

# Exclusive Listing

## Vacant Land For Sale \$799,000

0.70 Acres Cheyenne Ave & Allen Ln, North Las Vegas, NV. 89032



- ☐ APN # 139-08-417-018 & 019
- ☐ 0.70 +/- Acres,
- ☐ Price per Acre: \$1,141,428.50
- ☐ 2025 Taxes \$6,023.50 both parcels
- ☐ HOA \$1,080 per quarter
- ☐ Zoned for (PUD)- Planned Unit Development- this serves as an alternative to conventional zoning and encourages innovations in residential, commercial, and industrial development.
- ☐ Improvements surrounding the parcel include paved roads, sidewalks, curbs, and available utilities.
- ☐ Located inside the Cheyenne Business Park
- ☐ Traffic Count of 30,040 per day

### Demographics

\* 3 mile radius-2023 \*

Population	169,049
Number of Households	56,815
Average Household Income	\$86,858
Median Household Income	\$64,659



**Mark Anthony Rua**  
Brokers

Lic #26655

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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.



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REAL ESTATE CONSOLIDATED

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**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.

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

0 100 200 300 400 500 600

MAP LEGEND

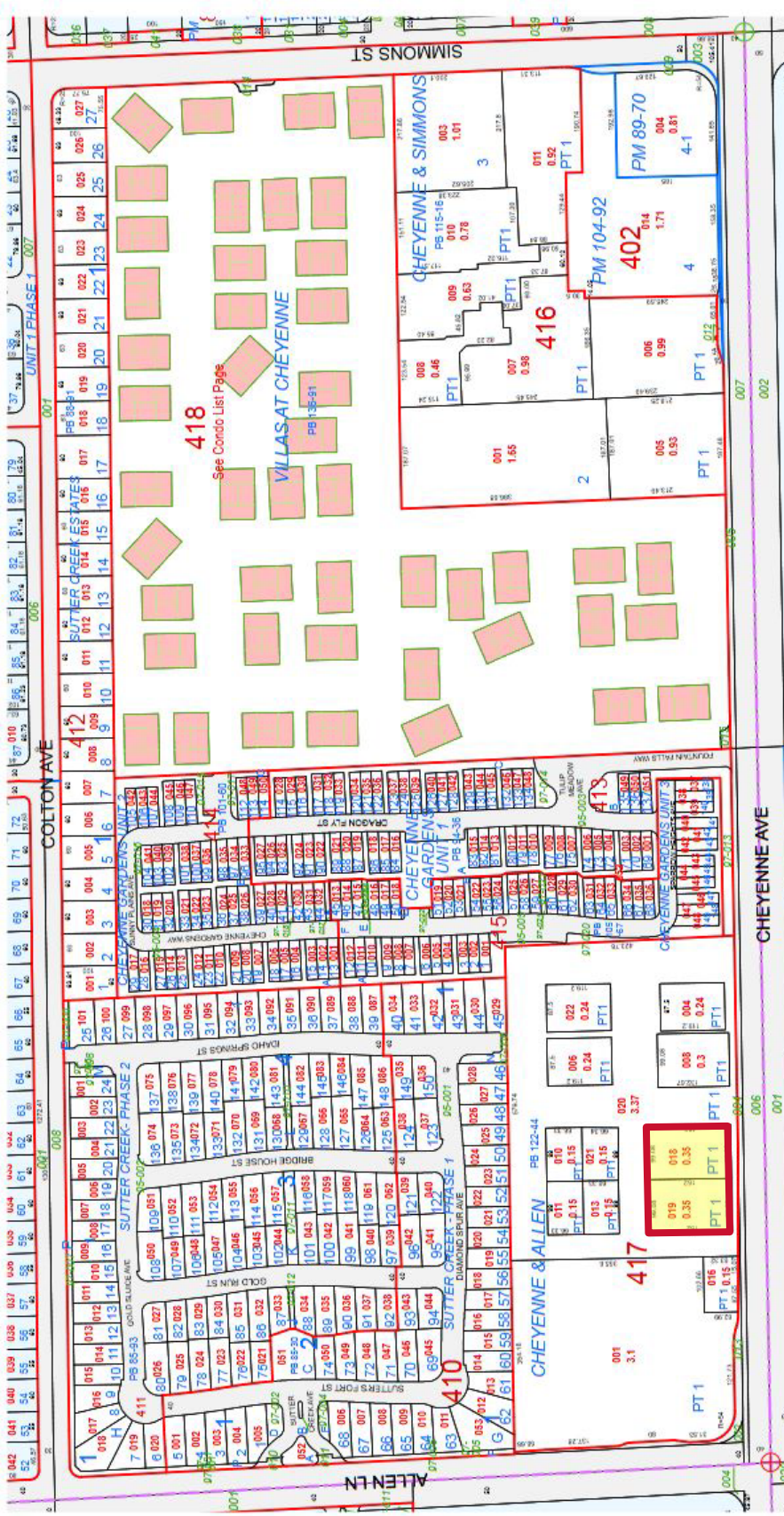
- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVED ROAD
- RIGHT OF WAY POL
- 1:00 ACREAGE
- 202 PARCEL SUB SECT NUMBER
- FB 244-4E PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 945 900 LOT NUMBER
- CONDOMINIUM UNIT
- 001 PARCEL NUMBER
- 1:00 ACREAGE
- 202 PARCEL SUB SECT NUMBER
- FB 244-4E PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 945 900 LOT NUMBER
- HISTORIC PLAT BOUNDARY
- SECTION LINE

ASSESSOR'S PARCELS - CLARK CO., NV.  
Michele W. Shafte - Assessor

BOOK	T20S R61E	8	MAP	S 2 SW 4	139-08-4		
26125	124	123	37138	140	84163	162	161
1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32
33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56
57	58	59	60	61	62	63	64
65	66	67	68	69	70	71	72
73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88
89	90	91	92	93	94	95	96
97	98	99	100	101	102	103	104
105	106	107	108	109	110	111	112
113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128
129	130	131	132	133	134	135	136
137	138	139	140	141	142	143	144
145	146	147	148	149	150	151	152
153	154	155	156	157	158	159	160
161	162	163	164	165	166	167	168
169	170	171	172	173	174	175	176
177	178	179	180	181	182	183	184
185	186	187	188	189	190	191	192
193	194	195	196	197	198	199	200

Scale: 1" = 200'

Rev: 3/10/2017



TAX DIST 250

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