

EXCLUSIVE LISTING! - \$3,500,000

**4.63 +/- Acres – Approved for 5 Single Family Lots
College Drive & Trenier , Henderson, NV 89002**



- 4.63 +/- acres
- APN# 179-32-501-011 / Incorporated Clark County
- Tentative Map Approved by City of Henderson for 5 Single-Family 1 +/- acre Lots
- **Subject property will be delivered with final mapped lots & water fees paid**
 - There is no HOA.
- Across the street from Mission Hills Park and J. Marlan Walker International School
- Located in quiet neighborhood of \$1M homes. Views of McCullough Mountains & River Mountains
 - Easy access from I-11 & E. Mission Drive
 - Owner/ Licensee



Mark Anthony Rua
Brokers

S.026655

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4.63 +/- ac at College Drive



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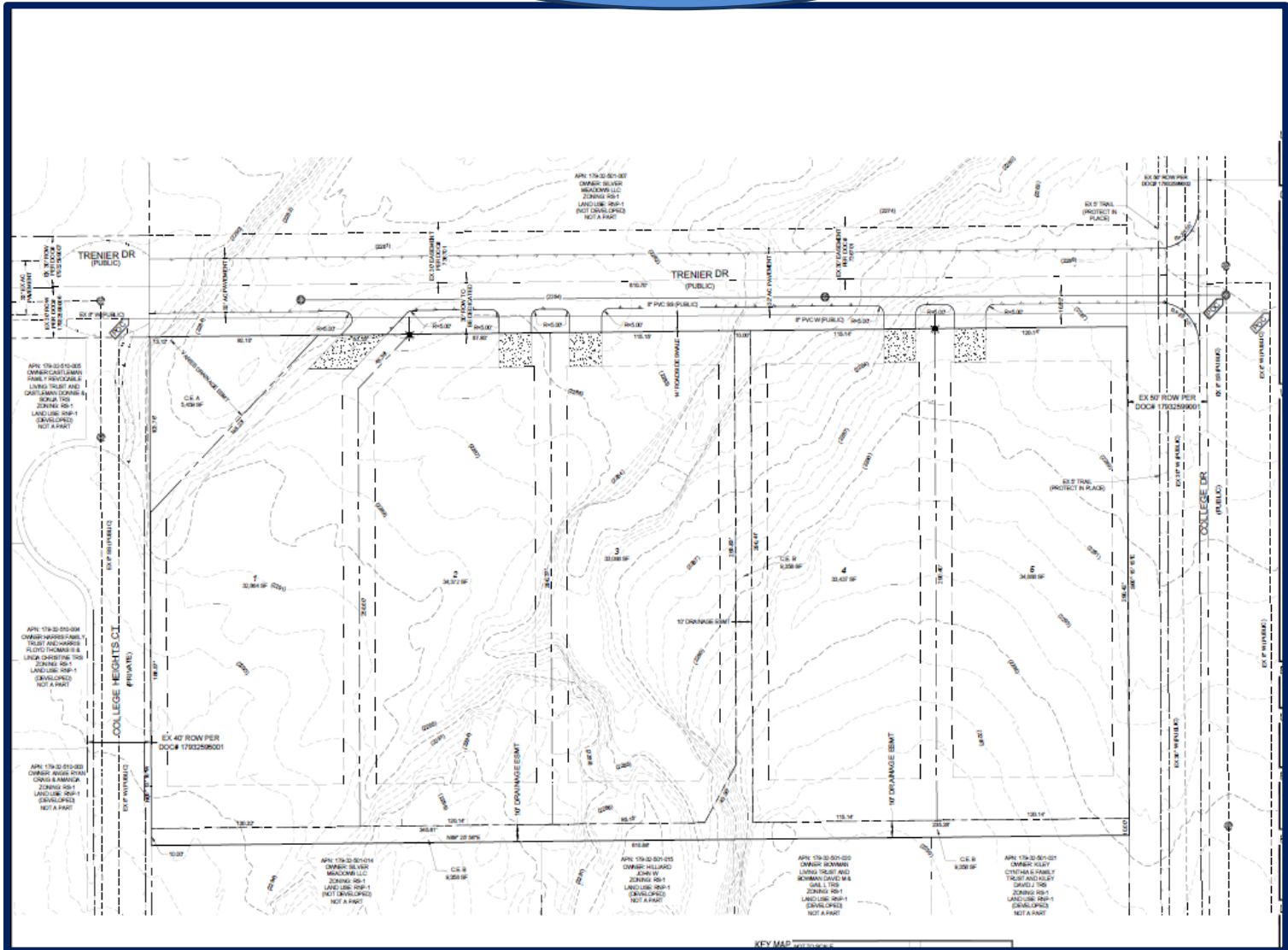
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4.63 +/- ac at College Drive

Approved Tentative Map



5 Single-Family Lots



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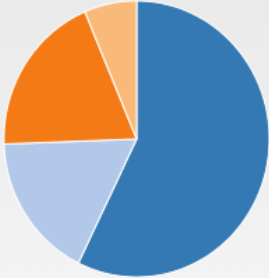
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Demographics

Families vs Singles



Husband Wife Family Households	7,516	57%
Single Guardian	2,254	17%
Singles	2,522	19%
Singles With Roommate	837	6%

Source: U.S. Census

Households with Kids



Average Household Size: 3

Households without Kids	8,355	64%
Households with Kids	4,774	36%

Source: U.S. Census

Population	37,603	(source: Census)	Land Area	8.68	sq mi
Population Density	4,333	people per sq mi	Water Area	0.00	sq mi
Housing Units	13,602	(source: Census)	Occupied Housing Units	13,129	(source: Census)
Median Home Value	\$427,500	(source: ACS)	Median Household Income	\$98,725	(source: ACS)



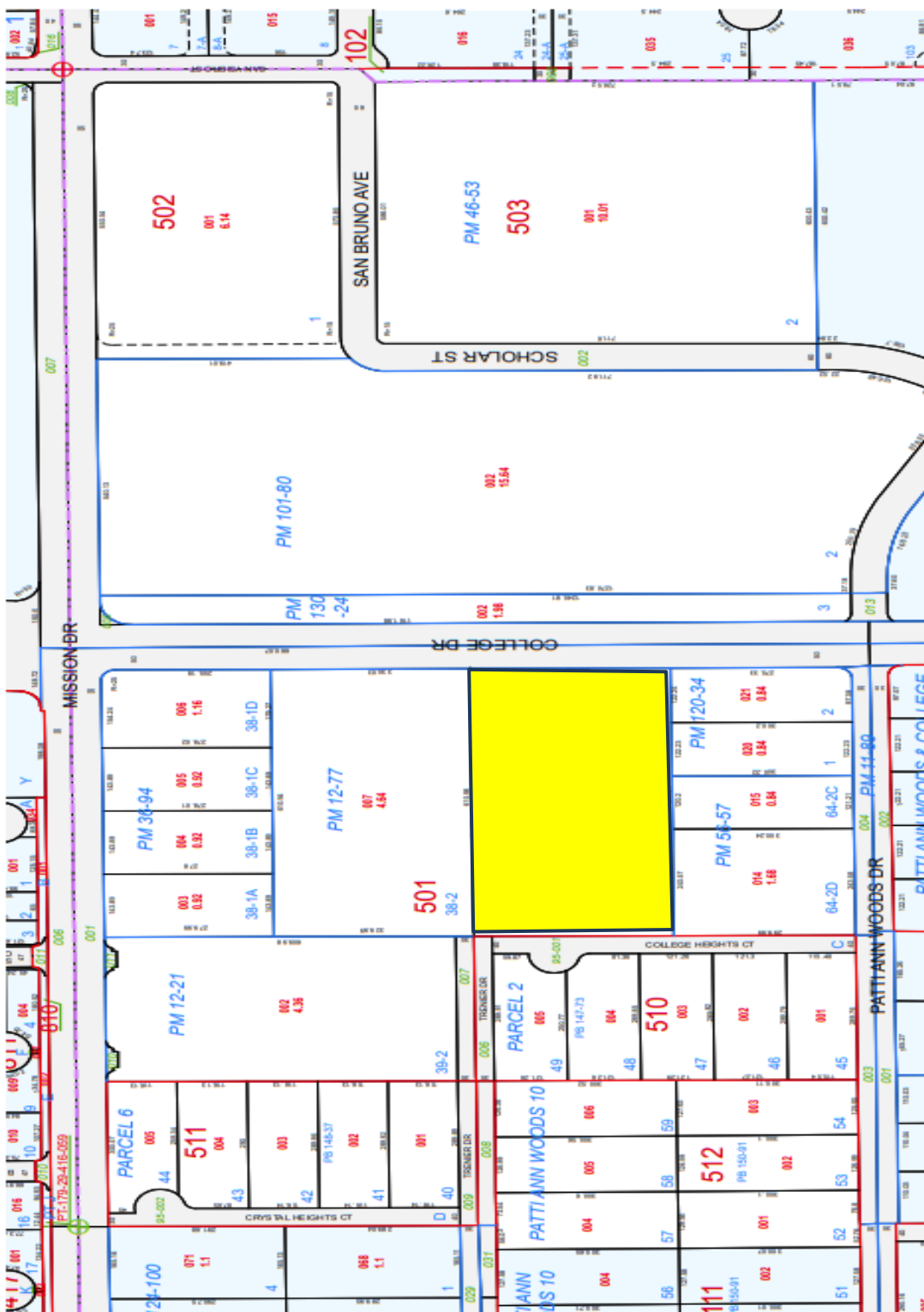
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