

EXCLUSIVE LISTING!

1.16 Acres- NEC Ann and Jones-Double Section Line Corner-
Listed for \$1,500,000
5620/ 5650 N. Jones Blvd, Las Vegas, NV 89130



- ✓ APN 125-25-410-001/ 002
- ✓ Planned Land Use NC-Neighborhood Commercial
- ✓ Zoned RS-20
- ✓ Possible to do zone change to commercial
- ✓ Unincorporated Clark County -Lone Mountain District
- ✓ Prime Commercial Corner
- ✓ Traffic Count 30,488 average cars per day
- ✓ ***Owner-Licensee**
- ✓ Street improvements with lights, gutters, curbs
- ✓ Sewer in Smithsonian Way

	Demographics- 2024- 3 Mile Radius	
Population	142,157	0.66 % inc
Households	51,791	0.88 % inc
Median HH Income	\$88,688	3.19% inc



Mark Anthony Rua
Brokers

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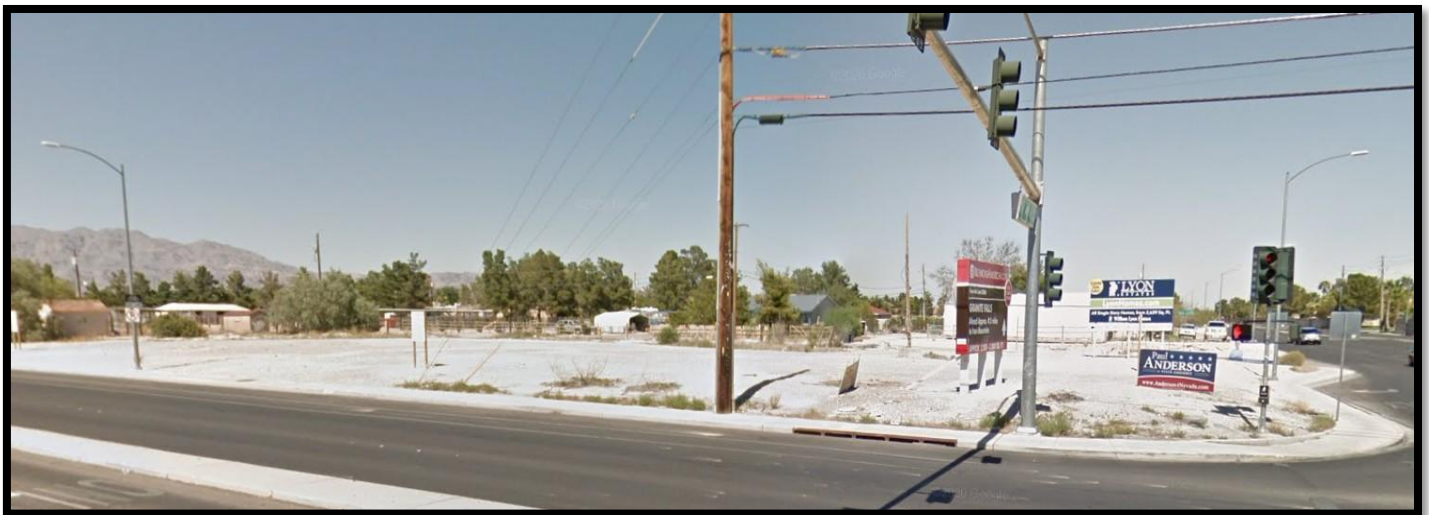
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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

Prime Commercial Corner



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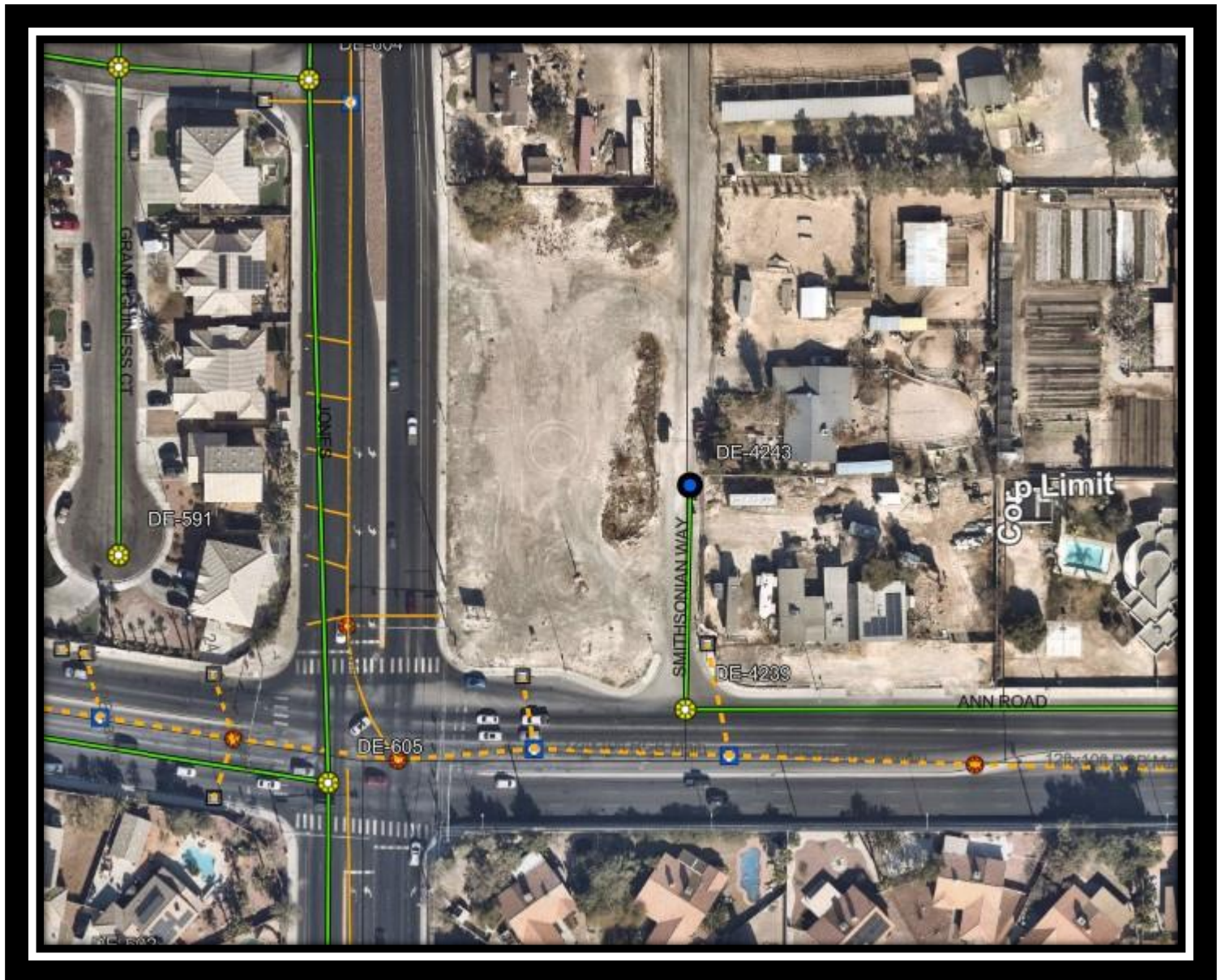
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Sewer Map



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