

EXCLUSIVE LISTING!

2.15 +/- Acres at Torrey Pines Dr & Maggie Ave
Listed for \$898,800 Las Vegas, NV 89131



- APN # 125-11-505-001
- 2.15 +/- Acres
- Unincorporated Clark County Lone Mountain Jurisdiction
- Planned Land Use is Ranch Estate Neighborhood (up to 2 du/ac)
- Zoned RS20-Single Family residential (20,000 SF per lot)
- Southwest Corner Lot
- 10" waterline on Maggie Ave -650' from parcel
- Developing area of the northwest Las Vegas
- Beautiful views of the Mountains to the west and the north
- Near the Floyd Lamb State Park



Mark Anthony Rua
Brokers

S.026655

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



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2025 Summary			
Population	6,499	68,279	203,226
Households	1,964	23,141	71,517
Families	1,681	18,159	52,954
Average Household Size	3.31	2.95	2.84
Owner Occupied Housing Units	1,738	19,188	54,784
Renter Occupied Housing Units	226	3,953	16,733
Median Age	40.3	39.5	38.6
Median Household Income	\$146,834	\$117,478	\$105,920
Average Household Income	\$172,244	\$145,349	\$129,770
2030 Summary			
Population	6,660	71,148	213,151
Households	2,029	24,310	75,509
Families	1,736	19,016	55,820
Average Household Size	3.28	2.92	2.82
Owner Occupied Housing Units	1,809	20,137	58,043
Renter Occupied Housing Units	220	4,173	17,466
Median Age	39.6	39.9	39.4
Median Household Income	\$161,362	\$133,278	\$119,788
Average Household Income	\$186,968	\$162,746	\$146,060
Trends: 2025-2030 Annual Rate			
Population	0.49%	0.83%	0.96%
Households	0.65%	0.99%	1.09%
Families	0.65%	0.93%	1.06%
Owner Households	0.80%	0.97%	1.16%
Median Household Income	1.90%	2.56%	2.49%

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