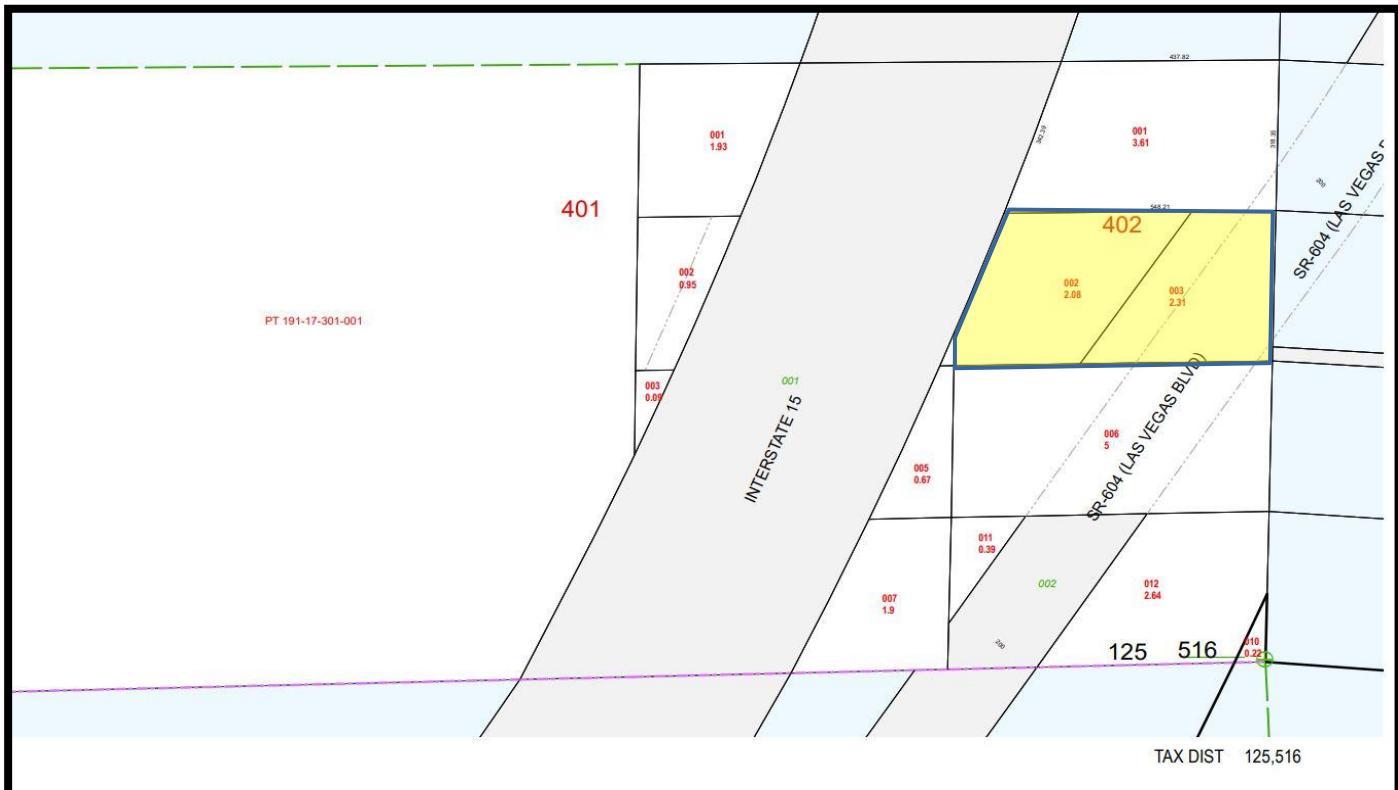
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Parcel Map for Three Parcels



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