

EXCLUSIVE LISTING!

1.90 +/- Acres Commercial – Site Plan for Mini-Storage
Listed for \$2,500,000 165 E. Windmill Ln Las Vegas, NV 89123



- APN # 177-16-102-004/ 005
- Unincorporated Clark County – Enterprise District
- Planned Land Use- Neighborhood Commercial
- Rezoned to Commercial – C-1; NOFA approved
- Site plan approved for a 4 Story Mini-Storage Facility-935 total units. (Site Plan Enclosed)
- Great location in the South Valley down from the Silverton Resort and close to golf clubs/ shopping centers
- House and structures on parcel/ built in 1978
- Existing well. Can be connected to municipal water.
- Fire hydrant on property.
- Acres 1.90 +/- for both parcels at SEC Rancho Destino & Windmill



Mark Anthony Rua
Brokers

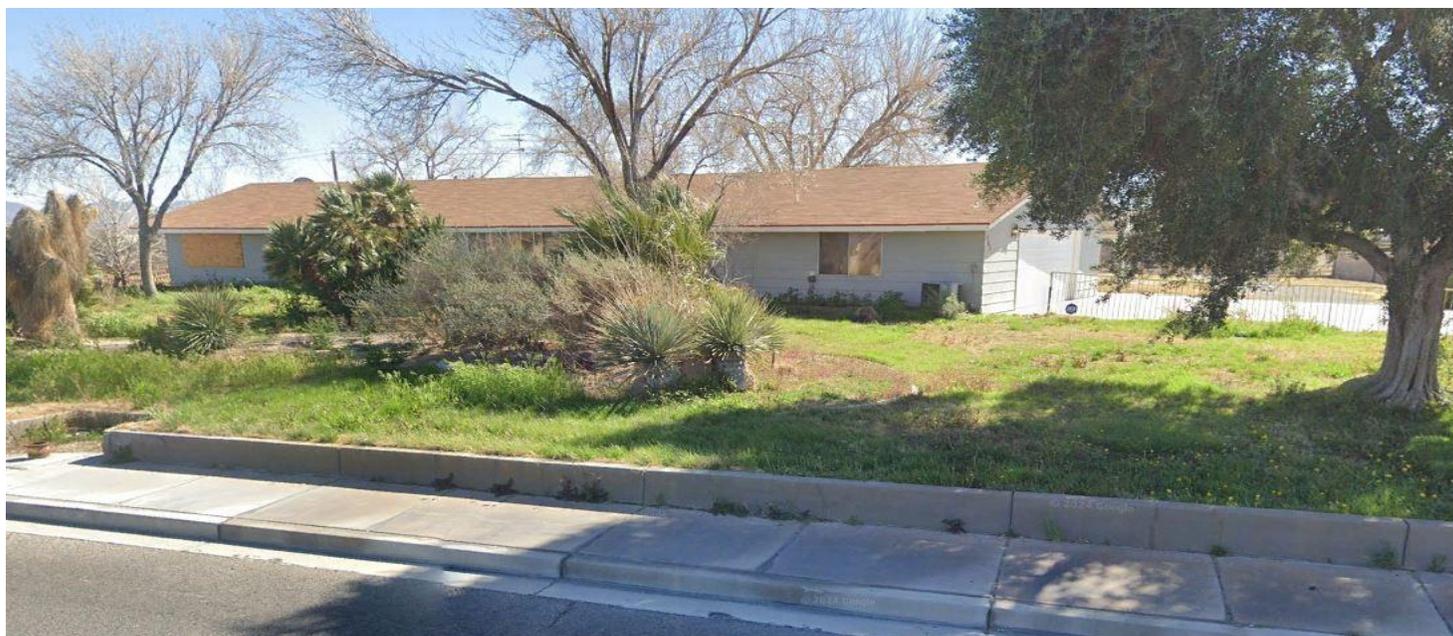
S.026655

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

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
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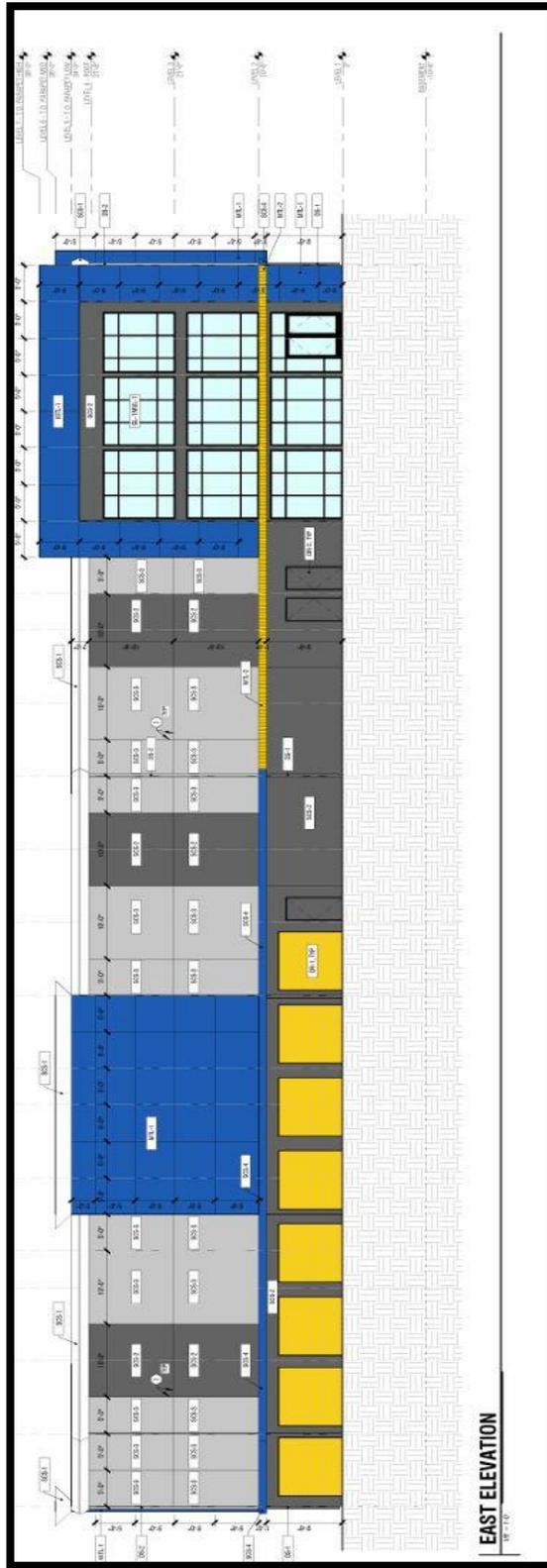
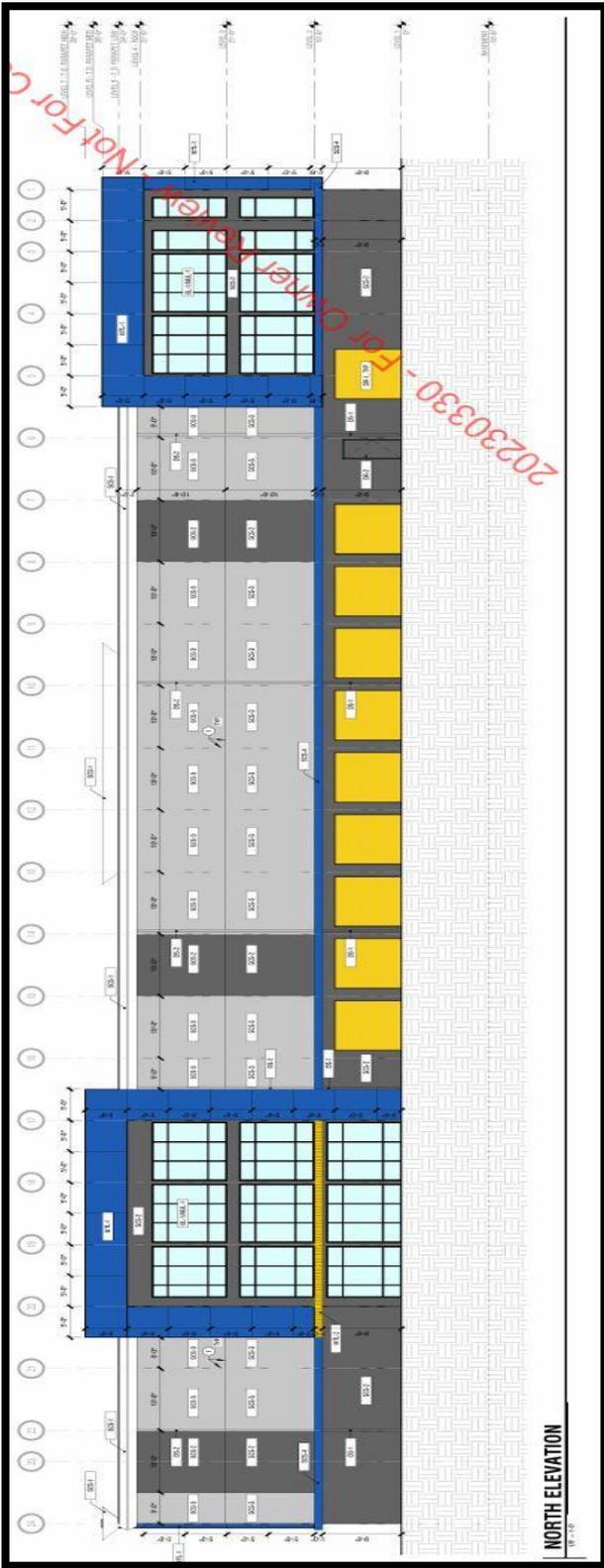
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ELEVATIONS



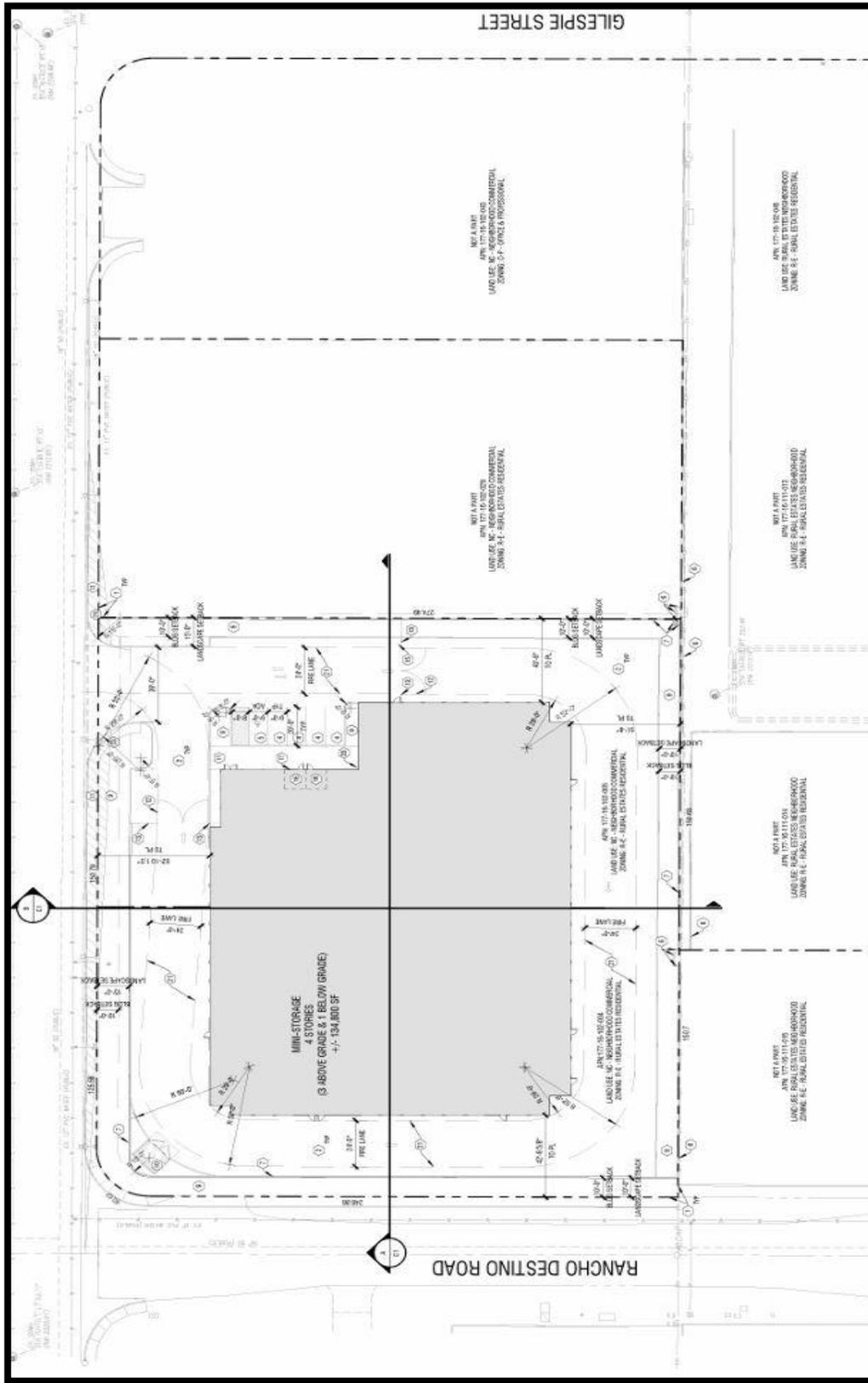
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SITE PLAN



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REAL ESTATE CONSOLIDATED

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

177-16-1
 N 2 NW 4
 16
 T22S R61E
 Scale: 1" = 200'

Rev: 1/8/2019

163 162 161
 176 177 178
 192 191 190

001 PARCEL NUMBER
 001 ROAD PARCEL NUMBER
 001 AIR SPACE PCL
 1.00 ACREAGE
 202 PARCEL SUB/SECT NUMBER
 PG 246 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 G.S. GOV. LOT NUMBER

PARCEL BOUNDARY
 SUB BOUNDARY
 PMLD BOUNDARY
 ROAD BOUNDARY
 MATCH/LEADER LINE
 HISTORIC LOT LINE
 HISTORIC SUB BOUNDARY
 SECTION LINE

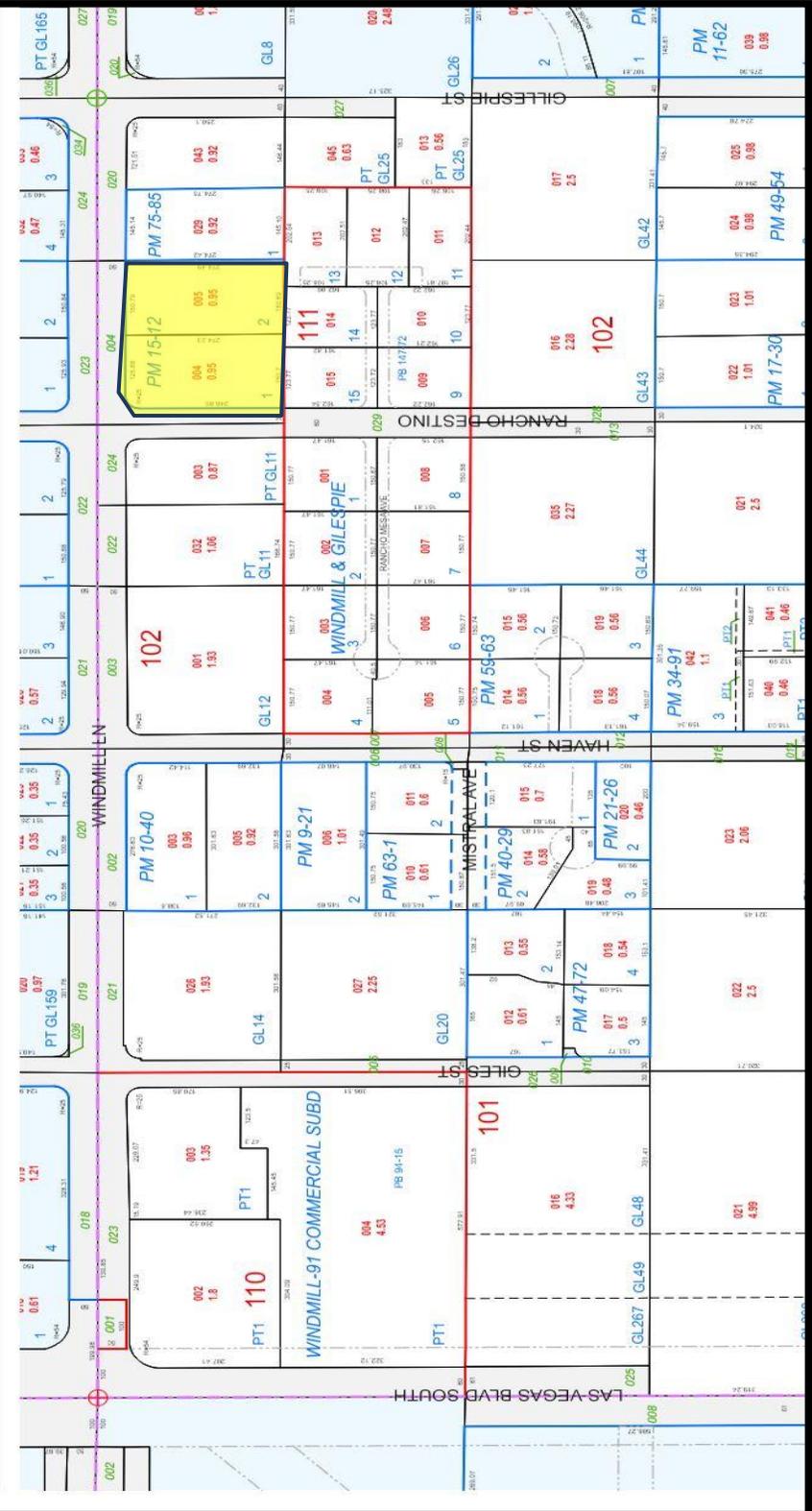
CONDOMINIUM UNIT
 AIR SPACE PCL
 RIGHT OF WAY PCL
 SUBSURFACE PCL
 PG 246 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 G.S. GOV. LOT NUMBER

MAP LEGEND

NOTES

USE THIS SCALE WHEN MAP REDUCED FROM 1:10,000 ORIGINAL

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.



1.90 +/- Acres Commercial

Cross Property Agent Full - DETAIL

LVR

Active-Exclusive Right

165 East Windmill Lane, Las Vegas, Nevada 89123

L/Price: \$2,900,000



MLS#: 2599029
Prop Type: Vacant/Subdivided Land
County: Clark County
Parcel ID: [177-16-102-004](#)
T / R / S: 22 / 61 / 16
Metro Map:
Community:
Subdivision:
Lot SqFt: 41,382 **DOM:** 159
Zoning: COMMERC, 12T02AC **Subd #:**
Zoning Auth: CCO **# Parcels:** 2
Master Plan: Commercial
CensusTrct: 002828



Ascc/Comm:

List Agent: [Mark Anthony Rua/005173](#)
License #: S.0026655

List Broker: [ERA Brokers Consolidated/REAX11](#)

General Information

Prev Parcel:	Acres +/-: 0.950	#Grs Acres: 1.90	\$/Acre: \$3,052,632
Lot SqFt: 41,382	Front: Other	#Net Acres:	
Lot Desec:		Water: Operable Wellon Property, Public 0-200'	Sewer: 0-200
Water:		Electric: Electric 0-200'	Gas: None
Electric:		Road:	Nearest Gravel:
Road:		Terrain: Cleared	Nearest Paved:
Terrain:		Environment Survey: N	Map:
Environment Survey:		Access Feat:	Flood Zone:
Access Feat:			Soil Report Available: N

Remarks

Directions: I-15- East on Windmill Lane. Parcels are the SEC at Rancho Destino.
Public: Unincorporated Clark County – Enterprise District Planned Land Use- Neighborhood Commercial Zoned RS20- 2 units per acre Being rezoned to Commercial – C-1 Site plan available for Mini-Storage Great location in the South Valley down from the Silverton Resort and close to golf clubs/ shopping centers House and structures on parcel/ built in 1978 Acres 1.90 +/- for both parcels at SEC Rancho Destino & Windmill

Association / CIC Information

Assoc/CIC N	Assoc Inc	Assess Freq	Other Fee
AssessYN	Assess \$ 0		Other Fee 3
Assoc CIC	Assoc Phn		TotCICMon \$0
Assoc CIC 3	Assoc Phn 3		

VOW/Financial/Listing Office Info

SID/LID: N	SID/LID Amt:	SID/LID Ann \$:	Foreclose: N
EarnDep: \$50,000	Ann Tax\$: \$2,860	Court Approval:	Short Sale: N
Repo/REO: N	Litigation:		
Finance Con: Cash		Rent:	TOM Status:
FIRPTA: N	NOD:	Lockbox Loc:	TStatus Dt:
Possession:			
Lckbx Type:			
Ag/Ag			
Remarks:			

Agent/Office Information

L/Agent: Mark Anthony Rua S.0026655	Phone: (702) 992-7534	REALTOR@: Y
Email: markanthonyrua@gmail.com	AgtFax: 702-558-3857	AgtOwnInt: N
L/Office: ERA Brokers Consolidated	Phone: 702-940-4500	Lease End:
Office Addr: 2855 Saint Rose Pkwy, #100, Henderson 89052	Photo Excl:	
Off Mgr: Nicole Sanzone		
Broker Name: David M. Grant		License #: B.0145710
Internet: Y	Public Addr: Y	
Team Cntct:		AVM: Y
Resident:		Occupancy:
Auct Type:		Gate Code 2:
Auct Date:		Comment: Y
ActDOM: 159		List Date: 07/11/2024
Combo LB:	Orig List Pr: \$3,250,000	Exp Date: 02/10/2025
	Power:	WithDate:



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