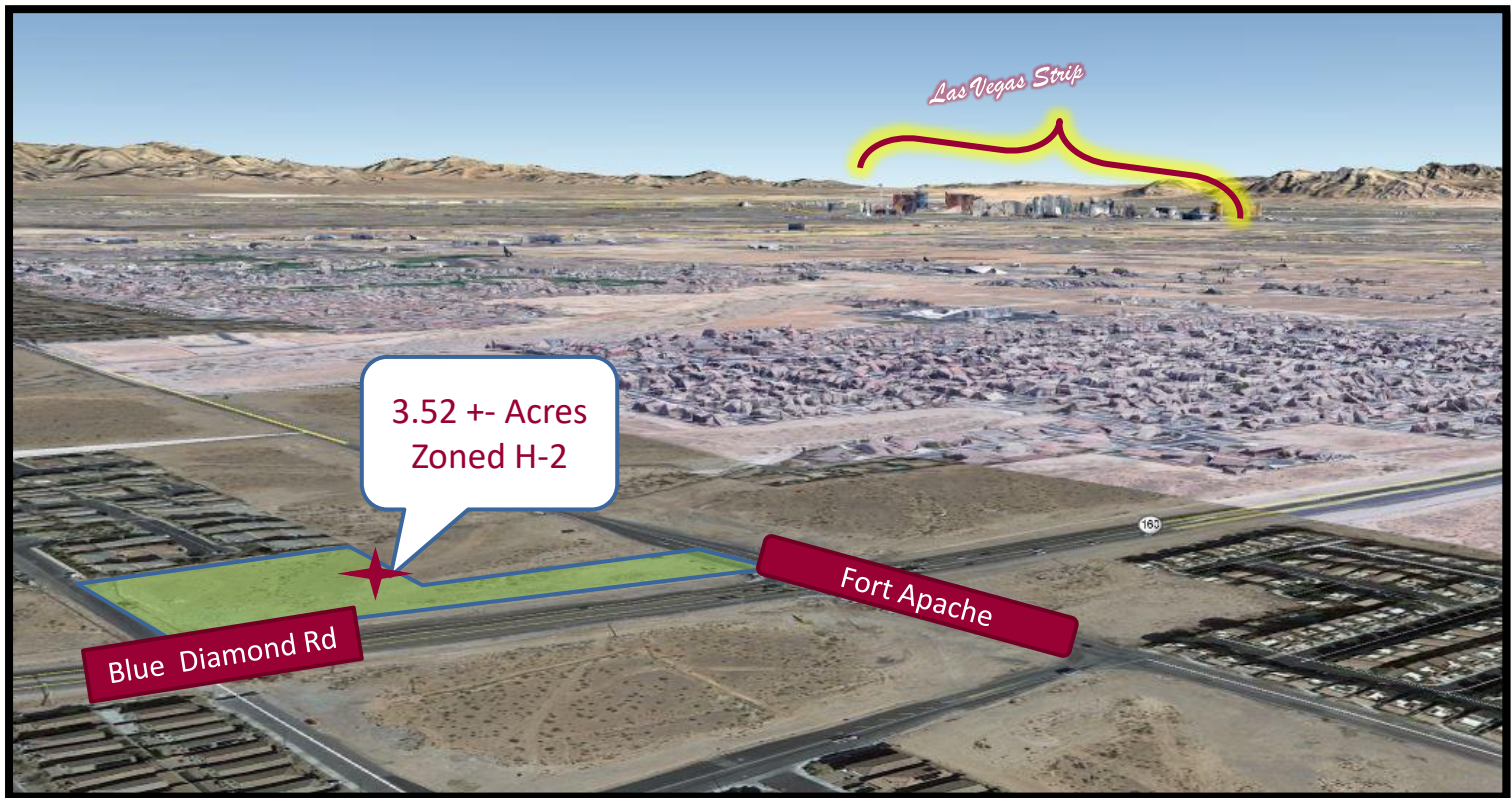


EXCLUSIVE LISTING

3.52 +/- Acres NWC Blue Diamond & Fort Apache
Highway Zoned Land Listed for \$4,500,000



- APN # 176-19-601-010
- 3.52 +/- Acres NWC
- Unincorporated Clark County Enterprise District
- Zoned H-2 - General Highway Frontage for a variety of residential, commercial and office uses
- Planned Land Use is Commercial General
- Water lines in Blue Diamond & Chieftan
- Developing area of southwest Las Vegas –Prelim Drainage Plan Encl
- Close to Mountains Edge and Rhodes Ranch communities
- 2026 Taxes \$5,872.81



Mark Anthony Rua
Brokers

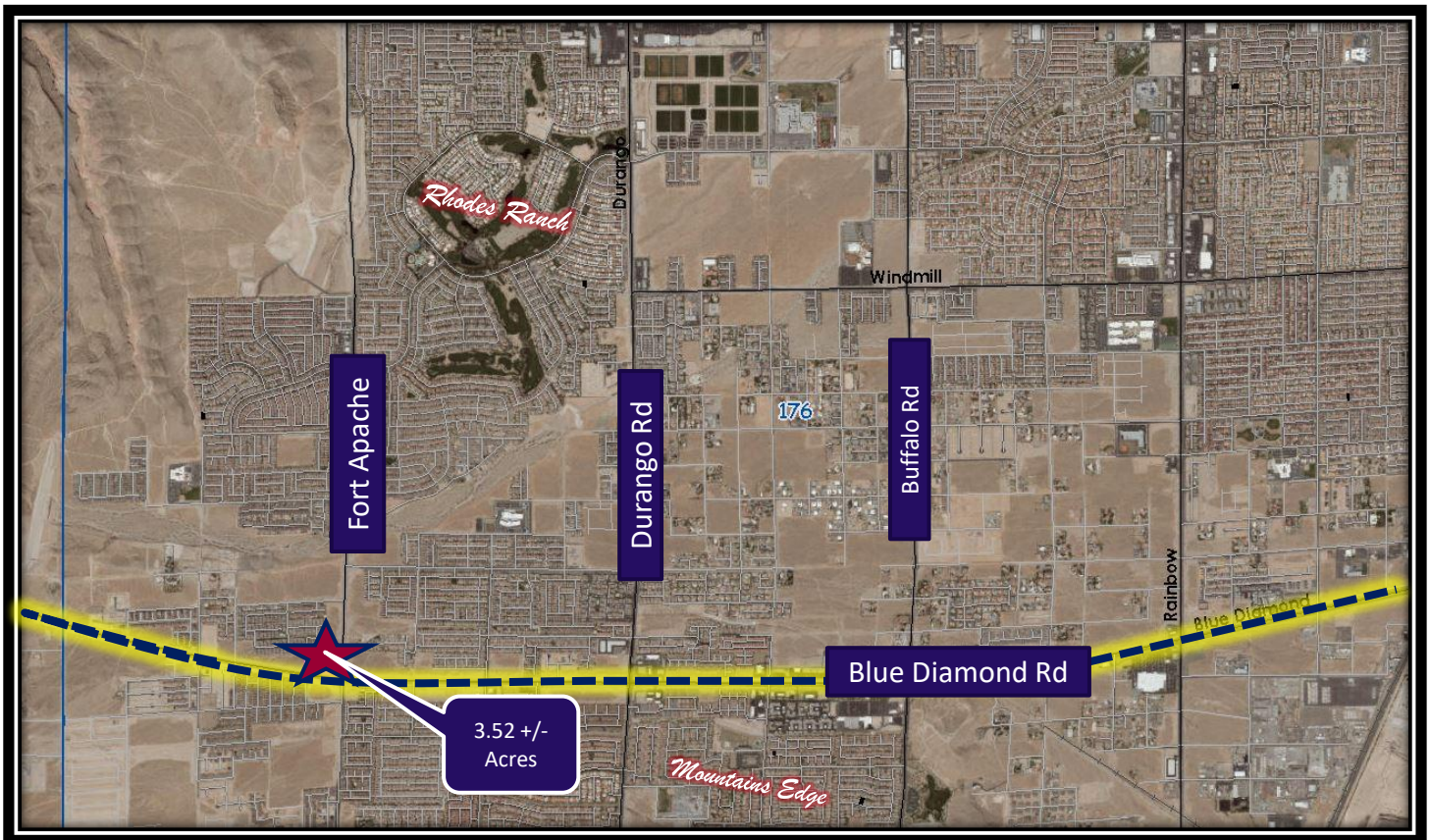
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2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

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



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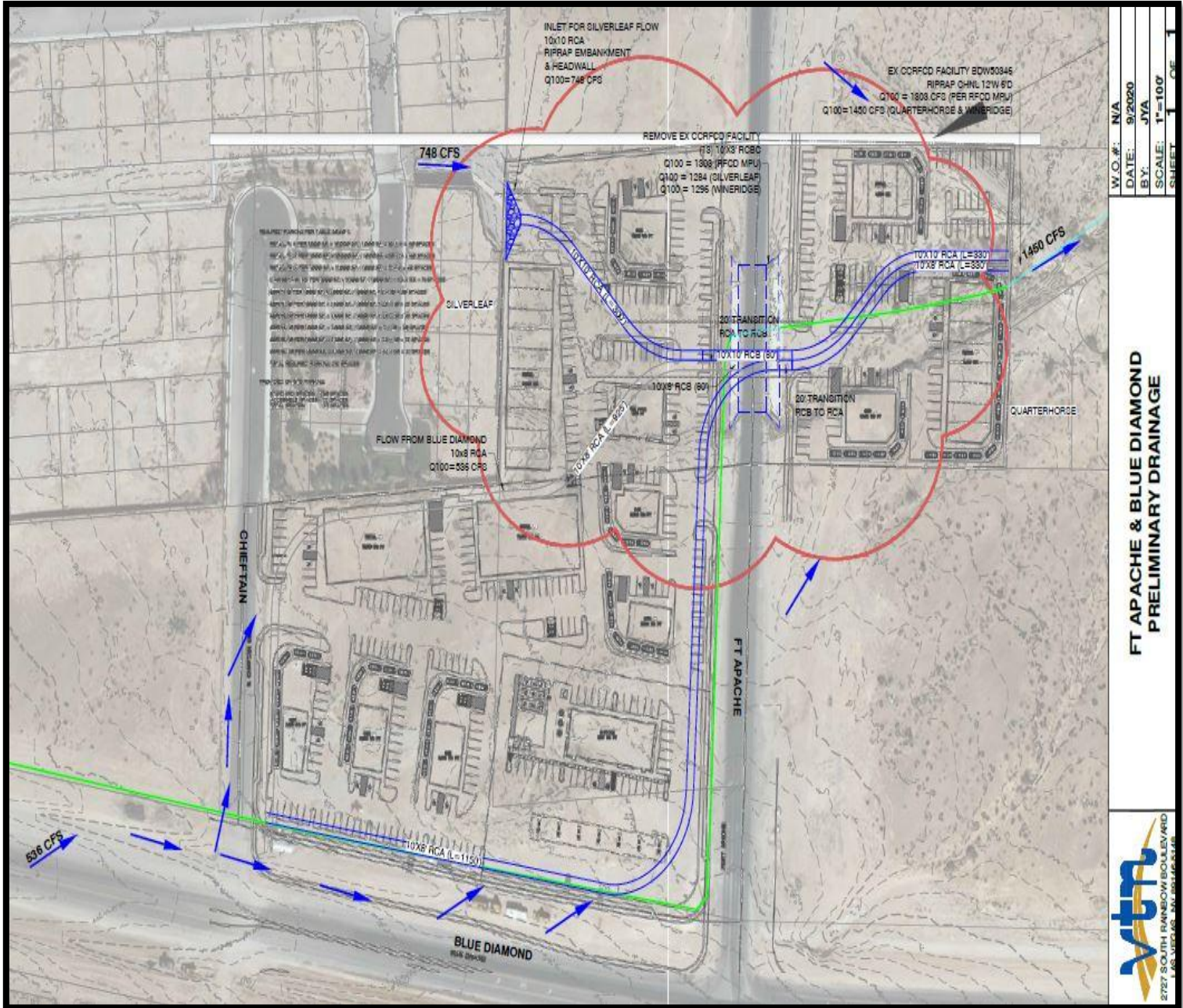
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Preliminary Drainage



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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

3.52 +/- Acres NWC Blue Diamond & Fort Apache

Sewer Map



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

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