

# EXCLUSIVE LISTING!

1.16 Acres- NEC Ann and Jones-Double Section Line Corner-  
Listed for \$1,500,000  
5620/ 5650 N. Jones Blvd, Las Vegas, NV 89130



- ✓ APN 125-25-410-001/ 002
- ✓ Planned Land Use NC-Neighborhood Commercial - Zoned RS-20
- ✓ Possible to do zone change to commercial
- ✓ Unincorporated Clark County -Lone Mountain District
- ✓ Prime Commercial Corner
- ✓ Traffic Count 30,488 average cars per day
- ✓ \*\*\*Owner-Licensee\*\*
- ✓ Street improvements with lights, gutters, curbs
- ✓ Sewer in Smithsonian Way
- ✓ 2026 Taxes 1,480.22

	Demographics- 2024- 3 Mile Radius	
Population	142,157	0.66 % inc
Households	51,791	0.88 % inc
Median HH Income	\$88,688	3.19% inc



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

S.026655

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# Prime Commercial Corner



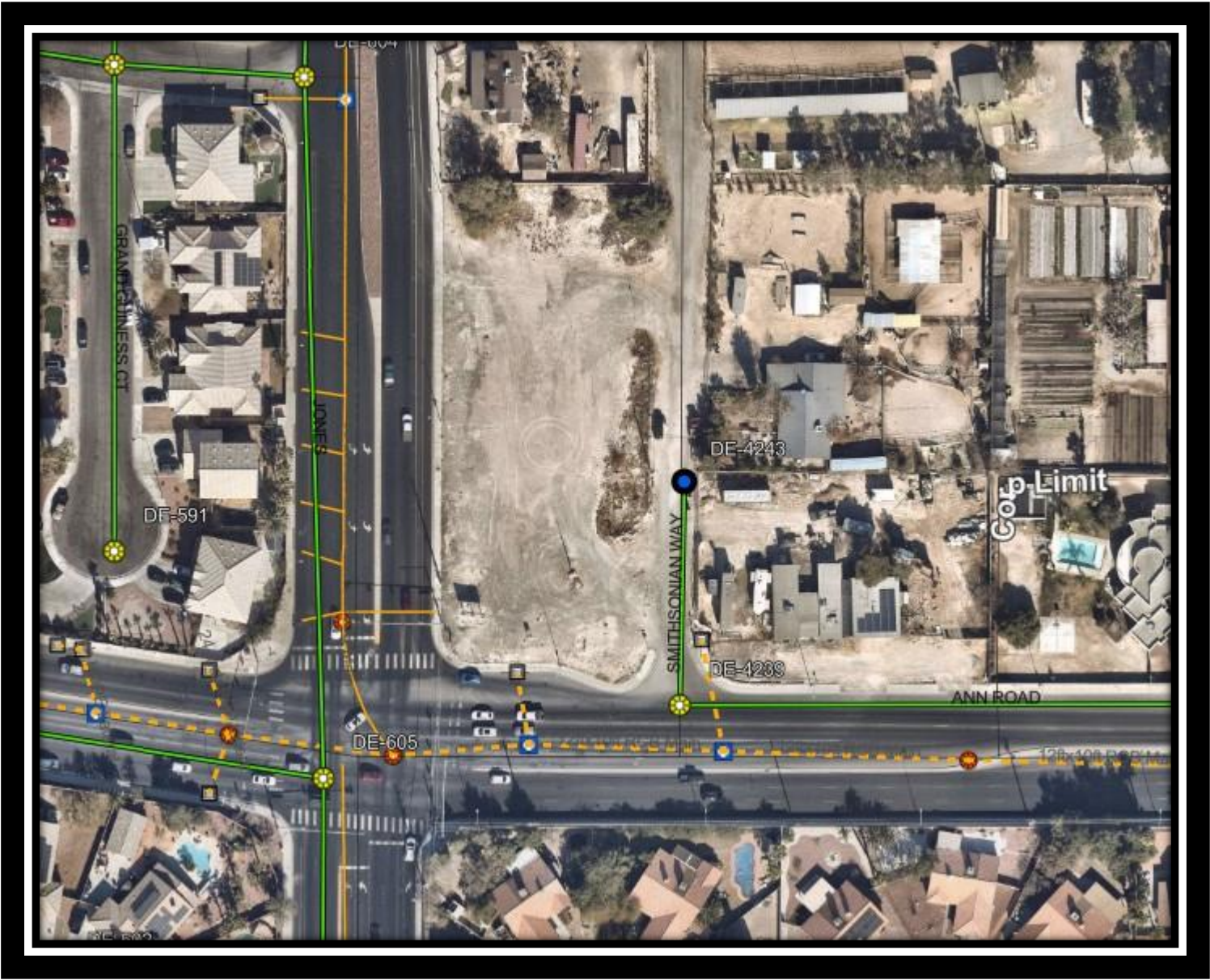
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# Sewer Map



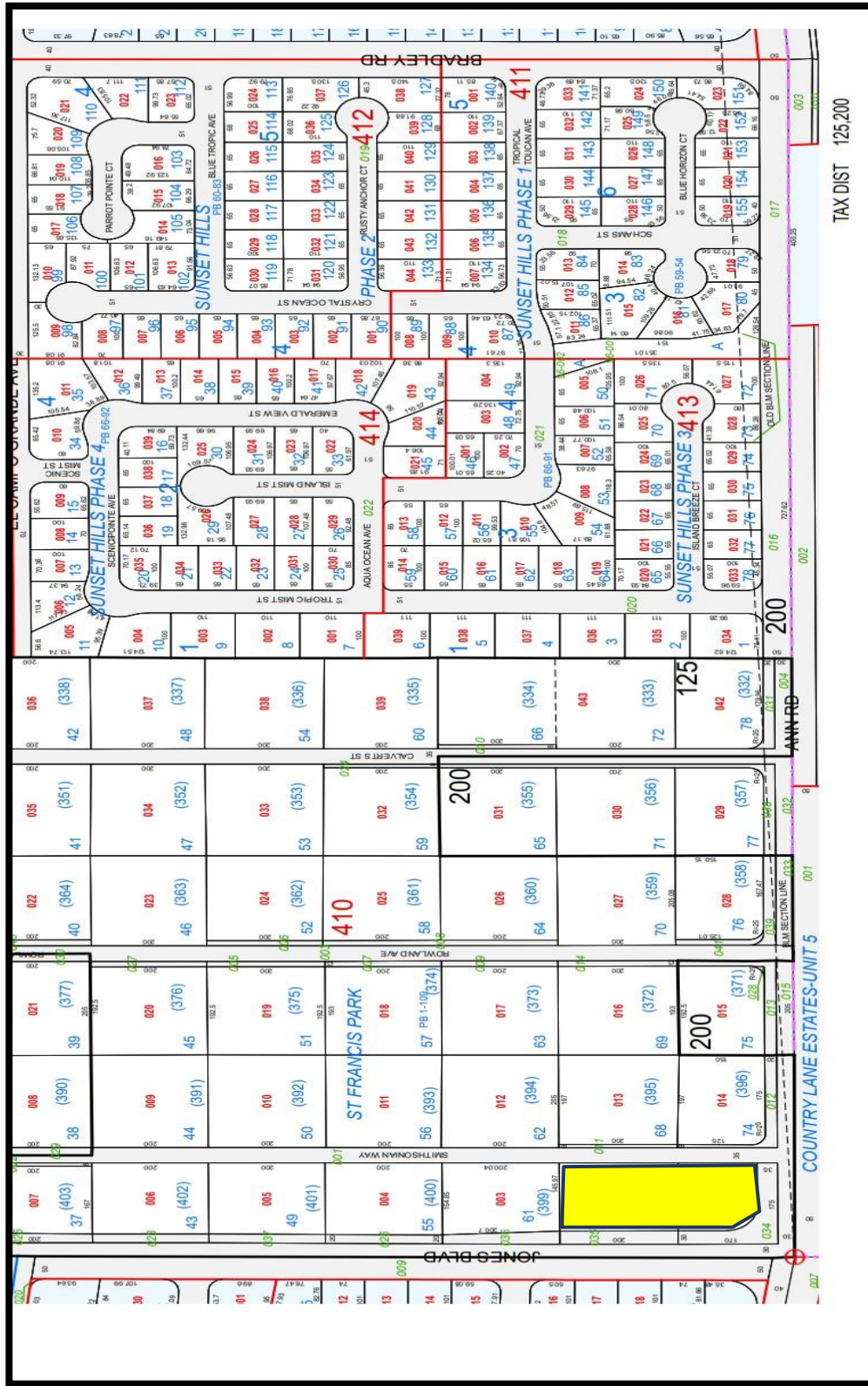
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