

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
REAL ESTATE CONSOLIDATED

Office: 702-992-7534
Cell: 702-595-6244

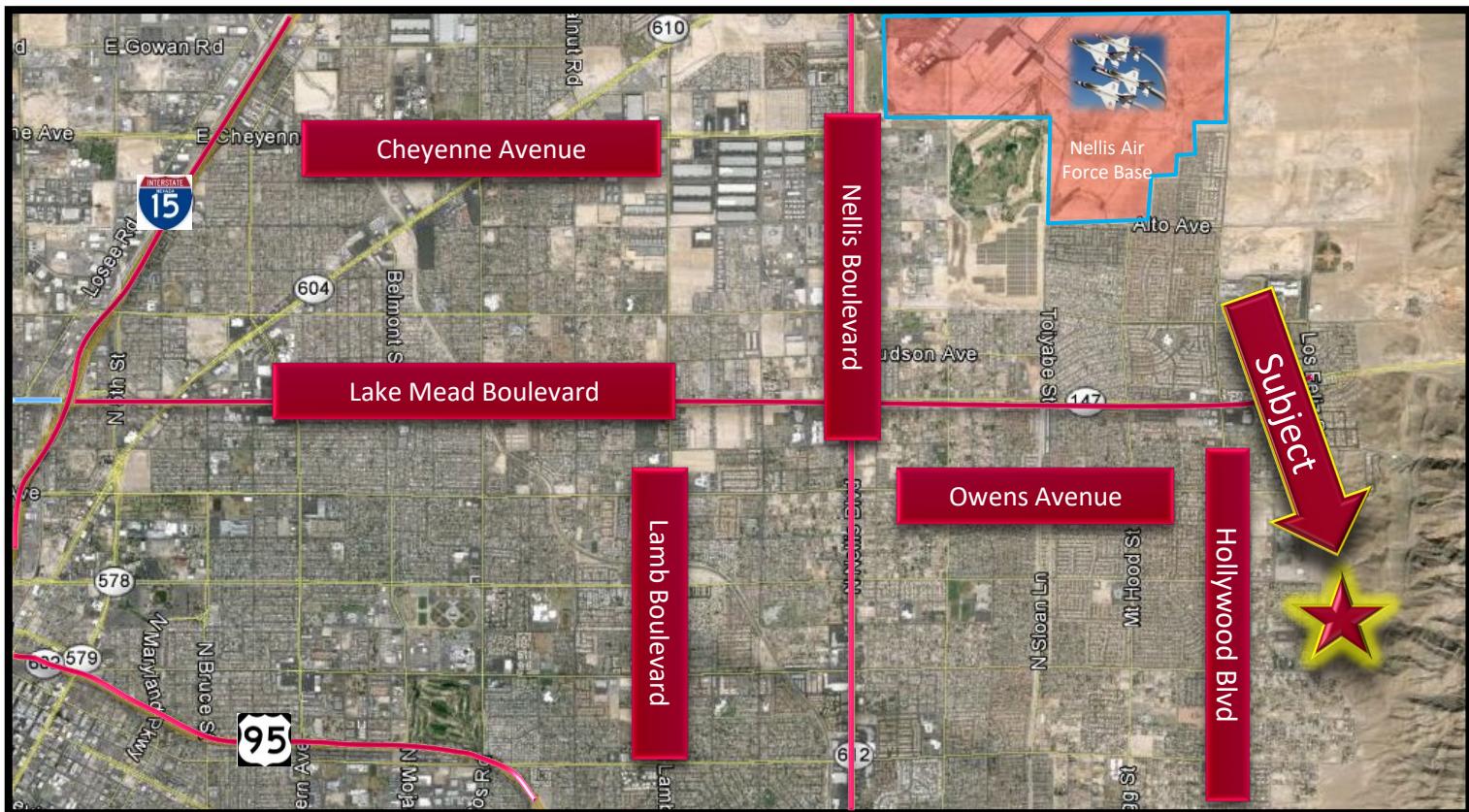


2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandalasvegas.com

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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

Exclusive Listing

Vacant Residential Land For Sale \$6,900,000
15.62 +/- Acres on Washington Ave. and Los Feliz, Las Vegas, NV 89110



Mark Anthony Rua

Brokers

REAL ESTATE

CONSOLIDATED

Office: 702-992-7534
Cell: 702-595-6244
2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandalasvegas.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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

Exclusive Listing

Vacant Residential Land For Sale \$6,900,000

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



Mark Anthony Rua

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.

Exclusive Listing

Vacant Residential Land For Sale \$6,900,000

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



Mark Anthony Rua

Office: 702-992-7534
Cell: 702-595-6244



2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandalasvegas.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.

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.

MAP LEGEND

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

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

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

001 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
8 LOT NUMBER
0.00 GOV. LOT NUMBER

124 125 122 121
129 140 141 142
182 181 180 181 182
177 178 179 180 181

26
REC
MAP
N 2 SE 4
140-26-7

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS

MAP

N 2 SE 4

140-26-7

CLARK COUNTY
NEVADA

RECORDS