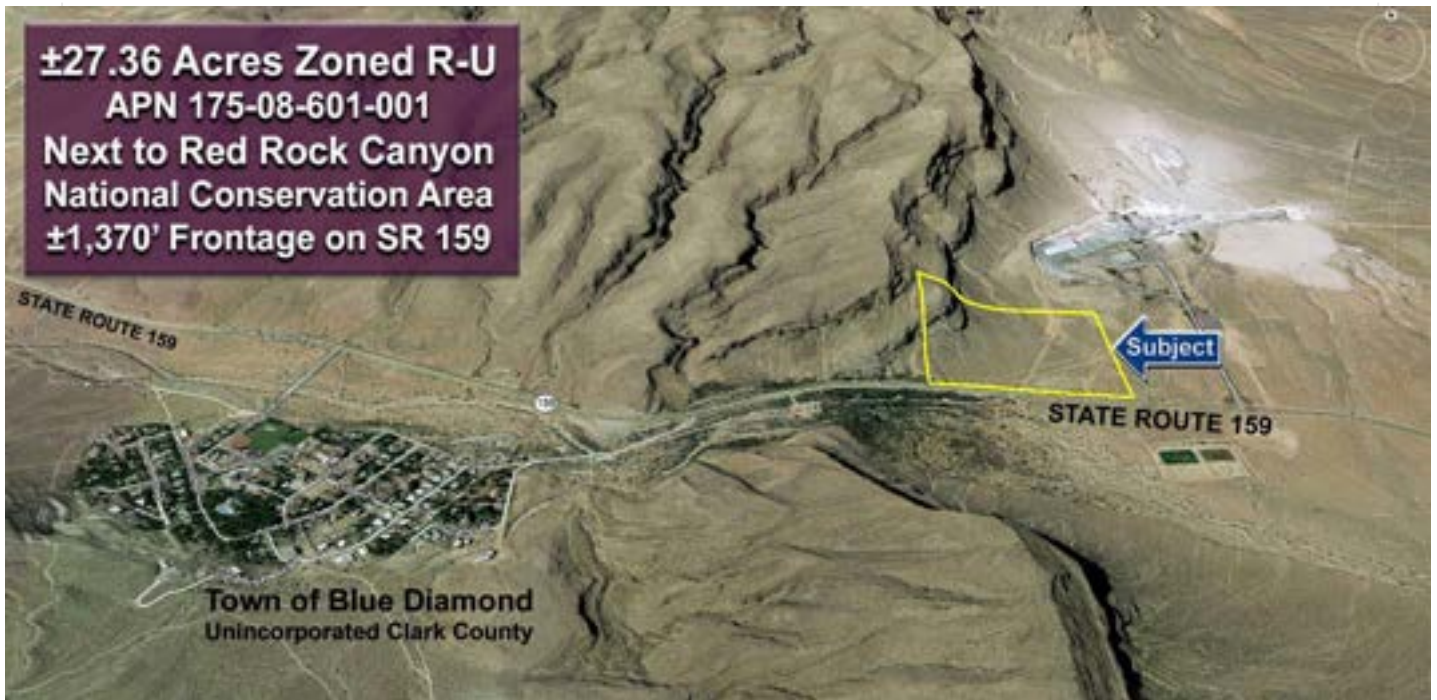


# ±27.36 Acres near Blue Diamond Town

State Route 159, Las Vegas, NV 89135 Listing ID: 656332



**Price \$9,534,412 (\$348,480/Acre)**

**Cross Streets State Routes 159 & 160 (Blue Diamond Road)**

**Parcel No. 175-08-601-001 Zoning R-U Frontage: ±1,370' Depth: ±870'**

**Property Type :** Special Purpose / Other, Vacant Land, Vacant Land - Residential

**Property Description:** VERY RARE, BEST-PRICED privately-owned parcel adjacent to Red Rock Canyon National Conservation Area, located approx 1/2 mile east of the Town of Blue Diamond, and above 3,300' elevation. Amazing Views! Legal access via State Route 159 with approx 1,370' frontage. Owner may carry with 35% down. May sell all or part.

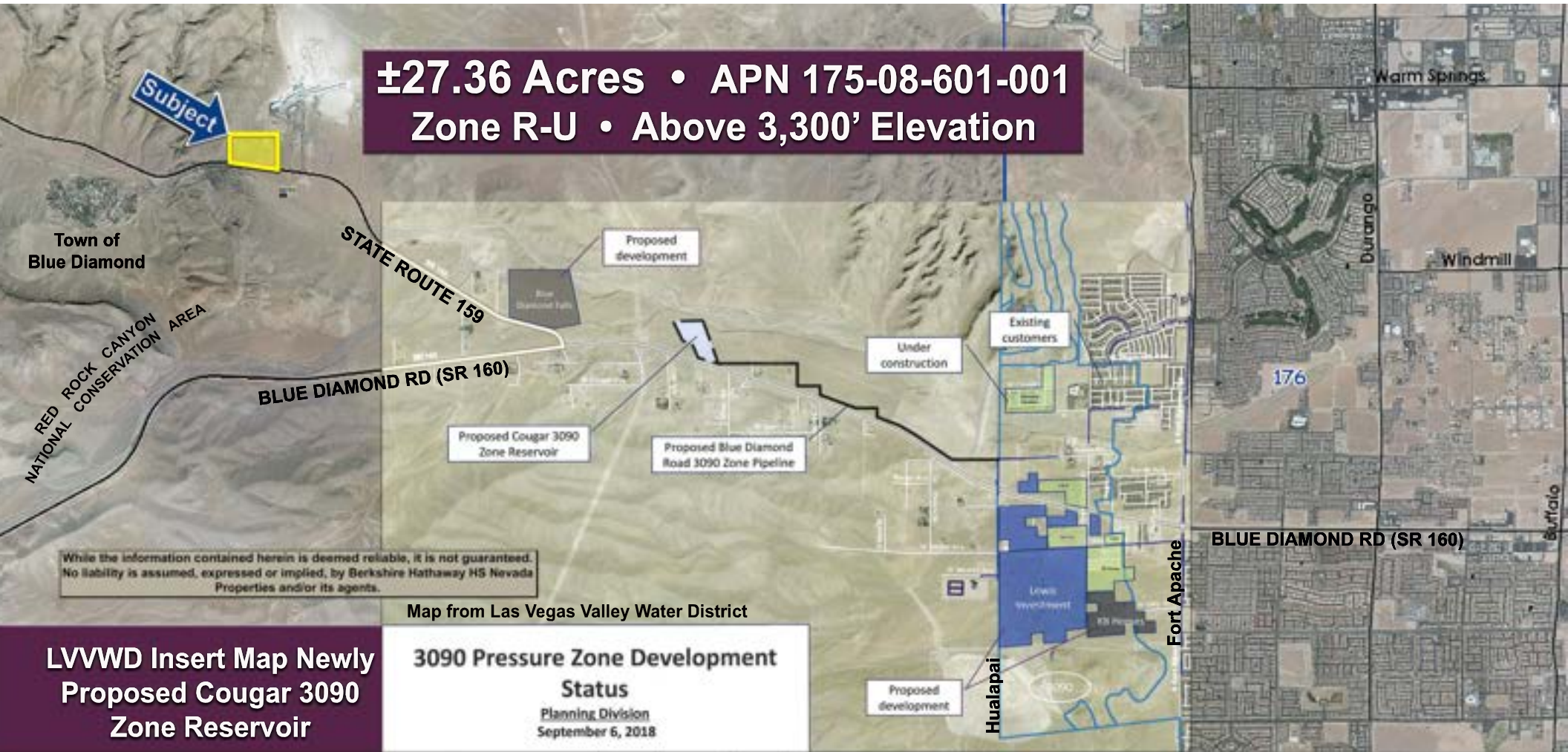
**Area Description:** Located above 3,300' elevation with amazing views of the Spring Mountains & Red Rock National Conservation Area. The western portion of the northern boundary line is adjacent to Red Rock National Conservation Area for approximately 680'

## Highlights

- **BEST-PRICED** Parcel of its kind anywhere in/next to Red Rock National Conservation Area
- **Rare Private Property** Adjacent to Red Rock National Conservation Area
- **Elevation Above 3,300'**
- **Approx 1,370' Frontage** Along State Route 159 (Blue Diamond Road)
- **Owner May Carry with 35%**
- **May Sell All or Part**
- **Amazing Views of Red Rock Canyon NCA**

**Matthew Beach**  
Commercial Agent  
**Great Bridge Properties**  
(702) 883-4221  
[mbsellvegas@gmail.com](mailto:mbsellvegas@gmail.com)

**±27.36 Acres • APN 175-08-601-001  
Zone R-U • Above 3,300' Elevation**



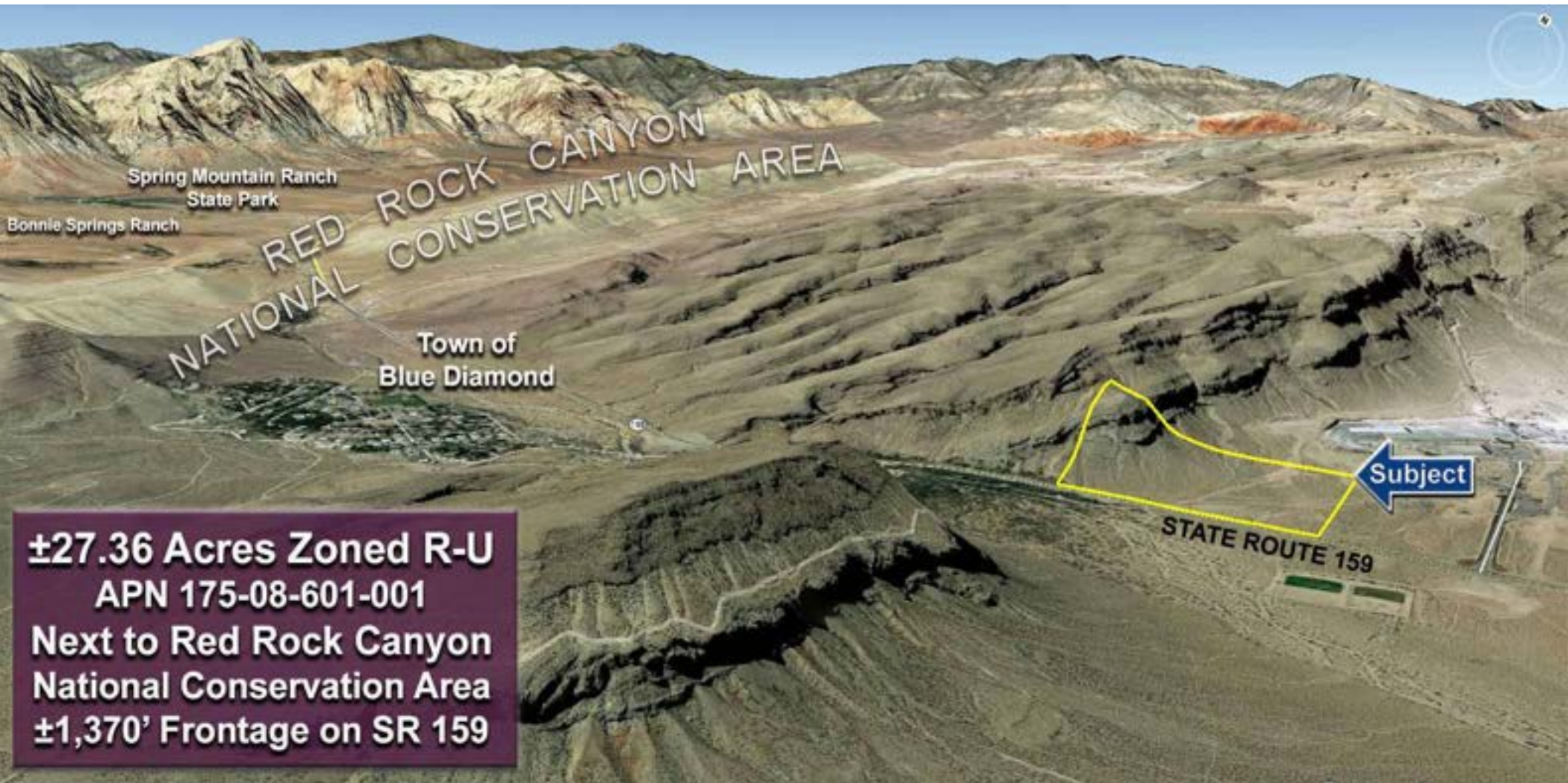
While the information contained herein is deemed reliable, it is not guaranteed. No liability is assumed, expressed or implied, by Berkshire Hathaway HS Nevada Properties and/or its agents.

Map from Las Vegas Valley Water District

**3090 Pressure Zone Development  
Status**  
Planning Division  
September 6, 2018

**LVVWD Insert Map Newly  
Proposed Cougar 3090  
Zone Reservoir**





Spring Mountain Ranch  
State Park

Bonnie Springs Ranch

RED ROCK CANYON  
NATIONAL CONSERVATION AREA

Town of  
Blue Diamond

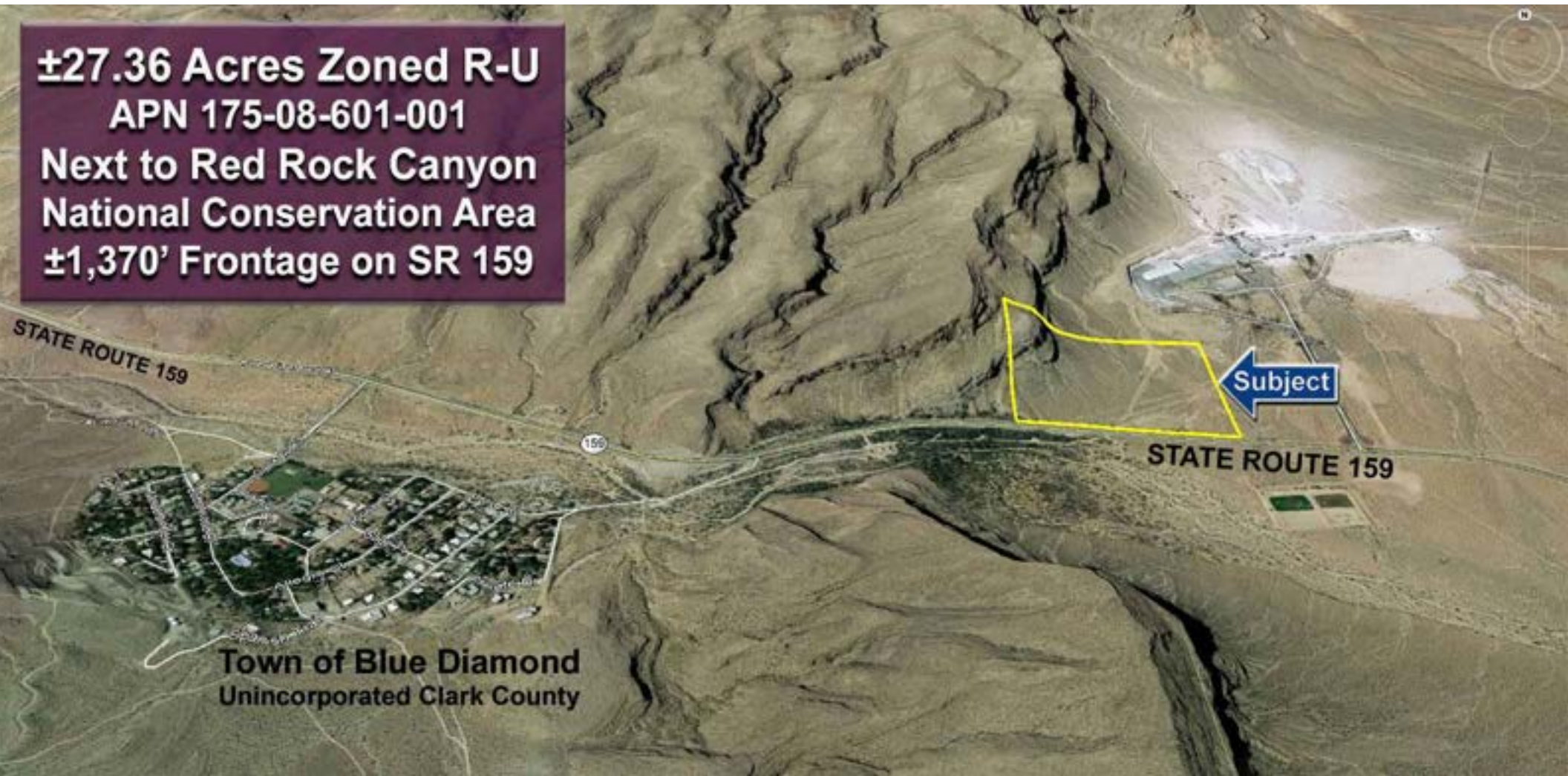
Subject

STATE ROUTE 159

**±27.36 Acres Zoned R-U**  
**APN 175-08-601-001**  
**Next to Red Rock Canyon**  
**National Conservation Area**  
**±1,370' Frontage on SR 159**



**±27.36 Acres Zoned R-U**  
**APN 175-08-601-001**  
**Next to Red Rock Canyon**  
**National Conservation Area**  
**±1,370' Frontage on SR 159**







**RED ROCK CANYON  
NATIONAL CONSERVATION AREA**

**±27.36 Acres Zoned R-U  
APN 175-08-601-001  
Next to Red Rock Canyon  
National Conservation Area  
±1,370' Frontage on SR 159**

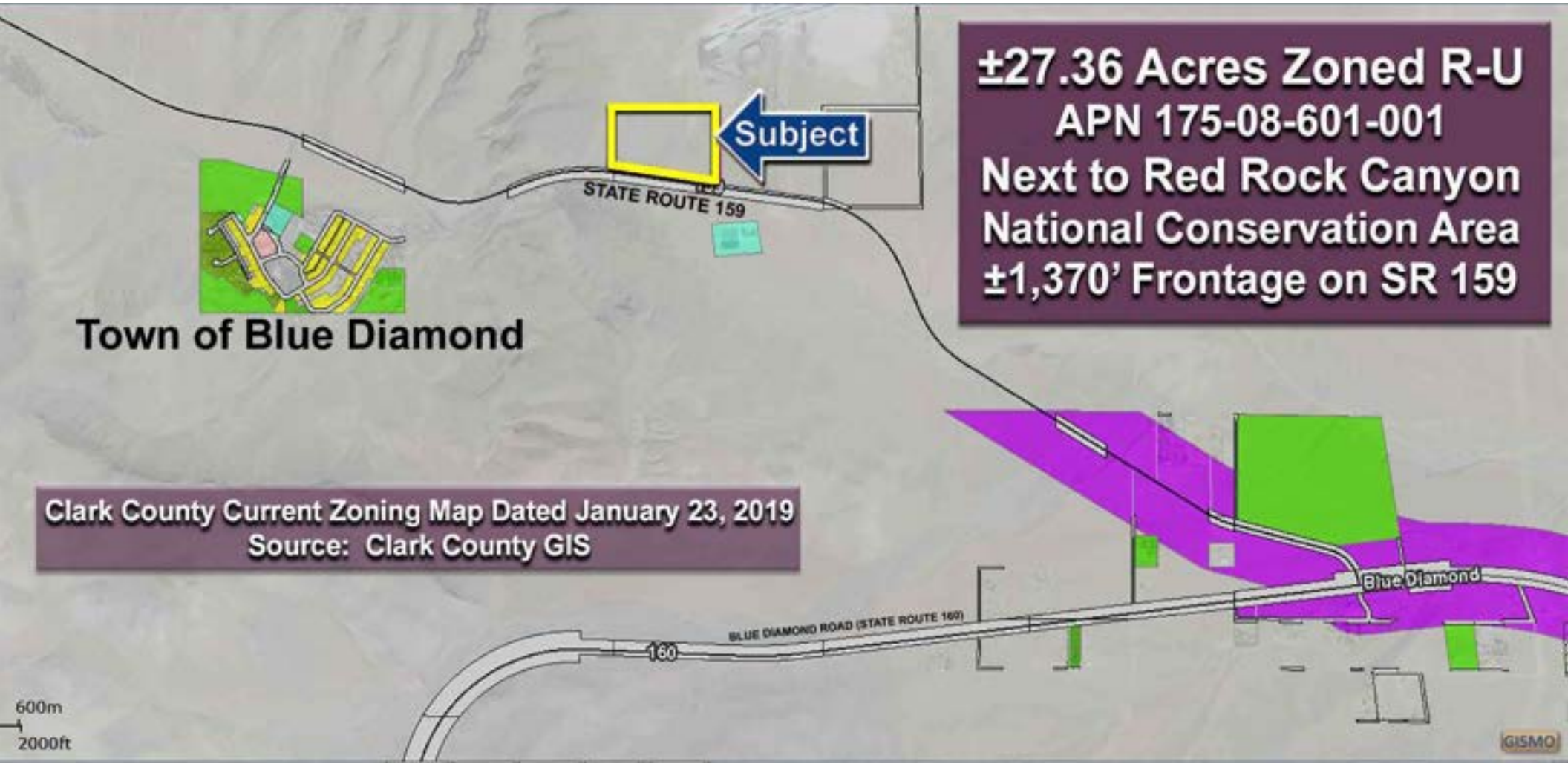
**Subject**

**STATE ROUTE 159**

**BLUE DIAMOND RD (SR 160)**







**±27.36 Acres Zoned R-U**  
**APN 175-08-601-001**  
**Next to Red Rock Canyon**  
**National Conservation Area**  
**±1,370' Frontage on SR 159**

**Town of Blue Diamond**

**Clark County Current Zoning Map Dated January 23, 2019**  
**Source: Clark County GIS**

600m  
2000ft

GISMO



**NOTES**

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 FIRST: WHEN MAP REDUCED FROM 1:1117 ORIGINAL

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

- MAP LEGEND**
- PARCEL BOUNDARY
  - SUB BOUNDARY
  - PMLD BOUNDARY
  - ROAD EASEMENT
  - MATCH / LEADER LINE
  - HISTORIC LOT LINE
  - HISTORIC SUB BOUNDARY
  - HISTORIC PMLD BOUNDARY
  - SECTION LINE
  - CONDOMINIUM UNIT
  - AIR SPACE PCL
  - RIGHT OF WAY PCL
  - SUB-SURFACE PCL
  - 001 ROAD PARCEL NUMBER
  - 001 PARCEL NUMBER
  - 1.00 ACREAGE
  - 202 PARCEL SUBSEQ NUMBER
  - PL 24-43 PLAT RECORDING NUMBER
  - 5 BLOCK NUMBER
  - 5 LOT NUMBER
  - 05.5 GOV. LOT NUMBER

T22S R59E

6165	164	163
3174	175	176
5194	193	192

Scale: 1" = 200'

8

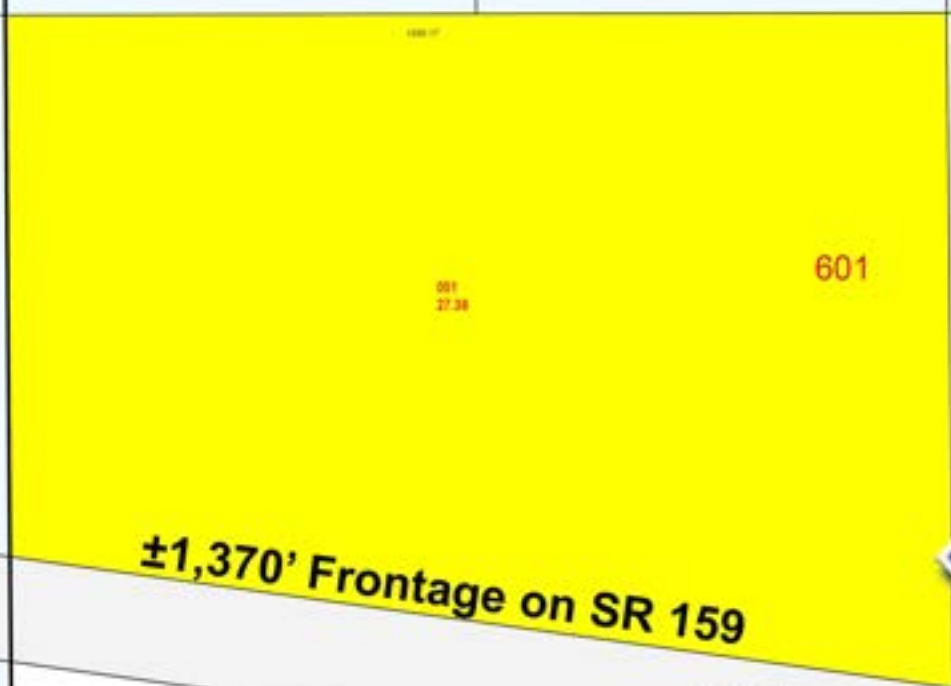
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32

Rev: 1/8/2019

S 2 NE 4

5	4	3	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
9	1	9	1

175-08-6

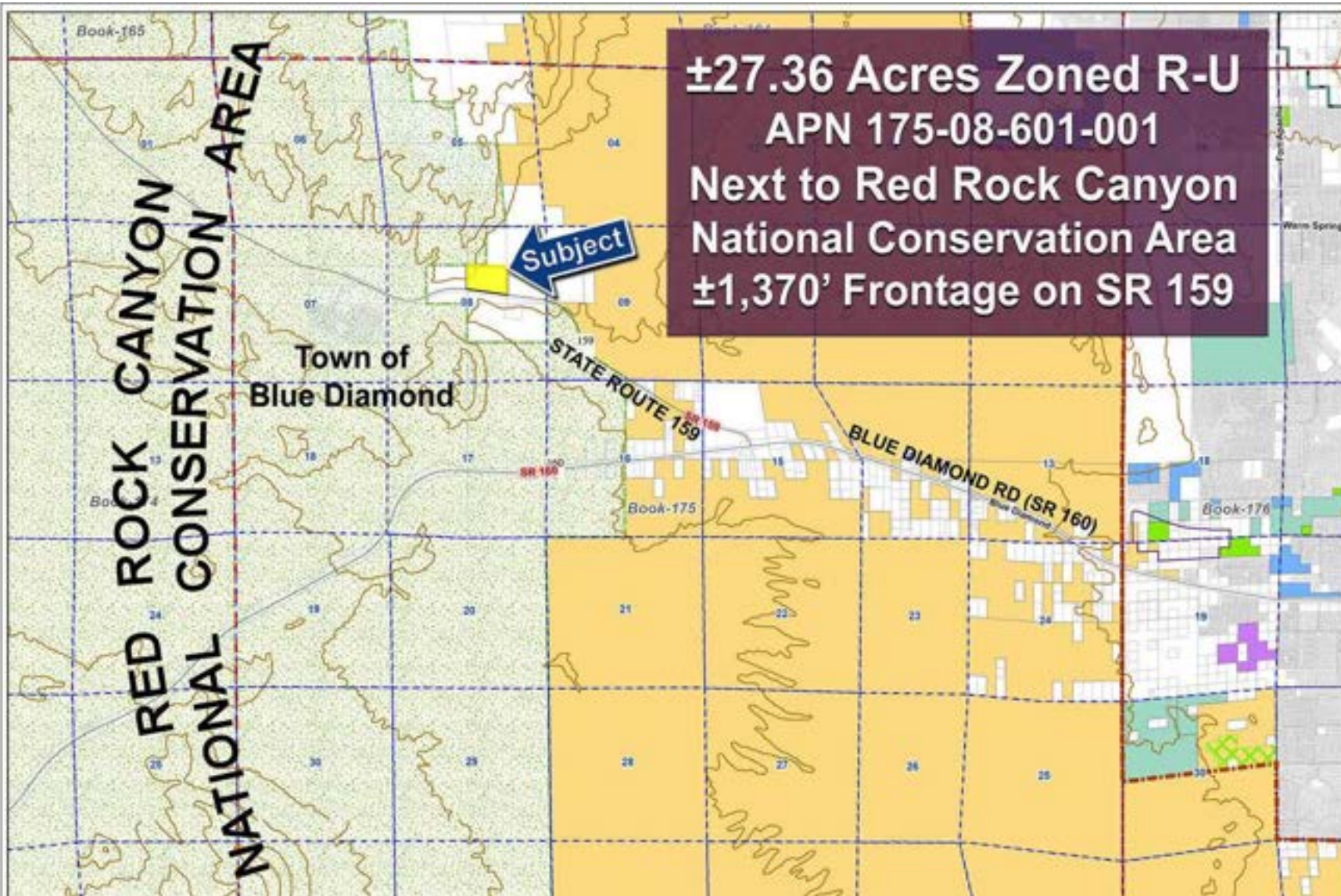


**±27.36 Acres Zoned R-U**  
**APN 175-08-601-001**  
**Next to Red Rock Canyon**  
**National Conservation Area**  
**±1,370' Frontage on SR 159**



**STATE ROUTE 159**





**Southern Nevada Public Lands Management Act**  
**T-22 R-59 Book 175**

- Federal Land
- Nominated for Sale
- BLM Sold - Awaiting Patent
- Encumbered - Clark County
- Encumbered - Other Agencies
- Flood Control
- Nellis AFB
- City of Henderson
- City of Las Vegas
- City of North Las Vegas
- Boulder City
- Rural Preservation Areas
- Land Disposal Boundary
- Santini-Burton Boundary
- Federal Protected Lands
- CMA Boundary
- 100 Meter Contours

**REVISED: July 2018**  
 Map created on: July 10, 2018

This information is for display purposes only. No liability is assumed as to the accuracy of the data distributed herein.

Data Source: Clark County GIS Central Repository







**±27.36 Acres Zoned R-U**  
**APN 175-08-601-001**  
**Next to Red Rock Canyon**  
**National Conservation Area**  
**±1,370' Frontage on SR 159**

165  
Spring Mountain Ranch  
State Park

Bonnie Springs Ranch

174  
RED ROCK CANYON  
NATIONAL CONSERVATION AREA

STATE ROUTE 159

Town of  
Blue Diamond

Subject

175

159

BLUE DIAMOND ROAD (SR 160)

160

Blue Diamond

1 km  
3000 ft

GISMO



**On-Site Photo Facing Southwesterly**





**On-Site Photo Facing Southwesterly**





**On-Site Photo Facing Westerly**

