



Leavitt
Middle School

SITE

W. LONE MOUNTAIN ROAD

N. BUFFALO DRIVE

W. VERDE WAY

N. TIOGA WAY

For Sale | Residential Single Family Parcel

±1.05 Acres of Land
Along N. Tioga Way | Centennial Hills, Las Vegas, NV 89149

Steven D. Haynes
Vice President
+1 702 836 3727
steven.haynes@colliers.com
License # NV-BS.0144540

Colliers Las Vegas
6795 Agilysys Way
Suite 210
Las Vegas, NV 89113
www.colliers.com/lasvegas



For Sale | Residential Single Family Parcel

±1.05 Acres of Land



Along N. Tioga Way | Centennial Hills, Las Vegas, NV 89149

±1.05 Acres located in the Centennial Hills submarket of northwest Las Vegas.

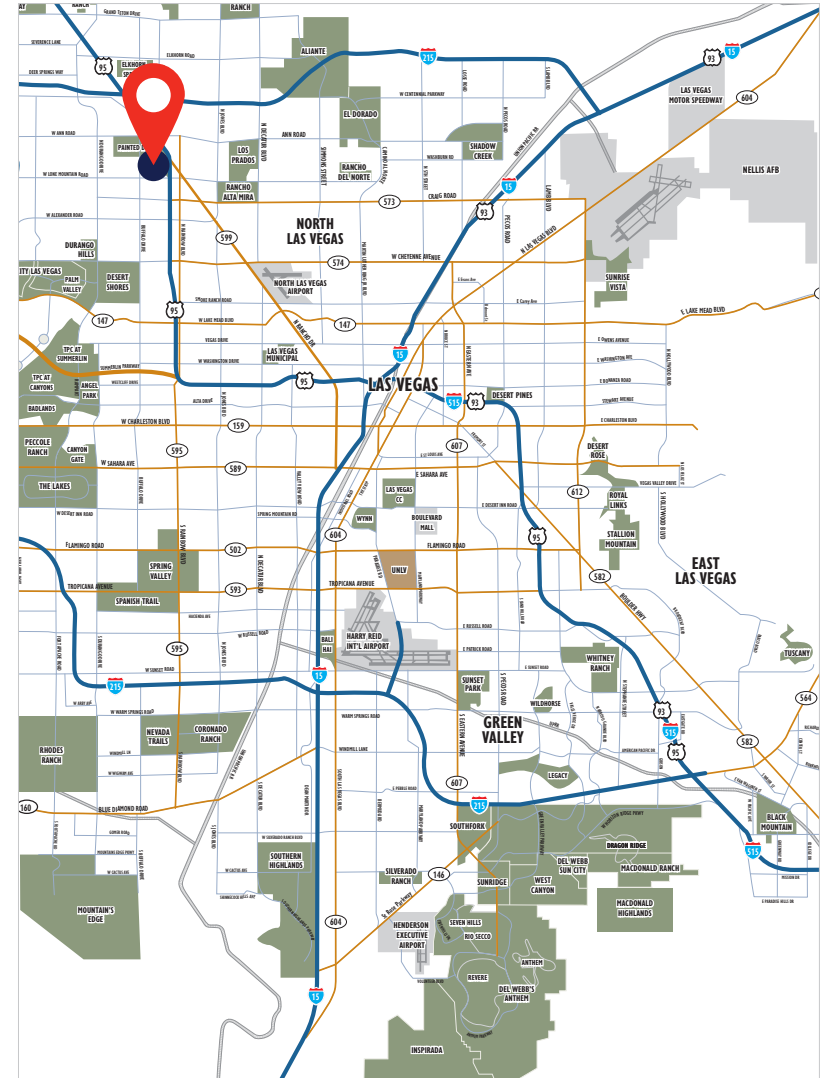
Colliers is pleased to offer for sale a ±1.05 Acre vacant residential parcel located along N. Tioga Way, just north of W. Lone Mountain Road and east of N. Buffalo Drive. Within the highly desirable 89149 zip code / Centennial Hills submarket of northwest Las Vegas.

This infill parcel presents a rare opportunity to develop within an established, low-density residential enclave characterized by custom and estate-style homes. The surrounding neighborhood features generous lot sizes, limited through traffic, and a quiet streetscape that emphasizes privacy, open space, and long-term residential appeal.

 Asking Price: \$390,000.00

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Utilities *(To be confirmed by Buyer/Tenant)*

Water	30" main along Buffalo 8" line along Tioga at the intersection of Verde and Tioga
Power	At or near the site
Sewer	27" line along W. Lone Mountain 8" line along N. Buffalo Drive

Property Highlights

APN	125-34-410-052
Acres	±1.05 Acres
Zoning	Residential Single Family (RS20)
Planned Use	Low Intensity Suburban Neighborhood (LN), Density up to 5 du/ac

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Access & Connectivity

The property benefits from strong local and regional access via major arterial roadways serving northwest Las Vegas. Located near Durango Drive and Elkhorn Road, the site provides efficient north-south and east-west connectivity to surrounding residential areas, retail corridors, and employment centers.

Key regional routes include:

- I-215 Beltway – approximately 2.9 miles east
- US-95 – approximately 3.0 miles west
- Summerlin Parkway – approximately 4.9 miles south



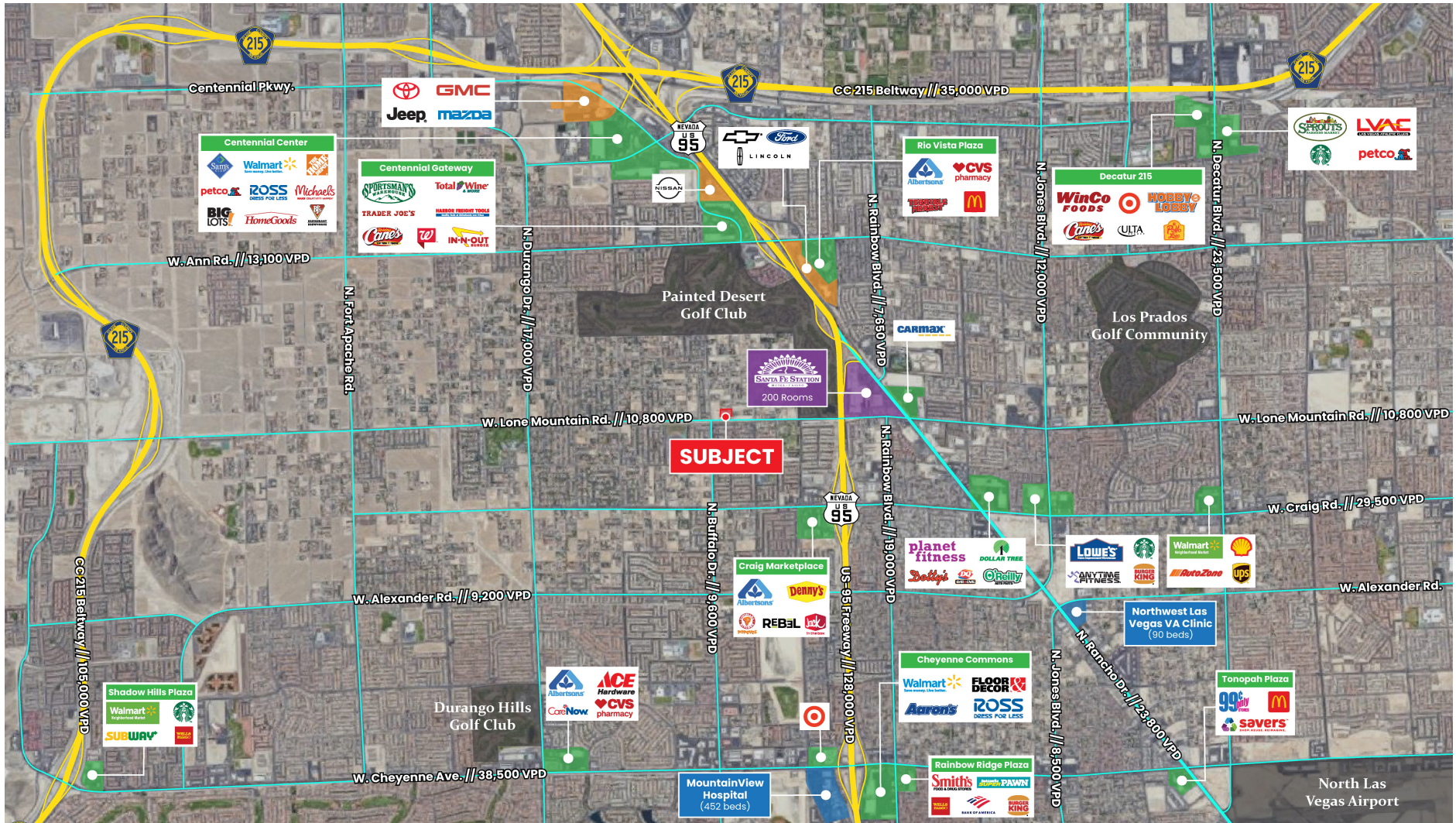
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Along N. Tioga Way | Centennial Hills, Las Vegas, NV 89149

Trade Area Map ↗



For Sale | Residential Single Family Parcel

±1.05 Acres of Land



Along N. Tioga Way | Centennial Hills, Las Vegas, NV 89149

Aerial View 



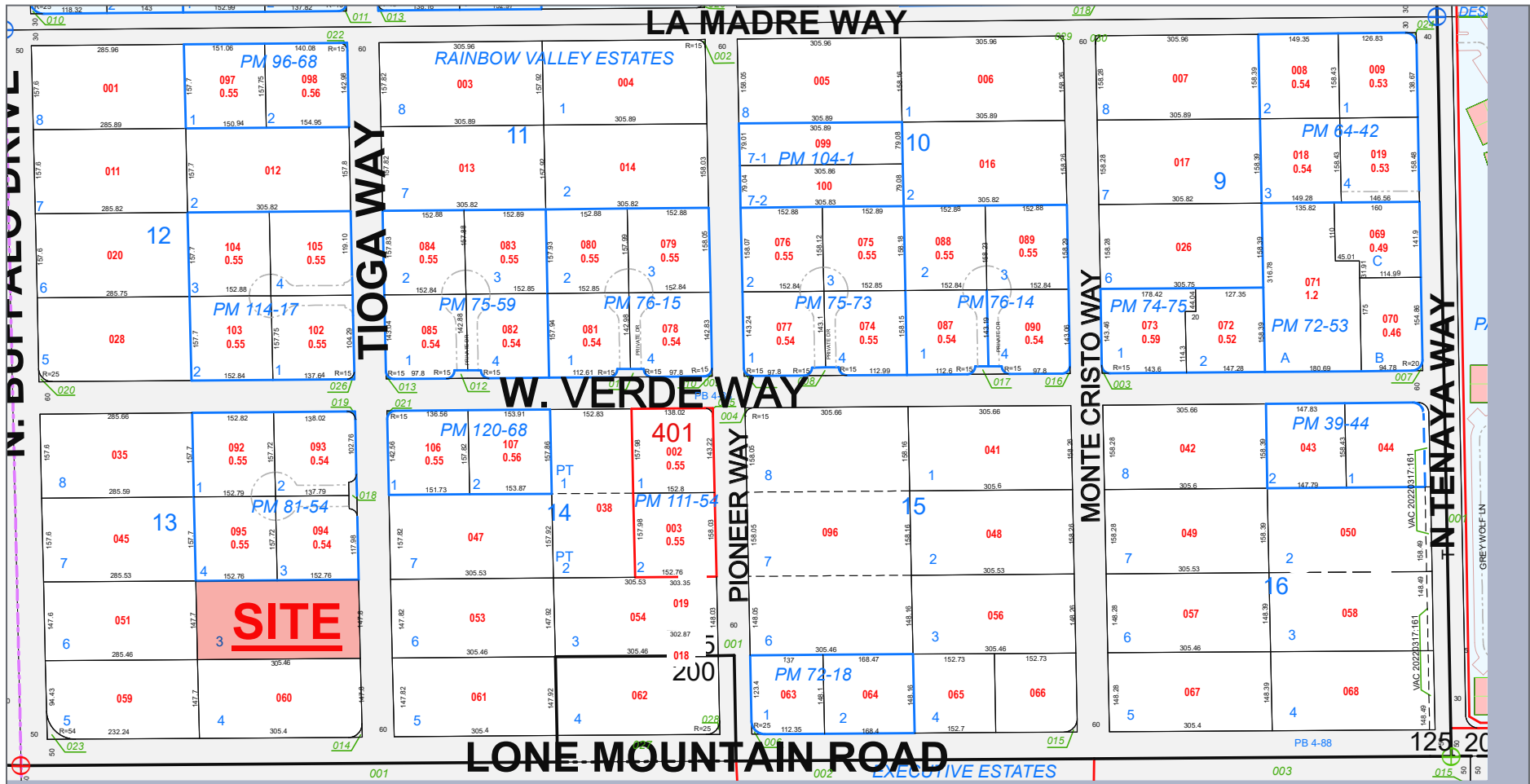
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Parcel Map



Located in the Centennial Hills submarket

APN: 125-34-410-052

\$5.5B Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

Exclusive Listing Agent:

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ABOUT COLLIERS

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With \$5.5 billion in annual revenues, a team of 24,000 professionals, and \$108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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