

Exclusive Listing

Vacant Residential Land For Sale \$6,600,000

15.62 +/- Acres on Washington Ave. and Los Feliz, Las Vegas, NV 89110



- ❑ APN: 140-26-701-006 (9.96 Acres)
- ❑ APN: 140-26-801-006 (5.66 Acres)—Site Address 910 Alto Tierra Dr
- ❑ Elevated at Sunrise Mountain with stunning panoramic views of the city.
- ❑ Approximately 6 miles east of US95 and 6 miles south of Nellis Air Force Base
- ❑ The town of Sunrise Manor covers approximately 40 square miles of unincorporated Clark County in the northeastern part of the Las Vegas Valley. It was established in May of 1957.

- ❑ Parcels are Clark County zoned R-E for Rural Estates Residential- 2 units per acre.
- ❑ Planned Land Use is Rural Neighborhood Preservation. This is intended to protect rural areas from encroachment by intense development. It supports single family homes on large lots, including equestrian facilities.
- ❑ 2024/2025 Taxes \$3,233.51 & \$1,753.94
- ❑ Surrounding residential area is well-developed with schools, parks, and community centers



Mark Anthony Rua

Brokers

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Office: 702-992-7534

Cell: 702-595-6244



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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North End



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NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
USE THIS SCALE FREELY WHEN MAP REDUCED FROM 1:12.7 ORIGINAL

ASSESSOR'S PARCELS - CLARK CO., NV
Michele W. Shafe - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL

001 ROAD PARCEL NUMBER
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1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
005 GOV. LOT NUMBER

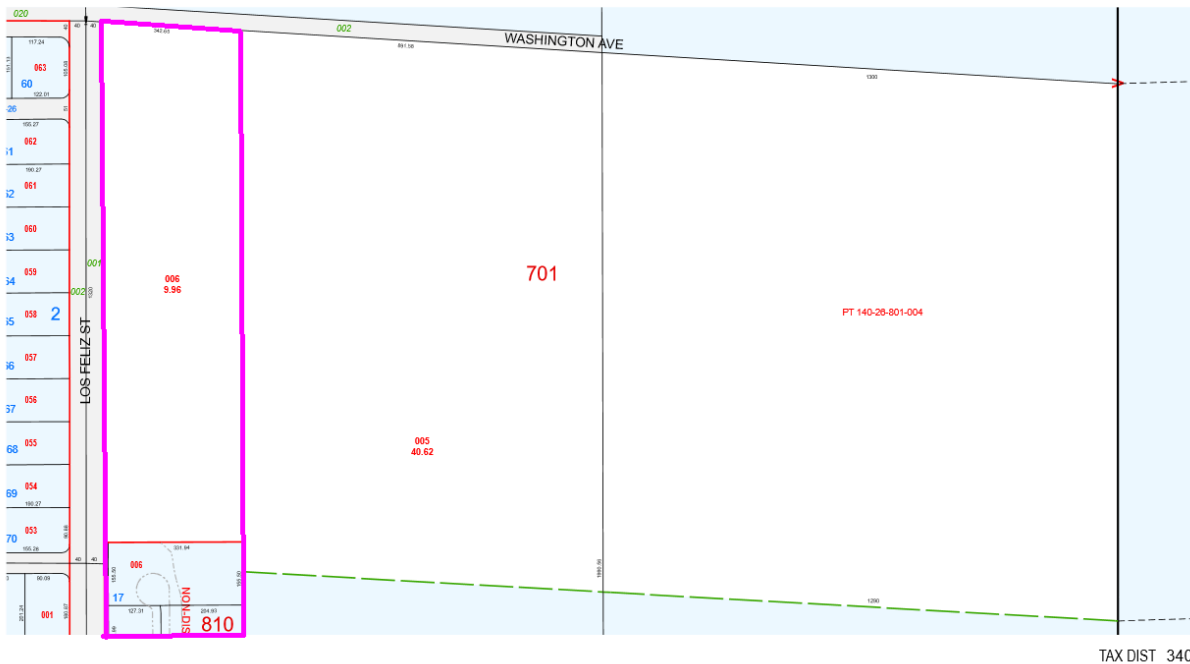
T20S R62E

26

N 2 SE 4

140-26-7

Scale: 1" = 200' **Rev: 02/09/2011**



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T20S R62E

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140-26-8

Scale: 1" = 200' **Rev: 4/29/2014**



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