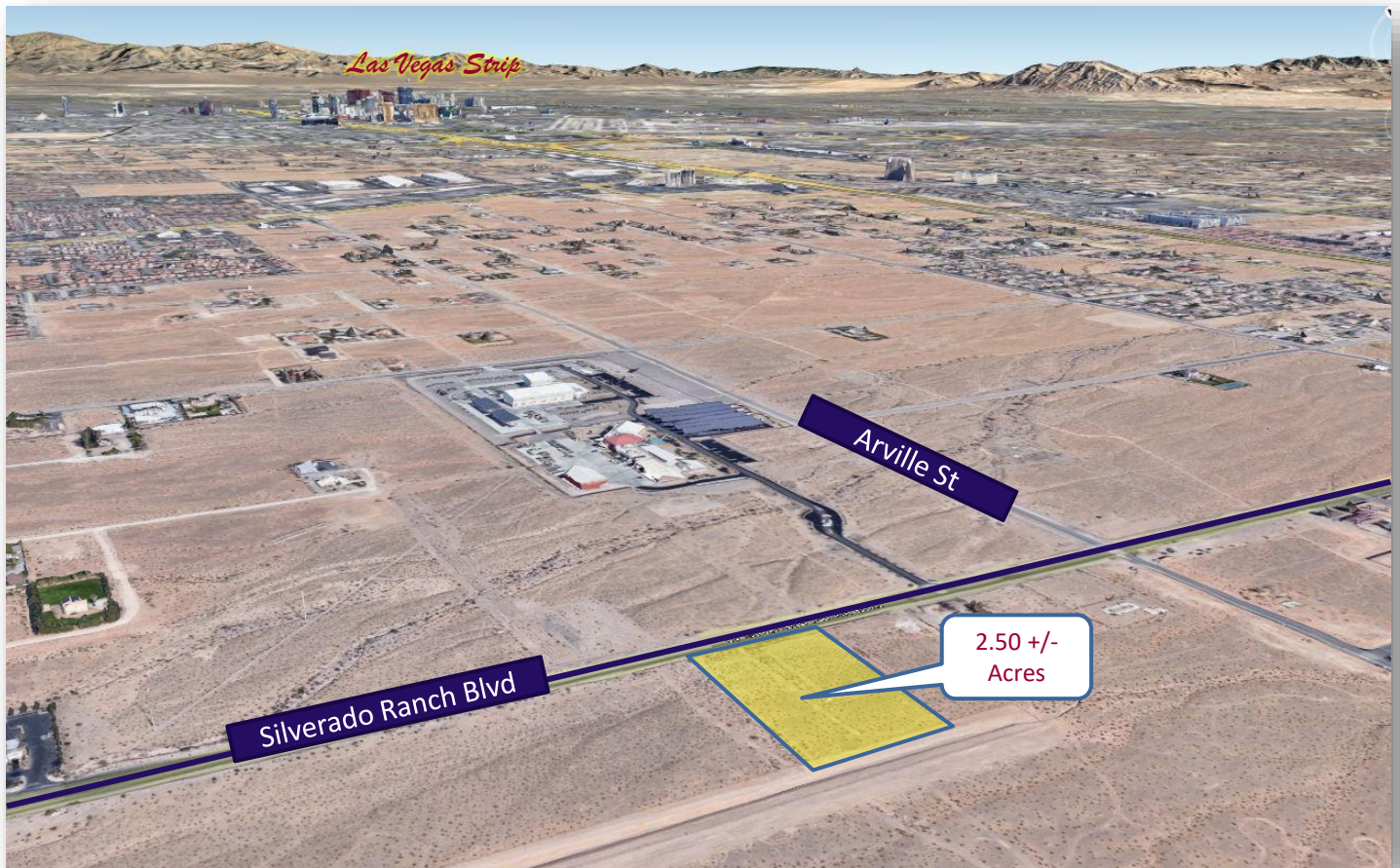


EXCLUSIVE LISTING!

2.50 +/- Acres Commercial Land - \$3,100,000- Site Plan Approved
Silverado Ranch Blvd and S. Decatur Blvd, Las Vegas NV 89141



- APN 177-30-103-001/ 002
- 2.50 +/- Acres
- \$1,240,000 Per Acre
- Unincorporated Clark County Enterprise Jurisdiction
- Zoned RE-Residential – 2 units per acre
- Planned Land Use for both parcels is Neighborhood Commercial
- Zone Change to CG-Commercial General
- Site Plan approved for two fast food restaurants and retail spaces
- Rapidly developing area – residential and commercial
- 2026 Taxes are \$2,138.18 & \$3,188.07



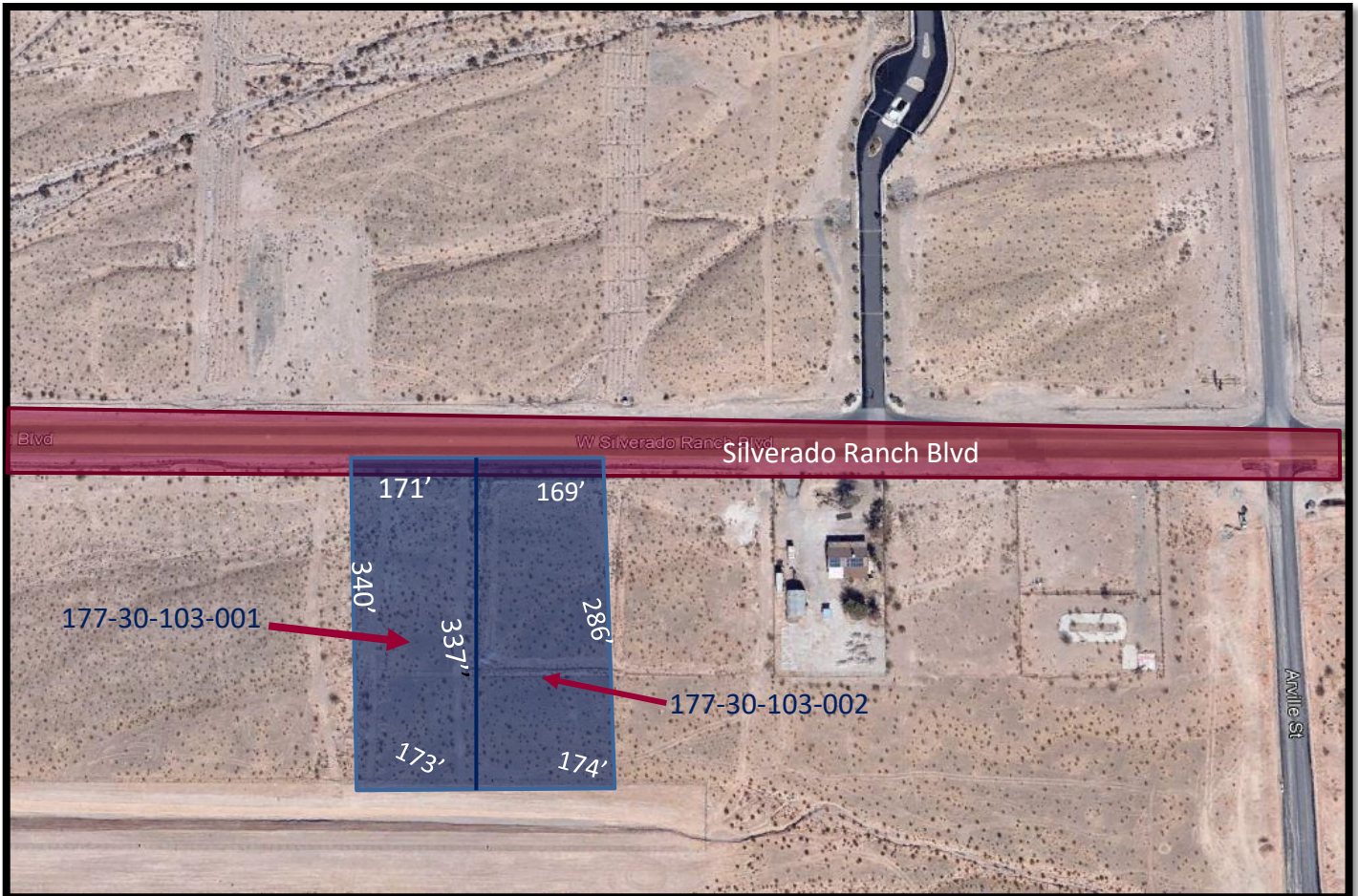
Mark Anthony Rua S.026655
Brokers

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

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



Silverado Ranch Blvd and S. Decatur Blvd

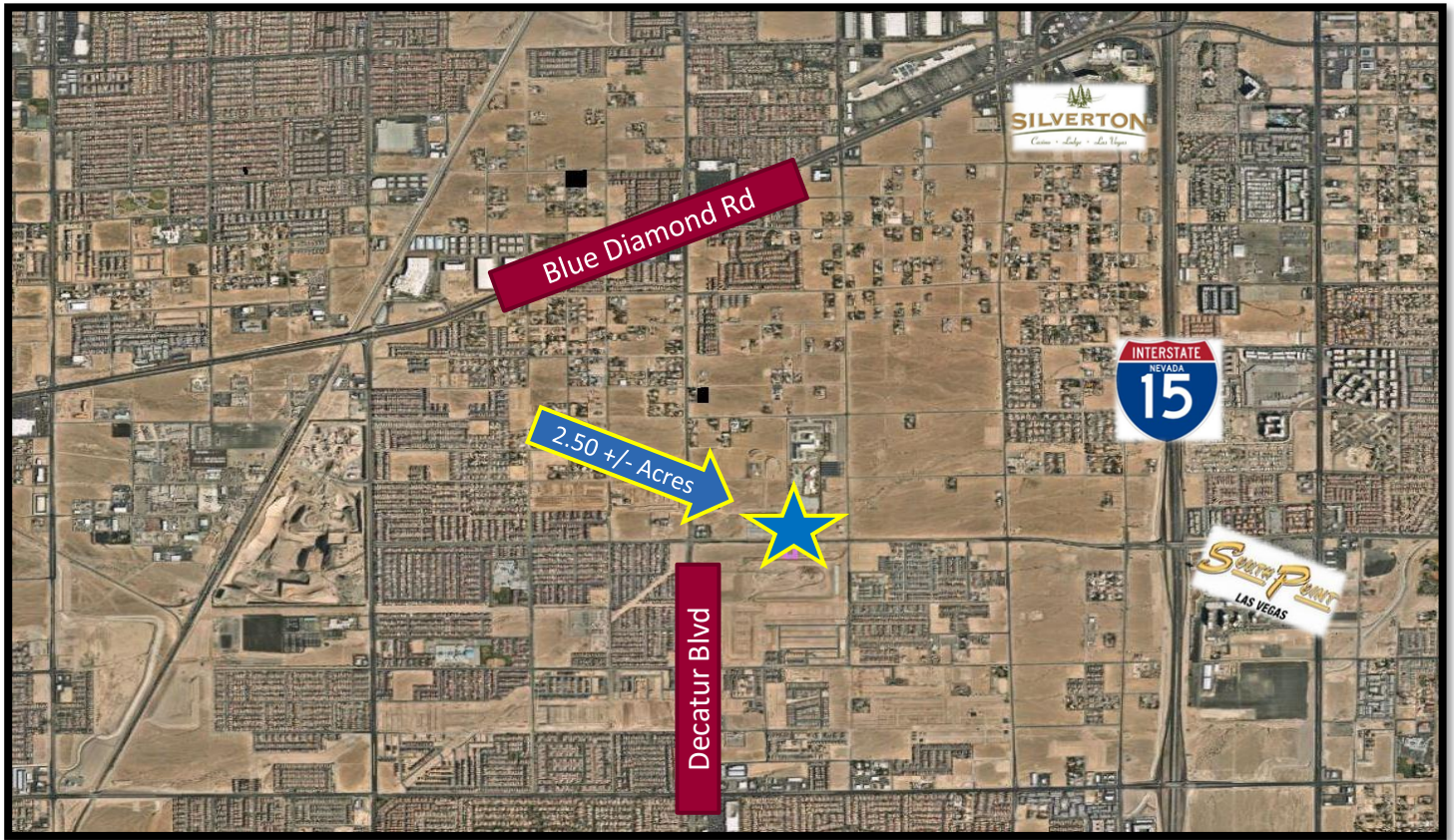


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ERA Brokers
REAL ESTATE CONSOLIDATED

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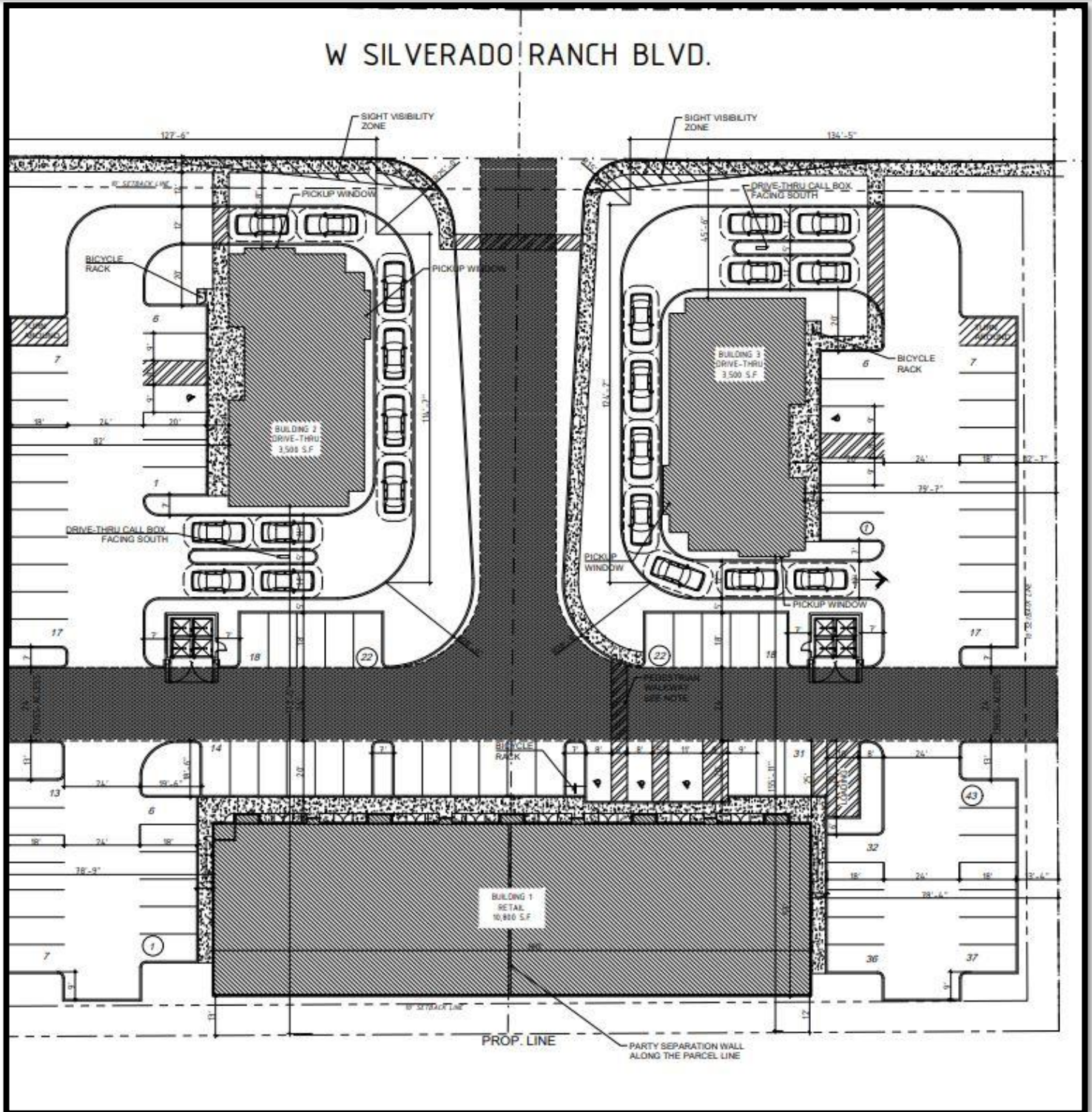
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**Site Plan Approved- 2 Fast Food Restaurants
and Retail Space
87 Onsite Parking Spaces**



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ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

CLARK COUNTY
 NV

177-30-1

N 2 NW 4

30

T22S R61E

64 163 162 161
 75 176 177 78
 93 192 191 190

Rev. 8/19/2020
 Scale: 1" = 200'

MAP LEGEND

Parcel Boundary	Condominium Unit	001 Road Parcel Number
Sub Boundary	AK Space PCL	001 Parcel Number
Road Easement	Right of Way PCL	1.00 Acreage
Match / Leader Line	Sub-Surface PCL	202 Parcel Subised Number
Historic Lot Line	Historic Sub Boundary	FB 24-45 Plat Recording Number
Historic PMLD Boundary	Section Line	5 Block Number
		5 Lot Number
		GL5 Gov. Lot Number

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 on roads and other non-assessed parcels 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 TEXT ORIGINAL.



Silverado Ranch Blvd and S. Decatur Blvd