

EXCLUSIVE LISTING!

0.95 +/- Acres –Residential-corner lot Listed \$245,000
Essex Avenue & Racetrack Rd, Henderson, NV 89015



- APN # 179-04-304-001
- SWC Lot Essex and Racetrack
- City of Henderson jurisdiction
- Zoned RS-1- 1 du / acre
- Rural land/horse property/ eco preserved
- Views of Las Vegas Strip
- This area of Henderson is near parks, golf clubs, Lake Mead Conservation Area, trails, and more!
- Underground drainage easement covering approximately 1/3 of the parcel (can be used for gravel driveway, horse stables, or movable structures like sheds or barns).
- Remaining area buildable for a custom home
- Water lines are in all roads around the parcel .
- Connection point to Sewer line is approximately 2,000 feet from parcel.
- Septic waiver option is available for this parcel currently and given upon approved plans to build. Buyer to confirm through SNWA and COH the process and timeline.



Mark Anthony Rua
Brokers

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Essex Avenue & Racetrack Road



Night views
from
Racetrack
Road & Essex



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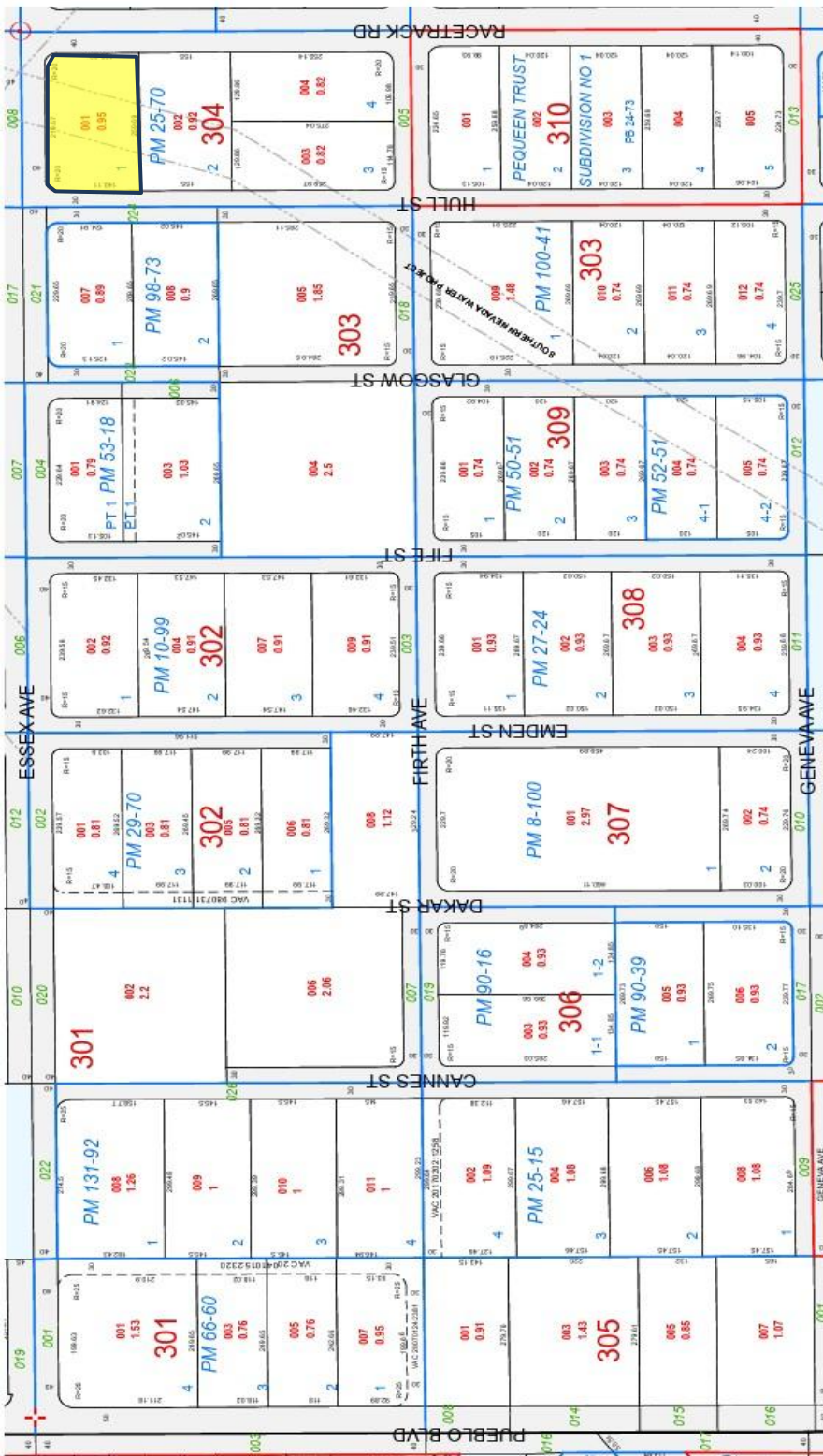


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