

EXCLUSIVE LISTING

Vacant Residential Land For Sale \$3,200,000

9.16+/- NEC of Stewart & Fogg St. Las Vegas, NV 89110



- ❖ Total of 9.16 +/- Acres located on northeast corner of Stewart and Fogg
- ❖ APN# 140-34-601-010
- ❖ Unincorporated Clark County Sunrise Manor jurisdiction.
- ❖ Zoned (R-E) for Rural Estate Residential- Parcel Cannot be Rezoned to Higher Density
- ❖ Planned Land Use is RNP-Rural Neighborhood Preservation. This allows a maximum of 2 dwelling units per gross acre. Allows for single-family, large-lot residences and equestrian facilities.
- ❖ 2026 Taxes- \$7,016.86

- ❖ Parcel is secured by fencing
- ❖ Utilities available in Stewart & Fogg.
- ❖ ¼ of the surrounding property has improvements such as sidewalk with street gutters and a sidewalk indenture that is designed for a driveway.
- ❖ Located in a well-developed area next door to a local church.
- ❖ Lake Mead Blvd to the north goes to Lake Mead Recreation Area.
- ❖ Gorgeous views of Sunrise Mountain

 **Mark Anthony Rua**
ERA Brokers
REAL ESTATE CONSOLIDATED

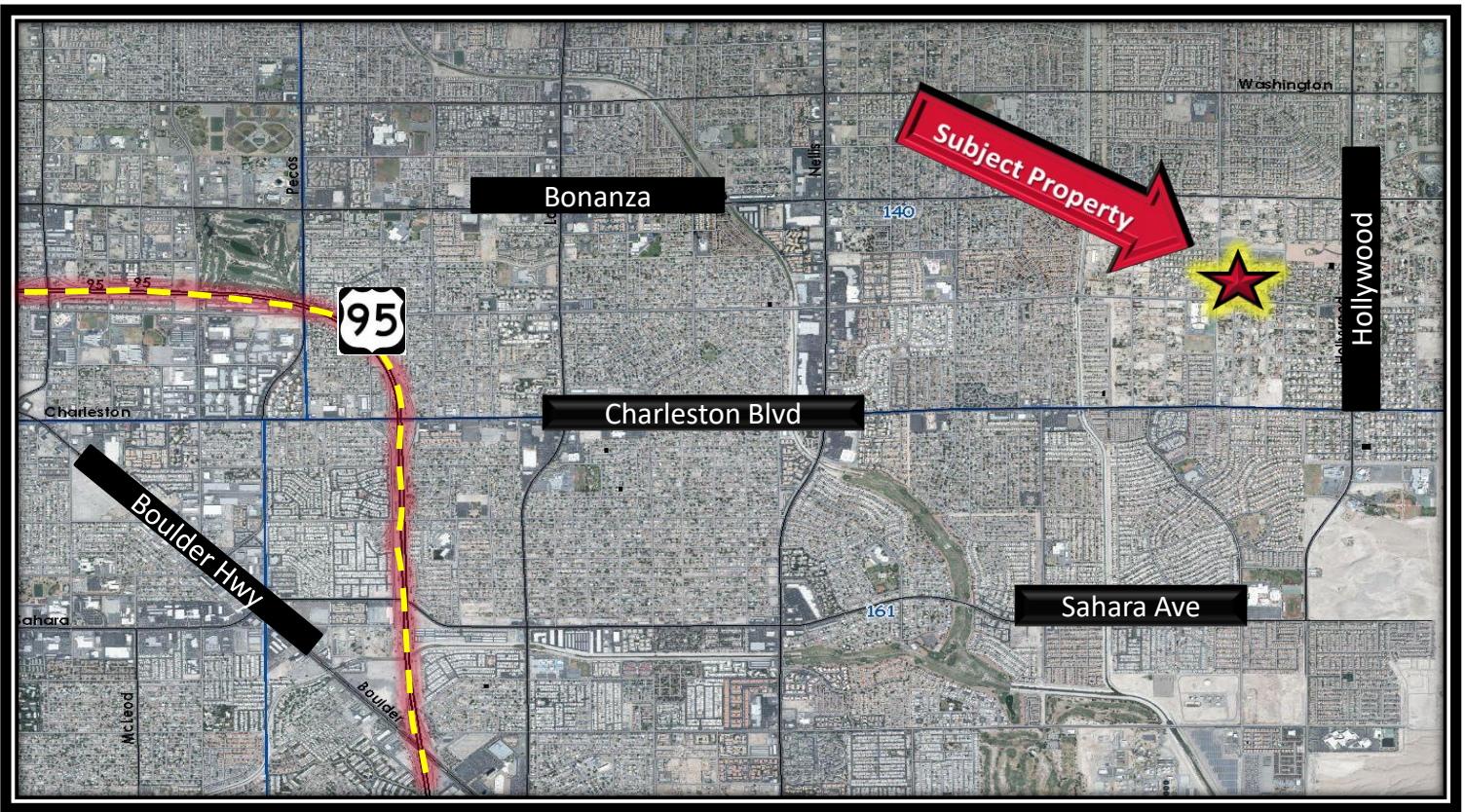
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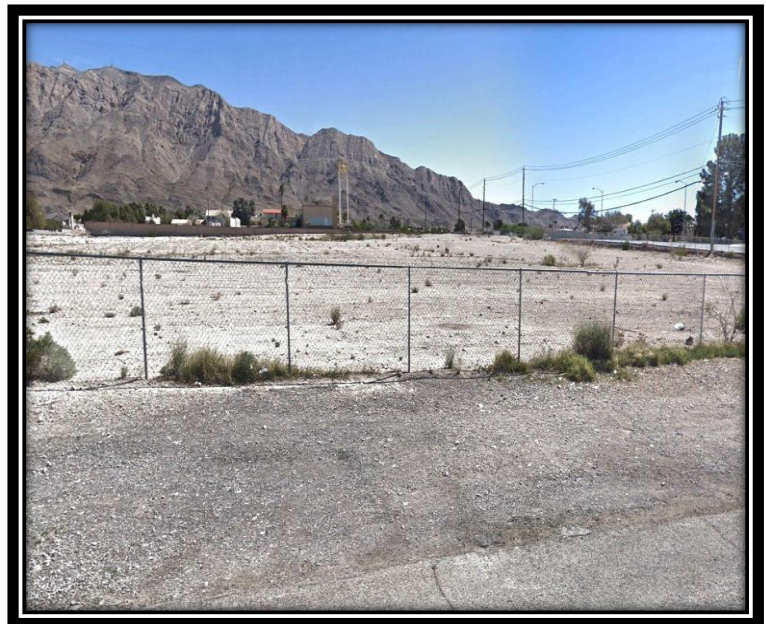
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Demographics

(3 sq. mile radius-2020)

Population	159,164
Households	48,318
Owner-occupied housing units	27,704
Average Household Income	\$62,182



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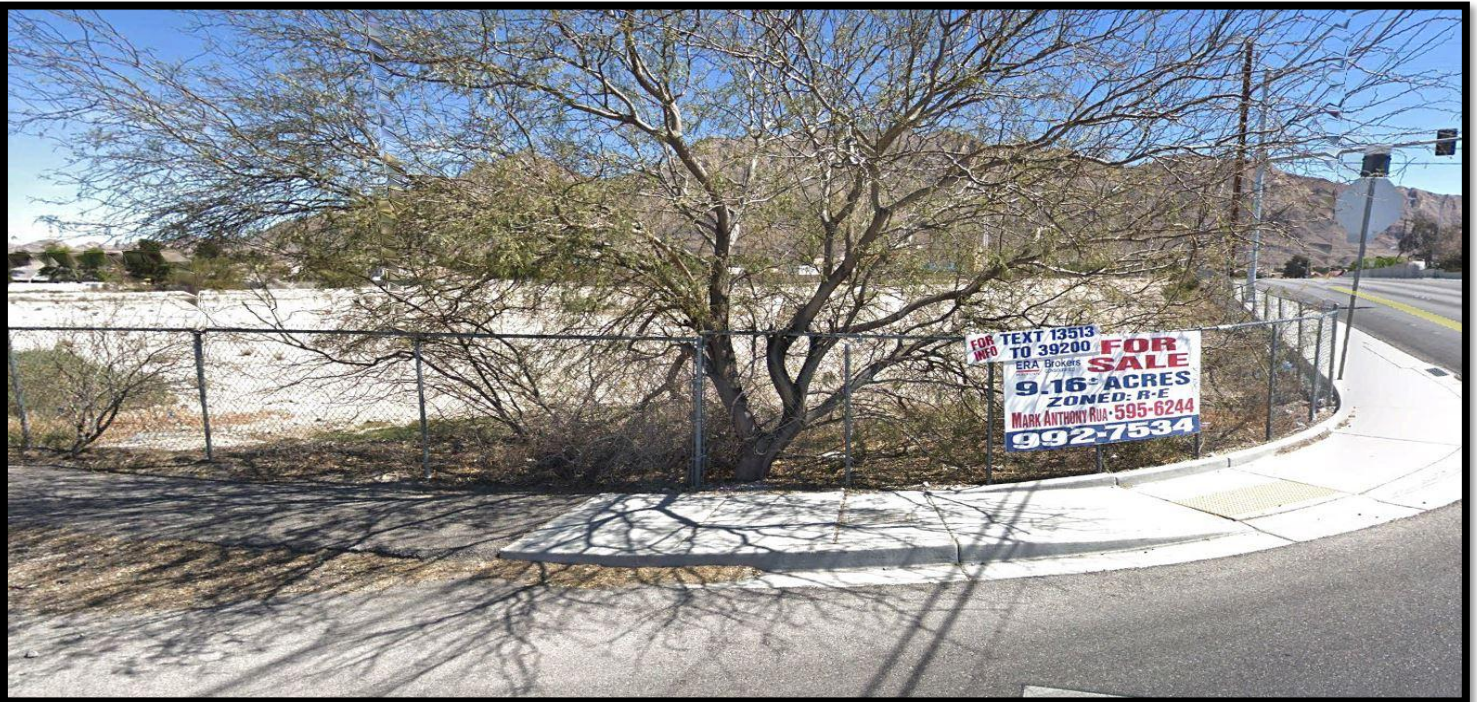
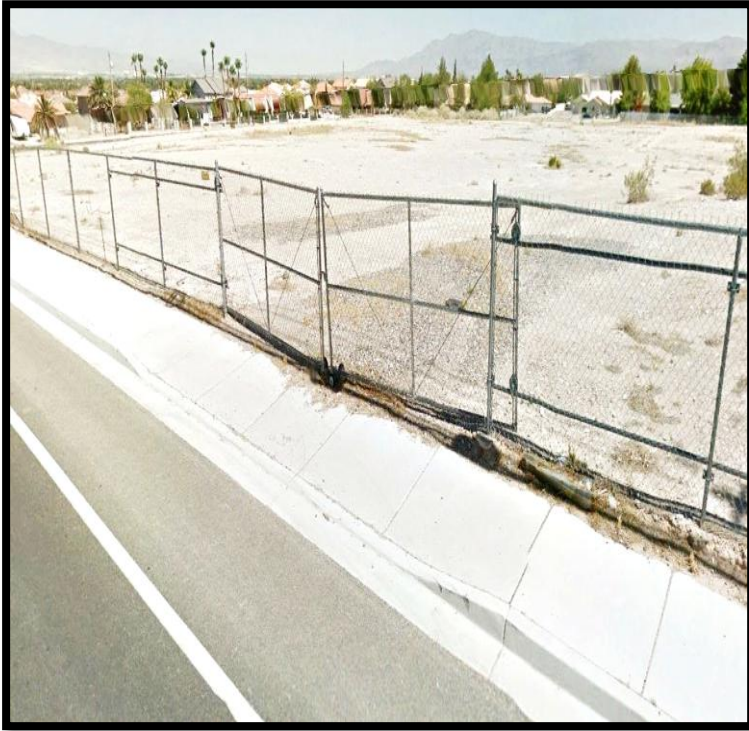
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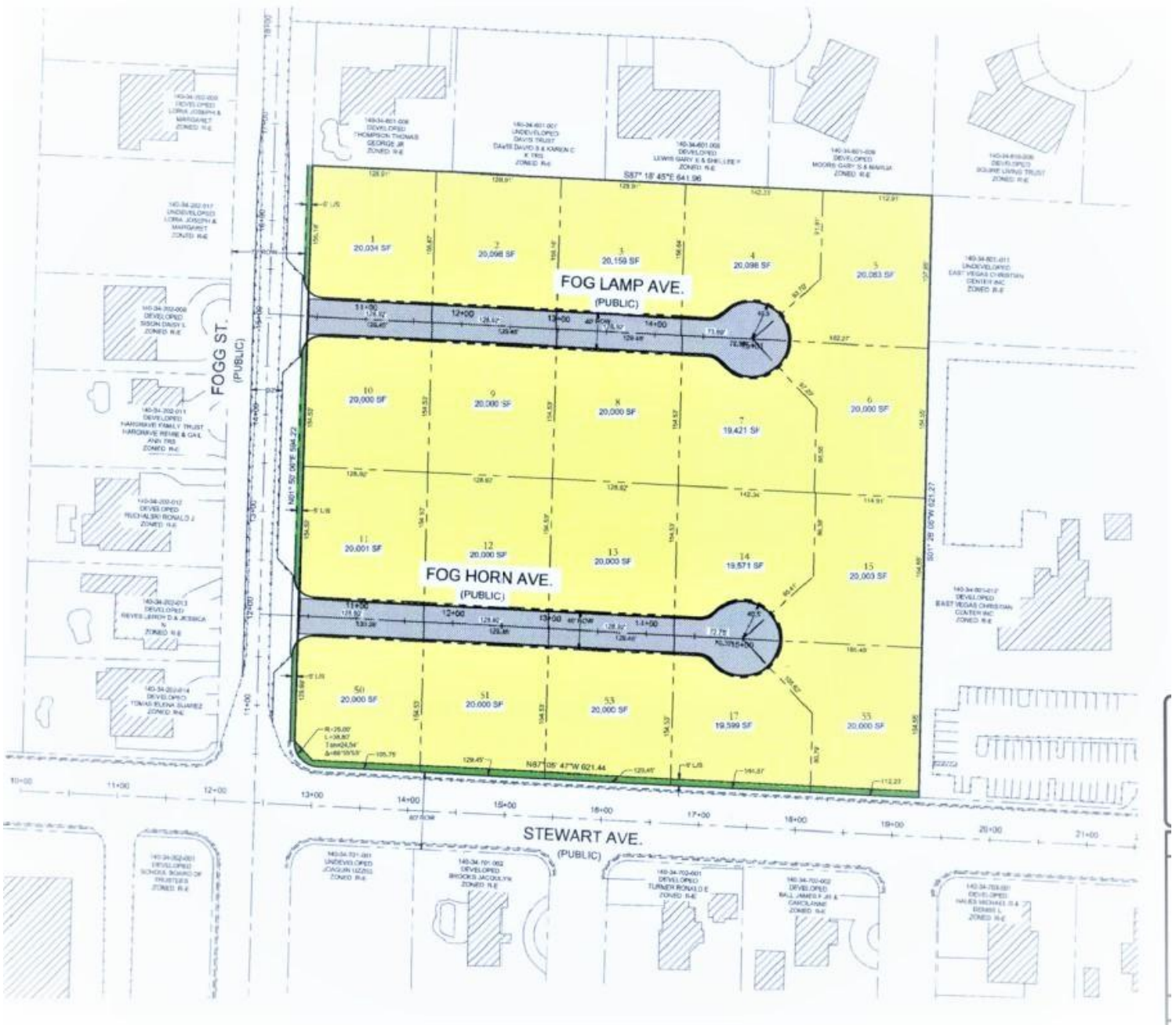
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Proposed for 20 Lots



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Freeway Map of Las Vegas with Lake Mead Recreation Area, Valley of Fire and Moapa Valley



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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 (FEET) WHEN MAP REDUCED FROM TEXT ORIGINAL.

MAP LEGEND

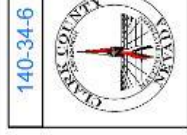
- Parcel Boundary
- Condominium Unit
- Air Space PCL
- Road Boundary
- Road Easement
- Match Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic PMLD Boundary
- Section Line
- 007 Road Parcel Number
- 001 Parcel Number
- 1.00 Acreage
- 202 Parcel Sub/Sec Number
- PB 24-45 PLAT RECORDING NUMBER
- 5 Block Number
- 5 Lot Number
- GLS 500' LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
 Michele W. Shafe - Assessor

Scale: 1" = 200' Rev. 02/09/2011

124	122	122	1
123	149	141	2
122	181	160	3
177	178	179	4
178	179	180	5

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



TAX DIST 340

EXCLUSIVE LISTING
 Vacant Land For Sale
 9.16+/- NEC of 6400 Stewart & Fogg St.

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