

EXCLUSIVE LISTING!

Unobstructed Views of the Spring Mountains! \$995,000
H-2 Zoned/ Blue Diamond Rd/ Las Vegas, NV 89161



Property Details

- APN # 175-14-701-002
- 1.92 +/- Acres
- Unincorporated Clark County Redrock district
- 2025 Taxes \$1,188.63
- Nearest sewer on S. Hualapai Way

Key Highlights

- Zoned H-2: Perfect for Commercial Frontage or redevelopment
- Subdivision potential: can be divided into 3-4 Custom home lots
- General Commercial possible: Eligible for a zone change to suit your vision
- Seller Financing Available: Flexible terms to suit qualified buyers



Mark Anthony Rua
Brokers

S.026655

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

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



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

1.92 +/- Acres Las Vegas, NV 89161



Unlock the potential of this parcel with breathtaking, unobstructed views of the Spring Mountains. With H-2 zoning (highway frontage), this versatile property is ideal for investors, custom home builders, or commercial developers.

Whether you're envisioning a boutique residential enclave or a high-visibility commercial site, this land offers unmatched flexibility and value.



Mark Anthony Rua
Brokers

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

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



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

Blue Diamond Rd-Highway Frontage \$995,000



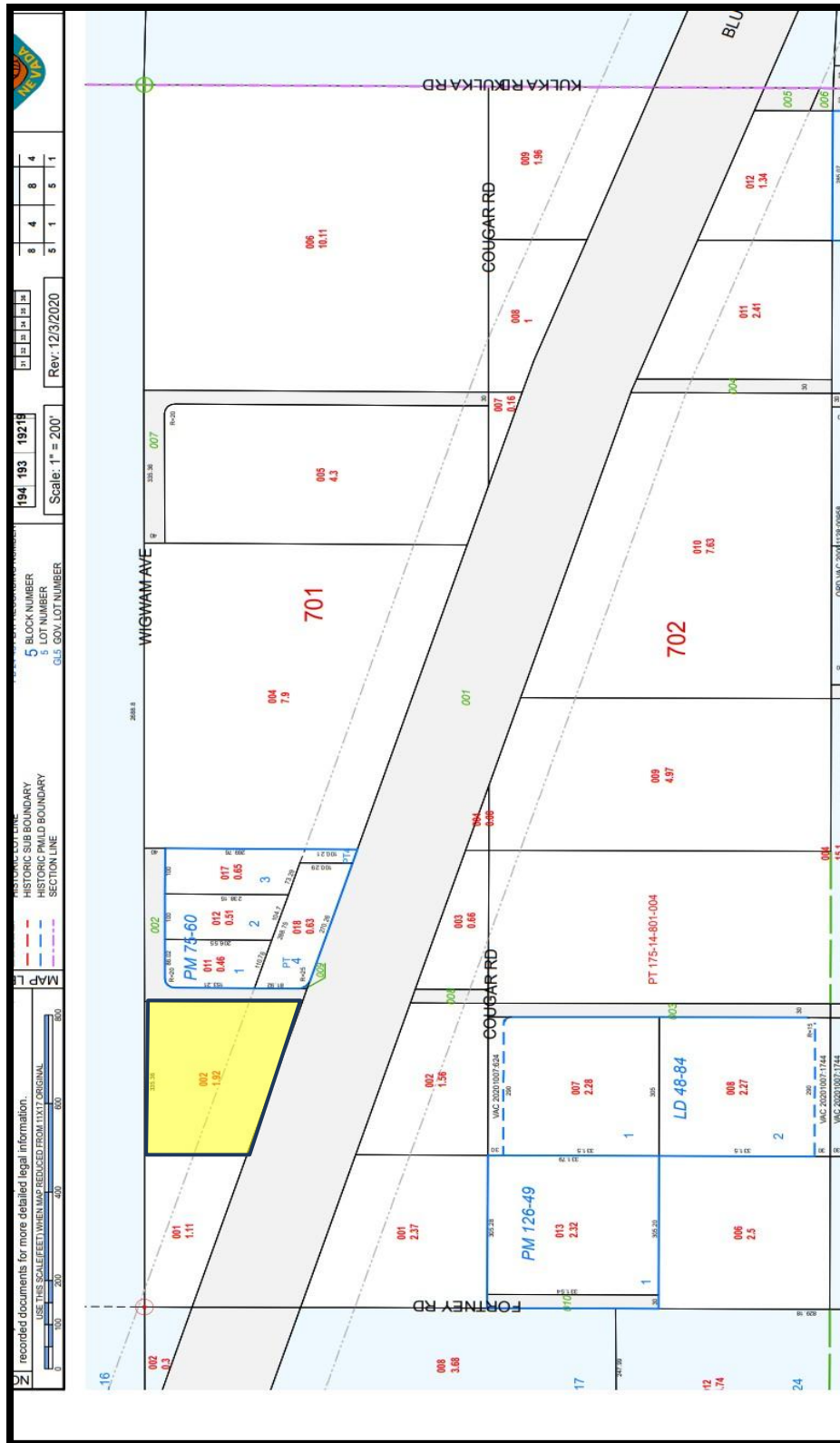
Mark Anthony Rua
Brokers

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

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



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.



1.92 +/- Acres Las Vegas, NV 89161



Mark Anthony Rua
Brokers
 REAL ESTATE CONSOLIDATED

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

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



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.