

## **EXCLUSIVE LISTING!**

2.28 +/- Acres at Horizon Ridge Pkwy and Westridge Drive  
Listed for \$1,390,000 Henderson, NV 89012



- APN# 178-22-603-005
- Zoned RS-2; 2 du per acre
- City of Henderson jurisdiction
- 418' frontage on Horizon Ridge
- Growing residential area with new developments
- Street improvements on Westridge- 8" water main and public sewer; power transformer nearby
- Part of the property is in the FEMA Flood Plain (See Enclosed Map)
- Black Mountains to the south with MacDonald Ranch and Dragon Ridge Golf Club to the west.
- 2025 Taxes - \$3,819.96



**Mark Anthony Rua**  
**Brokers**

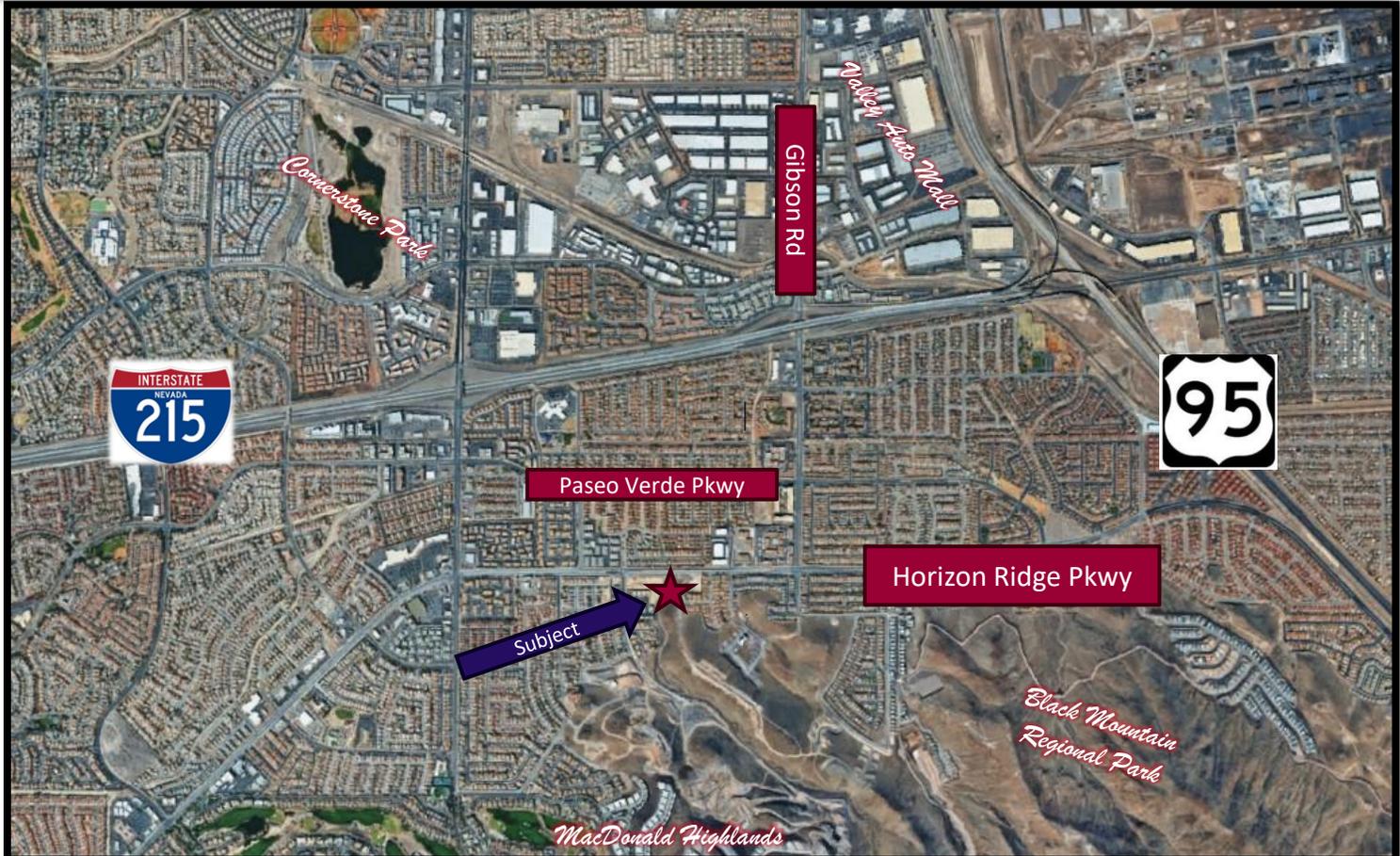
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Office: 702-992-7534  
Cell: 702-595-6244

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)



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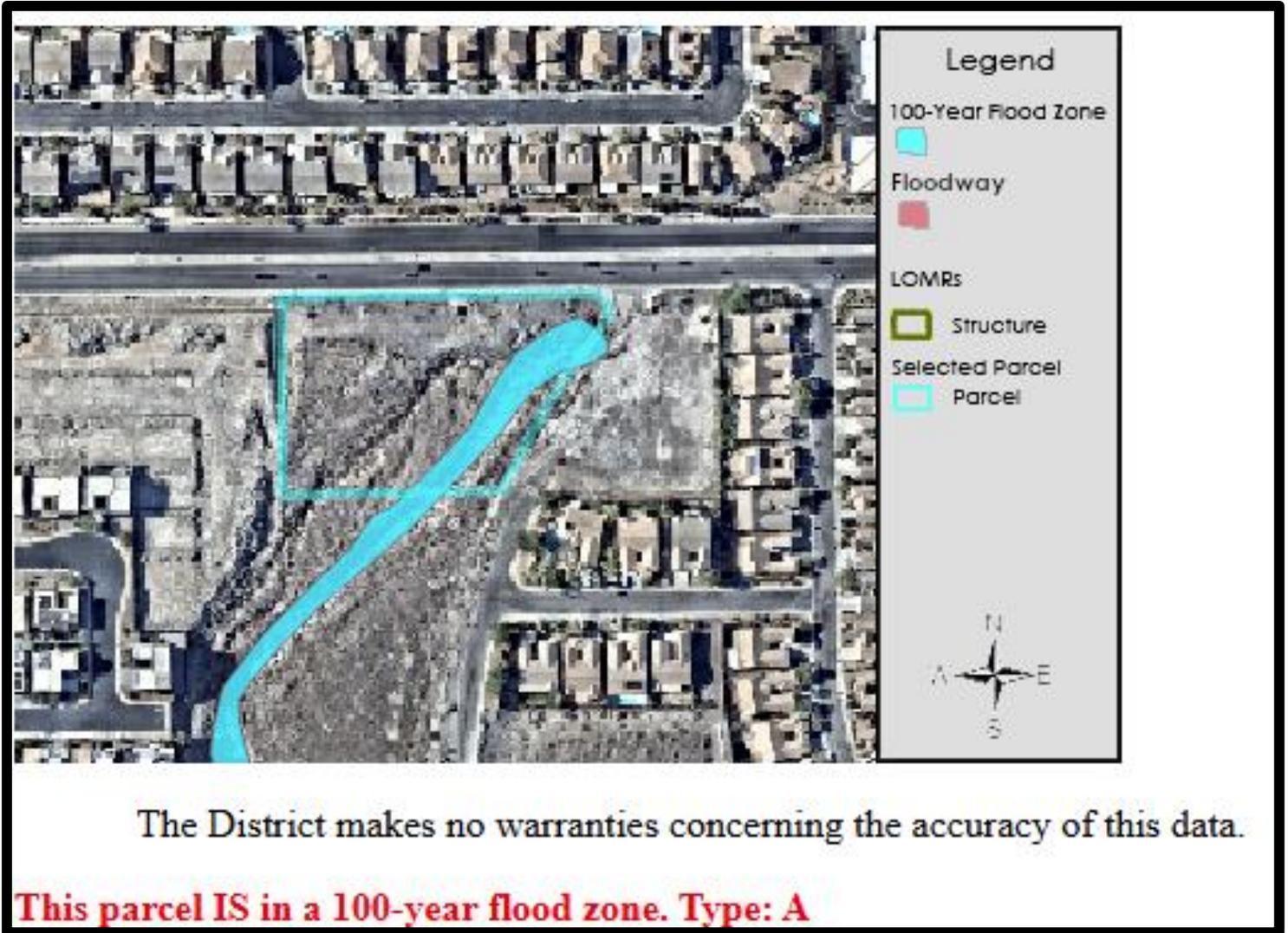
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FEMA Flood Zone  
Map

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REAL ESTATE CONSOLIDATED

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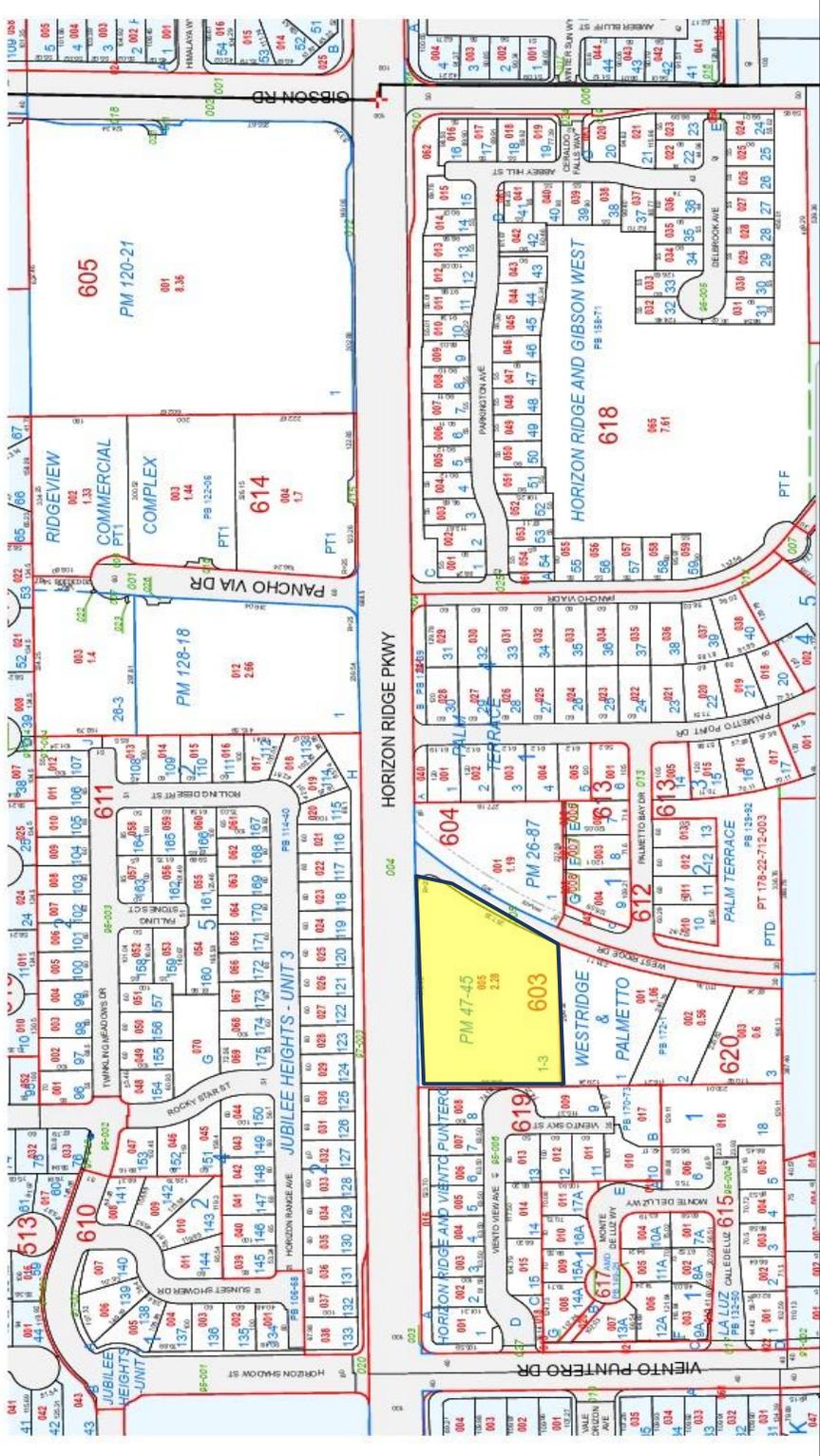
178-22-6  
S 2 NE 4  
22  
T22S R62E  
162 161 160  
177 178 179  
191 190 189  
Scale: 1" = 200'  
Rev: 2/11/2024

ASSessor's PARCELS - CLARK COUNTY, NV.  
Briana Johnson - Assessor

CONCURRENCE UNIT  
001 BOLD PARCEL NUMBER  
001 PARCEL NUMBER  
001 AIR SPACE PCL  
100 ACREAGE  
001 RIGHT OF WAY PCL  
002 PARCEL SUBSID NUMBER  
002 MATCH / LEADER LINE  
002 SUB-SURFACE PCL  
002 FE 34-45 PLAY RECORDING NUMBER  
002 5 BLOCK NUMBER  
002 5 LOT NUMBER  
002 5 SLS GOV. LOT NUMBER

MAP LEGEND  
Parcel Boundary  
Sub-Boundary  
Paved Boundary  
Road Boundary  
Road Equipment  
Match / Leader Line  
Historic Lot Line  
Historic Sub-Boundary  
Historic Bold Boundary  
Section Line

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 WHEN MEASURING FROM THIS ORIGINAL.



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