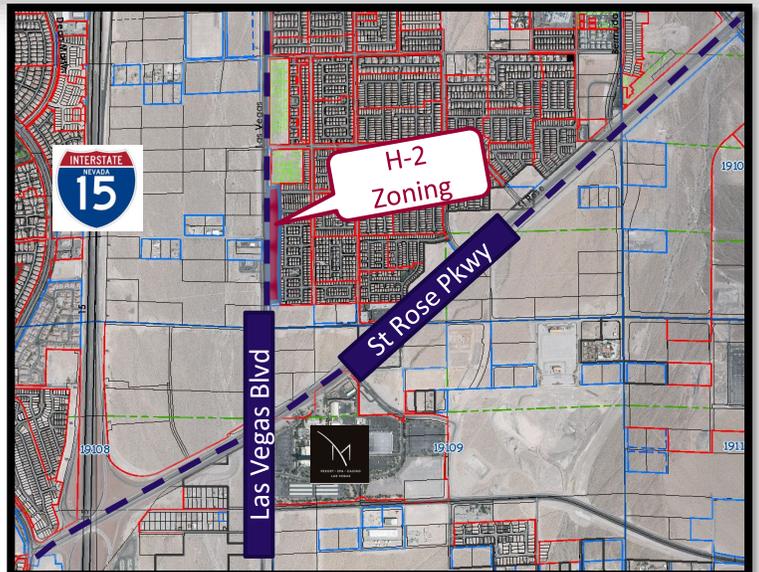


# EXCLUSIVE LISTING!

5.72 +/- Acres fronting LV Blvd Listed \$9,900,000  
Las Vegas Blvd & Barbara Ln Las Vegas, NV 89183



- APN # 191-04-401-027
- 5.72 +/- acres
- \$1,730,769 per acre
- Zoned H-2 Highway Frontage with planned land use CT-Commercial Tourist-
- H-2 Zoning allows for a variety of residential, office and commercial uses
- Commercial Tourist plan allows for uses that cater to tourists such as casinos, resorts, and theme parks
- 2025 Taxes \$23,474.01
- Close to M Resort, Southern Highlands Golf Club, Henderson Executive Airport



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

Office: 702-992-7534  
Lic# 0026655 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)



# EXCLUSIVE LISTING!

5.72 +/- Acres fronting LV Blvd

Las Vegas Blvd & Barbara Ln Las Vegas, NV 89183



North End



Mark Anthony Rua  
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)

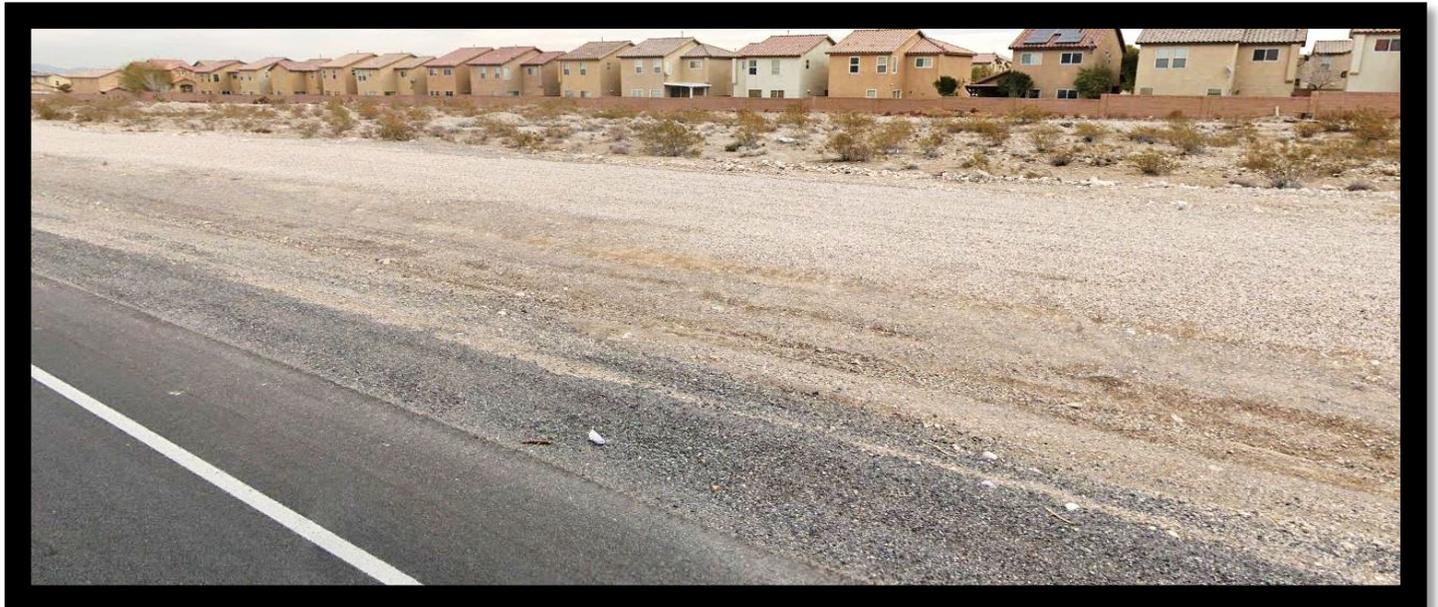
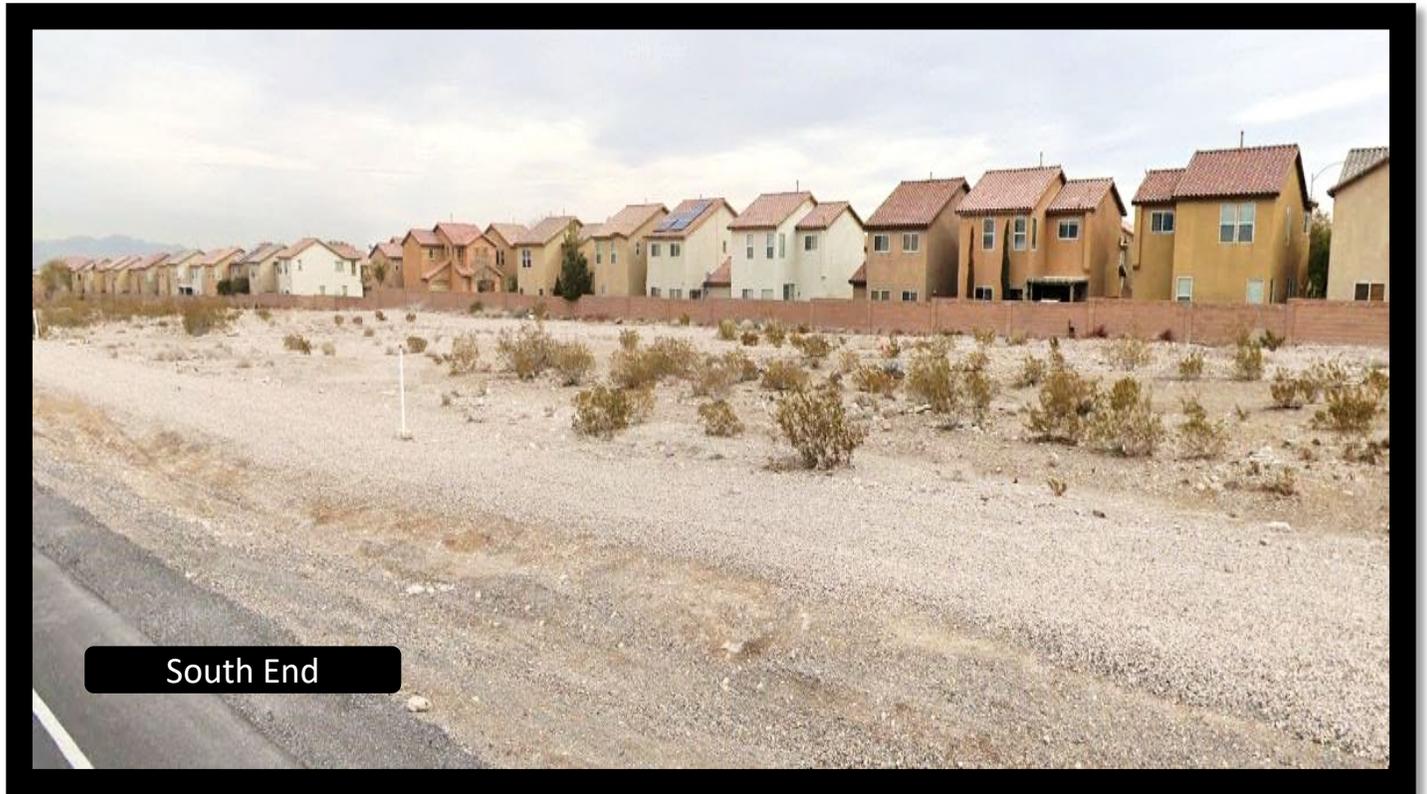
Office: 702-992-7534  
Cell: 702-595-6244



# EXCLUSIVE LISTING!

5.72 +/- Acres fronting LV Blvd

Las Vegas Blvd & Barbara Ln Las Vegas, NV 89183



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

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://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.





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

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)

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



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 LIST ORIGINAL

**MAP LEGEND**

- CONDOMINIUM UNIT
- ROAD PARCEL NUMBER
- PARCEL BOUNDARY
- PMI BOUNDARY
- AIR SPACE PCL
- RIGHT OF WAY PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- ROAD EASEMENT
- MATCH / LEASER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- SECTION LINE

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

163 162 161  
 176 177 178  
 192 191 190  
 204 205 206

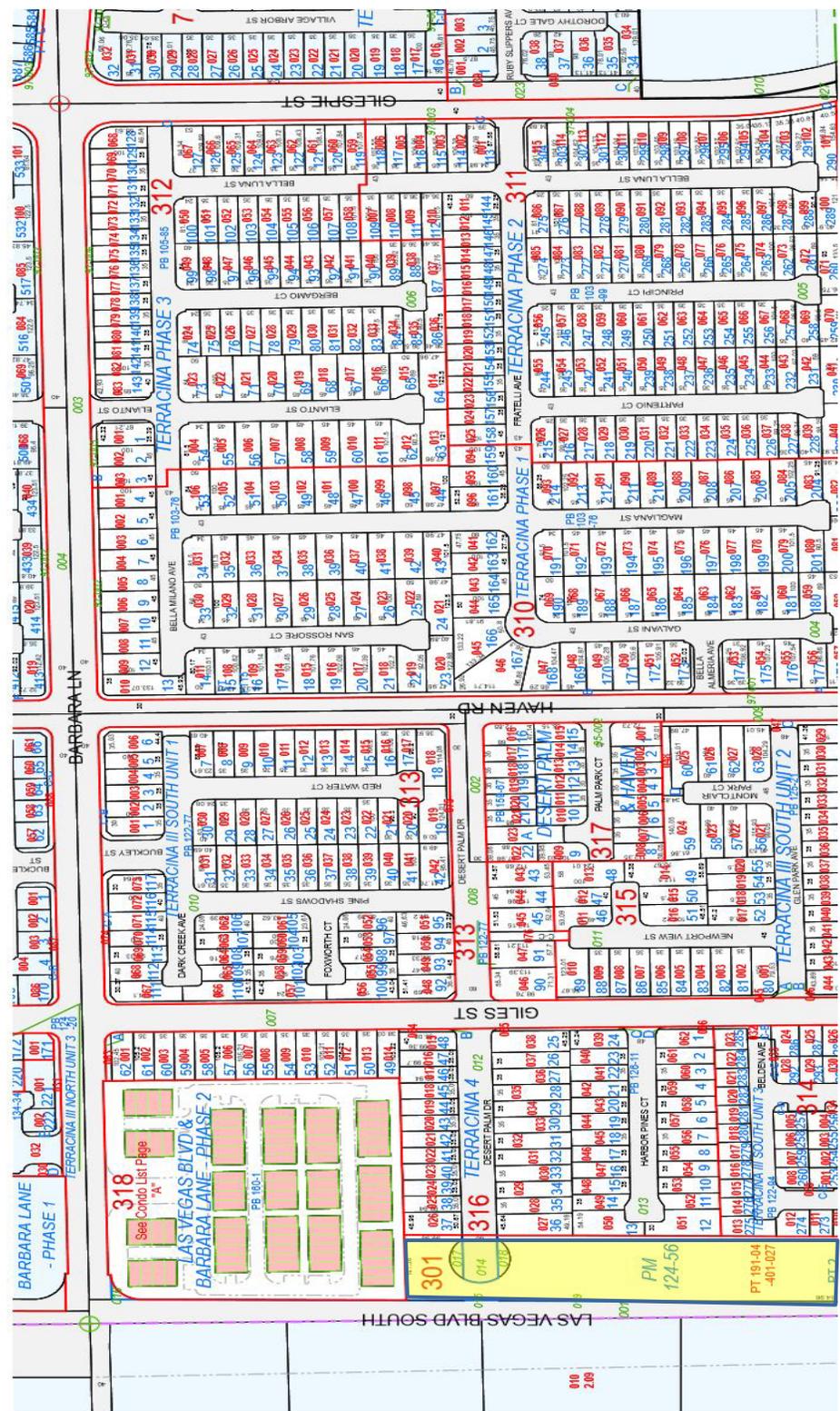
007 ROAD PARCEL NUMBER  
 001 PARCEL NUMBER  
 1.00 ACREAGE  
 202 PARCEL SUB-SEQ NUMBER  
 PB 24-48 PLAT RECORDING NUMBER  
 5 BLOCK NUMBER  
 5 LOT NUMBER  
 GLS GOV. LOT NUMBER

Scale: 1" = 200'

Rev. 10/3/2019

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

191-04-3  
 N 2 SW 4  
 4



**EXCLUSIVE LISTING!**  
 5.72 +/- Acres fronting LV Blvd Listed \$1.3 mil per acre  
 Las Vegas Blvd & Barbara Ln Las Vegas, NV 89183

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.