

EXCLUSIVE LISTING

Vacant Residential Land For Sale \$3,200,000
9.16+/- NEC of Stewart & Fogg St. Las Vegas, NV 89110



- ❖ Total of 9.16 +/- Acres located on northeast corner of Stewart and Fogg
- ❖ APN# 140-34-601-010
- ❖ Unincorporated Clark County Sunrise Manor jurisdiction.
- ❖ Zoned (R-E) for Rural Estate Residential- Parcel Cannot be Rezoned to Higher Density
- ❖ Planned Land Use is RNP-Rural Neighborhood Preservation. This allows a maximum of 2 dwelling units per gross acre. Allows for single-family, large-lot residences and equestrian facilities.
- ❖ 2025 Taxes- \$6,947.09

- ❖ Parcel is secured by fencing
- ❖ Utilities available in Stewart & Fogg.
- ❖ $\frac{1}{4}$ of the surrounding property has improvements such as sidewalk with street gutters and a sidewalk indenture that is designed for a driveway.
- ❖ Located in a well-developed area next door to a local church.
- ❖ Lake Mead Blvd to the north goes to Lake Mead Recreation Area.
- ❖ Gorgeous views of Sunrise Mountain



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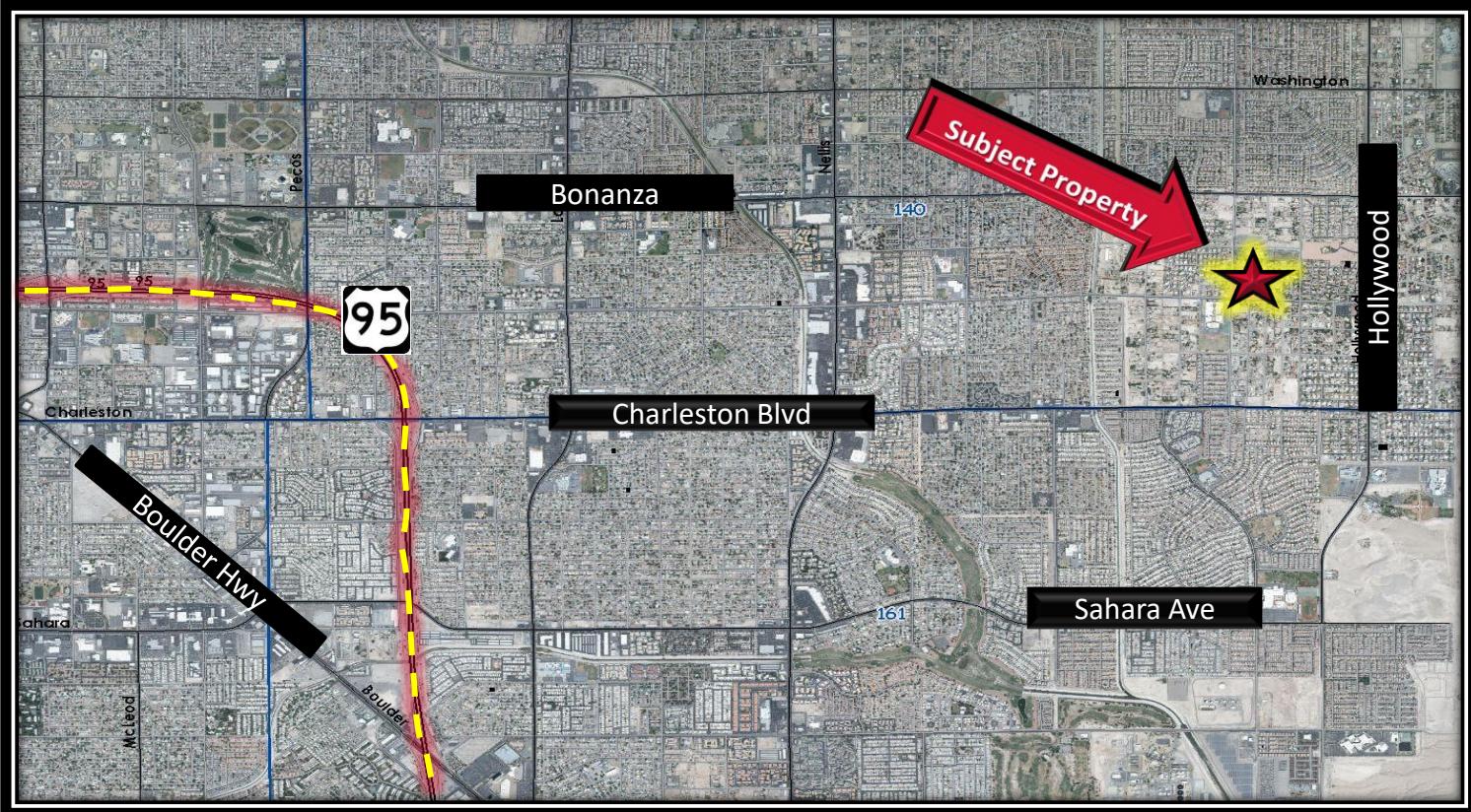


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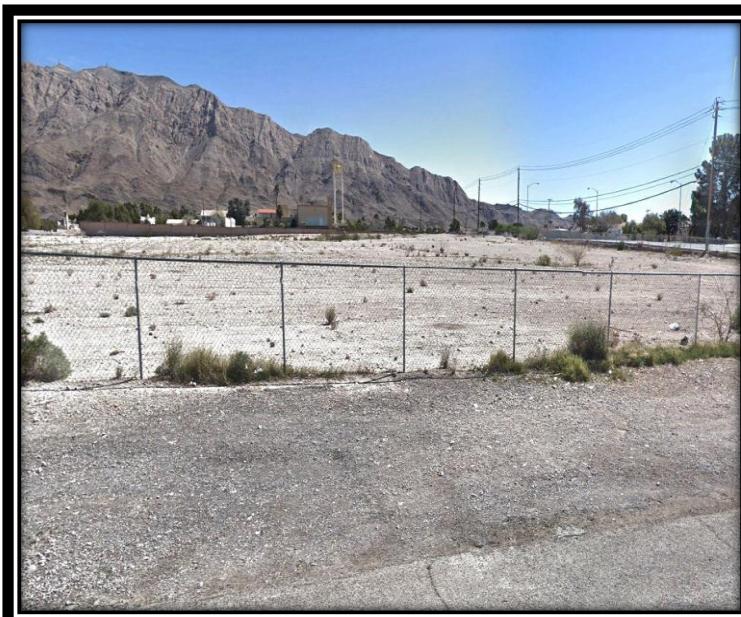
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Demographics (3 sq. mile radius-2020)

Population	159,164
Households	48,318
Owner-occupied housing units	27,704
Average Household Income	\$62,182



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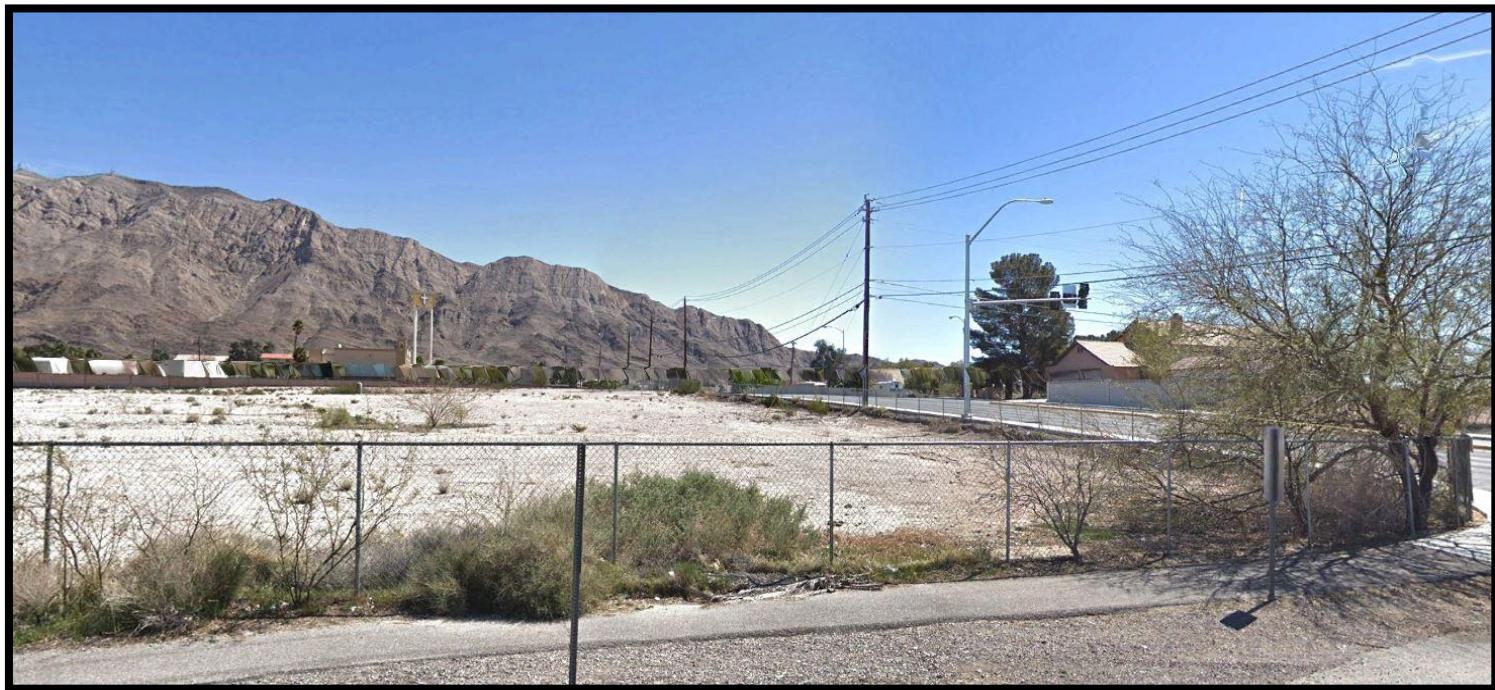


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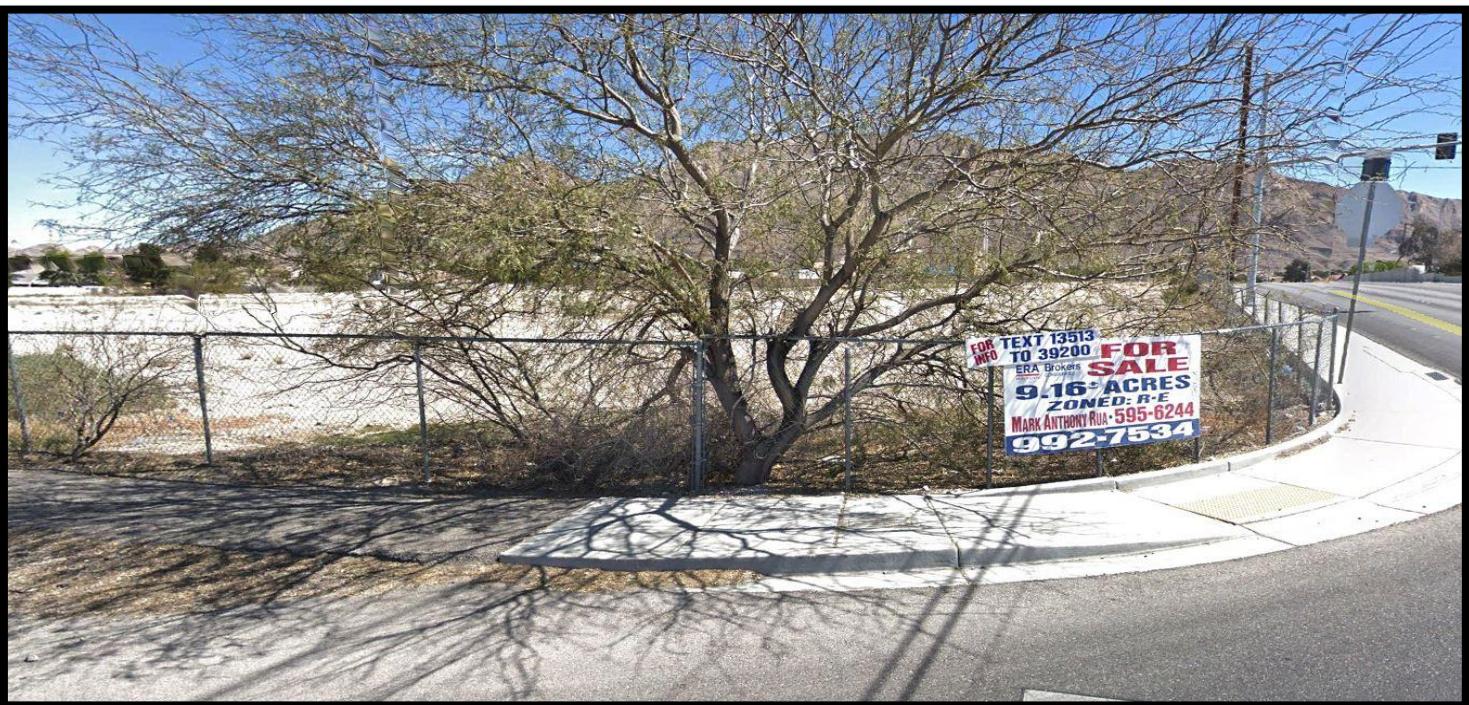
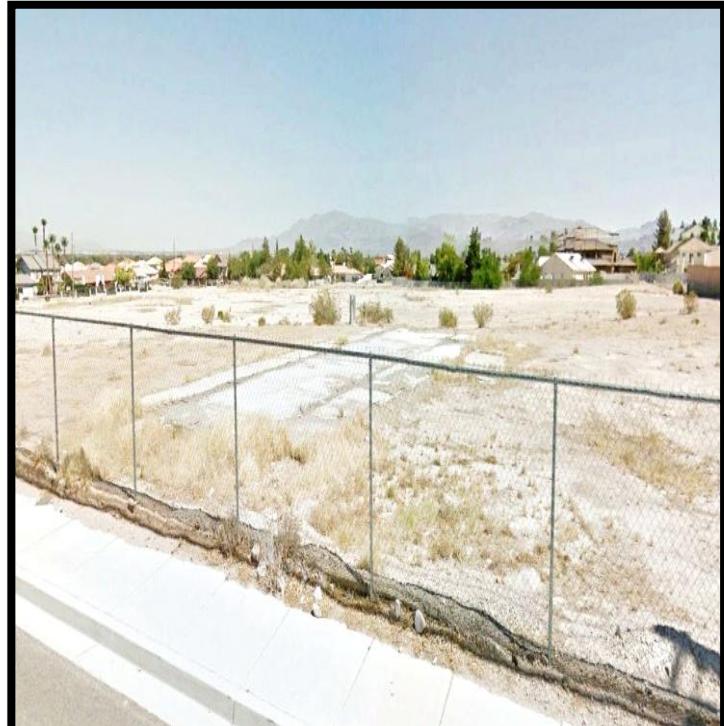


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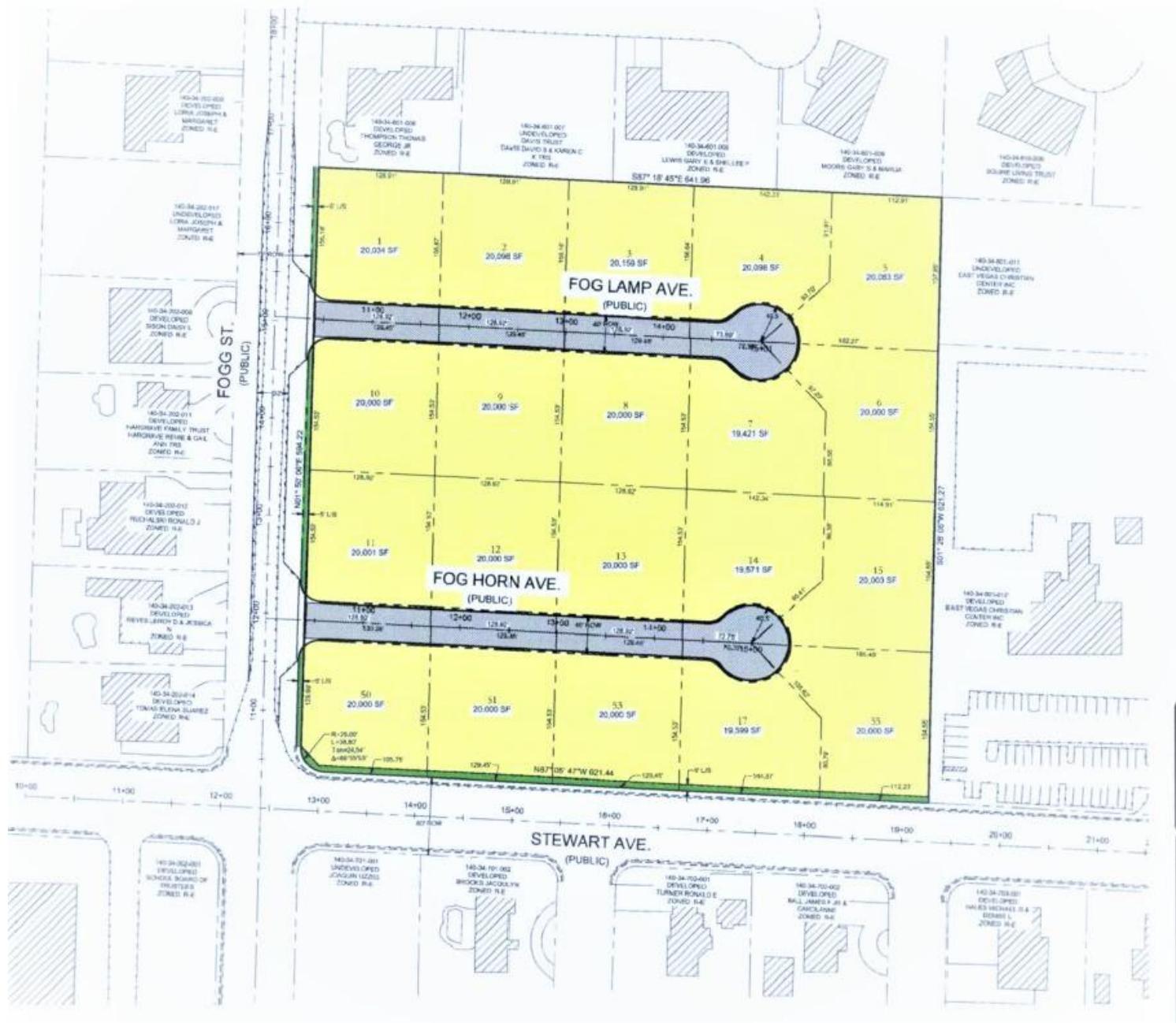
REALTOR MLS
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Proposed for 20 Lots



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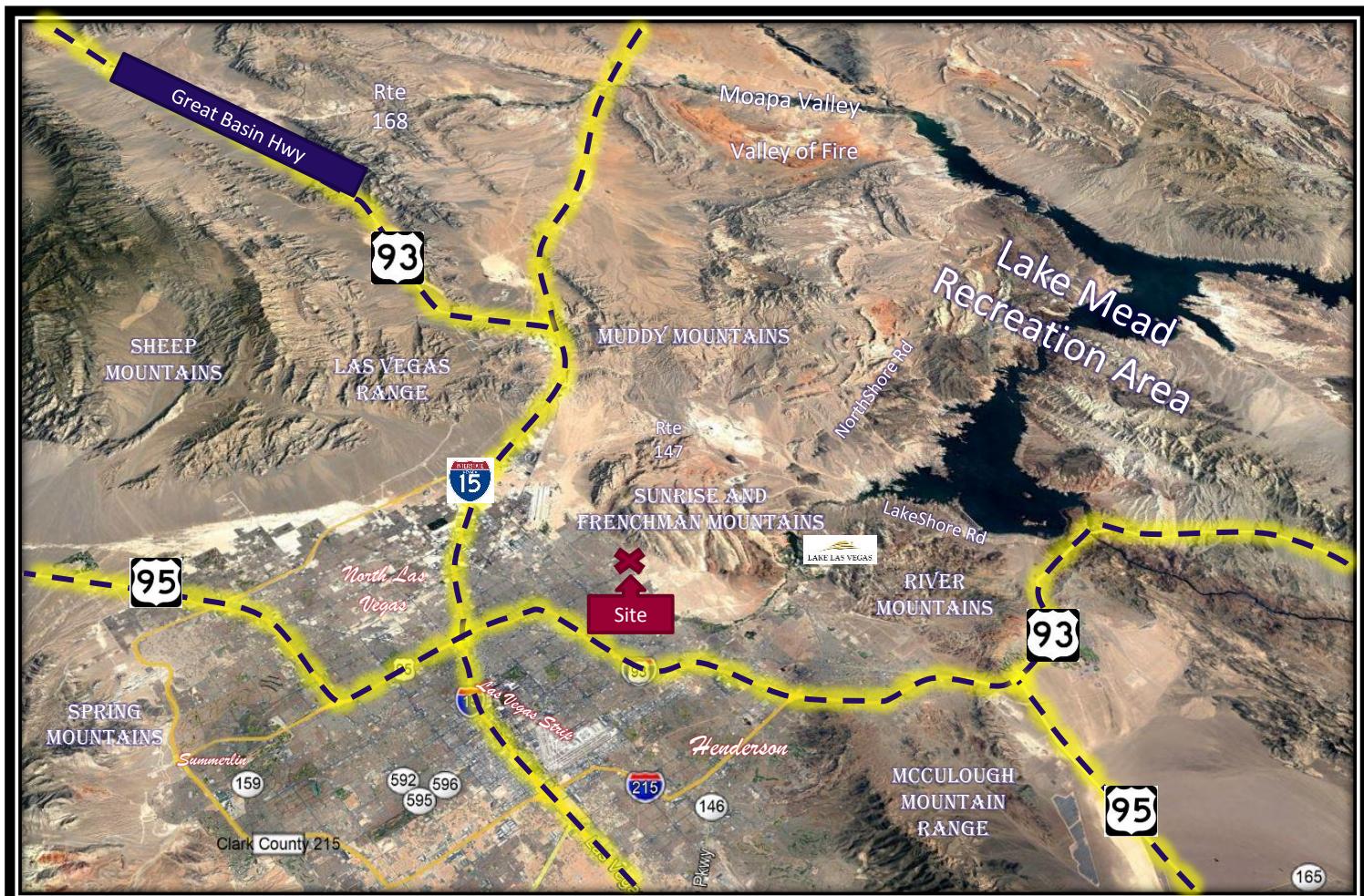
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Freeway Map of Las Vegas with Lake Mead Recreation Area, Valley of Fire and Moapa Valley



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