

Exclusive Listing

34.23 +/- Acres Vacant Land - \$9,900,000

Located in the South West of Las Vegas, NV 89141



- APN # 191-06-401-004
- 2025 taxes \$11,065.46
- \$289,219.98 per acre
- This property is very raw & a mountain
- Zoned Rural Estates (RE)
- Planned Land Use is PF which is for public and quasi-public services and facilities such as schools, libraries, churches, museums, cemeteries
- Adjacent parcel to the south-54.37 acres-sold in 2024 to home builder for 190 Lots. Access road under development. See enclosed map.

- Just west of a golf course community
- Perfect for several estates or a mega-mansion on top of the mountain with unobstructed city views
- Owner Licensee
- Seller requests First American Title, Proof of Funds, and \$200,000 EMD
- Located in the unincorporated Clark County Enterprise District



Mark Anthony Rua

Lic# 26655

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Cell: 702-595-6244

2855 St Rose Parkway, Suite 100, Henderson, NV 89052

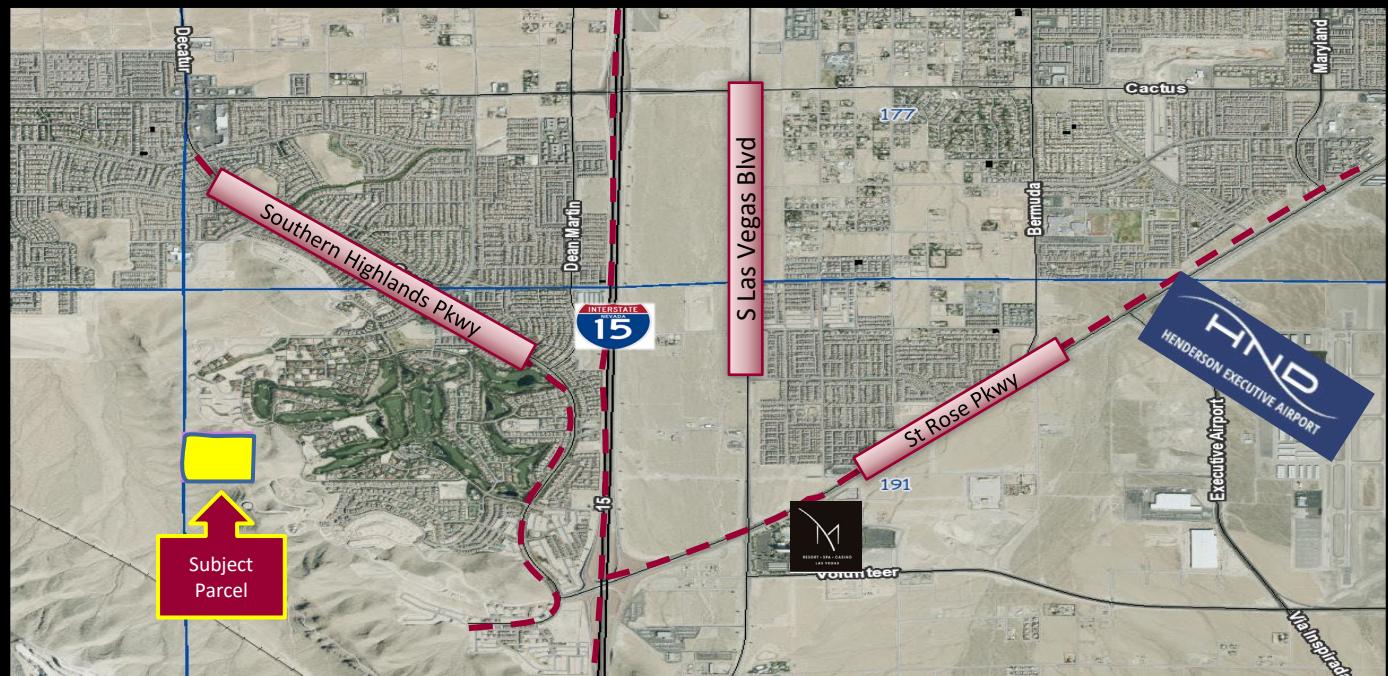
markanthonyrua@gmail.com www.mrlandalasvegas.com



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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Access Road Development



Mark Anthony Rua

Brokers

REAL ESTATE CONSOLIDATED

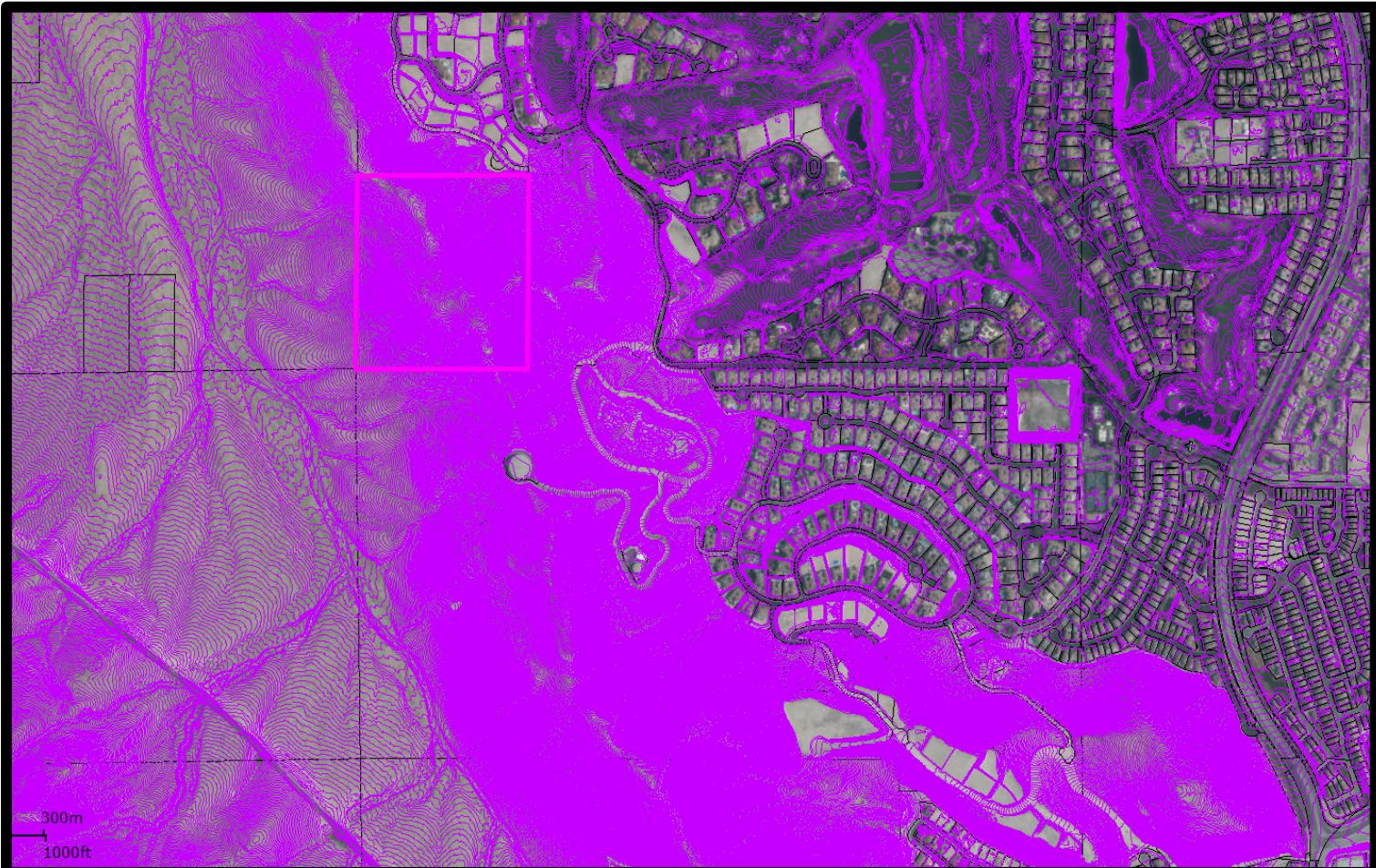
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This is a Topographical Map to show the terrain and elevations of the area with the parcel outlined in pink.



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Demographics 3 mile radius 2020		Trends- 2020- 2025 Annual Rate
Population	8,926	2.60%
Households	2,293	2.57%
Owner-Occupied Housing Units	1,935	2.64%
Median Household Income	\$97,910	1.54%



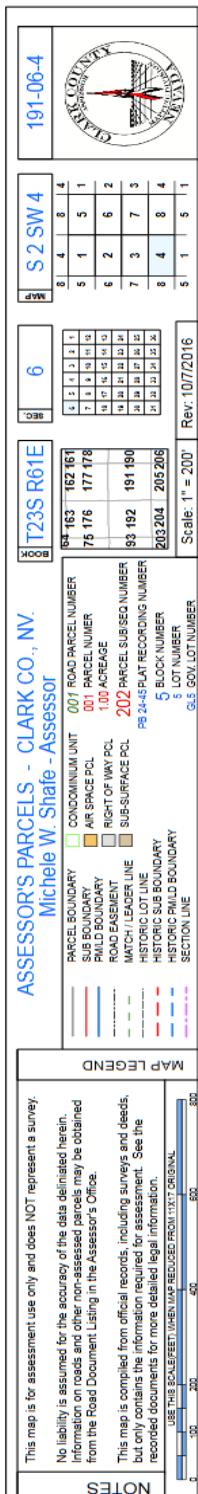
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TAX DIST 625

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The logo for ERA Mark A Brokers. It features a red 3D-style house icon on the left, with the letters 'ERA' in white inside the house. Below the house is a red horizontal bar with the words 'REAL ESTATE' in white. To the right of the house, the words 'Mark A' are stacked vertically in a large, dark blue font. Below 'Mark A' is 'Brokers' in a slightly smaller dark blue font. At the bottom right is the word 'CONSOLIDATED' in a smaller, dark blue font.

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