

EXCLUSIVE LISTING

0.96 +/- Acres at Windmill Ln and Fairfield Listed at \$1,100,000
8140 Fairfield Ave Las Vegas, NV 89123



- ❖ APN # 177-16-501-014; 003
- ❖ Two parcels totaling 0.96 +/- Acres
- ❖ Unincorporated Clark County Enterprise District Zoned Single Family –RS20- 2 units per acre
- ❖ Planned Land Use is NC-Neighborhood Commercial
- ❖ 2025/26 Taxes - \$1,992.88 for both parcels
- ❖ Improvements include paved streets with partial sidewalk and light poles, partial enclosure with point of ingress, and concrete pad. Sewer lines in Windmill & Fairfield.

- ❖ Rapidly Developing area South of the Las Vegas Strip
- ❖ The new Raiders Stadium-Allegiant-nearby
- ❖ Just south of McCarran Airport
- ❖ I-215 goes east to Henderson and west to Mountain's Edge, Summerlin, & Red Rock
- ❖ Silverton Hotel & Casino has fine restaurants and is famous for the Bass Pro Shops
- ❖ Traffic Count at LV Blvd and Windmill is 34,000 daily
- ❖ Utilities: Lateral Water Line from Windmill/ Existing well on -014



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Demographics (3 SF Mile Radius-2025)

Population	112,116
Households	45,899
Owner-Occupied Housing Units	26,071
Average Household Income	\$128,412



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