

EXCLUSIVE LISTING!

4.68 +/- Acres Commercial Land - \$4,000,000
3500 N Rancho Drive, Las Vegas NV 89130



- ***Owner-Licensee***
- APN # 138-12-710-044/ 138-12-710-001
- 4.68 +/- Acres
- \$854,700.85 Per Acre
- City of Las Vegas Jurisdiction
- Zoned C-1 for Limited Commercial District- retail and personal services, and mixed-use developments.
- Tentative Map for 39 Lots available. See enclosed Site Plan.
- Improved roads include gutters, curbs, sidewalks, lights, and utilities nearby
- Billboard lease in place- \$856.06 monthly
- 2025 Taxes are \$13,474.05



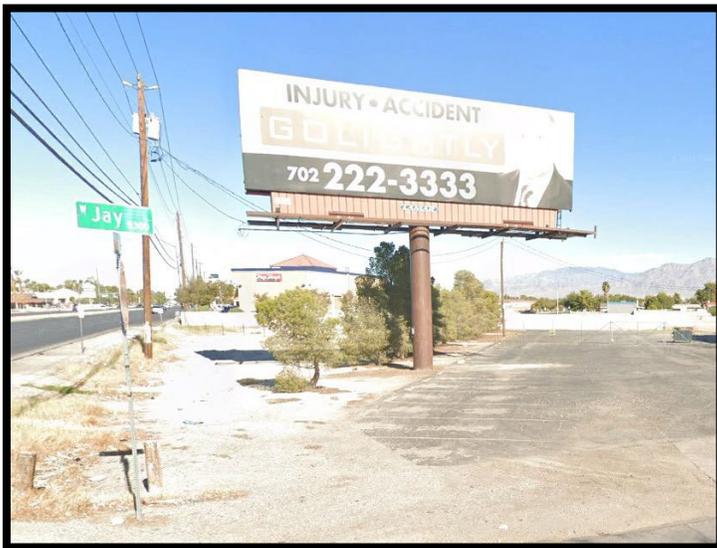
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Billboard faces
Rancho/
Structures have
been removed



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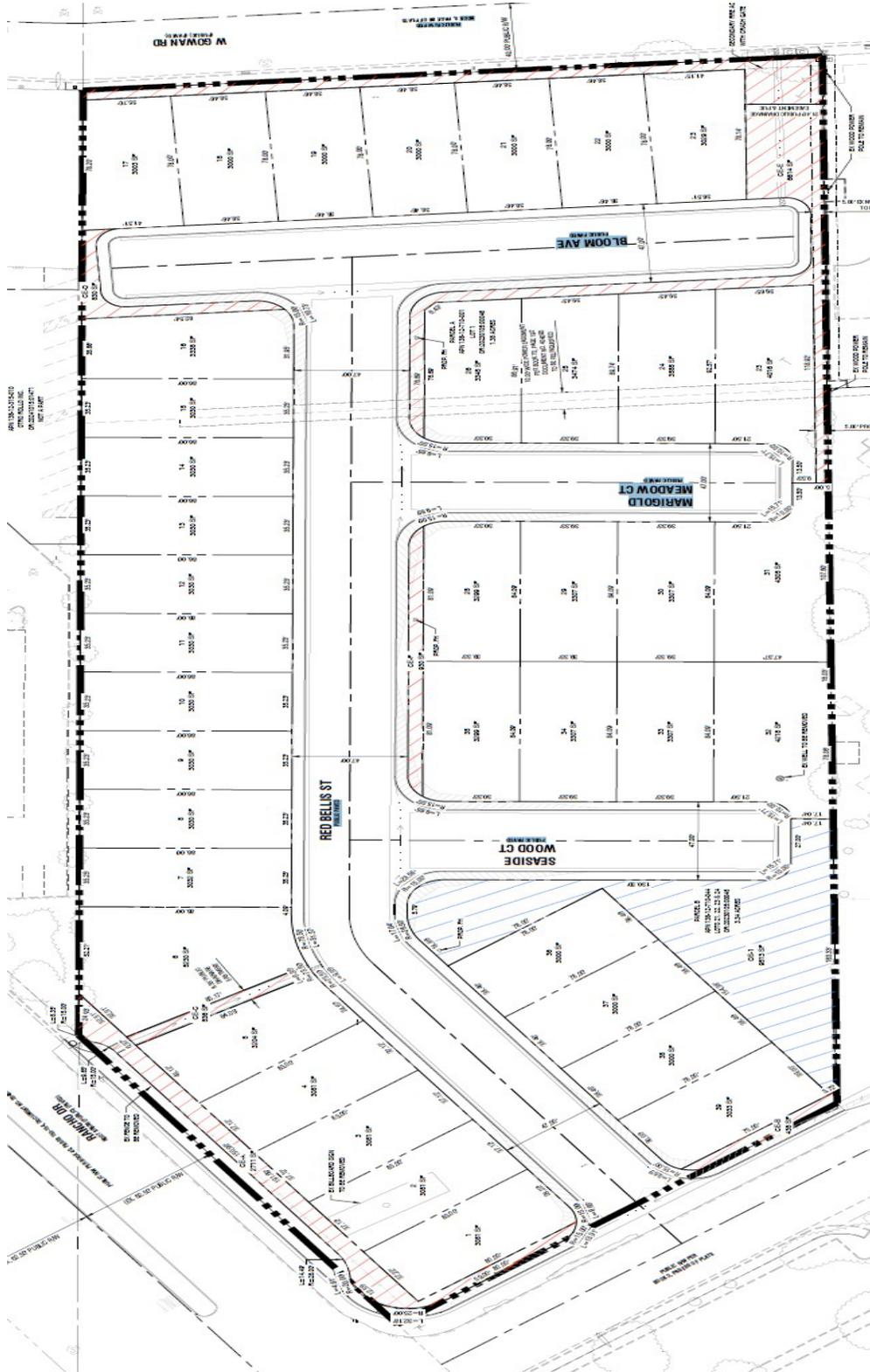
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Site plan -39 lots



Tentative Map
Available



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