

Residential Land for Sale \$1,375,000  
 Three City-View Lots – can be sold separately  
 2.22 +/- Acres Westridge Dr & Horizon Ridge Pkwy Henderson, NV 89012



2.22 +/- Acres –  
 Three City /Mtn  
 View Lots –Final  
 Map Recorded!

- APN's # 178-22-620-001; 002; 003
- Henderson Zoned RS-6: low density residential
- **Recorded Final Map for the 3 Lots.**
- Lots can be sold separately- 001 (\$425,000/1.06 acres); 002 (\$425,000/ 0.56 acres); 003 (\$525,000 / 0.60 acres)- For Three 7,000 S.F. mansions!
- Westridge road improvements include an 8" water main to all parcels and public sewer; power transformer 300 ft down on Palmetto Bay; Buyer to verify current utility information
- No improvements to the wash are needed by the City of Henderson.
- Beautiful residential area with Strip and Mountain views-160° view of Valley
- Black Mountains are to the south with MacDonald Ranch and Dragon Ridge Golf Club to the west.
- 2025/26 Property Taxes: \$4,119.63; \$2,466.60; and \$2,798.24 respectively



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

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### Demographics (3-mile radius-2024)

Population	83,155
Number of Households	34,094
Owner-occupied housing units	22,167
Average Household Income	\$126,401



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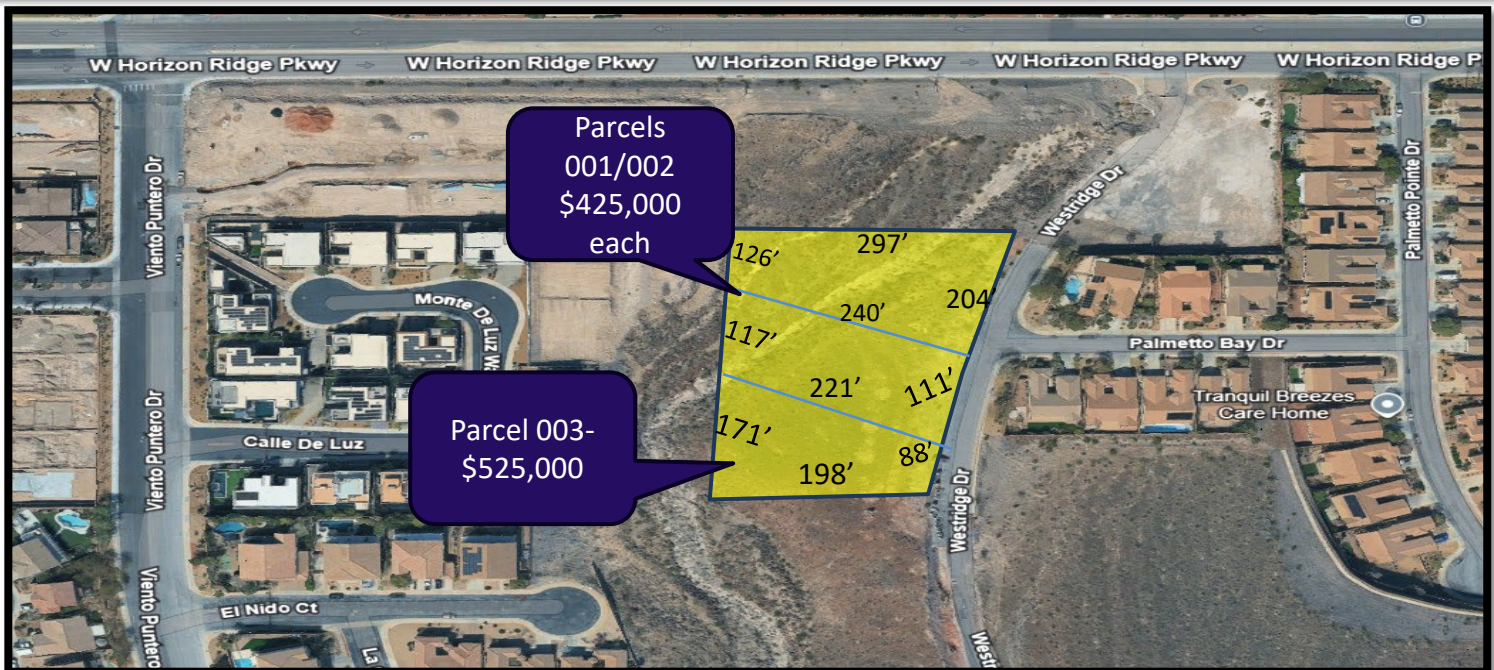
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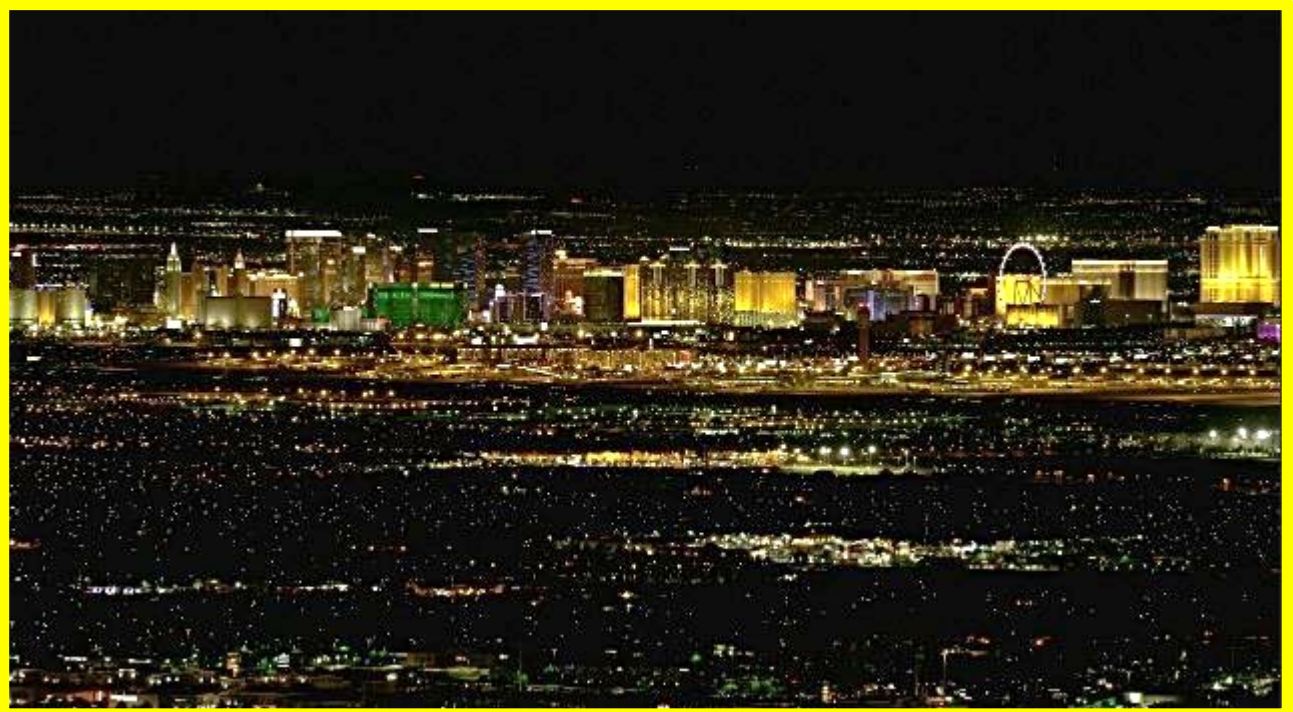
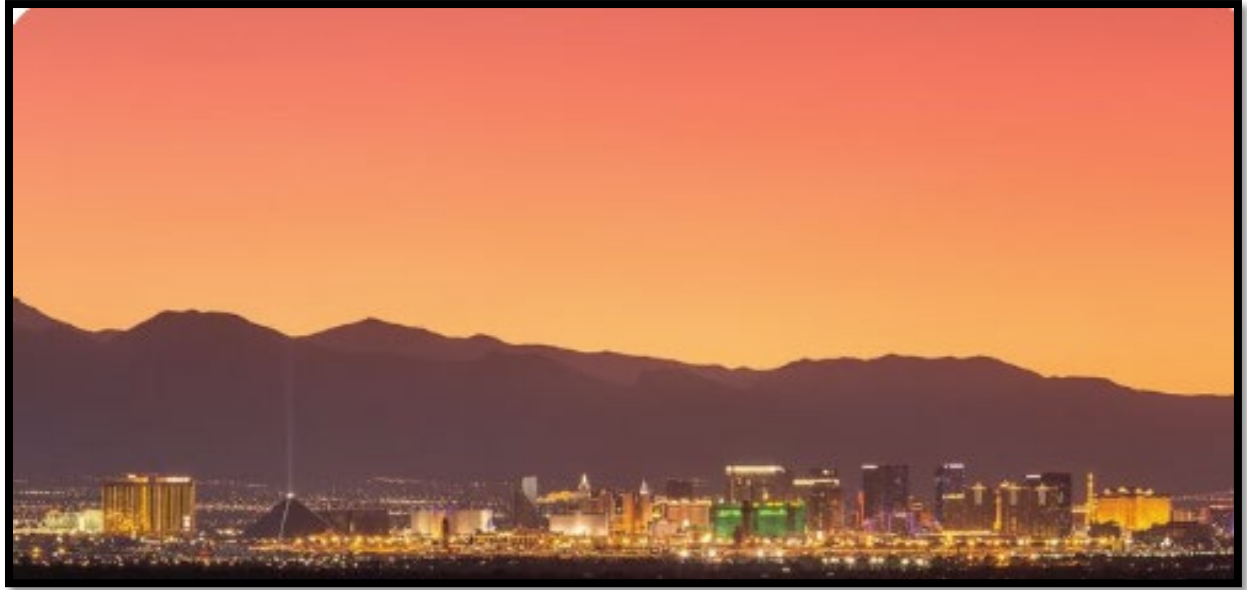
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# City Views



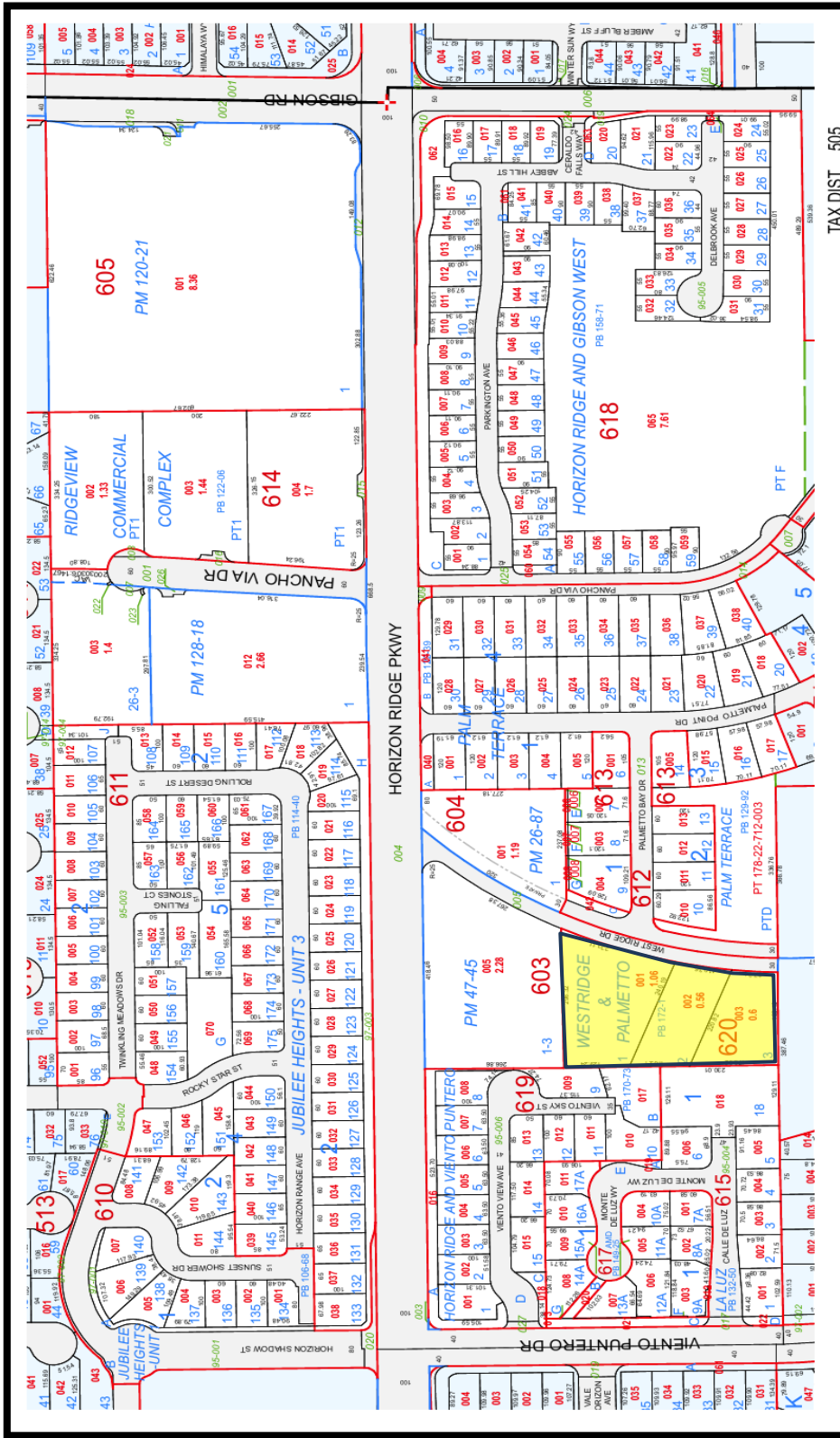
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TAX DIST - 505

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