

Exclusive Listing

2.27+/- Acres Vacant Residential Land For Sale \$650,000
Maulding Ave and Placid, Las Vegas, NV. 89123



Property Highlights

- ❑ APN: 177-09-602-007
- ❑ \$286,343.61 per acre/\$6.57 per sq. ft
- ❑ 2025 taxes \$1,681.40
- ❑ Unincorporated area-Clark County Enterprise District.
- ❑ Zoned R-E- Rural Estates Residential (2 units per acre) with planned land use of RNP-Rural Neighborhood Preservation. This provides for single-family homes on large lots, including equestrian facilities.

- ❑ 331' feet of frontage on Maulding
- ❑ Water line available near parcel; power transformer is about 65 ft from parcel
- ❑ Parcel in 100-year flood zone-Type AE
- ❑ Rapidly Developing Area south of the Strip
- ❑ Only 2 miles from McCarran Airport
- ❑ Seller requests First American Title Company for Escrow



Mark Anthony Rua Lic# 26655
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
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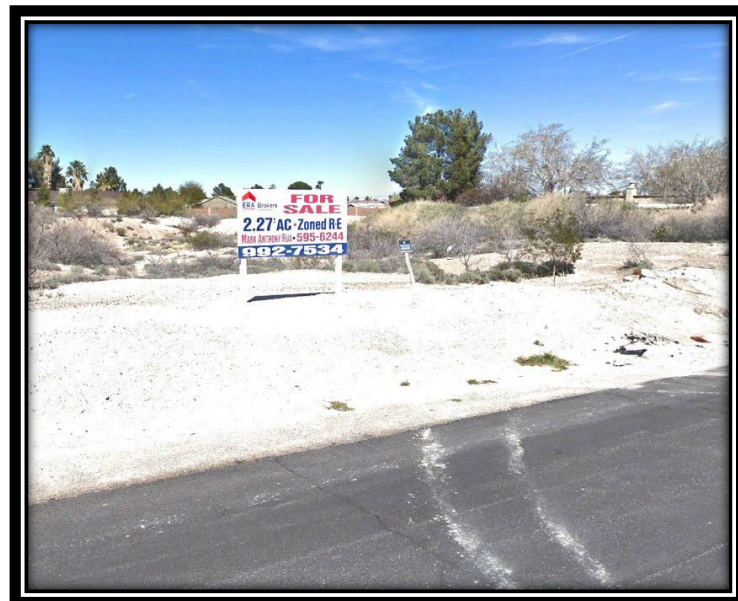
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Demographics (3 mile radius-2020)

Population:	138,193
Number of Households	52,505
Average Household Income	\$90,368
Owner-Occupied Housing Units	28,541



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

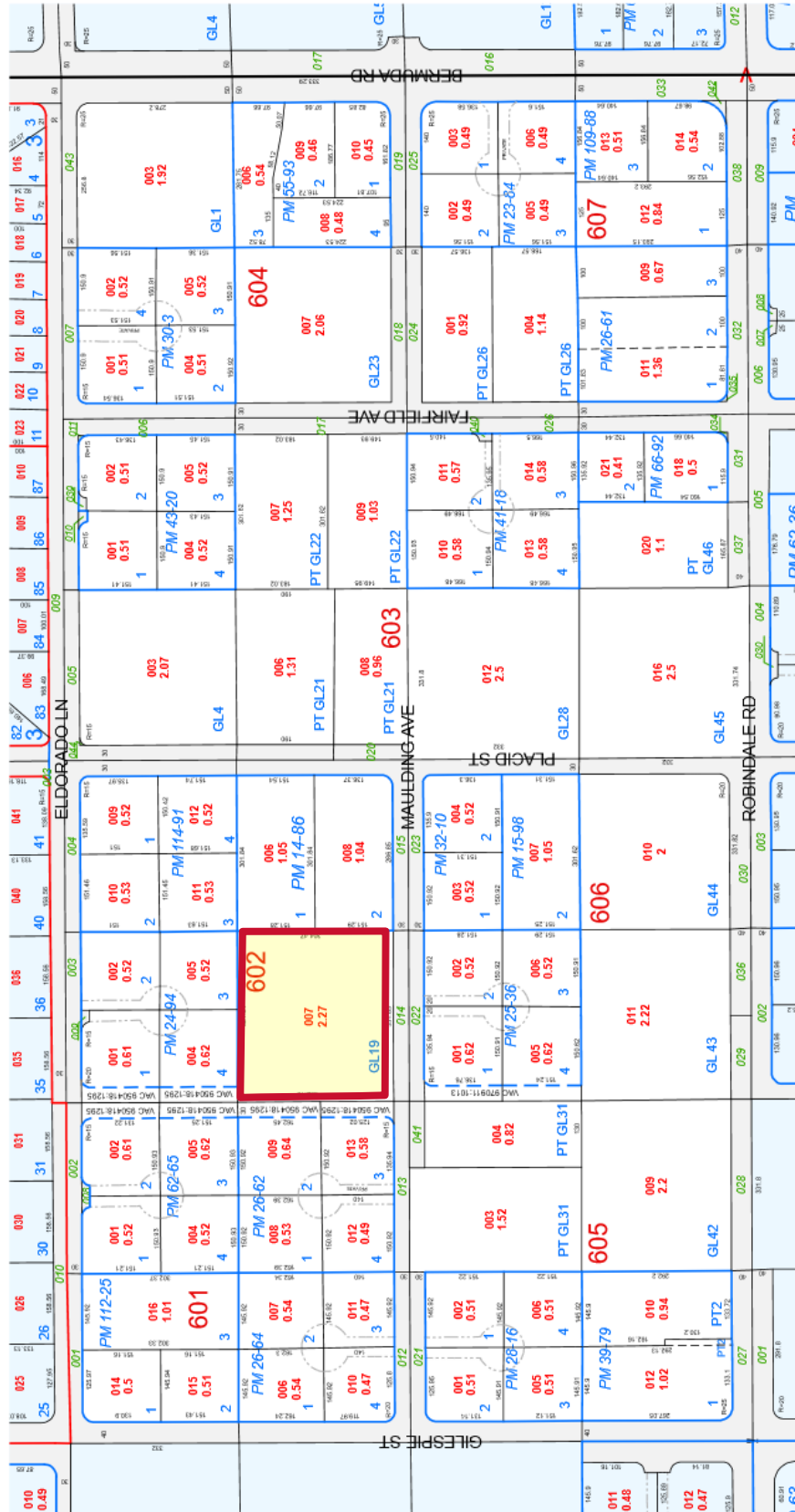
BOOK T22S R61E 9 MAP S2 NE 4 177-09-6

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

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 and other data used in this map 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 1:12,700 ORIGINAL

MAP LEGEND: PARCEL BOUNDARY, AIR SPACE PCL, ROAD BOUNDARY, ROAD EASEMENT, MATCH/LEADER LINE, HISTORIC LOT LINE, HISTORIC PLOT BOUNDARY, SECTION LINE

CONDOMINIUM UNIT, AIR SPACE PCL, RIGHT OF WAY PCL, SUB-SURFACE PCL, ROAD RECORDING NUMBER, BLOCK NUMBER, LOT NUMBER, G.L.D. G.O.V. LOT NUMBER



TAX DIST 635