



SUNBELT
DEVELOPMENT & REALTY PARTNERS, LLC

RESIDENTIAL VACANT LAND
LAS VEGAS, NV

FOR SALE
± 1.89 AC VACANT LAND
RESIDENTIAL
\$900,000

N Durango Dr & W Lone Mountain Rd
Las Vegas, NV

STRIP FACING OVERVIEW



Drone Flight Date: September 9, 2026

Information is deemed to be reliable but is not guaranteed. The Buyer should conduct an independent investigation to determine the suitability of the property.

DYLAN WOLF
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LICENSE BS.0146464



SOUTHEAST FACING OVERVIEW



A P N : 125-32-804-003

Drone Flight Date: September 9, 2026



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NORTH FACING OVERVIEW



A P N : 125-32-804-003

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WEST FACING OVERVIEW



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RANGE MAP

POINTS OF INTEREST

LOCATION

- > 22 minute drive to Red Rock Canyon
- > 40 minute drive to Mt Charleston

CONNECTIVITY

Lone Mountain.....	2.5 mi • 6 min
North Las Vegas Airport.....	6 mi • 14 min
Summerlin.....	7 mi • 15 min
North Las Vegas.....	12 mi • 23 min
Las Vegas Strip.....	17 mi • 25 min
Harry Reid International Airport.....	20 mi • 28 min
Henderson.....	29 mi • 45 min

LEGEND

-  10 Minute Drive
-  40 Minute Dive



ZONING MAP & POPULATION



Population:



1 Mile:	11,739
3 Miles:	117,295
5 Miles:	258,043

Residential Single-Family 20 (RS20) - This is established to accommodate low-density, single-family residential development and agricultural uses.

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CONTACT

Sunbelt Development & Realty Partners brokers, develops, and invests in raw land. Over the past 30 years, we have acquired, sold, and invested in more than \$2 billion in land. Our clients, investors, and business partners are among the most prominent real estate brands in America.



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