

An aerial photograph of a suburban area showing a complex network of roads, including a major highway interchange. A large, irregularly shaped plot of land is highlighted with a bright yellow color. This plot is located in the lower-left quadrant of the image, situated between a developed residential area and a larger, undeveloped or agricultural area. The surrounding land is divided into a grid pattern of smaller plots.

FOR SALE • 1.92 ACRES

North Durango Drive and Grand Montecito Parkway  
APN 125-29-601-022

J.A. KENNEDY  
REAL ESTATE COMPANY

# Property Overview

## Details

- 1.92 acres of partially improved undeveloped land located on N Durango Dr and Grand Montecito Pkwy.
- APN# 125-29-601-022
- Perfect opportunity for a user, small developer, or investor.

## Current Zoning

- Jurisdiction – City of Las Vegas

## Area Highlights

- The Property is located to the east of the City of Las Vegas' Viper Lacrosse Fields Family Sports Complex and adjacent to the north of Raptor Play Park.
- Large business center to the north consisting of primarily medical users including Intermountain Healthcare and PAM Rehabilitation Hospital.

## Asking Price

- \$2,650,000

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# Contact

J.A. Kennedy Real Estate Company is a full-service real estate brokerage company headquartered in Las Vegas, Nevada.

A diversified company in nature, J.A. Kennedy Real Estate Company provides retail, office, industrial and raw land opportunities for sale and for lease throughout the greater Las Vegas Valley. With native Nevadans at the helm, we recognize the necessity of understanding not just the market in general, but the unique dynamics that make Las Vegas the first-class community that it is.

J.A. Kennedy Real Estate Company was founded in 2004 with the time-honored family traditions of honesty, hard work and uncompromising ethics. J.A. Kennedy Real Estate Company is the culmination of three generations of one family's involvement as owners and developers of real estate in the greater Las Vegas Valley. The Company's financial strength and reputation serves as the foundation for incredible accomplishments in this highly competitive and extremely cyclical industry.

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