



**Prime 2.5-Acre | 4 Half Acre APPROVED
PARCELS | Residential Development in Prime
Southwest Las Vegas**



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THE ZHU REALTY GROUP
LLC

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- • ±2.5 Acres Total
- • 4 Approved Residential Parcels
- • Parcel Map Recorded
- • Zoned for Custom Homes
- • Utilities Nearby
- • No HOA
- • Strong Demand for New Construction in Area
- • Architectural Plans Available



Rare opportunity to acquire approximately 2.5 acres of residential land in the highly desirable Southwest Las Vegas corridor. The property has been subdivided into four approved parcels, offering an exceptional opportunity for builders, developers, or investors seeking a ready-to-build project in one of the fastest-growing areas of the valley.

Parcel map has been recorded, significantly reducing entitlement risk and shortening development timelines. The lots are zoned for custom residential construction and offer flexibility for luxury estate homes or high-end speculative builds.

Located near the 215 Beltway and Durango corridor, the property provides convenient access to shopping, dining, schools, and major employment centers, while still offering privacy and space not commonly found in newer subdivisions.

This is a luxury custom home development opportunity in Southwest Las Vegas.

The project already has approved improvement plans and utilities in place, significantly reducing entitlement risk.

The four-home layout allows phased construction and clear exit strategies, making it ideal for investors or custom home builders.

? Development Progress Summary

Approved 4-Lot Residential Subdivision

Southwest Las Vegas

✓ Completed & Paid Improvements

- Parcel Map Recorded (4 Lots)
- Full Civil Engineering & Sewer Design
- Water District Application Submitted
- 12" Wet Tap Connection to LVVWD (Completion Feb 2026)
- NV Energy & Southwest Gas Applications
- Early Site Grading Completed
- Architectural Design Plans
- County Fees & Dust Control Paid



?

? Remaining Infrastructure (In Progress / To Complete)

- Individual Water Service to 4 Lots (Completion April 2026)
- Underground Sewer Installation
- Underground Electrical
- Perimeter Wall
- Pathway Improvements

?

? Buyer Advantage

- Entitlement Risk Significantly Reduced
- Parcel Map Recorded
- Major Utility Applications Approved
- Significant Capital Already Invested
- Timeline Head Start of 12–18 Months

Sewer permit can be transferred

Sewer main location: Russel and Torrey pines





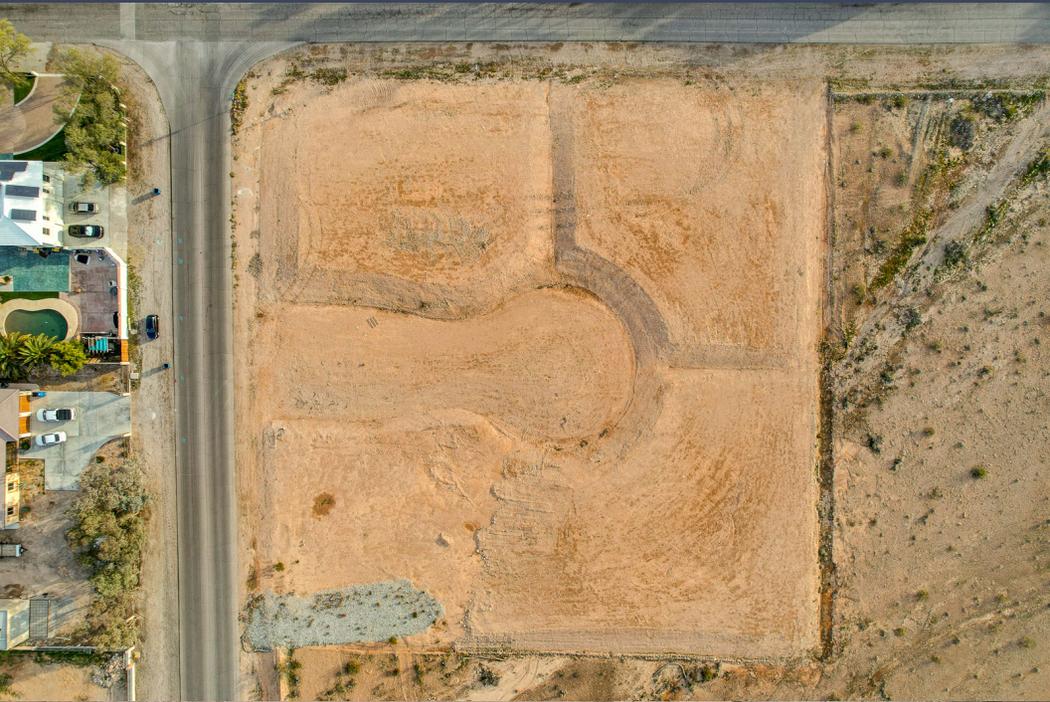
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