

EXCLUSIVE LISTING!

2.50 +/- Acres Commercial Land - \$3,100,000- Site Plan Approved
Silverado Ranch Blvd and S. Decatur Blvd, Las Vegas NV 89141



- ☐ APN 177-30-103-001/ 002
- ☐ 2.50 +/- Acres
- ☐ \$1,240,000 Per Acre
- ☐ Unincorporated Clark County Enterprise Jurisdiction
- ☐ Zoned RE-Residential – 2 units per acre
- ☐ Planned Land Use for both parcels is Neighborhood Commercial
- ☐ Zone Change to CG-Commercial General
- ☐ Site Plan approved for two fast food restaurants and retail spaces
- ☐ Rapidly developing area – residential and commercial
- ☐ 2025 Taxes are \$1,979.80 for each parcel.



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



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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REAL ESTATE CONSOLIDATED

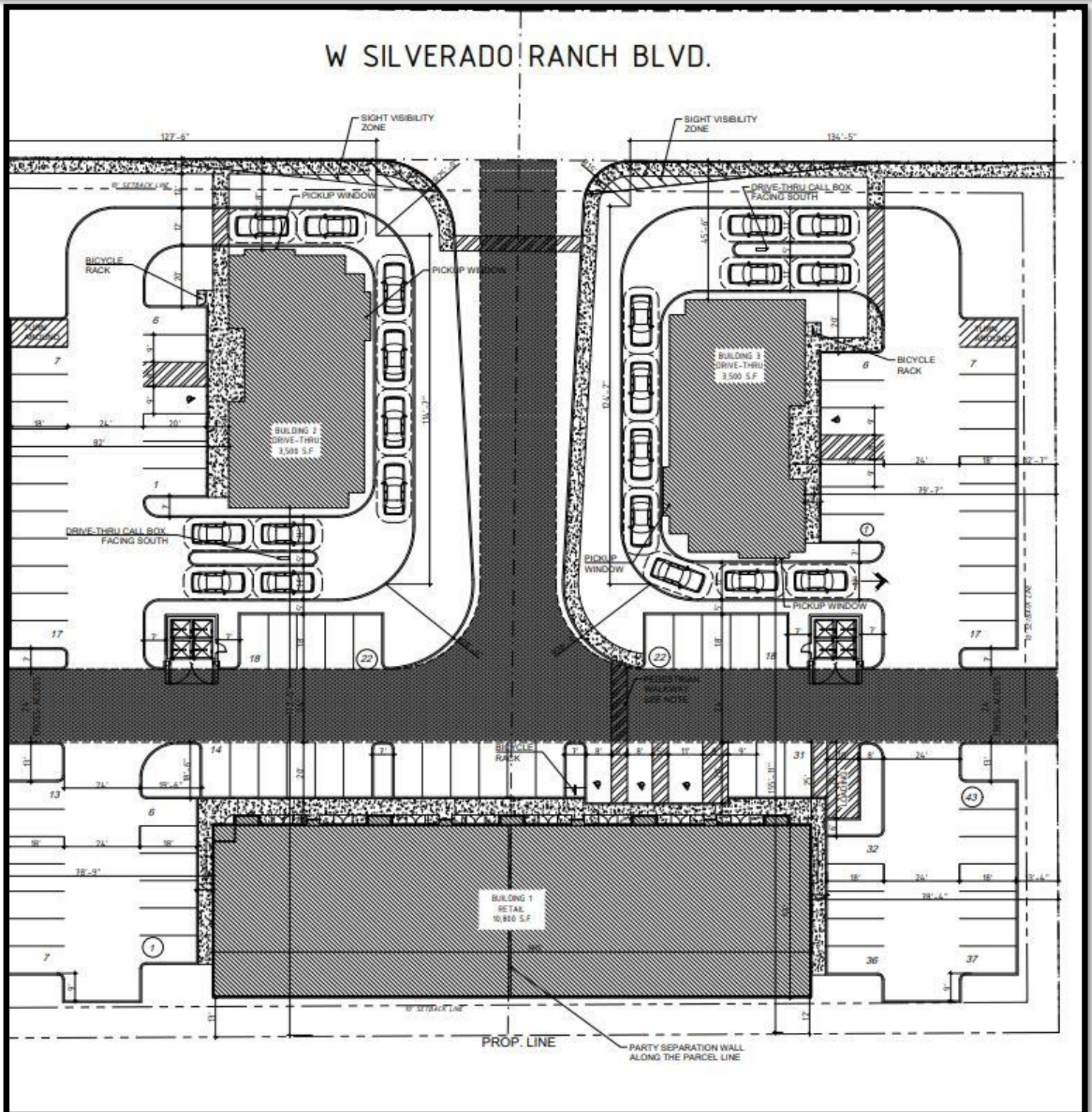
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Site Plan Approved- 2 Fast Food Restaurants and Retail Space 87 Onsite Parking Spaces



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ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

177-30-1

N 2 NW 4

30

T22S R61E

64 163 162 161
75 176 177 178
93 192 191 190

Scale: 1" = 200'

Rev. 8/19/2020

MAP LEGEND

NOTES

PARCEL BOUNDARY
SUB BOUNDARY
PMLD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
SECTION LINE

CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL

001 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUBSEID NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV LOT NUMBER

USE THIS SCALE FEET WHEN MAP REDUCED FROM PLAT ORIGINAL

