

## **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.
- ❖ ¼ 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



### Mark Anthony Rua

### Brokers

REAL ESTATE CONSOLIDATED

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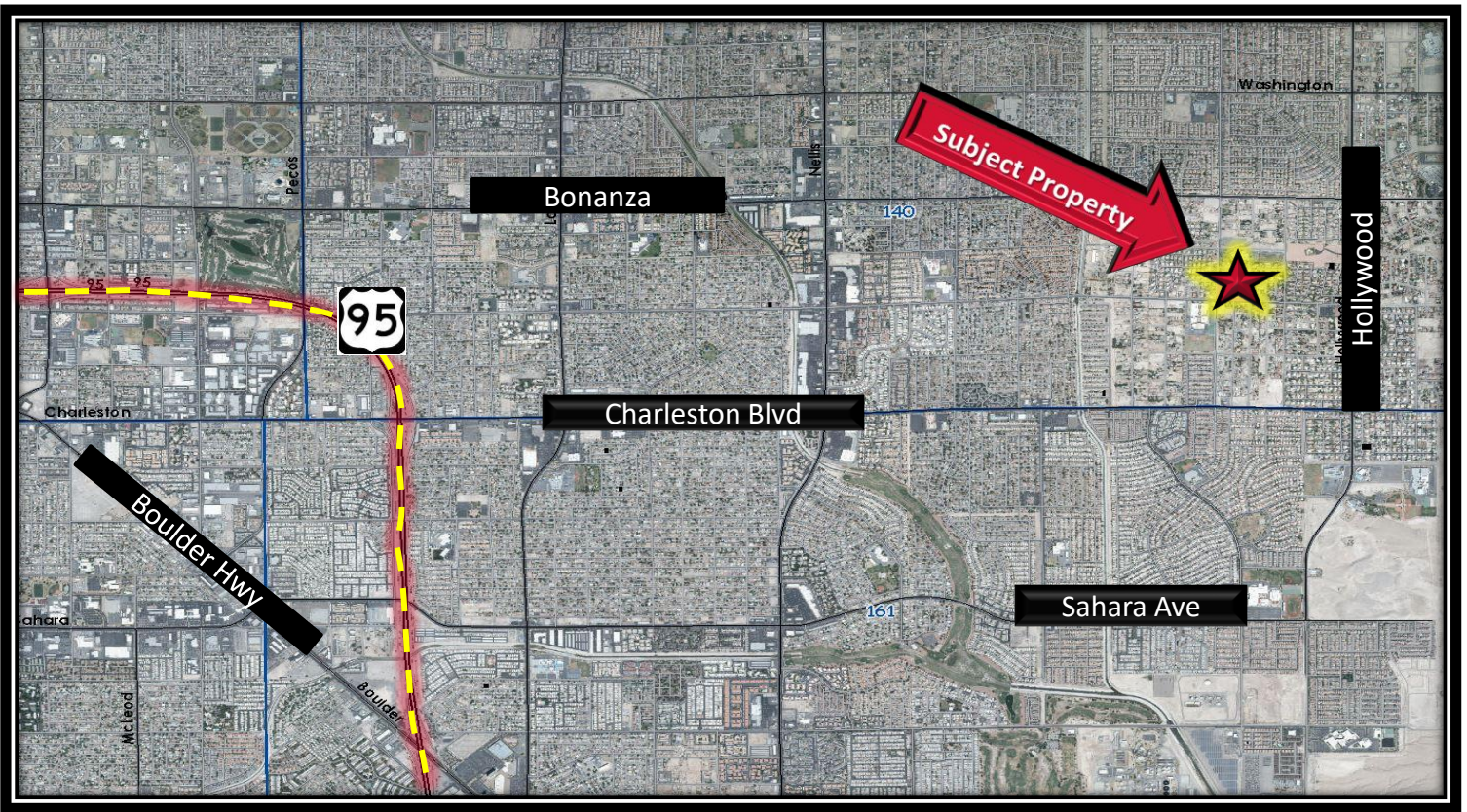
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## **Vacant Residential Land For Sale**

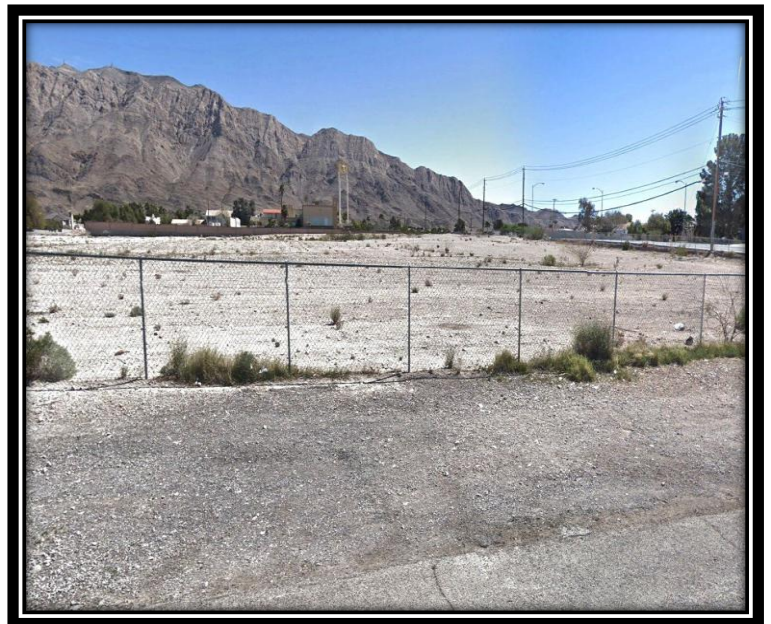
**9.16+/- NEC of Stewart & Fogg St. Las Vegas, NV 89110**



### **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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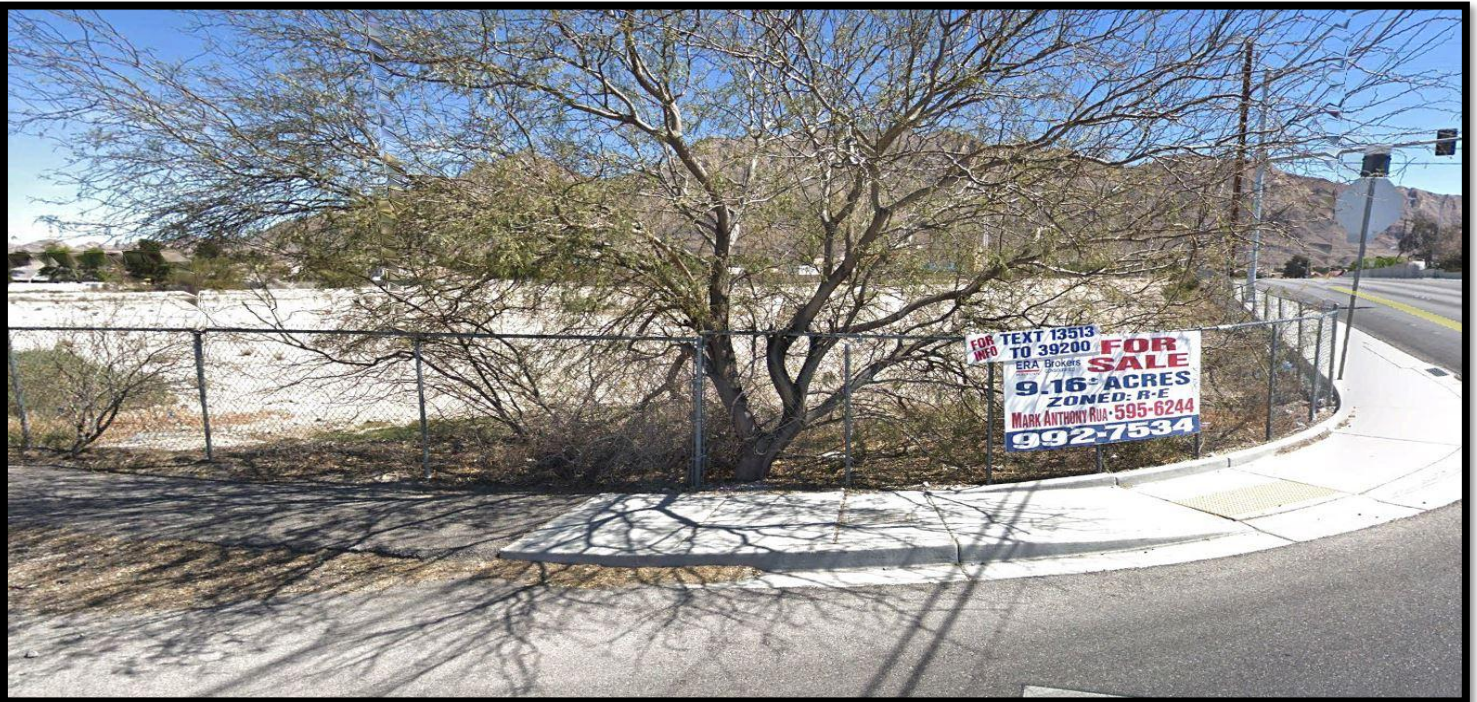
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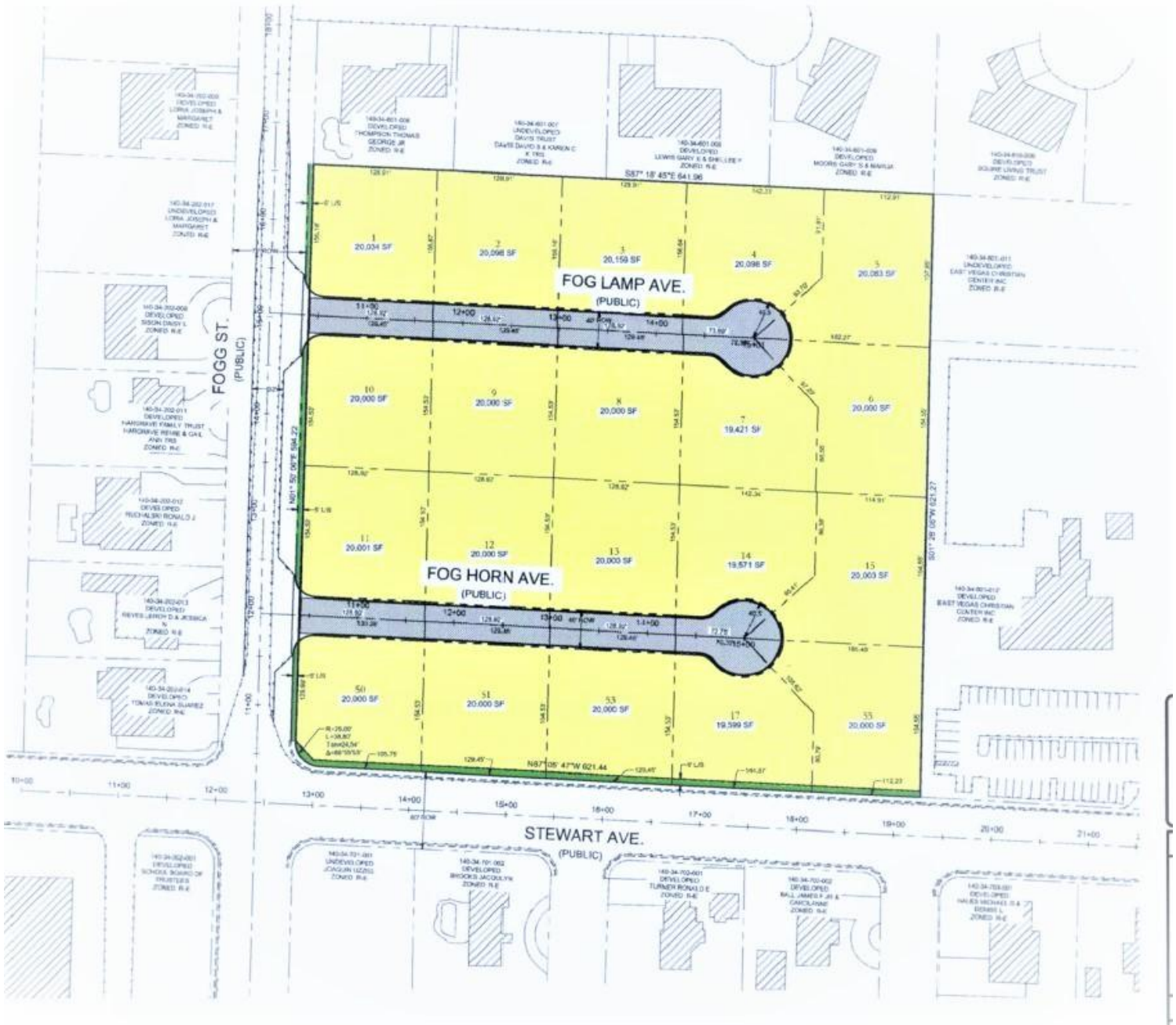


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### **Proposed for 20 Lots**



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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 TEXT ORIGINAL  
0 100 200 400 600

#### MAP LEGEND

PARCEL BOUNDARY  
CONDOMINIUM UNIT  
AIR SPACE POL  
RIGHT OF WAY POL  
ROAD EASEMENT  
MATCH / LEADER LINE  
HISTORIC LOT LINE  
HISTORIC SUB BOUNDARY  
SECTION LINE

007 ROAD PARCEL NUMBER  
001 PARCEL NUMBER  
100 ACRES  
202 PARCEL SUB/SEQ NUMBER  
PB 24-45 PLAT RECORDING NUMBER  
5 BLOCK NUMBER  
5 LOT NUMBER  
GLS 90% LOT NUMBER

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

T20S R62E

34

S 2 NE 4

140-34-6

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

Scale: 1" = 200' Rev: 02/09/2011



TAX DIST 340

**EXCLUSIVE LISTING**  
Vacant Land For Sale  
9.16+/- NEC of 6400 Stewart & Fogg St.