

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
Brokers

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

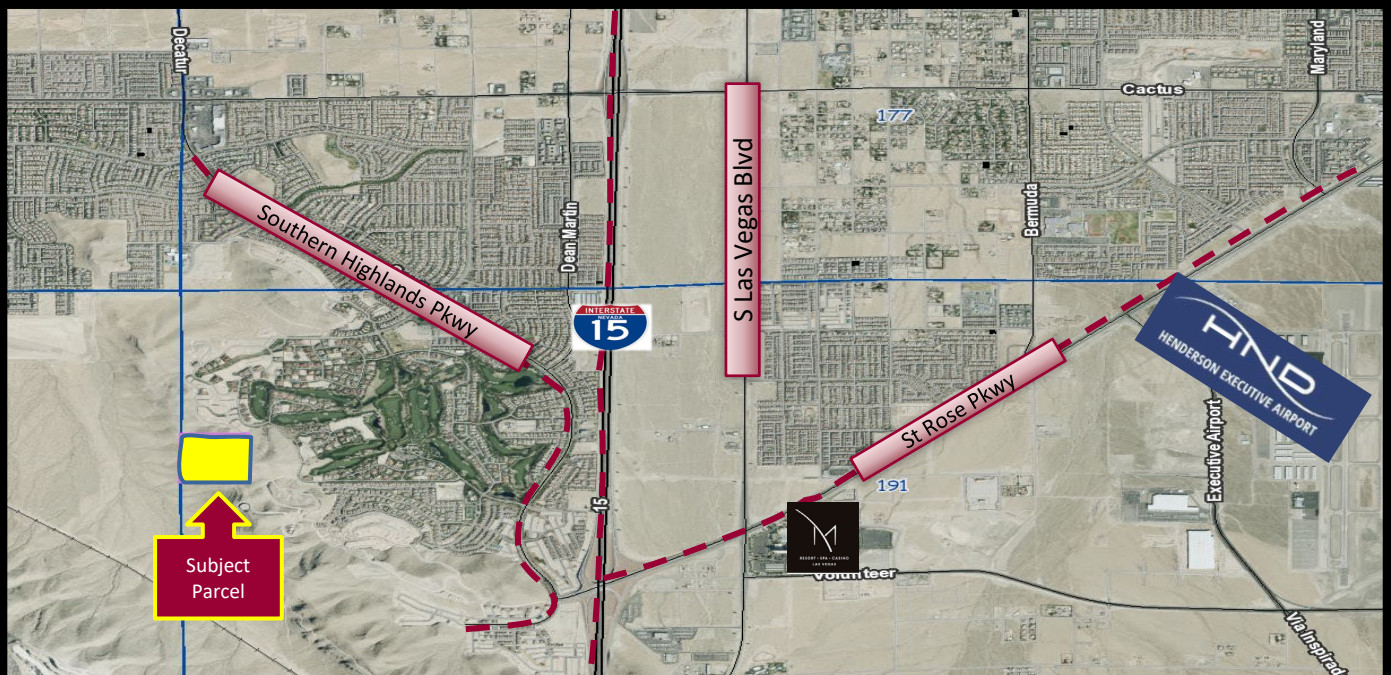
Office: 702-992-7534
Cell: 702-595-6244



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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Mark Anthony Rua
Brokers 2855 St Rose Parkway

CONSOLIDATED

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Access Road Development



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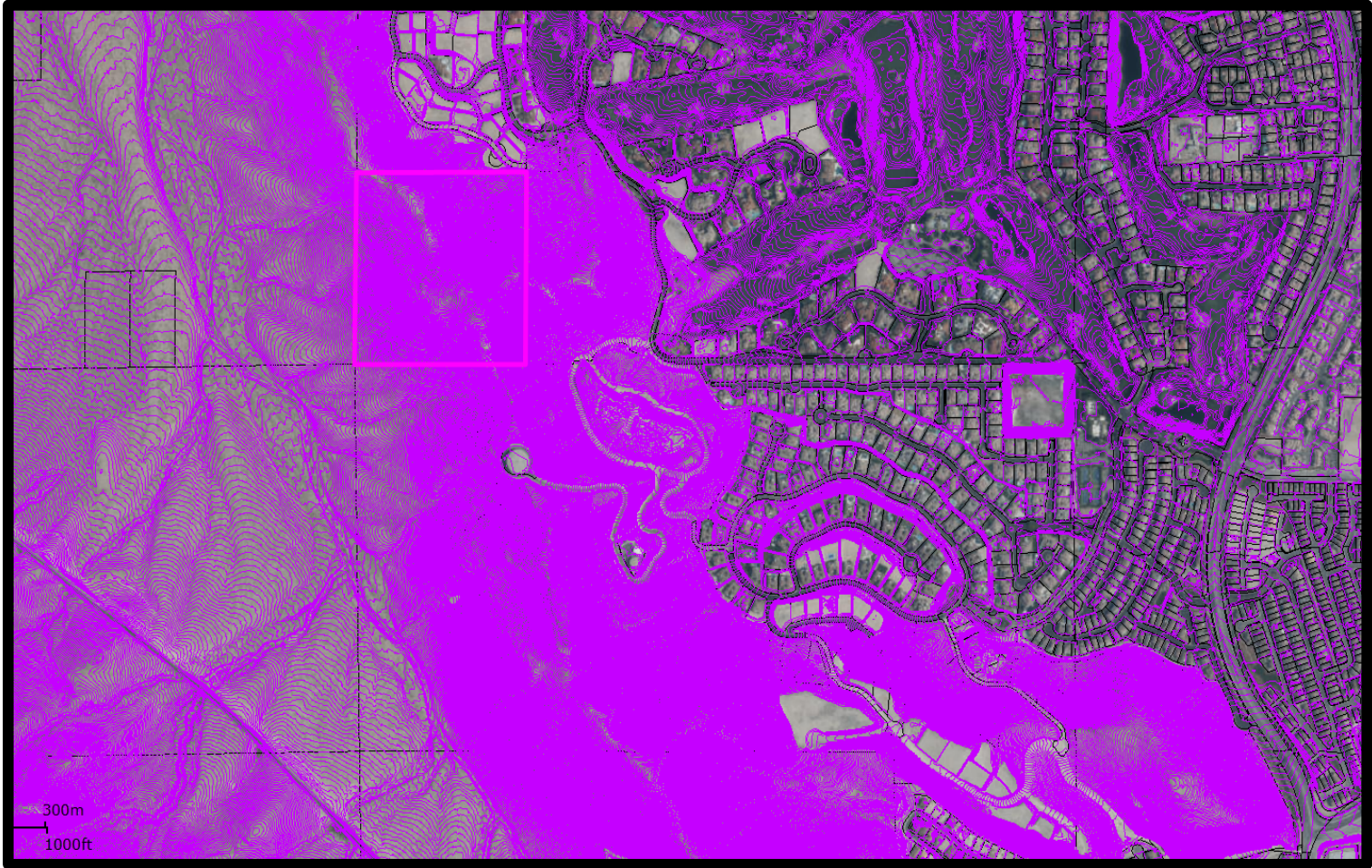
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This is a Topographical Map to show the terrain and elevations of the area with the parcel outlined in pink.



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

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.

MAP LEGEND: PARCEL BOUNDARY, SUB BOUNDARY, PAID BOUNDARY, EASEMENT, RIGHT OF WAY POL, SUB-SURFACE POL, MCHS EASER LINE, HISTORIC LOT LINE, HISTORIC SUB BOUNDARY, HISTORIC PAID BOUNDARY, SECTION LINE.

Scale: 1" = 200'

Rev: 10/7/2016

6

S2 SW 4

191-06-4

CLARK COUNTY

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