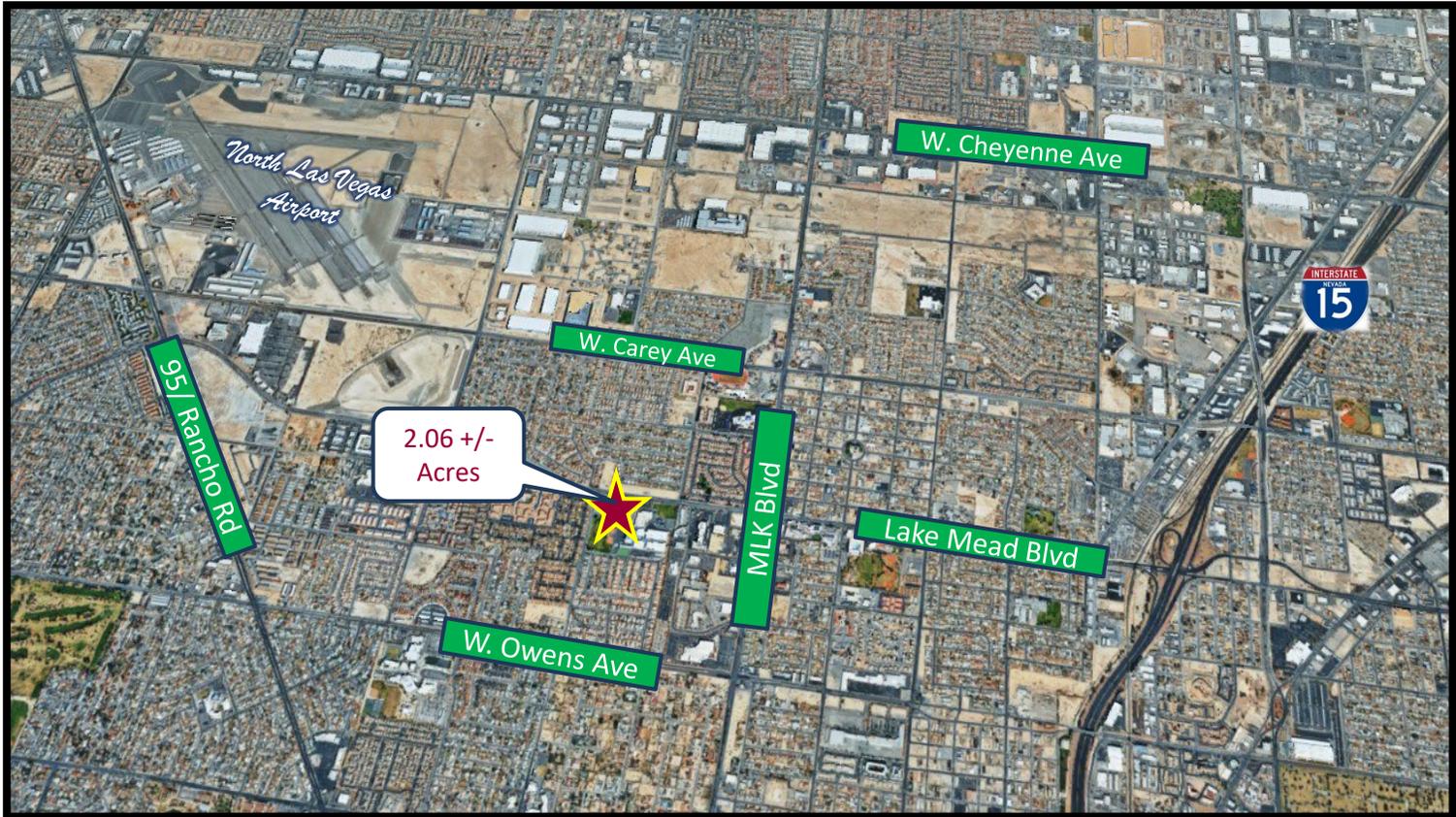


EXCLUSIVE LISTING!

2.06 +/- Acres Commercial Land Listed -\$1,200,000
 Lake Mead Blvd & Tonopah Drive Las Vegas, NV 89106



- APN # 139-21-314-003; 004
- City of Las Vegas jurisdiction
- 2.06 +/- total acres
- Parcel -003 zoned RE-residential
- Parcel -004 zoned C-1-Limited Commercial-retail shopping and personal services.
- Street improvements: paved roads, sidewalks, street lights, utilities nearby
- Busy established commercial area near North Las Vegas Airport, Rancho Rd business center, and I-15
- 2026 Taxes: \$3,614.21 for each parcel

Demographics- 2025		
	5 Mile Radius	Trends %
Population	515,830	0.62%
Households	184,394	0.83%
Median Household Income	\$60,578	2.79%



Mark Anthony Rua
Brokers

S.026655

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

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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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.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM IT'S ORIGINAL.

0 100 200 300 400 500 600 700 800 900 1000

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- Field Boundary
- Road Easement
- Historic Lot Line
- Historic Sub Boundary
- Historic Field Boundary
- Section Line

CONDOMINIUM UNIT

125	124	123
138	139	140
163	162	161

T20S R61E

21

139-21-3

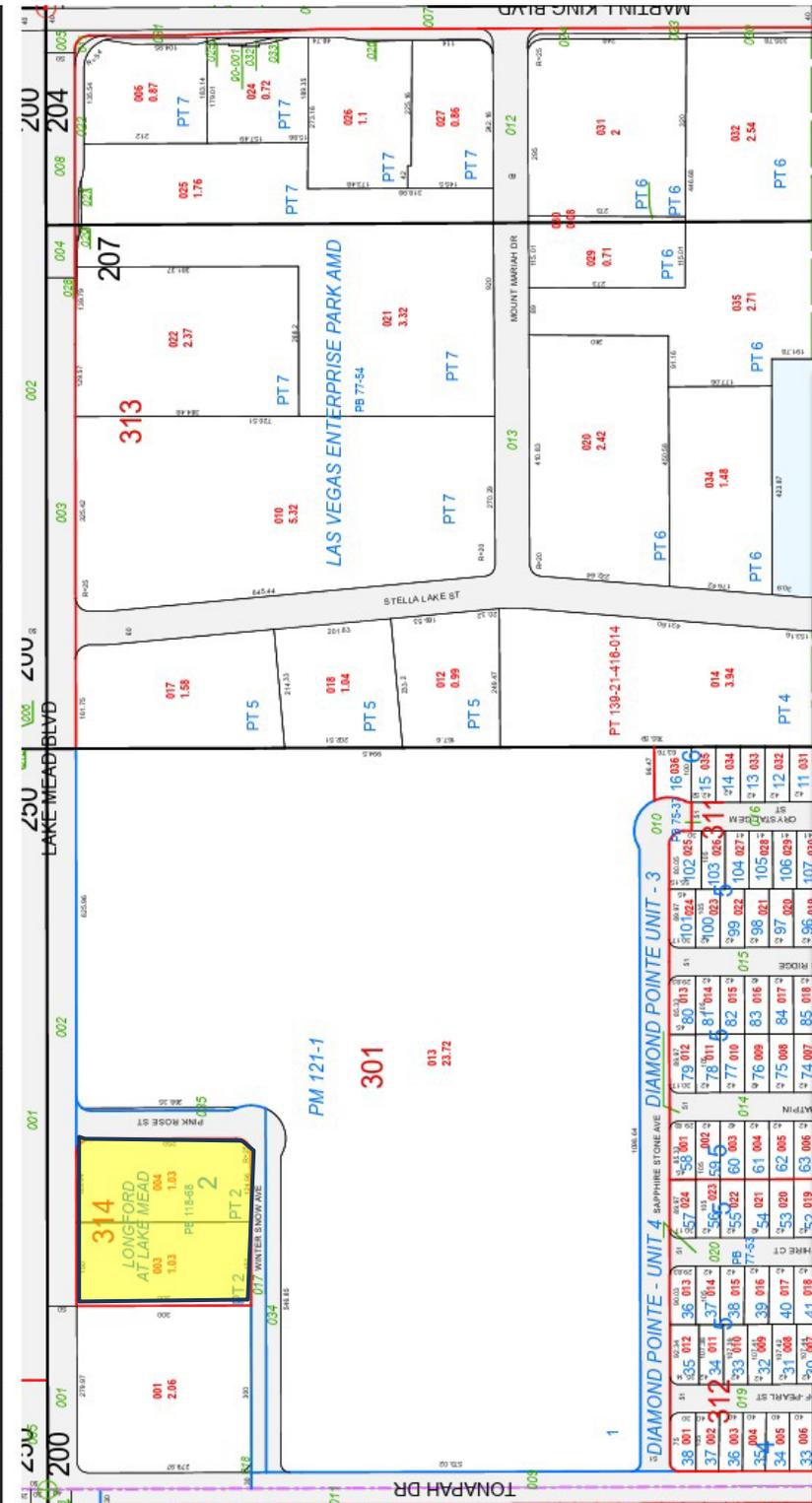
N 2 SW 4

REV: 7/27/2023

Scale: 1" = 200'

CLARK COUNTY

ASSASSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Jonison - Assessor



2.06 +/- Acres Commercial Land