

# 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**

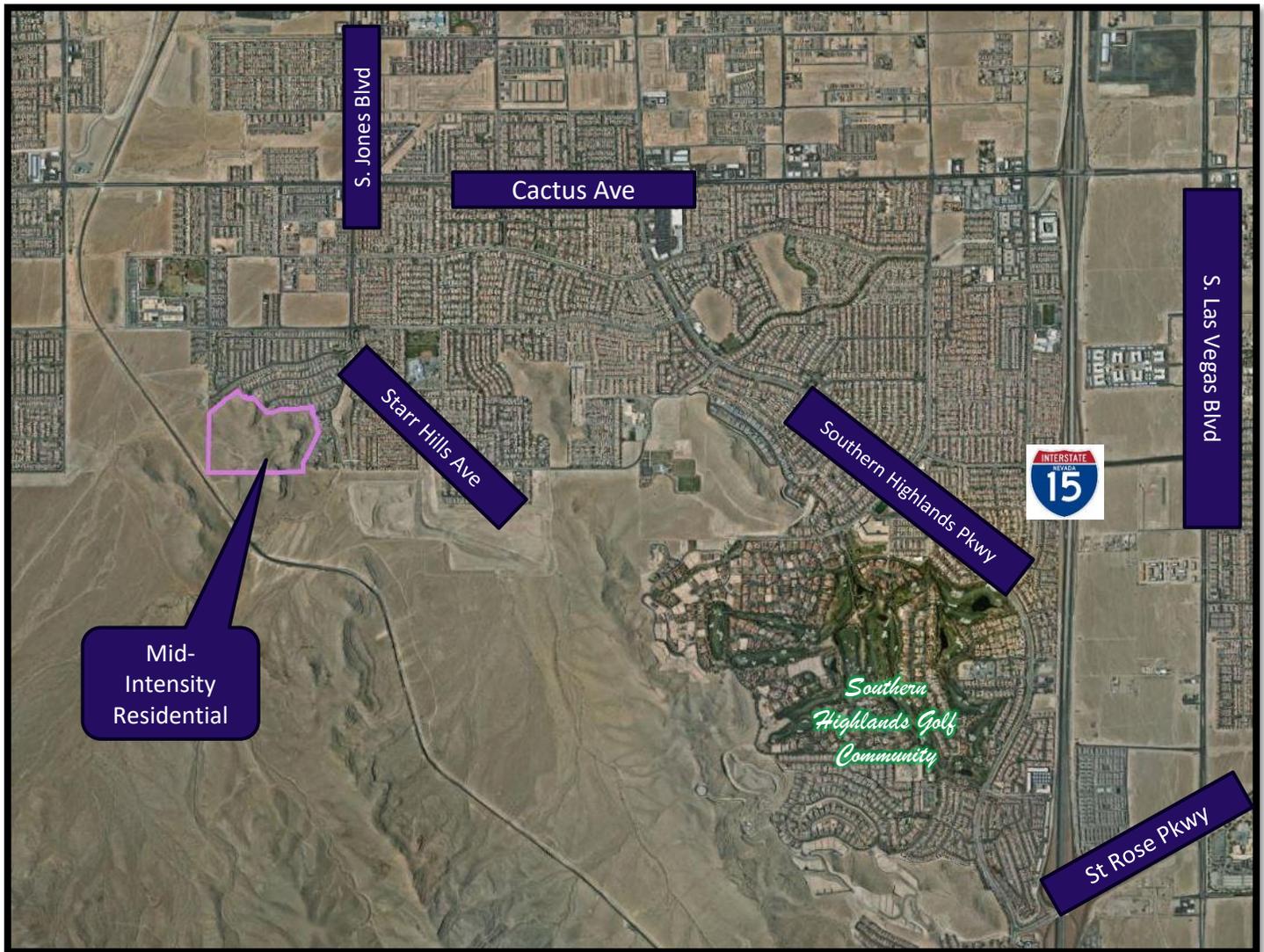
S.026655

Office: 702-992-7534  
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[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)



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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

**ERA Brokers**  
REAL ESTATE CONSOLIDATED

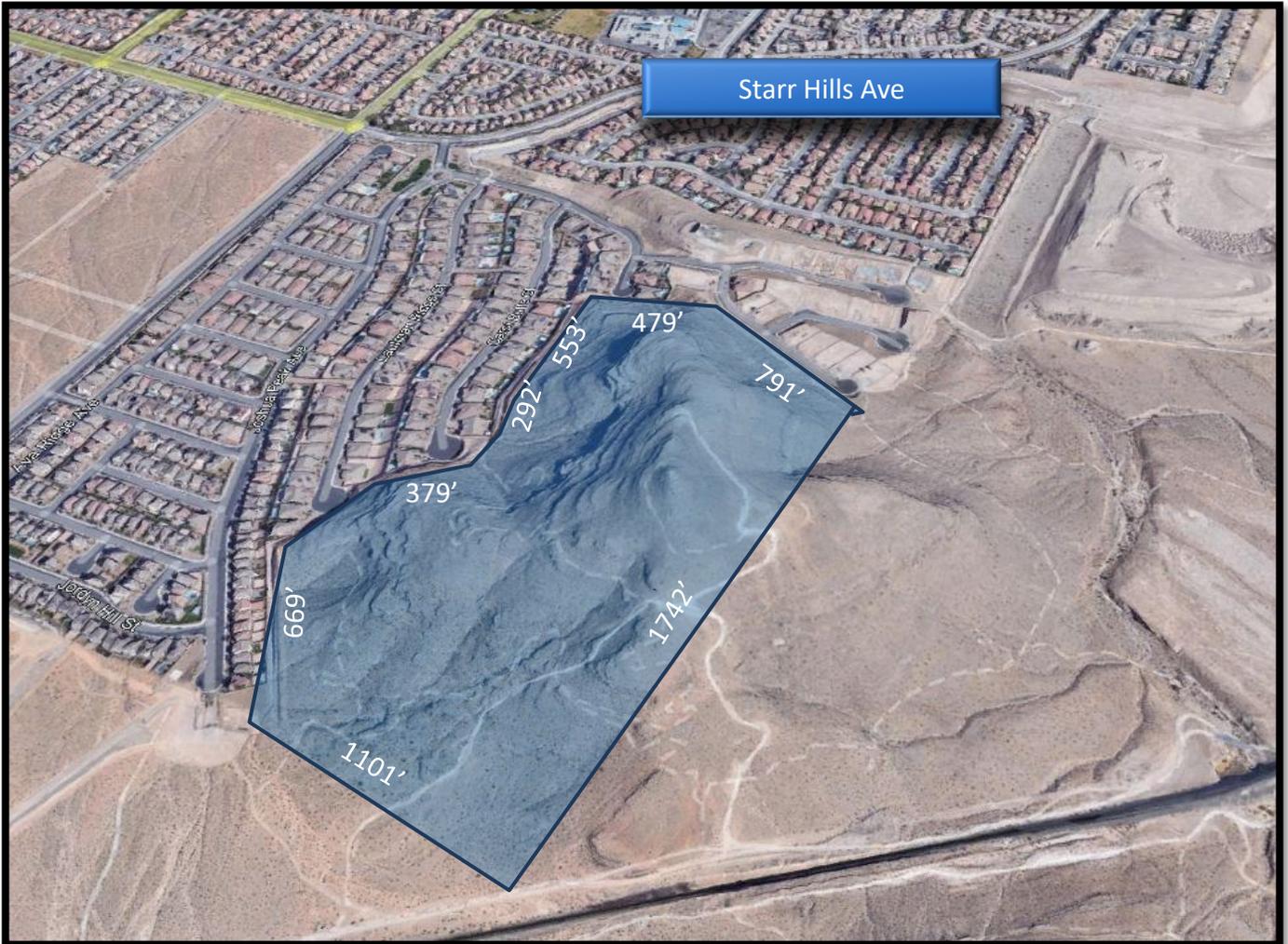
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Parcel Dimensions



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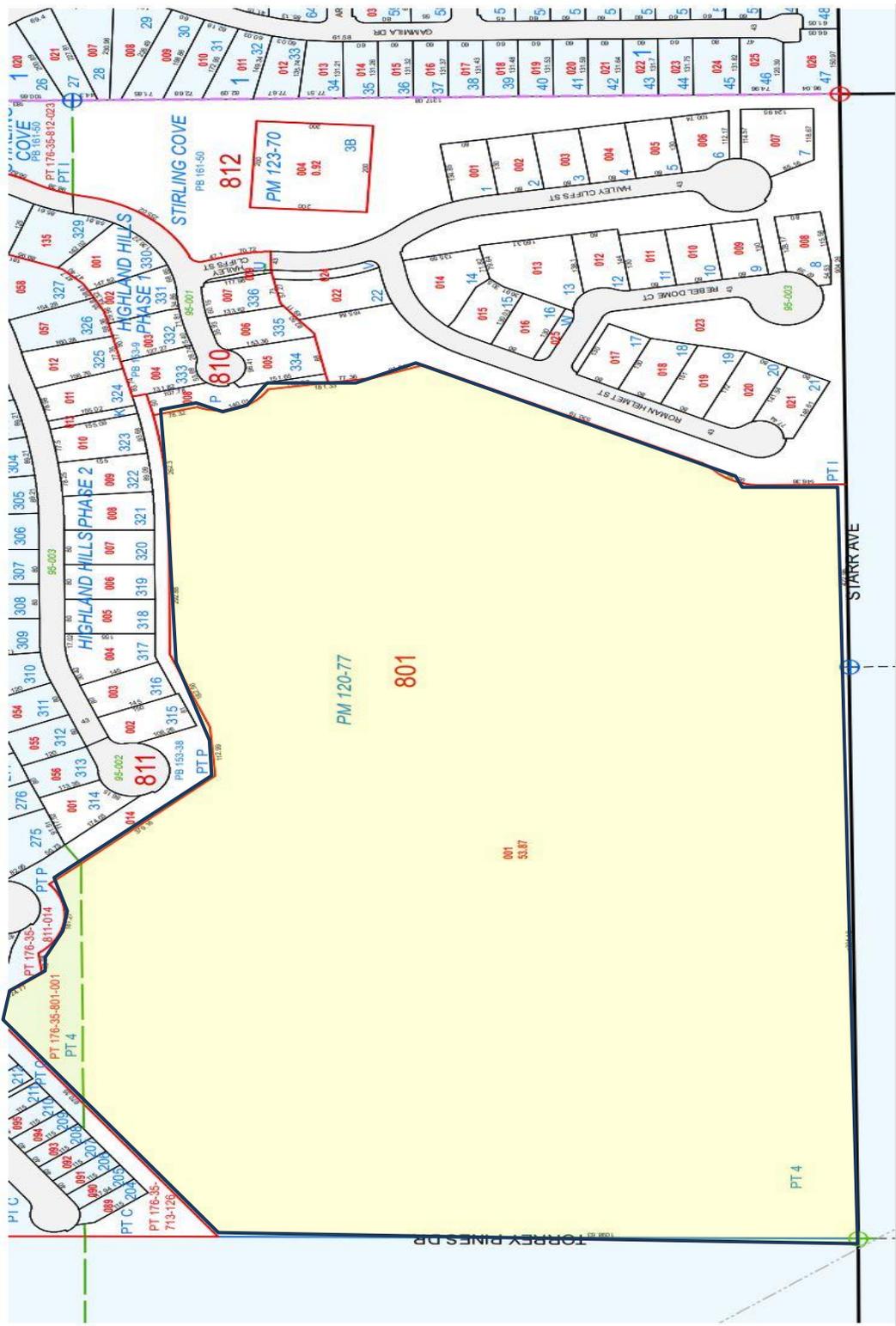
NOTES: This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.  
 USE THIS SCALE FEET WHEN MAP REDUCED FROM 1:12.5 ORIGINAL

**MAP LEGEND**  
 ROAD EASEMENT  
 MATCH / LEADER LINE  
 HISTORIC LOT LINE  
 HISTORIC SUB BOUNDARY  
 SECTION LINE  
 RIGHT OF WAY PCL  
 SUB-SURFACE PCL  
 1.00 ACREAGE  
 202 PARCEL SUBSECT NUMBER  
 PB 24-45 PLAT RECORDING NUMBER  
 5 BLOCK NUMBER  
 5 LOT NUMBER  
 GL5 GOV. LOT NUMBER

183 192 191-19  
 203-204 205-21

Scale: 1" = 200'  
 Rev: 3/25/2020

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

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