

EXCLUSIVE LISTING!

53.87 +/- Acres Residential Land near Southern Highlands!
Las Vegas, NV 89141 Listed for \$11,000,000



- ☐ APN #176-35-801-001
- ☐ Unincorporated Clark County Enterprise Jurisdiction
- ☐ 53.87 +/- Acres
- ☐ Zoned Medium Density Residential R-2-
- ☐ 8 Units per Acre
- ☐ Planned Land Use is Mid-Intensity Suburban Neighborhood
- ☐ 2025 Taxes - \$20,179.36
- ☐ Rapidly developing area of Southwest Las Vegas – near schools, parks

**Prime
Development
Opportunity**



Mark Anthony Rua
Brokers

S.026655

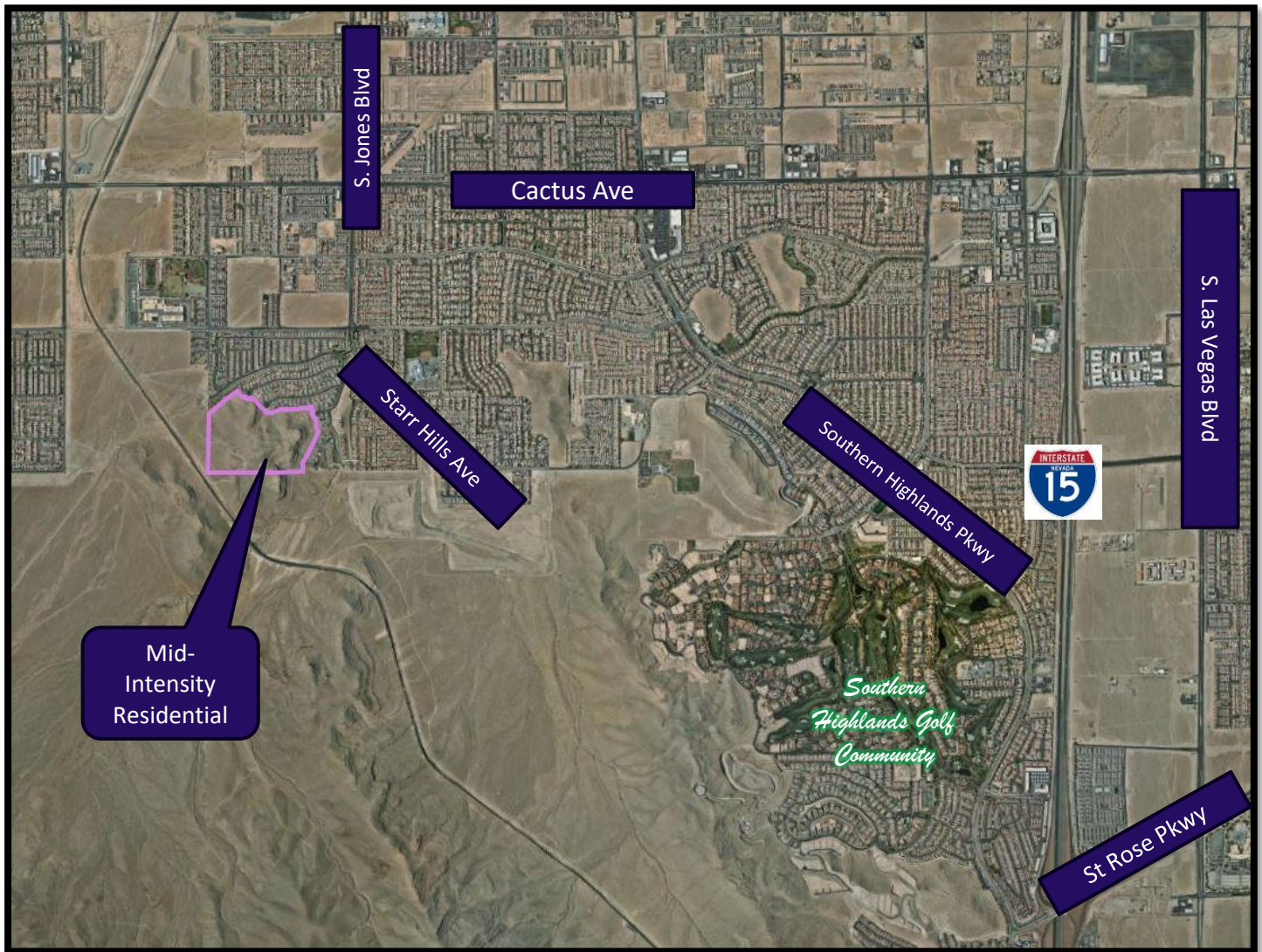
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Office: 702-992-7534
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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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Demographic and Income Profile

53.87 +/- Ac at Starr Hills Ave Las Vegas, NV 89141
Ring: 3 mile radius

ERA Brokers - Southern Nevada
Latitude: 35.9842
Longitude: -115.2144

Summary	Census 2010	Census 2020	2023	2028
Population	39,413	68,155	78,396	84,664
Households	13,419	23,435	26,970	29,483
Families	9,694	-	18,842	20,591
Average Household Size	2.94	2.91	2.91	2.87
Owner Occupied Housing Units	9,760	-	19,835	21,309
Renter Occupied Housing Units	3,659	-	7,135	8,175
Median Age	32.3	-	35.1	34.0



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REAL ESTATE CONSOLIDATED

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Parcel Dimensions



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NOTES

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 FEET WHEN MAP REDUCED FROM 11x17 ORIGINAL

MAP LEGEND

- FILED DOCUMENT
- RIGHT OF WAY POL
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- 1.00 ACREAGE
- 202 PARCEL SUBSECT NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- Q/L5 GOV LOT NUMBER

193 192 19115

203 204 20520

Scale: 1" = 200'

Rev: 3/25/2020

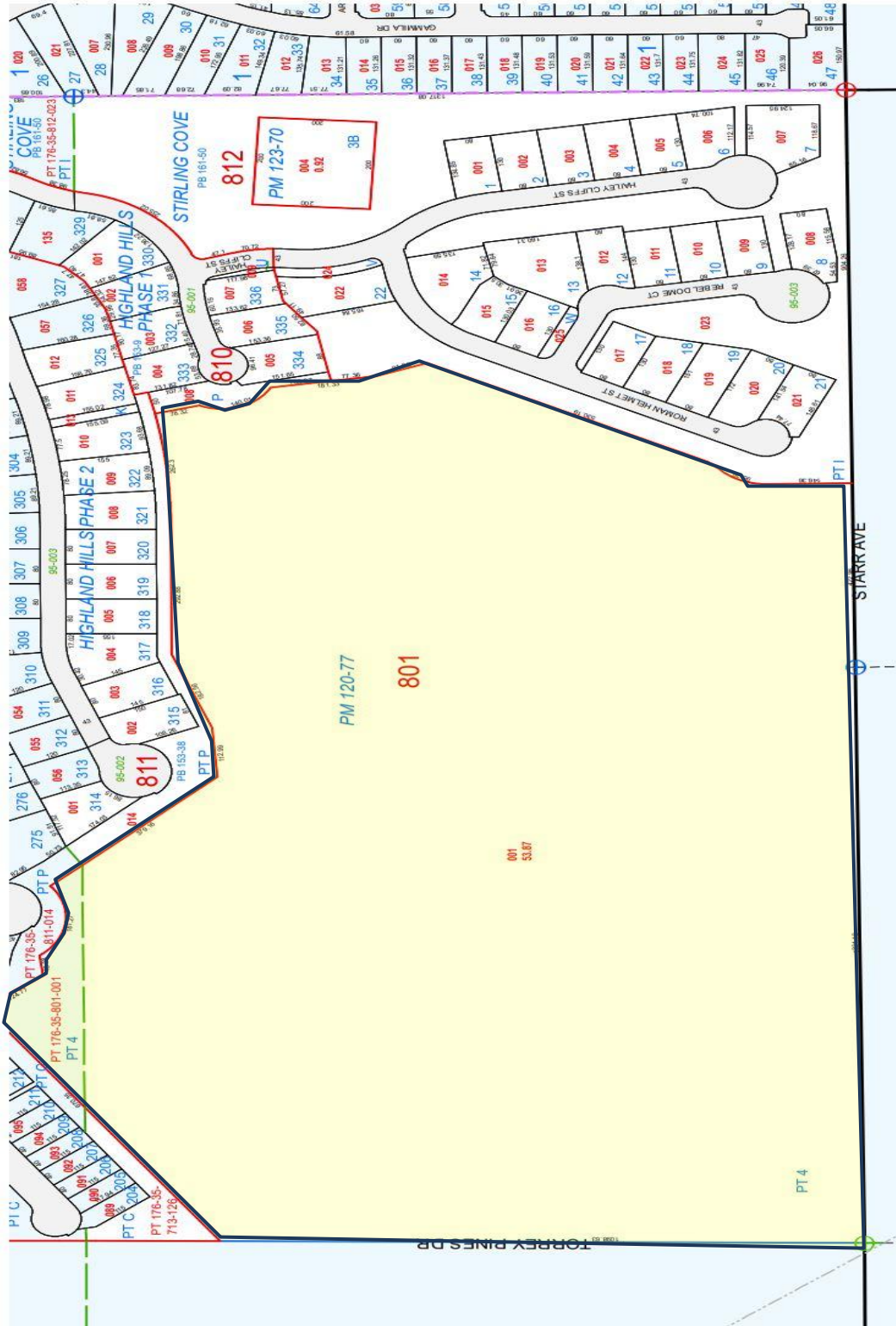
6 2 6 2

7 3 7 3

8 4 8 4

5 1 5 1

CLARK COUNTY



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