

# EXCLUSIVE LISTING!

2.63 +/- Acres at Leon Ave and Centennial Pkwy-Listed \$1,300,000  
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
- 2025 Taxes- \$2,816.79
- Situated in residential area between Jones and Decatur
- Site Plan for 9 lots available



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

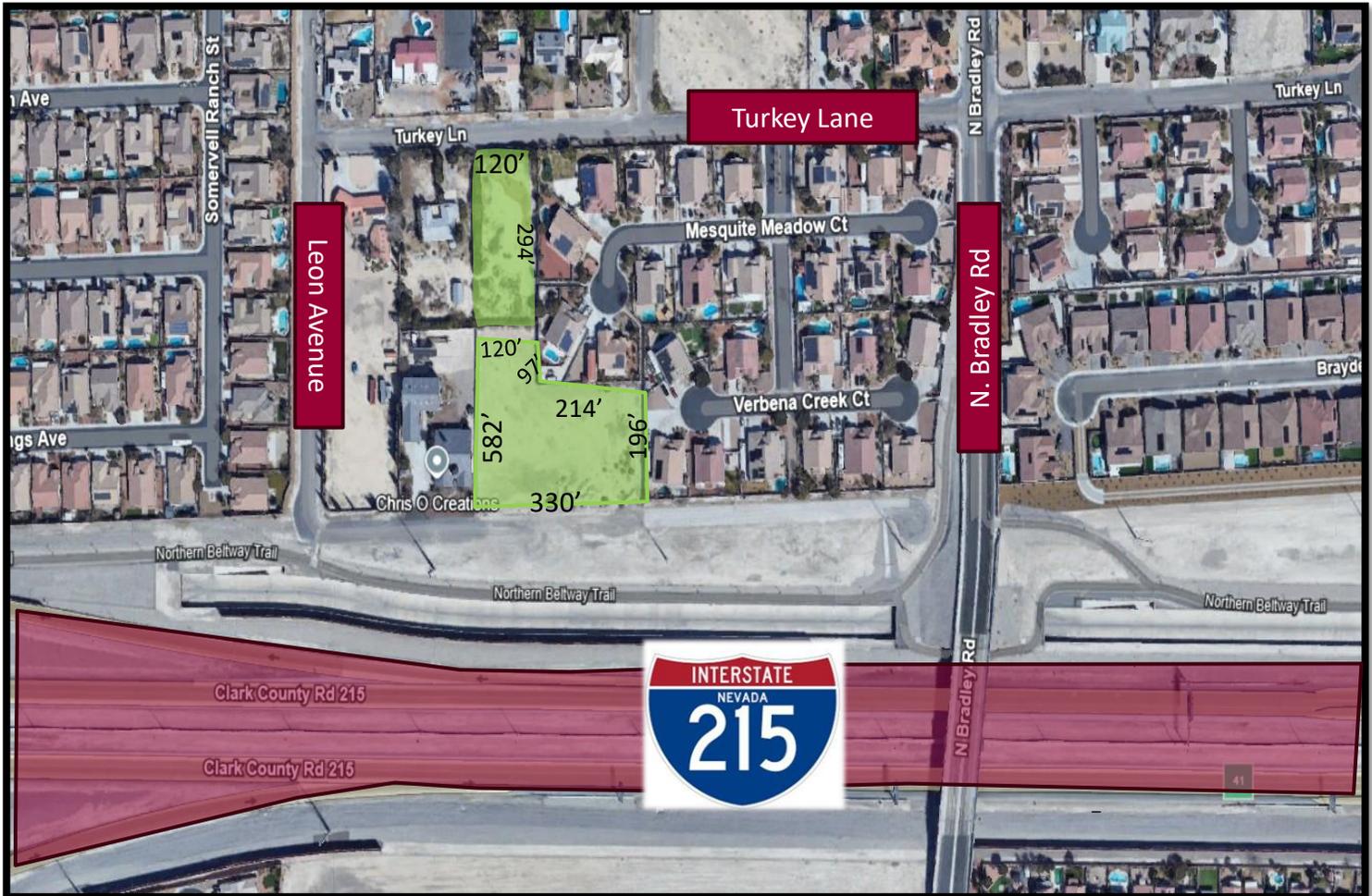
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Office: 702-992-7534  
Cell: 702-595-6244

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%

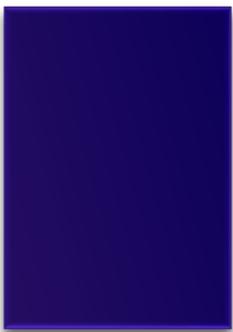
**ERA** REAL ESTATE CONSOLIDATED  
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# 9 Lots- Site Map



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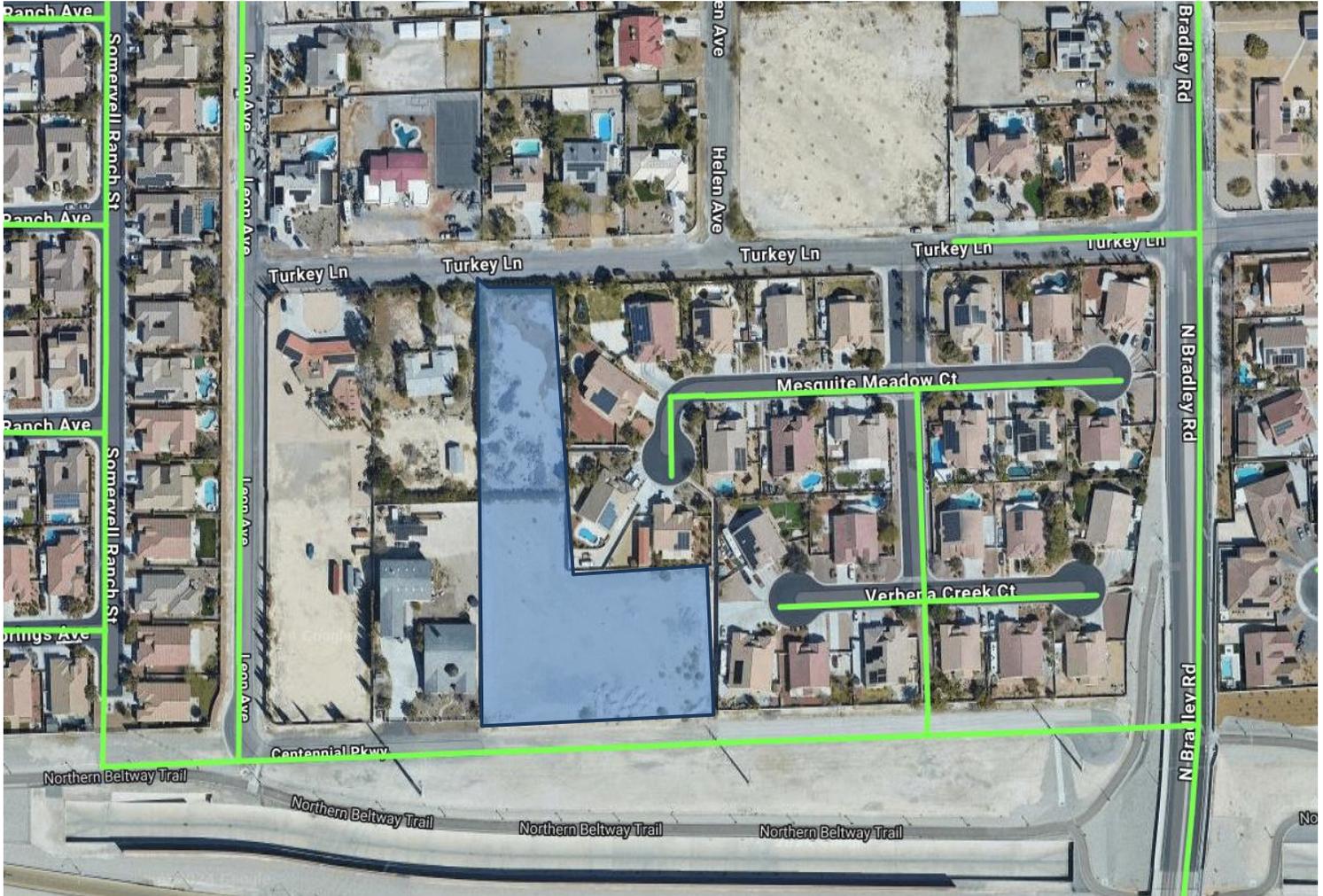
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# Location of Sewer Lines



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



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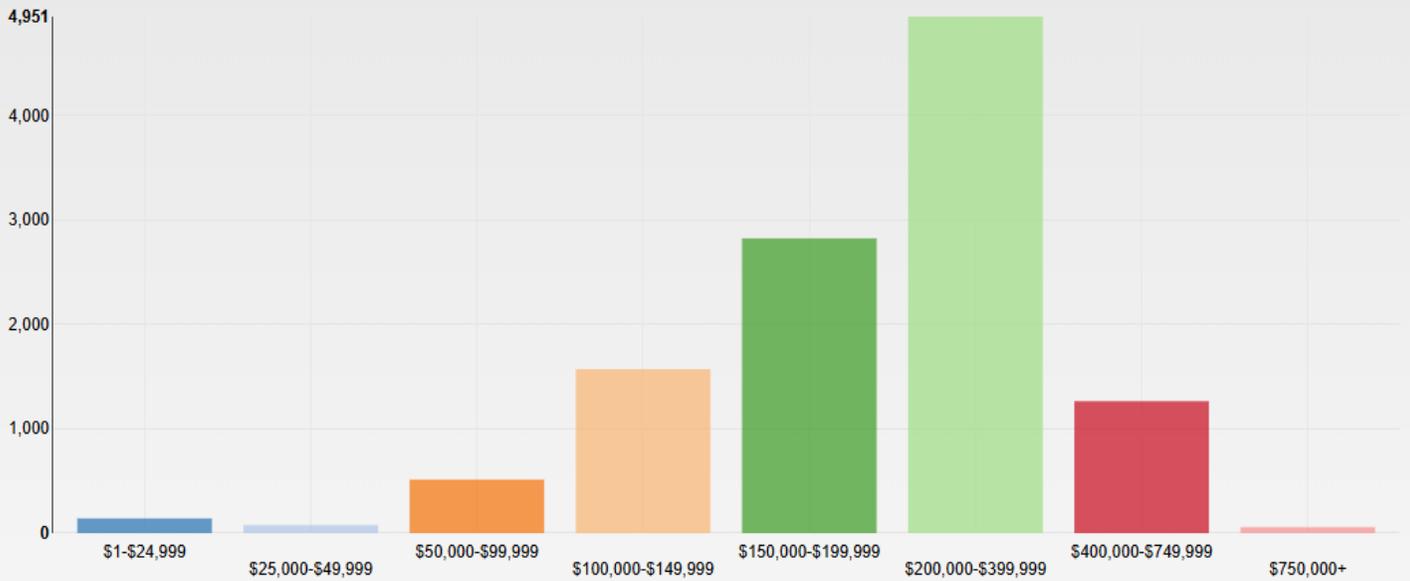
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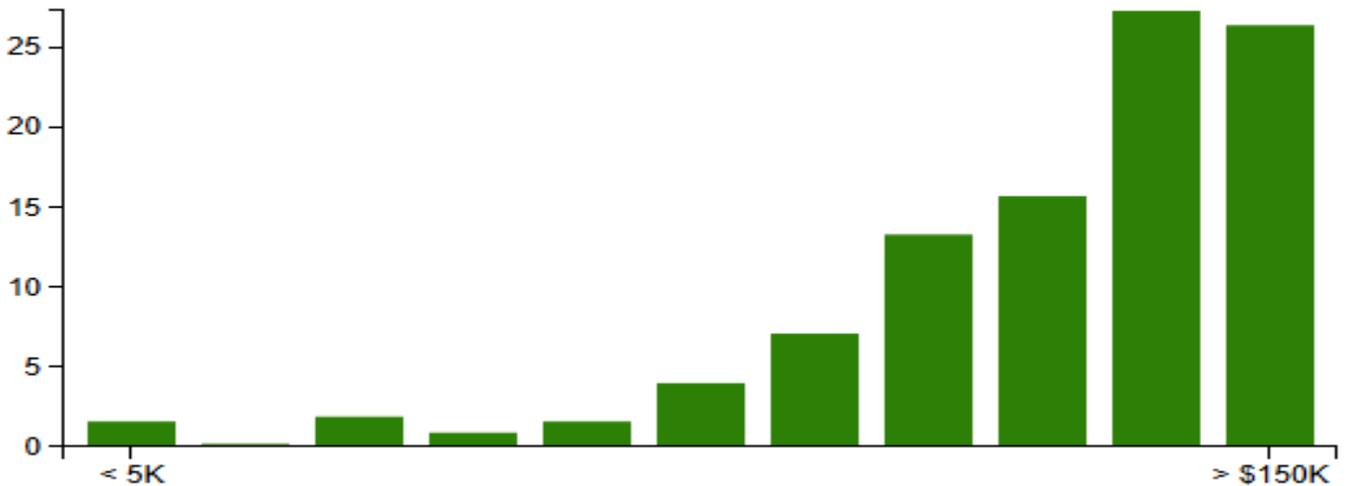


# Demographics

Owner Occupied Home Values



Household Income



Median household: \$104,688

Median individual: \$44,713



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