

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



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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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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ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

177-16-5

16

163 162 161
176 177 178
192 191 190

Scale: 1" = 200'

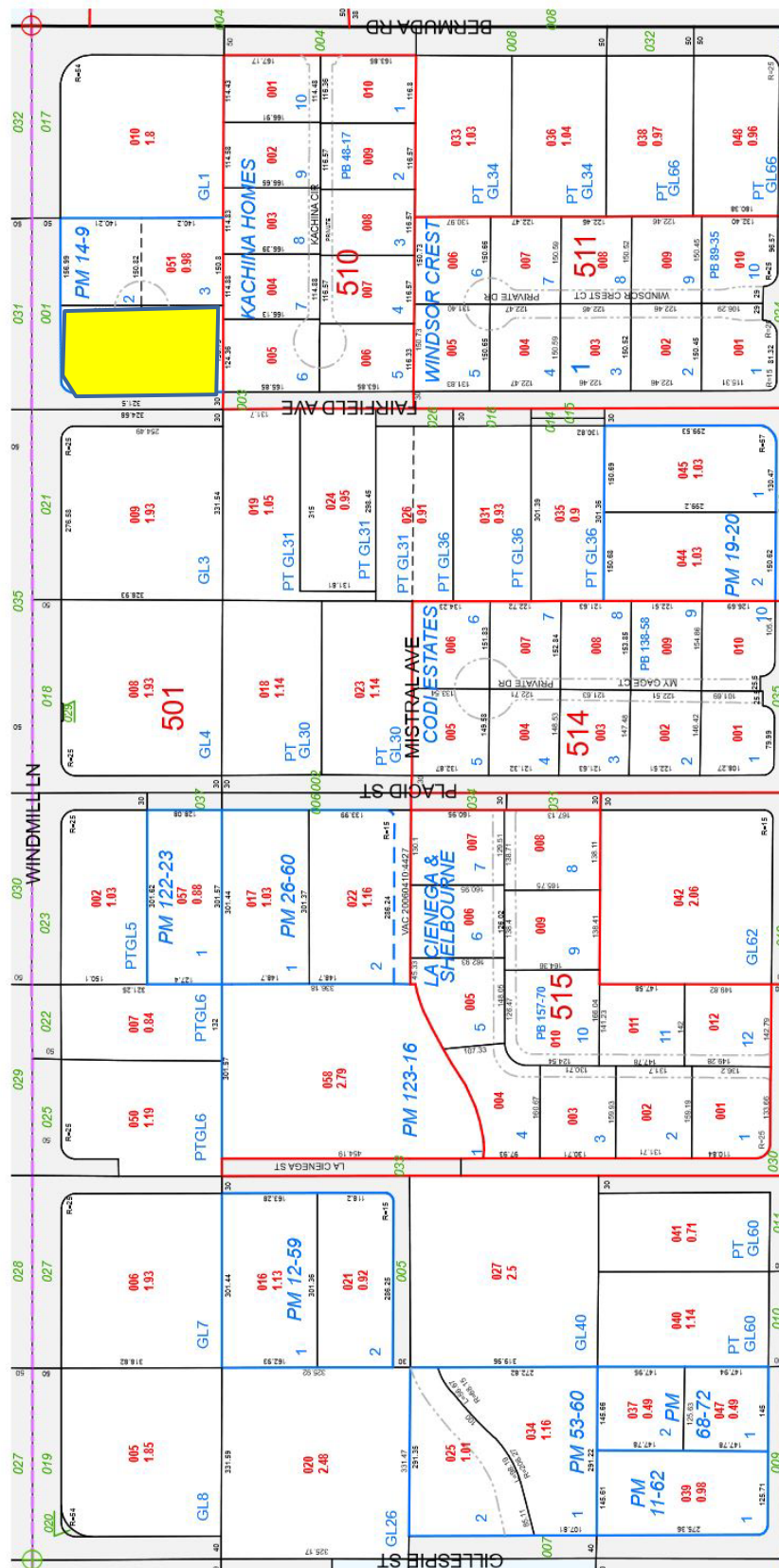
Rev: 1/10/2019

MAP LEGEND

PARCEL BOUNDARY
CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
ROAD EASEMENT
MATCH - LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
SECTION LINE

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.
THIS DOCUMENTATION WAS REDUCED FROM 100% ORIGINAL



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