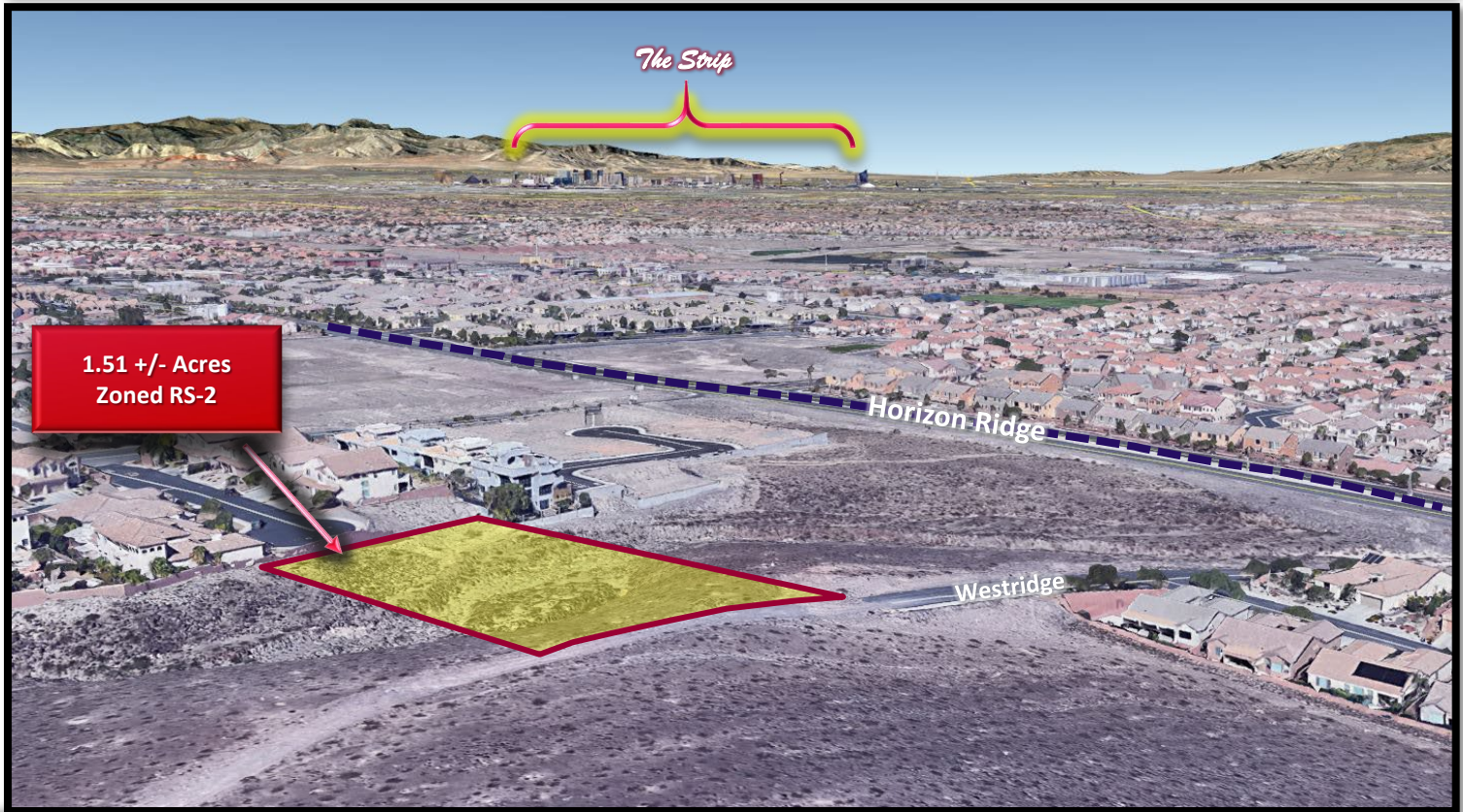


EXCLUSIVE LISTING

Vacant Land For Sale \$700,000

1.51+/- Acres Westridge Dr. & Horizon Ridge, Henderson, NV. 89012



- Total of 1.51 +/- Acres
- Zoned for RS-2 – low density residential-(2 du/ ac)
- APN # 178-22-701-002
- View of the Las Vegas Strip
- Easy access to 215 Via Gibson
- Westridge road improvements includes water main and sewer
- No HOA Dues
- Parcel is located next to Black Mountain
- Flood Zone A
- 2025 Taxes \$622.23



Mark Anthony Rua
Brokers

Lic# S.0026655

Office: 702-992-7534

Cell: 702-595-6244

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

markanthonyrua@gmail.com www.mrlandlasvegas.com



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

1.51+/- Acres Westridge Dr. & Horizon Ridge, Henderson, NV. 89012



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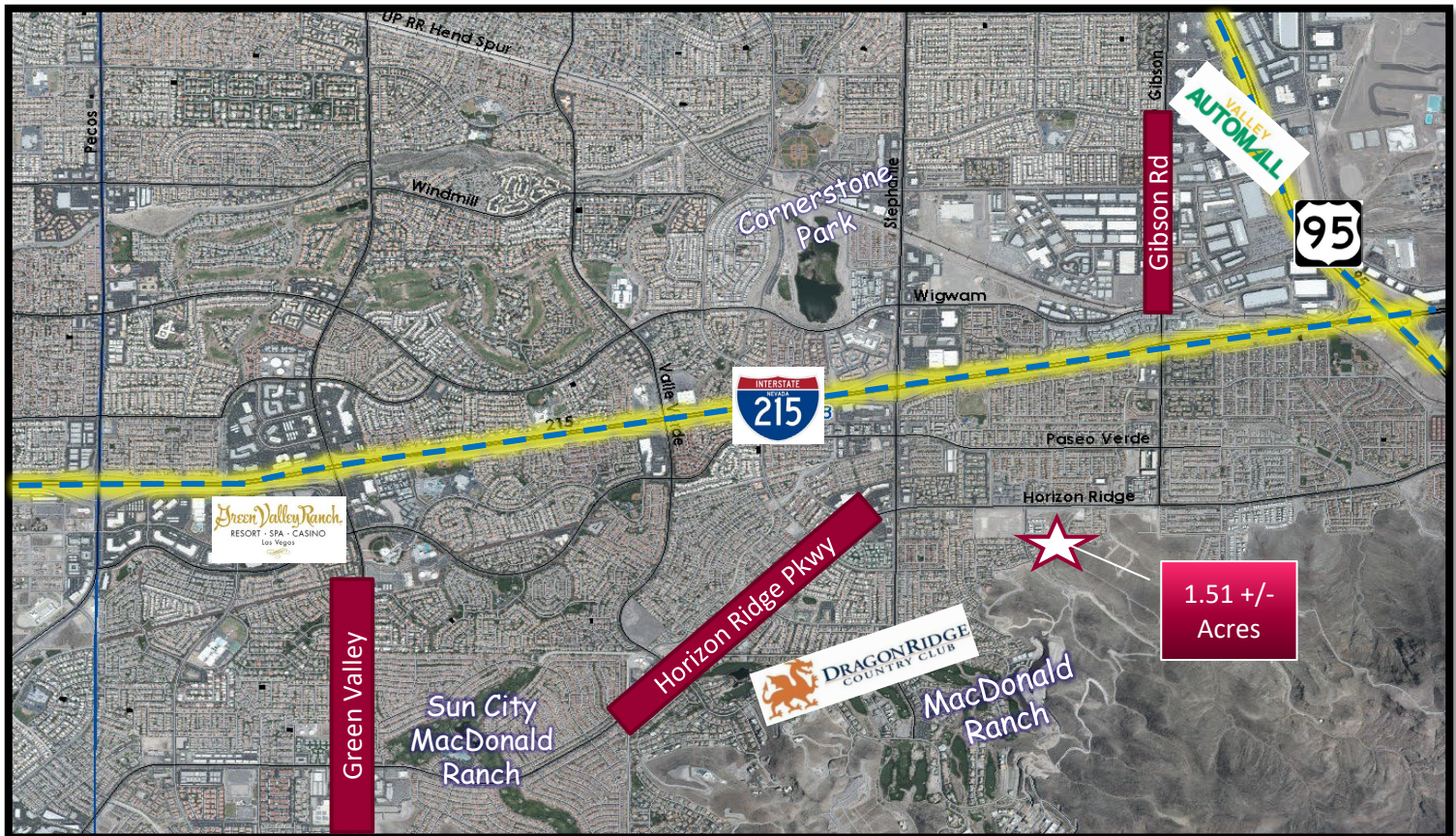
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Demographics 2019 3 mile radius		Trends (2019-2024)
Population	82,909	2.19%
Households	32,283	2.09%
Owner-occupied Housing	19,752	2.35%
Median Household Income	\$75,507	2.32%



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REAL ESTATE CONSOLIDATED

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

178-22-7

N 2 SE 4

22

T22S R62E

Scale: 1" = 200' Rev: 02/08/2011

MAP LEGEND

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 LISTS IN THE ASSESSOR'S OFFICE.

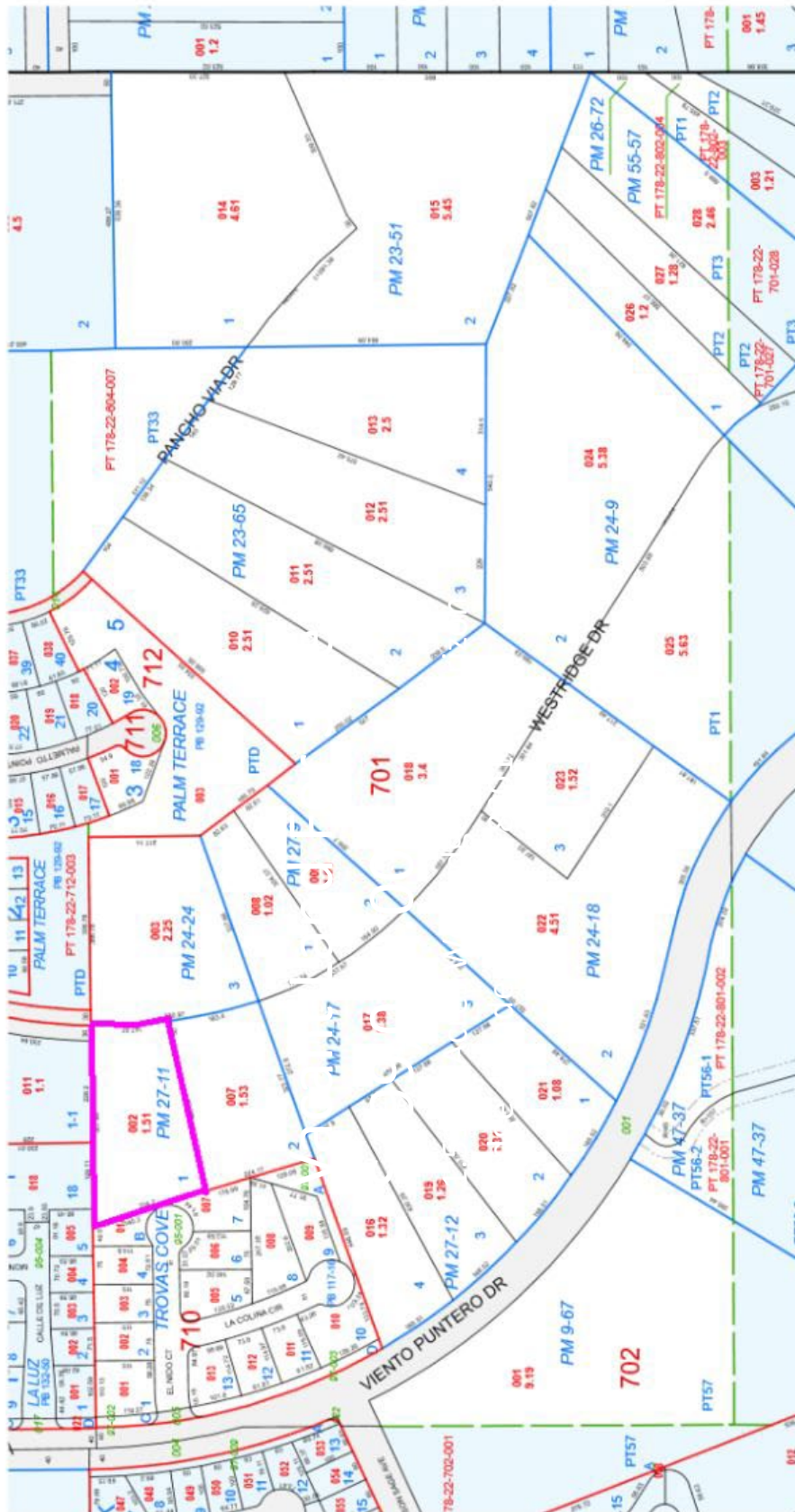
THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING SURVEYS AND DEEDS, BUT ONLY CONTAINS THE INFORMATION REQUIRED FOR ASSESSMENT. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

USE THIS SCALE: 1" = 200' (REDUCED FROM 1" = 100')

CONCRETE UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC BUILD BOUNDARY
SECTION LINE

001 ROAD PARCEL NUMBER
001 PARCEL NUMBER
001 ACRES
202 PARCEL SUB-SECTION NUMBER
P24-40 PLAT RECORDING NUMBER
5 BLOCK NUMBER
001 LOT NUMBER

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



TAX DIST 505

Vacant Land For Sale

1.51+/- Acres Westridge Dr. & Horizon Ridge Pkwy, Henderson, NV. 89012