

# Exclusive Listing

34.23 +/- Acres Vacant Land - \$9,900,000

Located in the South West of Las Vegas, NV 89141



- APN # 191-06-401-004
- 2025 taxes \$11,065.46
- \$289,219.98 per acre
- This property is very raw & a mountain
- Zoned Rural Estates (RE)
- Planned Land Use is PF which is for public and quasi-public services and facilities such as schools, libraries, churches, museums, cemeteries
- Adjacent parcel to the south-54.37 acres-sold in 2024 to home builder for 190 Lots. Access road under development. See enclosed map.

- Just west of a golf course community
- Perfect for several estates or a mega-mansion on top of the mountain with unobstructed city views
- Will support a high-end subdivision of up to 20 lots
- Owner Licensee
- Seller requests First American Title, Proof of Funds, and \$200,000 EMD
- Located in the unincorporated Clark County Enterprise District



**Mark Anthony Rua** Lic# 26655

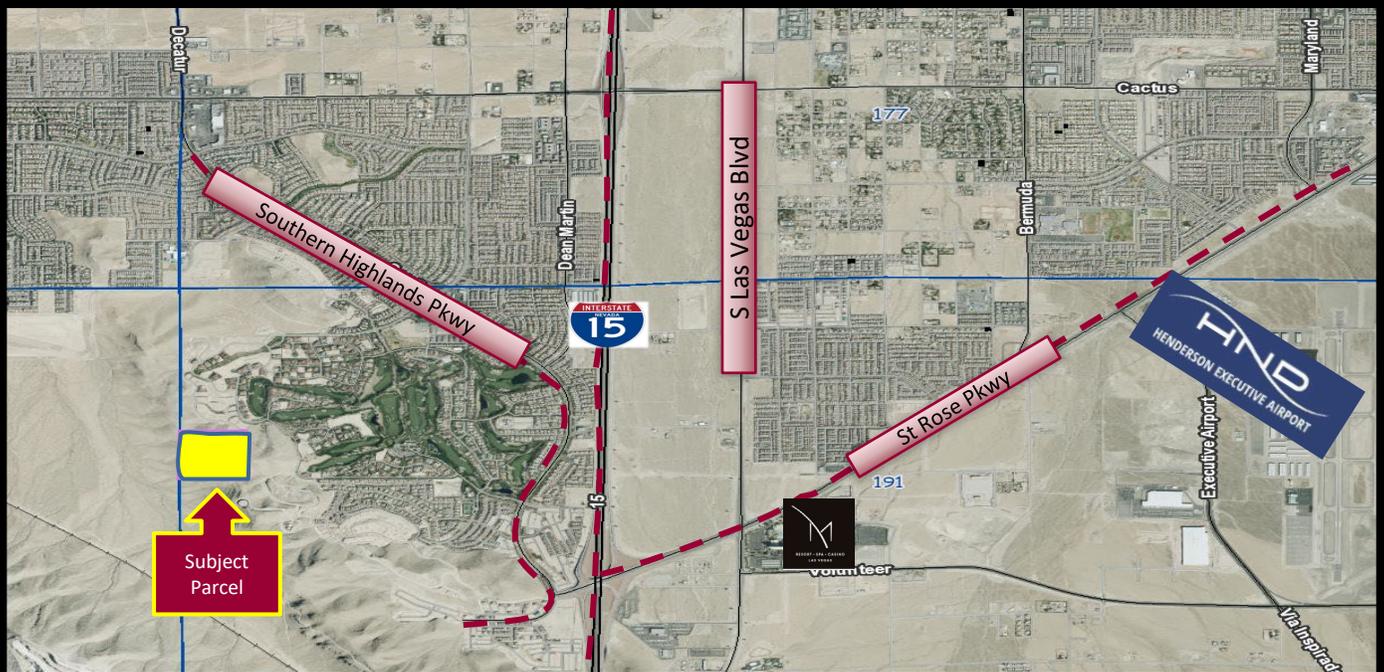
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Access Road Development



## Mark Anthony Rua

### Brokers

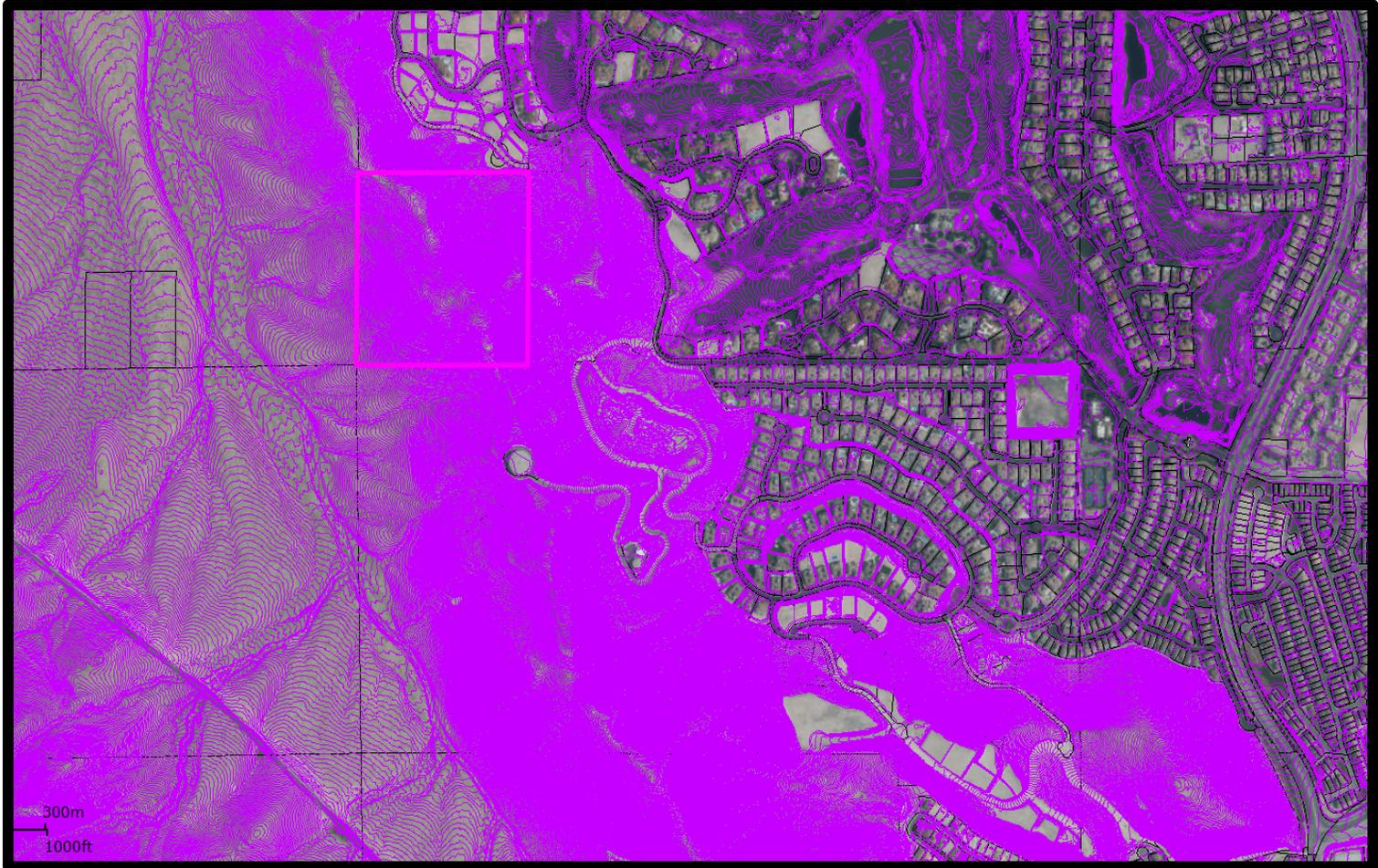
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This is a Topographical Map to show the terrain and elevations of the area with the parcel outlined in pink.



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Demographics 3 mile radius 2020		Trends- 2020- 2025 Annual Rate
Population	8,926	2.60%
Households	2,293	2.57%
Owner-Occupied Housing Units	1,935	2.64%
Median Household Income	\$97,910	1.54%



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