

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

Office: 702-992-7534
Cell: 702-595-6244



2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandalasvegas.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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

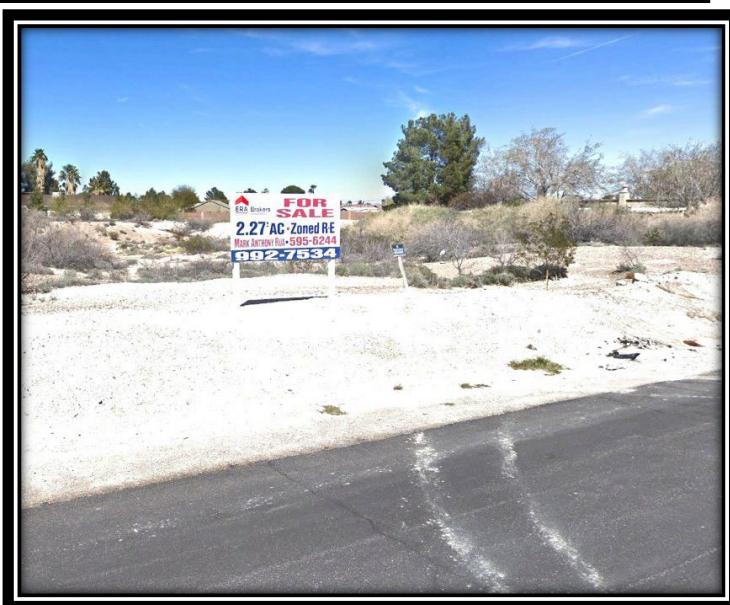
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Demographics (3 mile radius-2020)

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



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Brokers

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TAX DIST 635