



SUNBELT
DEVELOPMENT & REALTY PARTNERS, LLC

RESIDENTIAL VACANT LAND
LAS VEGAS, NV



FOR SALE
± 1 AC VACANT LAND
RESIDENTIAL
\$500,000

N Durango Dr & W Lone Mountain Rd
Las Vegas, NV

NORTHWEST FACING OVERVIEW



Drone Flight Date: July 17, 2026

Information is deemed to be reliable but is not guaranteed. The Buyer should conduct an independent investigation to determine the suitability of the property.

DYLAN WOLF
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LICENSE BS.0146464



SOUTHEAST FACING OVERVIEW



A P N : 125-33-401-022

Drone Flight Date: July 17, 2026

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EAST FACING OVERVIEW



APN : 125-33-401-022

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NORTHWEST FACING OVERVIEW



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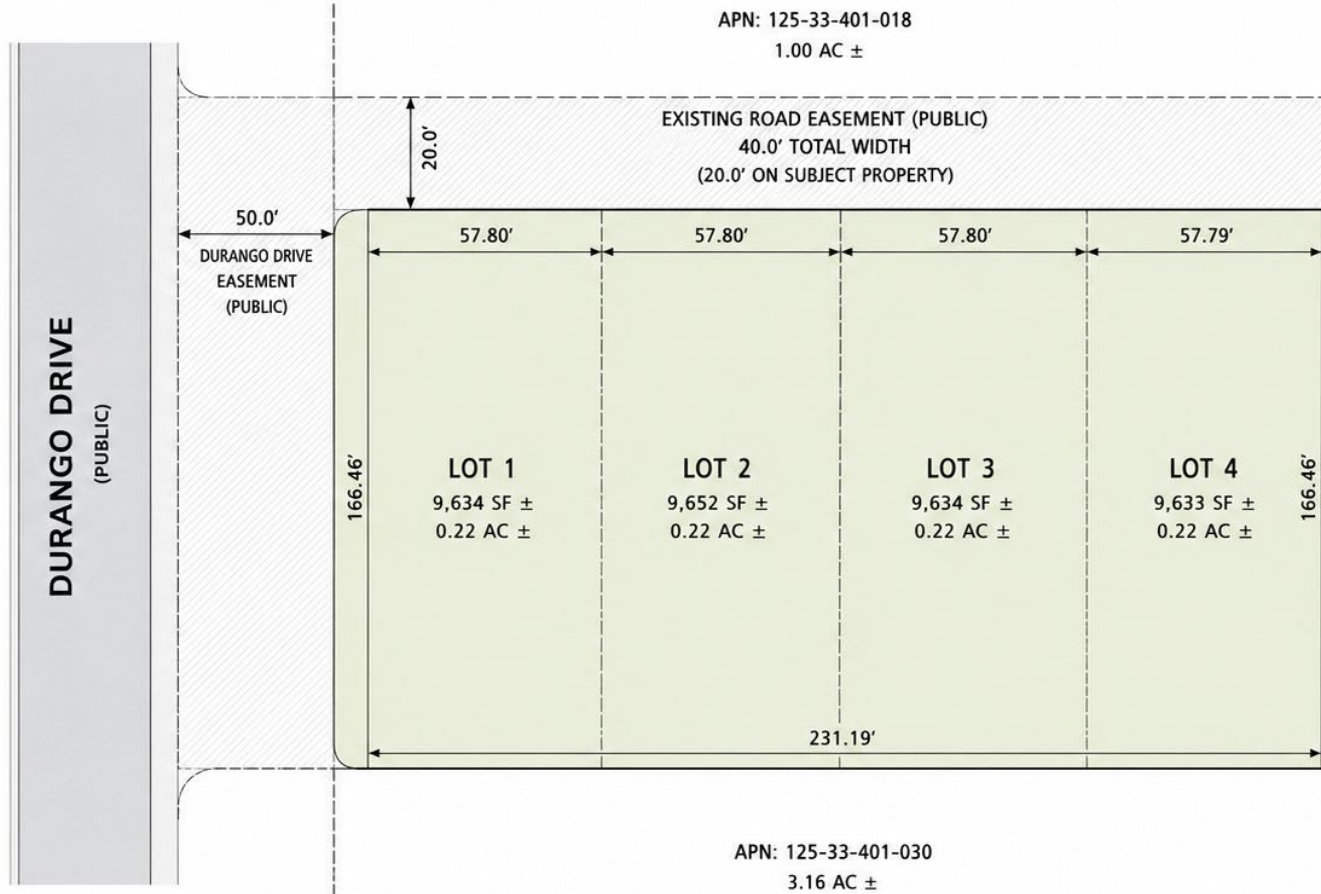
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CONCEPTUAL 4-LOT SUBDIVISION PLAN

APN: 125-33-401-022
CLARK COUNTY, NEVADA



SITE SUMMARY

APN: 125-33-401-022
EXISTING AREA: 43,996 SF ± (1.01 AC ±)
EXISTING ZONING: R-E (RURAL ESTATE)
ALLOWABLE UNITS: UP TO 5
PROPOSED UNITS: 4

LEGEND

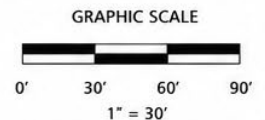
— EXISTING PROPERTY LINE
- - - PROPOSED LOT LINE
- - - ADJACENT PARCEL LINE
■ BUILDABLE AREA
■ EXISTING ROAD EASEMENT (PUBLIC)

DIMENSION SUMMARY

FRONTAGE (NORTH): 231.19'
FRONTAGE (SOUTH): 231.19'
DEPTH (EAST): 166.46'
DEPTH (WEST): 166.46'
DURANGO DRIVE EASEMENT:
50.0' TOTAL WIDTH
(PUBLIC)
EXISTING ROAD EASEMENT:
40.0' TOTAL WIDTH
(20.0' ON SUBJECT PROPERTY)
TOTAL AREA: 43,996 SF ±
(1.01 AC ±)

NOTE:

This plan is conceptual only and is not a survey. All dimensions are approximate and should be verified by a licensed surveyor or civil engineer.



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CONCEPTUAL 4-LOT PLAN



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RANGE MAP

POINTS OF INTEREST

LOCATION

- > 22 minute drive to Red Rock Canyon
- > 40 minute drive to Mt Charleston

CONNECTIVITY

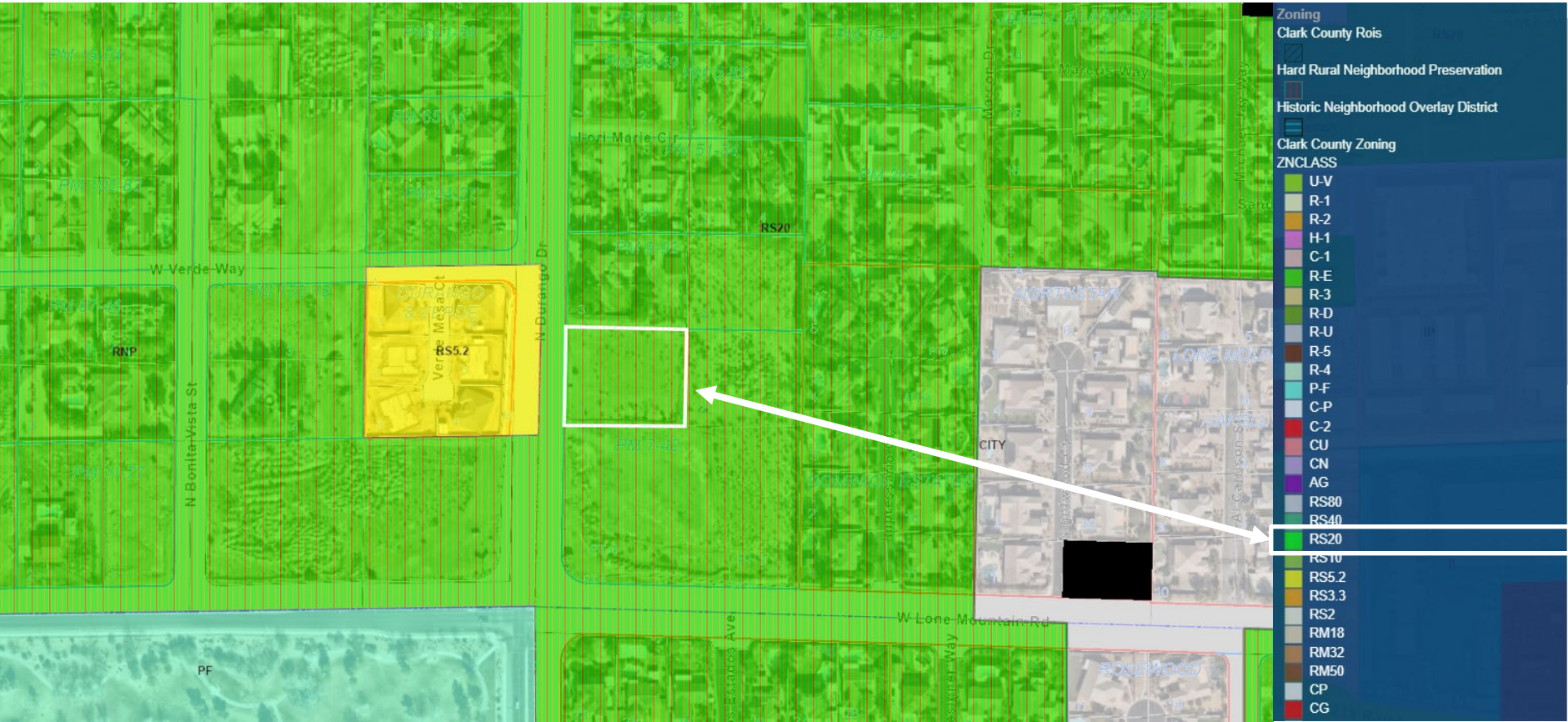
Lone Mountain.....	2.5 mi • 6 min
North Las Vegas Airport.....	6 mi • 14 min
Summerlin.....	7 mi • 15 min
North Las Vegas.....	12 mi • 23 min
Las Vegas Strip.....	17 mi • 25 min
Harry Reid International Airport.....	20 mi • 28 min
Henderson.....	29 mi • 45 min

LEGEND

-  10 Minute Drive
-  40 Minute Dive



ZONING MAP & POPULATION



Population:



1 Mile:	11,739
3 Miles:	117,295
5 Miles:	258,043

Residential Single-Family 20 (RS20) - This is established to accommodate low-density, single-family residential development and agricultural uses.

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CONTACT

Sunbelt Development & Realty Partners brokers, develops, and invests in raw land. Over the past 30 years, we have acquired, sold, and invested in more than \$2 billion in land. Our clients, investors, and business partners are among the most prominent real estate brands in America.



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