

Residential Land for Sale \$1,165,000
Three City-View Lots – can be sold separately
2.22 +/- Acres Westridge Dr & Horizon Ridge Pkwy Henderson, NV 89012



- APN's # 178-22-620-001; 002; 003
- Henderson Zoned RS-6: low density residential/ 6 du per acre
- **Recorded Final Map for the 3 Lots.**
- Lots can be sold separately- 001 (\$355,000/1.06 acres); 002 (\$355,000/ 0.56 acres); 003 (\$455,000 / 0.60 acres)
- Westridge road improvements include an 8" water main to all parcels and public sewer; power transformer 300 ft down on Palmetto Bay;
- No improvements to the wash are needed by the City of Henderson.
- Beautiful residential area with city and mountain views
- Black Mountains are to the south with MacDonald Ranch and Dragon Ridge Golf Club to the west.
- 2025/26 Property Taxes: \$4,119.63; \$2,466.60; and \$2,798.24 respectively



Mark Anthony Rua
Brokers

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Demographics (3-mile radius-2024)

Population	83,155
Number of Households	34,094
Owner-occupied housing units	22,167
Average Household Income	\$126,401



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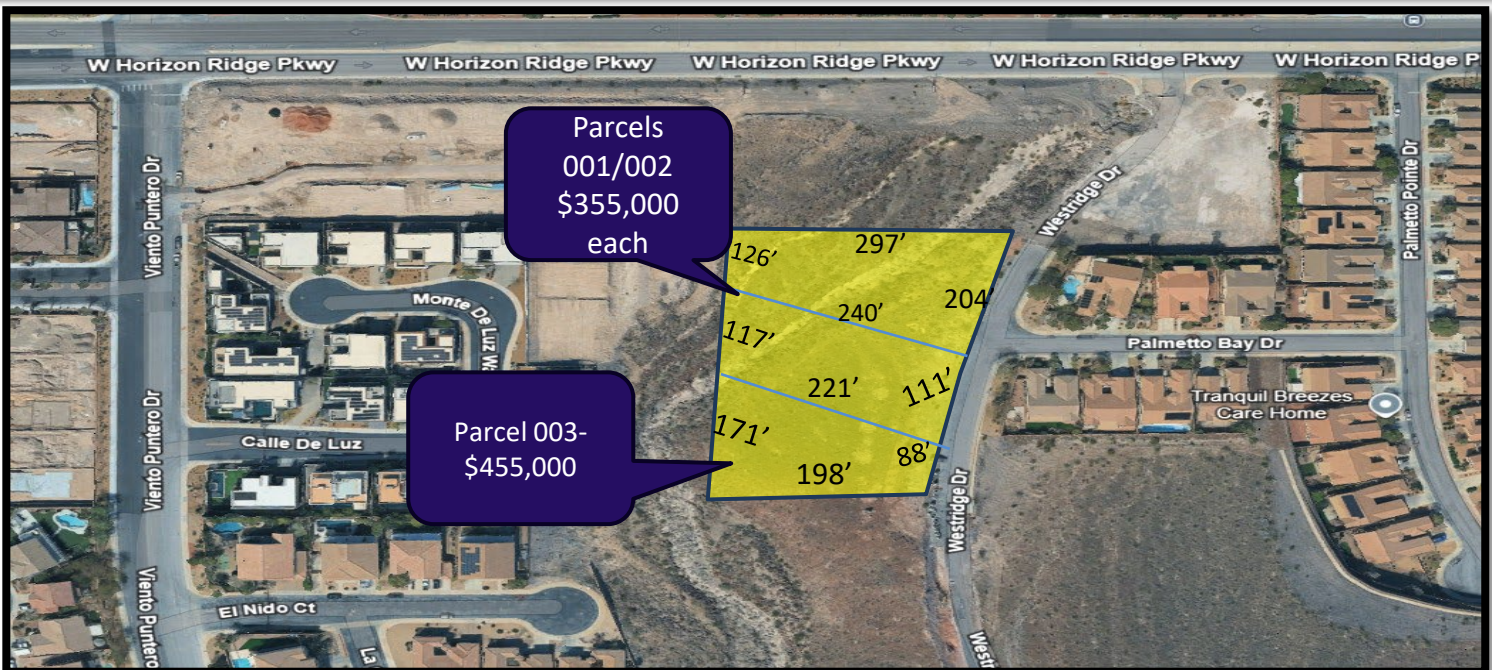


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Parcels
001/002
\$355,000
each

Parcel 003-
\$455,000



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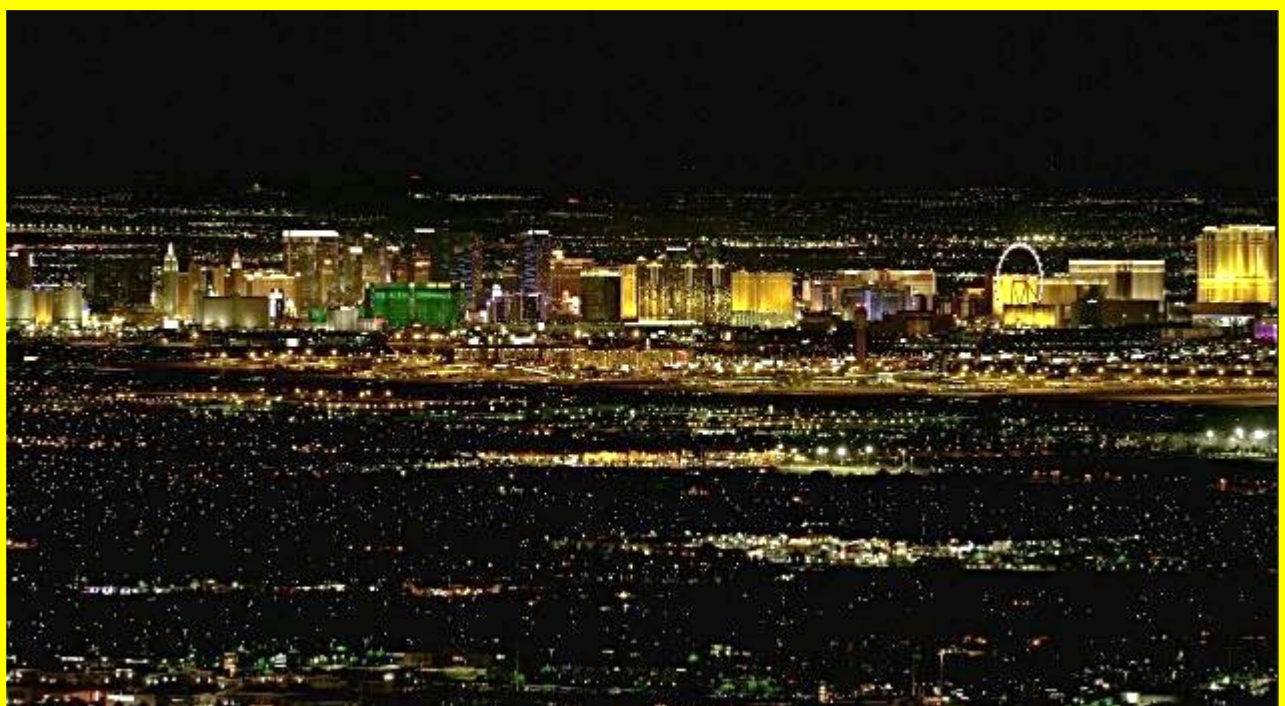
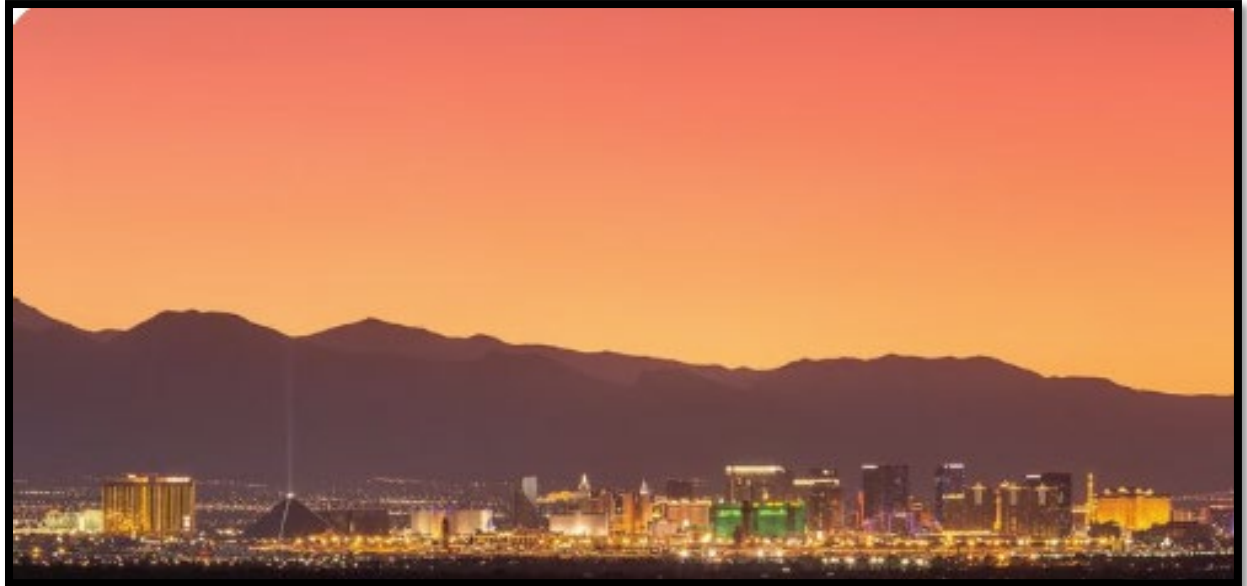
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City Views



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