

EXCLUSIVE LISTING

0.96 +/- Acres at Windmill Ln and Fairfield Listed at \$1,100,000
8140 Fairfield Ave Las Vegas, NV 89123



- ❖ APN # 177-16-501-014; 003
- ❖ Two parcels totaling 0.96 +/- Acres
- ❖ Unincorporated Clark County Enterprise District Zoned Single Family –RS20- 2 units per acre
- ❖ Planned Land Use is NC-Neighborhood Commercial
- ❖ 2026 Taxes - \$1,992.88 for both parcels
- ❖ Improvements include paved streets with partial sidewalk and light poles, partial enclosure with point of ingress, and concrete pad. Sewer lines in Windmill & Fairfield.

- ❖ Rapidly Developing area South of the Las Vegas Strip
- ❖ The new Raiders Stadium-Allegiant-nearby
- ❖ Just south of McCarran Airport
- ❖ I-215 goes east to Henderson and west to Mountain's Edge, Summerlin, & Red Rock
- ❖ Silverton Hotel & Casino has fine restaurants and is famous for the Bass Pro Shops
- ❖ Traffic Count at LV Blvd and Windmill is 34,000 daily
- ❖ Utilities: Lateral Water Line from Windmill/ Existing well on -014



Mark Anthony Rua Lic #26655
ERA Brokers

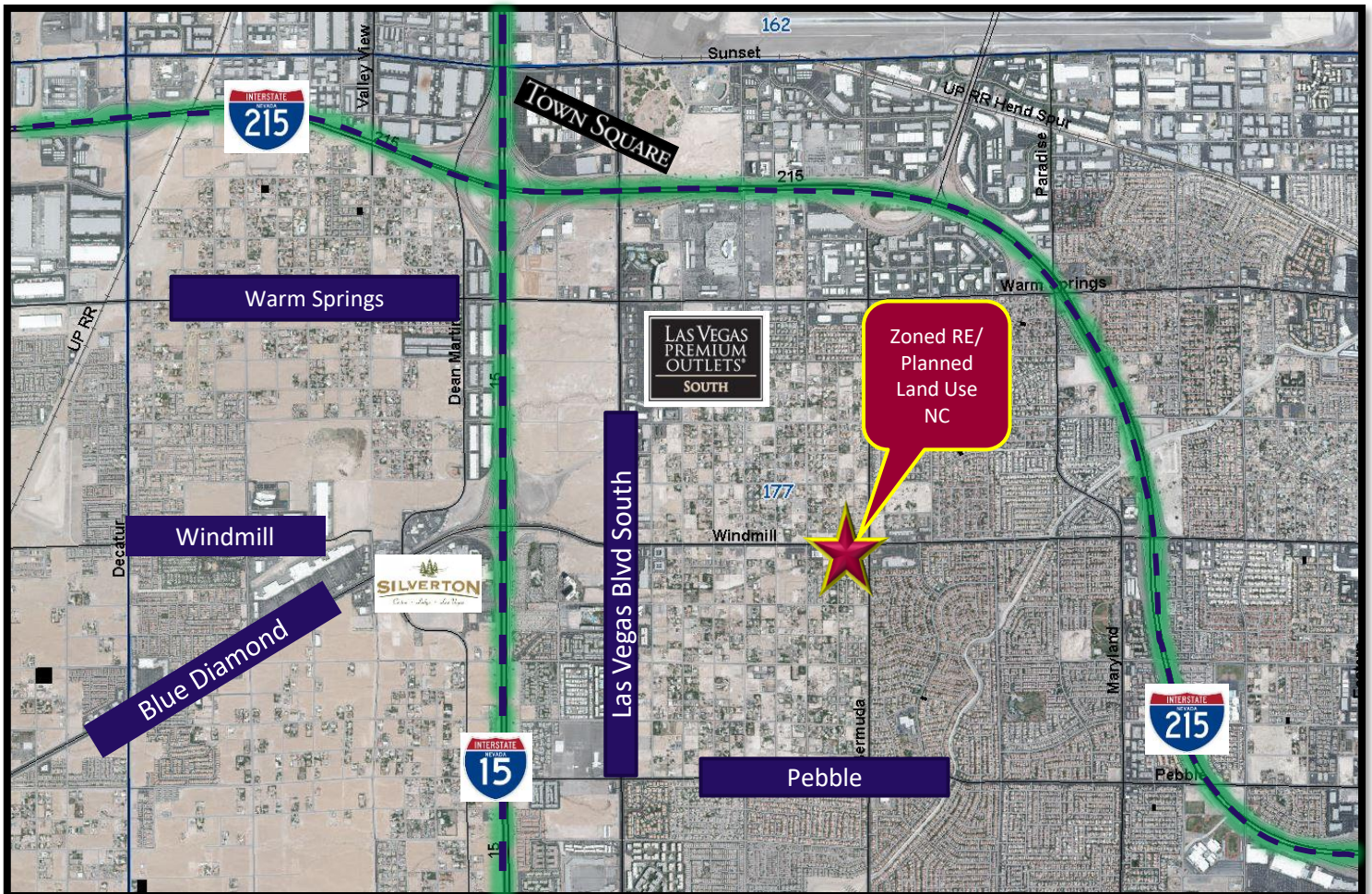
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Demographics (3 SF Mile Radius-2025)

Population	112,116
Households	45,899
Owner-Occupied Housing Units	26,071
Average Household Income	\$128,412



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Disclaimer: This is for illustrative purposes and is intended for general use only. All information and data on this map is subject to change without notice. No liability is assumed for the accuracy of the data delineated on the map, either expressed or implied.

1 inch equals 94.04 feet



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

CLARK COUNTY

177-16-5

N 2 NE 4

16

T22S R61E

Rev: 1/10/2019

Scale: 1" = 200'

MAP LEGEND

PARCEL BOUNDARY
CONDOMINIUM UNIT
AIR SPACE PCL
ROAD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PBLD BOUNDARY
SECTION LINE

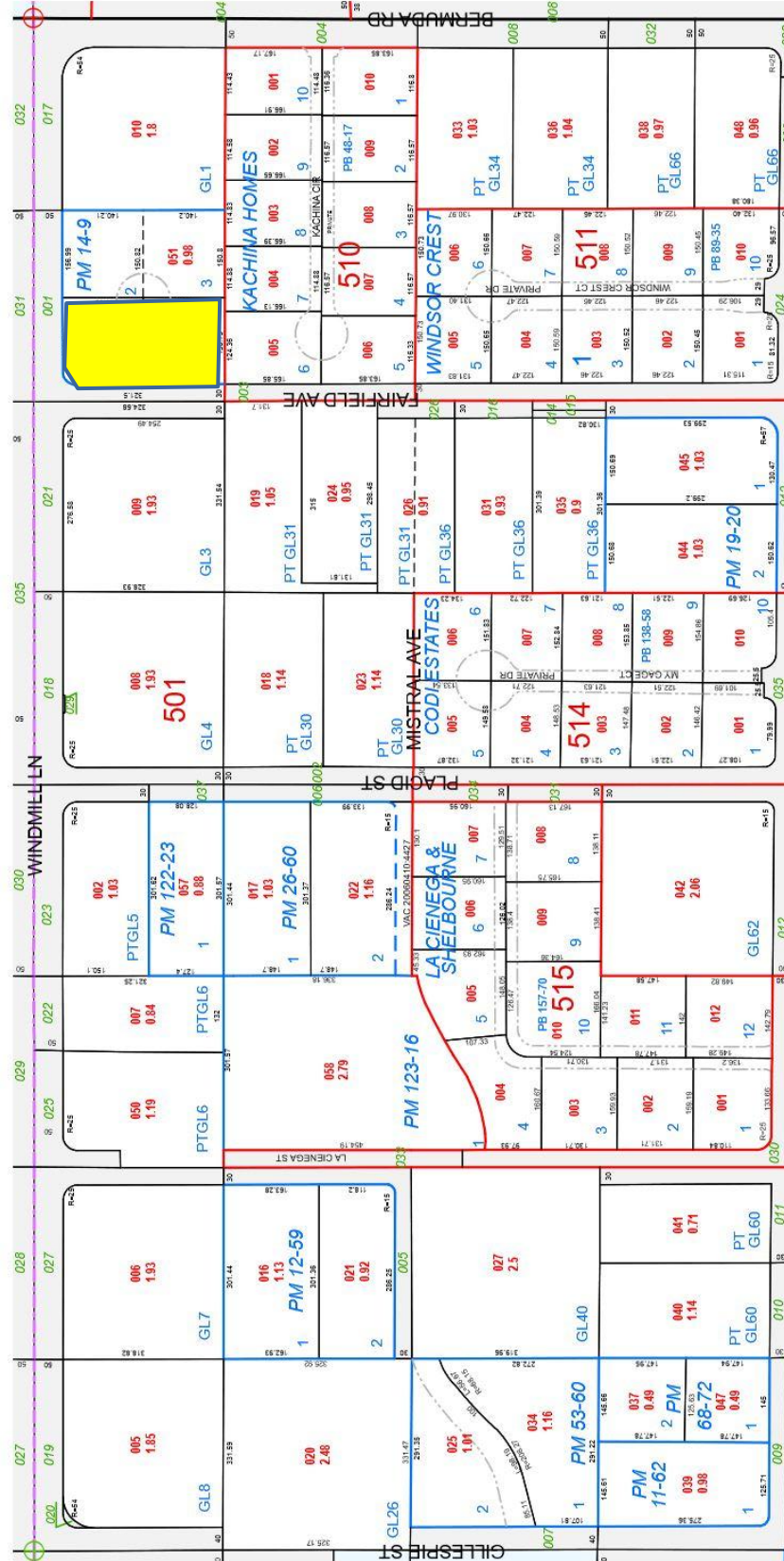
007 ROAD PARCEL NUMBER
008 PARCEL NUMBER
009 ACREAGE
202 PARCEL SUBSECT NUMBER
FB 24-49 PLAT RECORDING NUMBER
5 BLOCK NUMBER
GL# GOV. LOT NUMBER

163 162 161
176 177 178
192 191 190

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

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 SPALINET/ENRMAP REDUCED FROM DTX7 ORIGINAL



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