

EXCLUSIVE LISTING! - \$3,500,000

**4.63 +/- Acres – Approved for 5 Single Family Lots
College Drive & Trenier , Henderson, NV 89002**



- **4.63 +/- acres**
- **APN# 179-32-501-011 / Incorporated Clark County**
- **Tentative Map Approved by City of Henderson for 5 Single-Family 1 +/- acre Lots**
- **Subject property will be delivered with Mylar Plans for 5 Lots**
- **There is no HOA.**
- **Across the street from Mission Hills Park and J. Marlan Walker International School**
- **Located in quiet neighborhood of \$3M homes. Views of McCullough Mountains & River Mountains**
- **Easy access from I-11 & E. Mission Drive**
- **Owner/ Licensee**



Mark Anthony Rua
Brokers

S.026655

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4.63 +/- ac at College Drive



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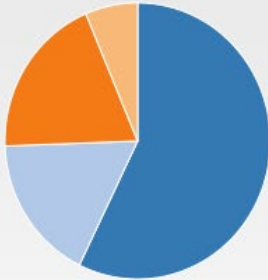
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Demographics

Families vs Singles



Husband Wife Family Households	7,516	57%
Single Guardian	2,254	17%
Singles	2,522	19%
Singles With Roommate	837	6%

Source: U.S. Census

Households with Kids



Average Household Size: 3

Households without Kids	8,355	64%
Households with Kids	4,774	36%

Source: U.S. Census

Population	37,603 (source: Census)	Land Area	8.68 sq mi
Population Density	4,333 people per sq mi	Water Area	0.00 sq mi
Housing Units	13,602 (source: Census)	Occupied Housing Units	13,129 (source: Census)
Median Home Value	\$427,500 (source: ACS)	Median Household Income	\$98,725 (source: ACS)



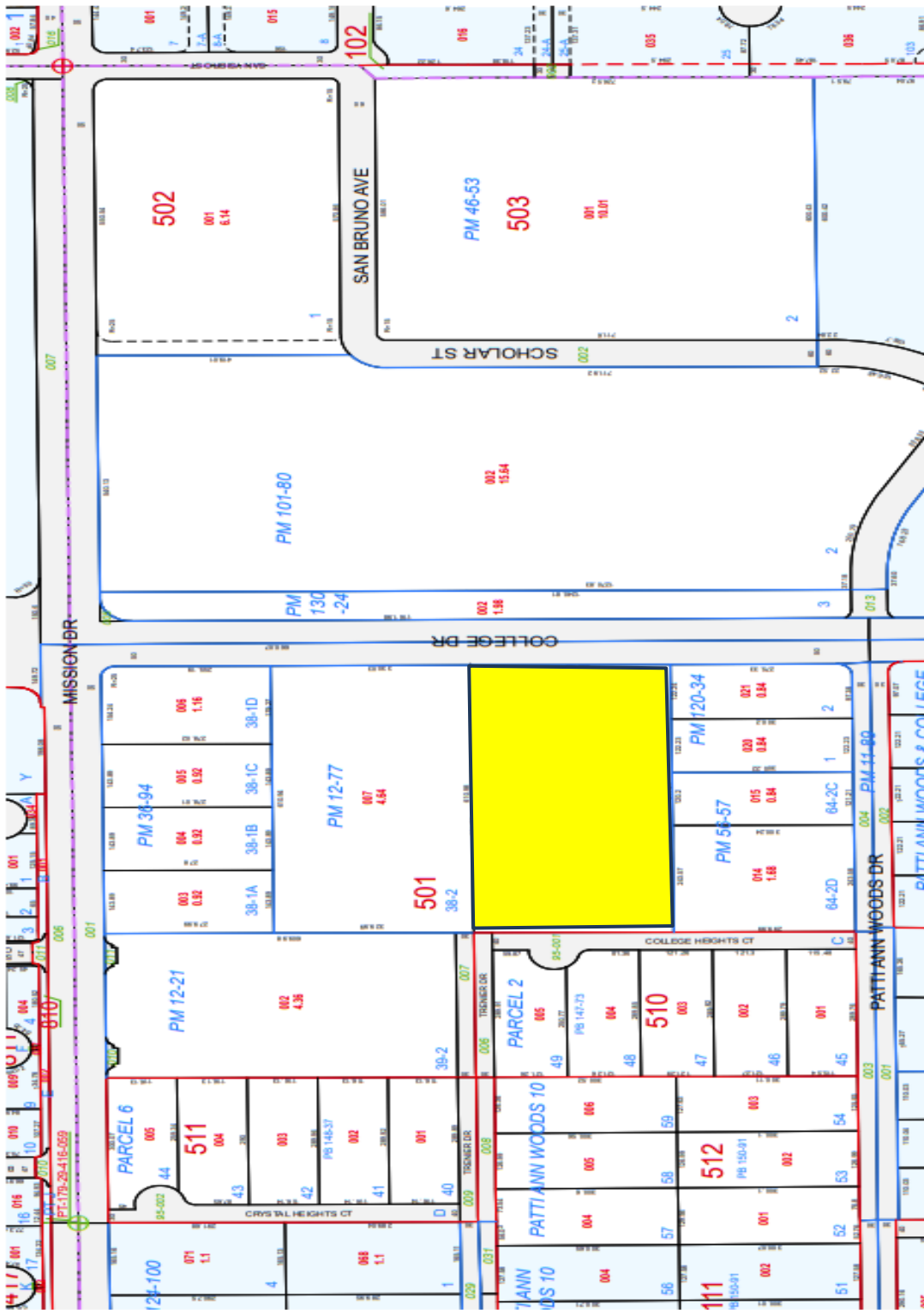
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TAX DIST 505

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