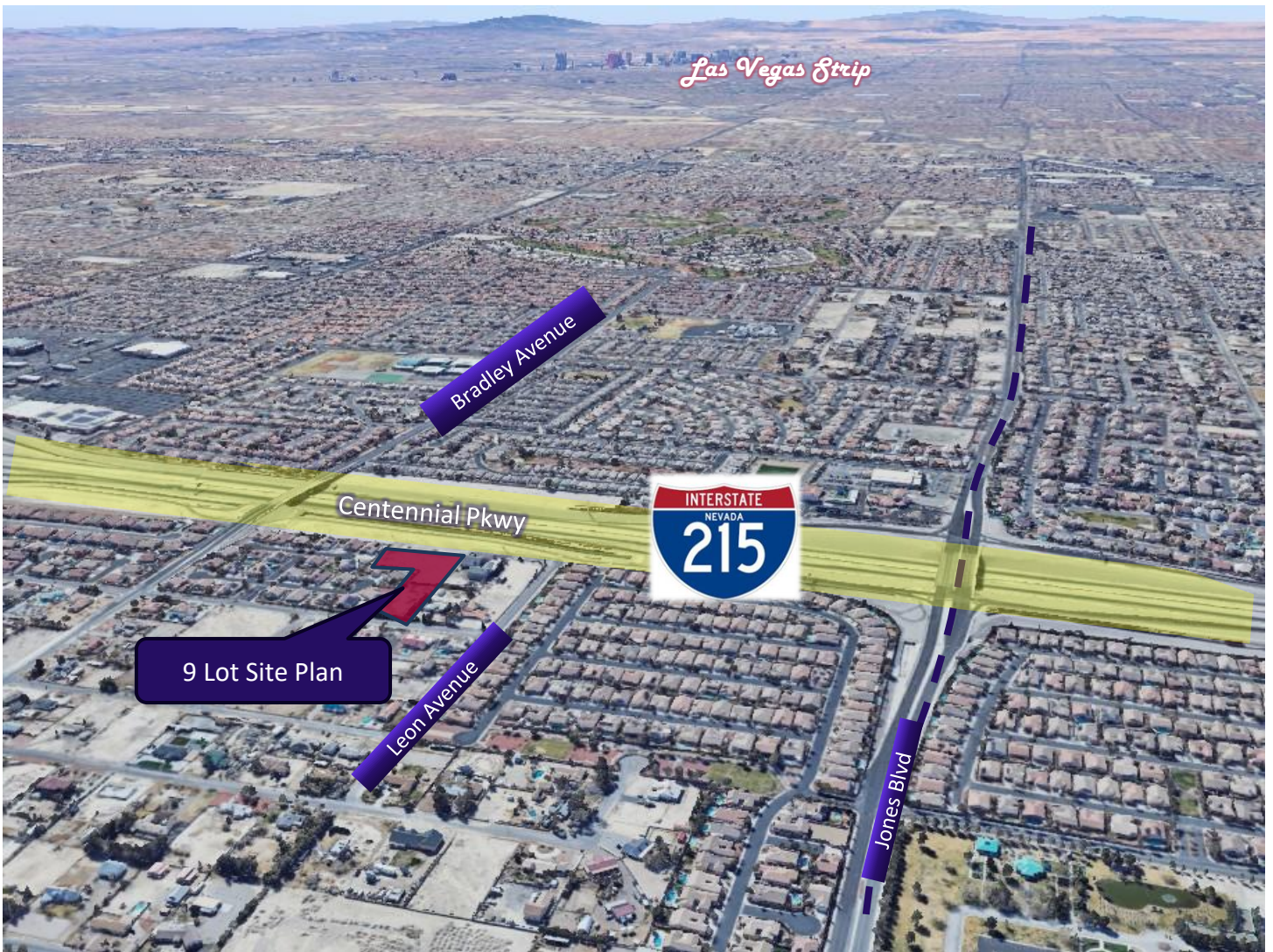


# EXCLUSIVE LISTING!

2.63 +/- Acres at Leon Ave and Centennial Pkwy-Listed \$1,650,000  
9 Lots! Residential Land- Las Vegas, NV 89131



## Property Details

- APN # 125-24-404-003- 0.84 +/- Acres
- APN # 125-24-404-007- 1.79 +/- Acres
- Zoning R-E-Residential Estates- up to 2 units per acre
- City of Las Vegas jurisdiction
- 2024 Taxes- \$5,357.95
- Situated in residential area between Jones and Decatur
- Site Plan for 9 lots available



**Mark Anthony Rua**  
**Brokers**

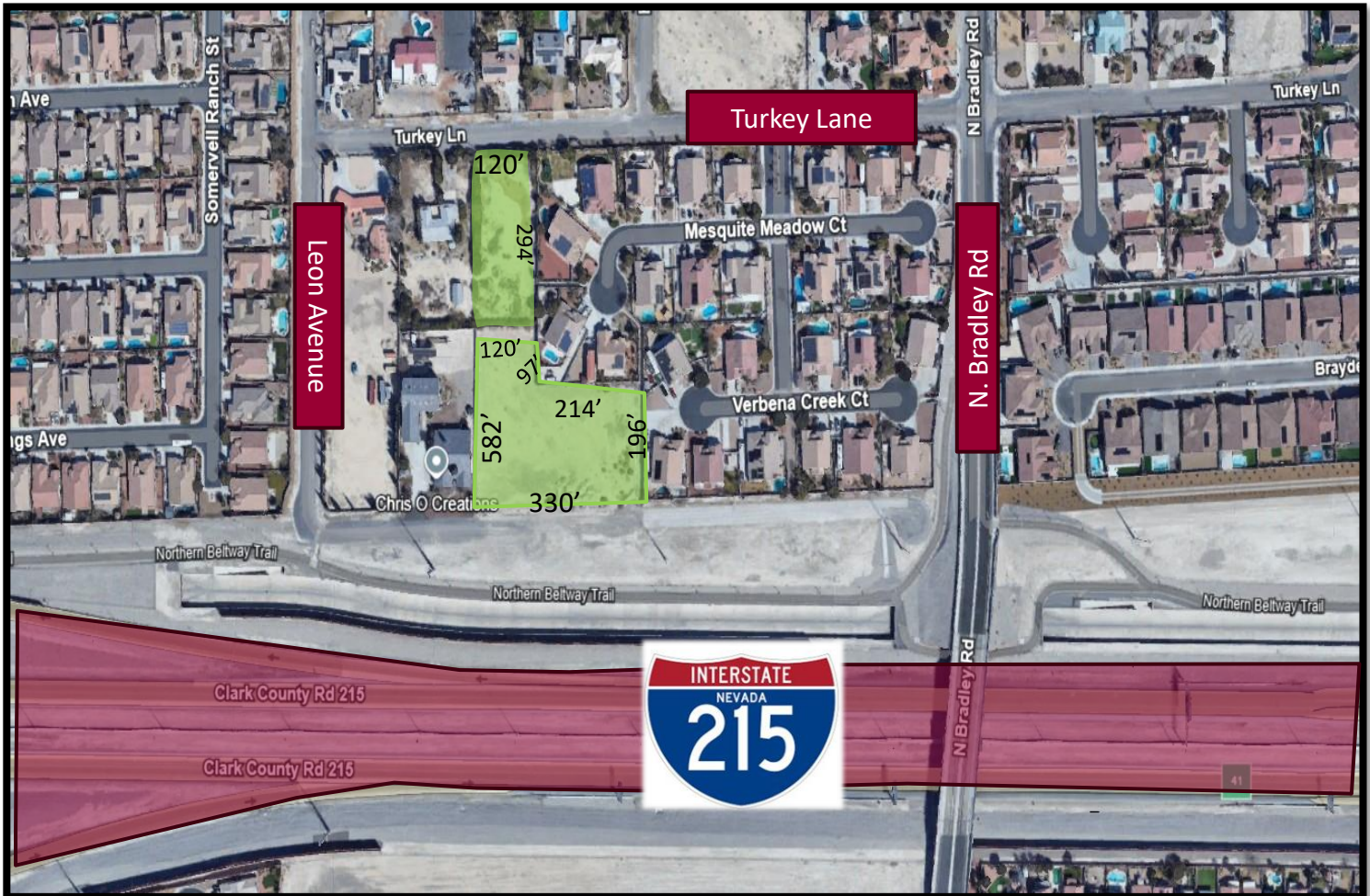
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Office: 702-992-7534  
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2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)



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Summary	2024	Trends: Annual
Population	12,505	0.75%
Owner-occupied units	3,612	1.38%
Median Household Income	\$111,191	2.13%

**ERA** REAL ESTATE CONSOLIDATED  
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**ERA**  
 REAL ESTATE



# 9 Lots- Site Map



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

# Location of Sewer Lines



**Sewer Lines are marked in Green and are available in Centennial and Leon Avenue**



**Mark Anthony Rua**  
**Brokers**

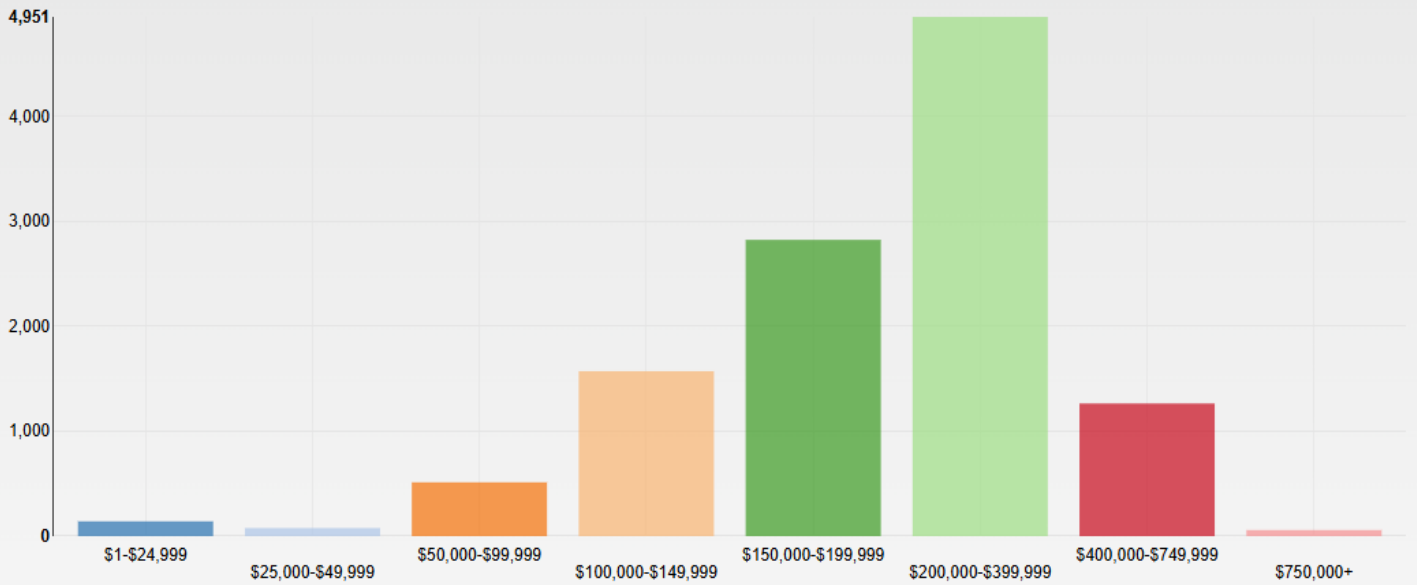
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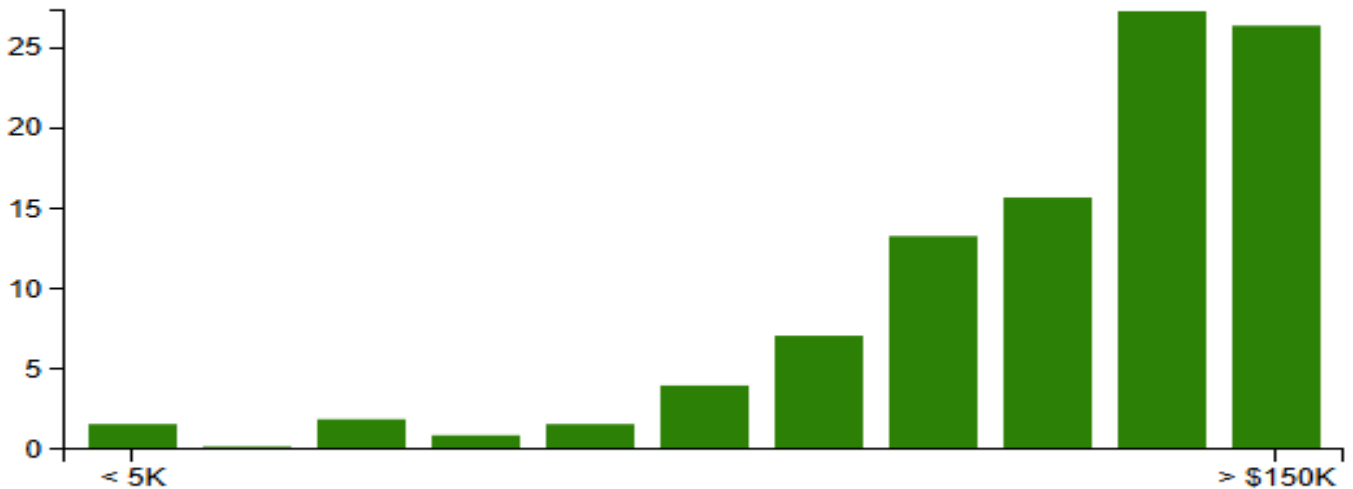


# Demographics

Owner Occupied Home Values



Household Income



Median household: \$104,688

Median individual: \$44,713



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**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

**CLARK COUNTY**

**125-24-4**

**S 2 SW 4**

**24**

**T19S R60E**

**099 100 101 10**  
 CONDOMINIUM UNIT

**126 125 124 12**  
 AIR SPACE PCL

**137 138 139 14**  
 SUBSURFACE PCL

**007 ROAD PARCEL NUMBER**

**001 PARCEL NUMBER**

**1.00 ACREAGE**

**202 PARCEL SUBSER NUMBER**

**FEB 24-02 PLAT RECORDING NUMBER**

**5 BLOCK NUMBER**

**5 LOT NUMBER**

**0.5 LOT NUMBER**

**Scale: 1" = 200'**

**Rev: 7/8/2019**

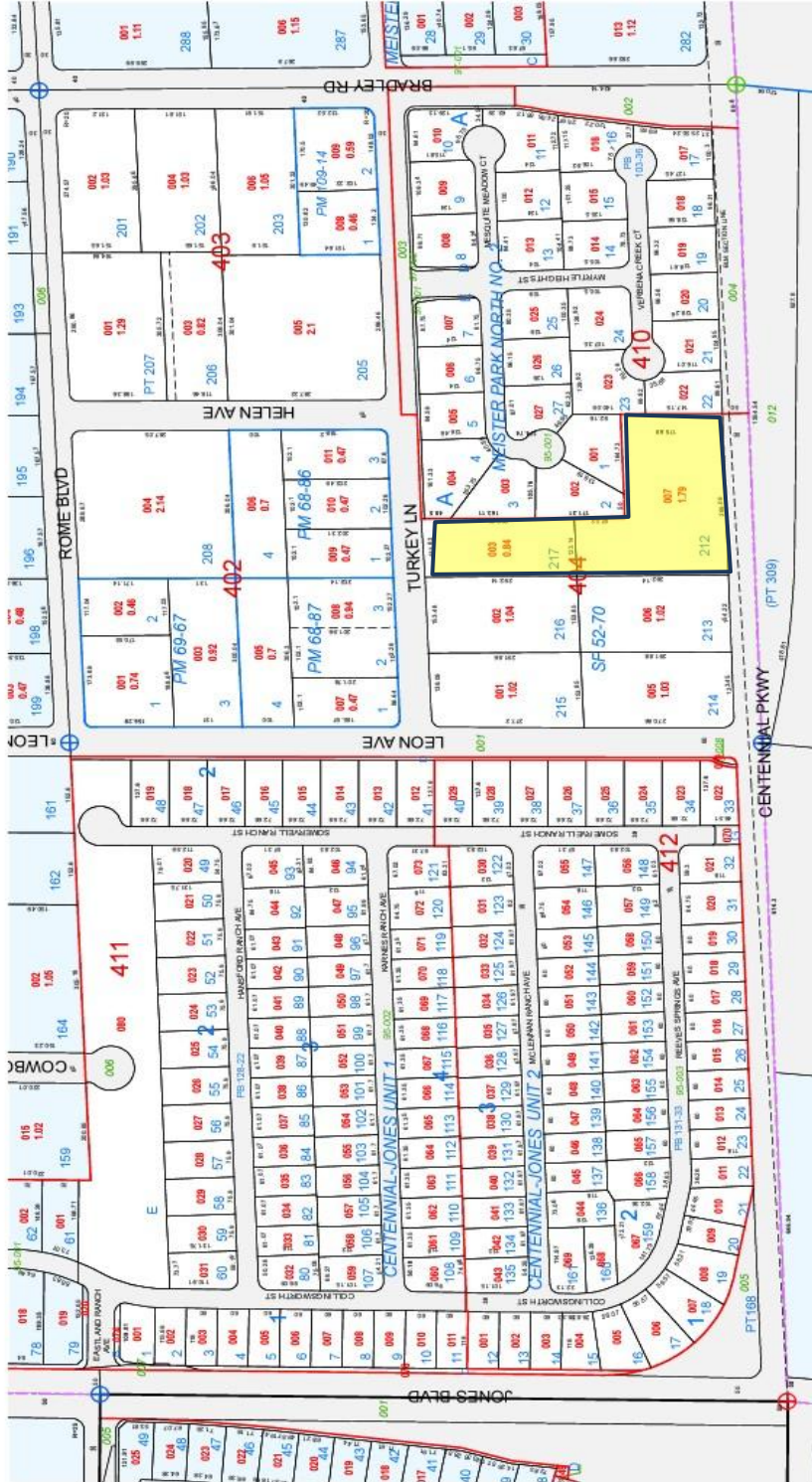
**MAP LEGEND**

Parcel Boundary  
 Sub Boundary  
 Field Boundary  
 Right of Way PCL  
 Historic Lot Line  
 Historic Sub Boundary  
 Historic Field Boundary  
 Section Line

Condominium Unit  
 Air Space PCL  
 Right of Way PCL  
 Subsurface PCL  
 Historic Lot Line  
 Historic Sub Boundary  
 Historic Field Boundary  
 Section Line

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 THE SCALE FREELY WHEN MAP REDUCED FROM 1:12,500 ORIGINAL



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