

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

S.026655

Office: 702-992-7534

Cell: 702-595-6244

2855 St Rose Parkway, Suite 100, Henderson, NV 89052

markanthonyrua@gmail.com www.mrlandalasvegas.com



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

4.63 +/- ac at College Drive



Mark Anthony Rua
REAL ESTATE CONSOLIDATED

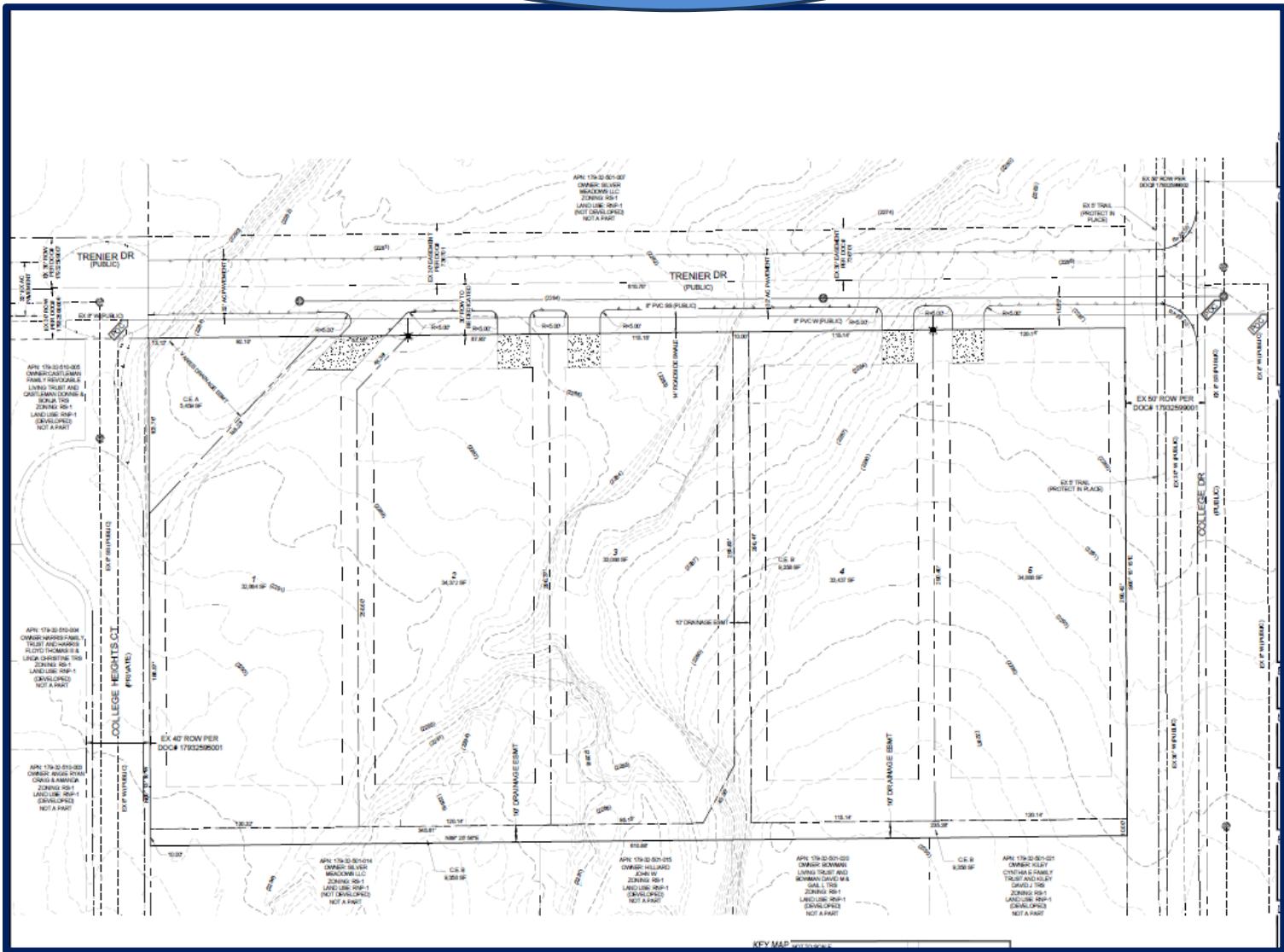
Office: 702-992-7534
Cell: 702-595-6244
2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandalasvegas.com

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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.



4.63 +/- ac at College Drive

Approved
Tentative Map



5 Single-Family
Lots



Mark Anthony Rua
Brokers

CONSOLIDATED

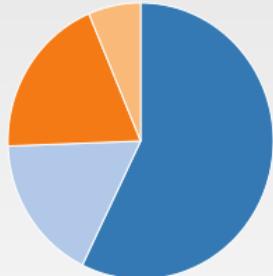
Office: 702-992-7534
Cell: 702-595-6244
2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandalasvegas.com

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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.



Demographics

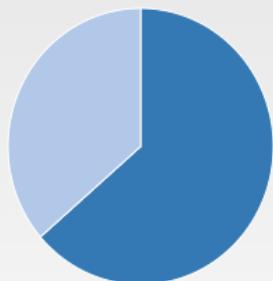
Families vs Singles



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)



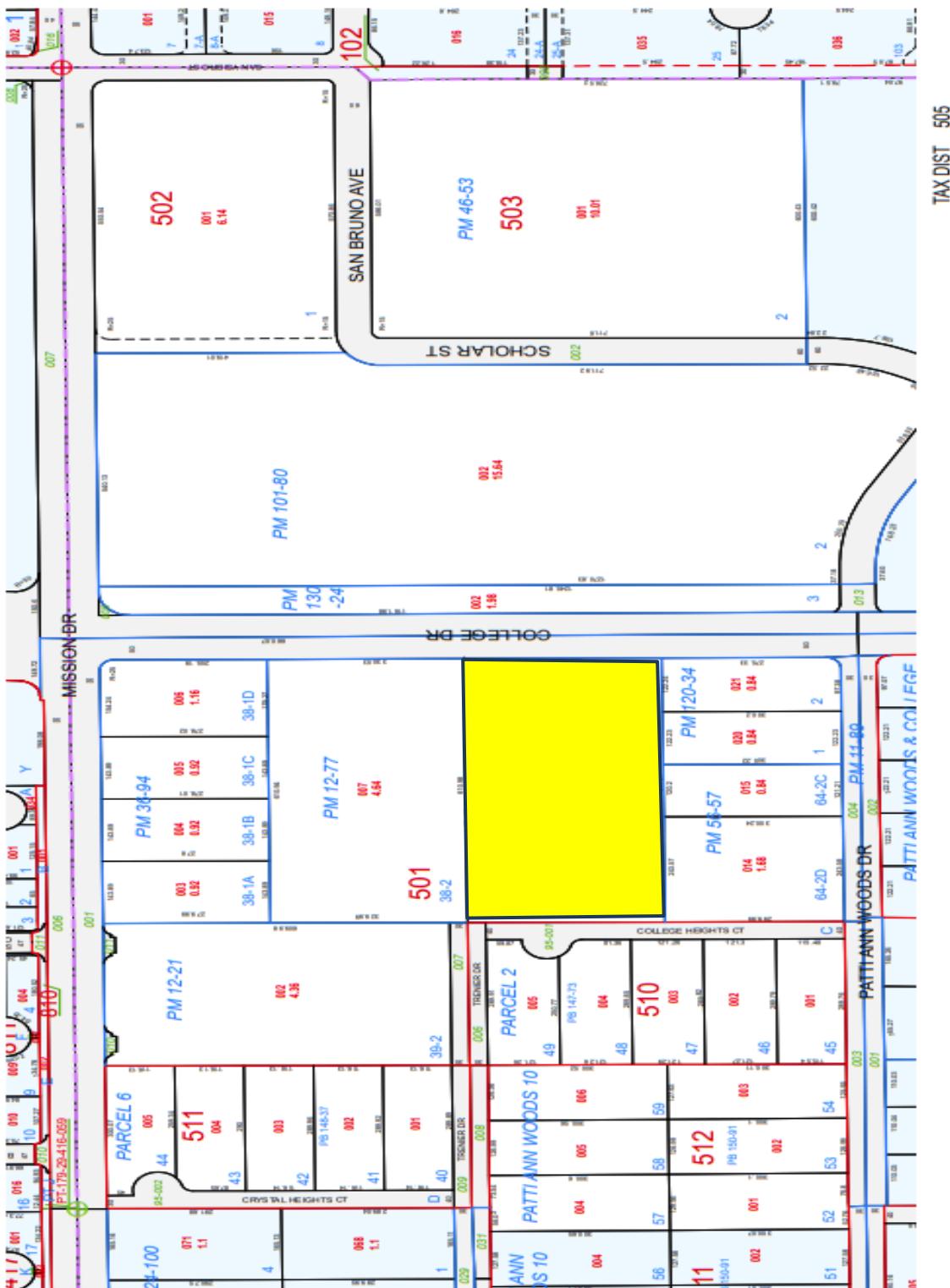
Mark Anthony Rua

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



TAX DIST 505

4.63 +/- acres College Drive
Henderson, NV 89002



Mark Anthony Rua
Brokers

REAL ESTATE CONSOLIDATED

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.

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

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

