

# EXCLUSIVE LISTING!

2.15 +/- Acres at Torrey Pines Dr & Maggie Ave  
Listed for \$898,800 Las Vegas, NV 89131



- APN # 125-11-505-001
- 2.15 +/- Acres
- Unincorporated Clark County Lone Mountain Jurisdiction
- Planned Land Use is Ranch Estate Neighborhood (up to 2 du/ac) /Zoned RS20-Single Family residential (20,000 SF per lot). Southwest Corner Lot
- 10" waterline on Maggie Ave -650' from parcel/ nearest public sewer 2700' away. Surrounding properties use septic and well.
- Developing area of the northwest Las Vegas with beautiful views of the Mountains to the west and the north
- Near the Floyd Lamb State Park
- 2026 Taxes \$2,047.36



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

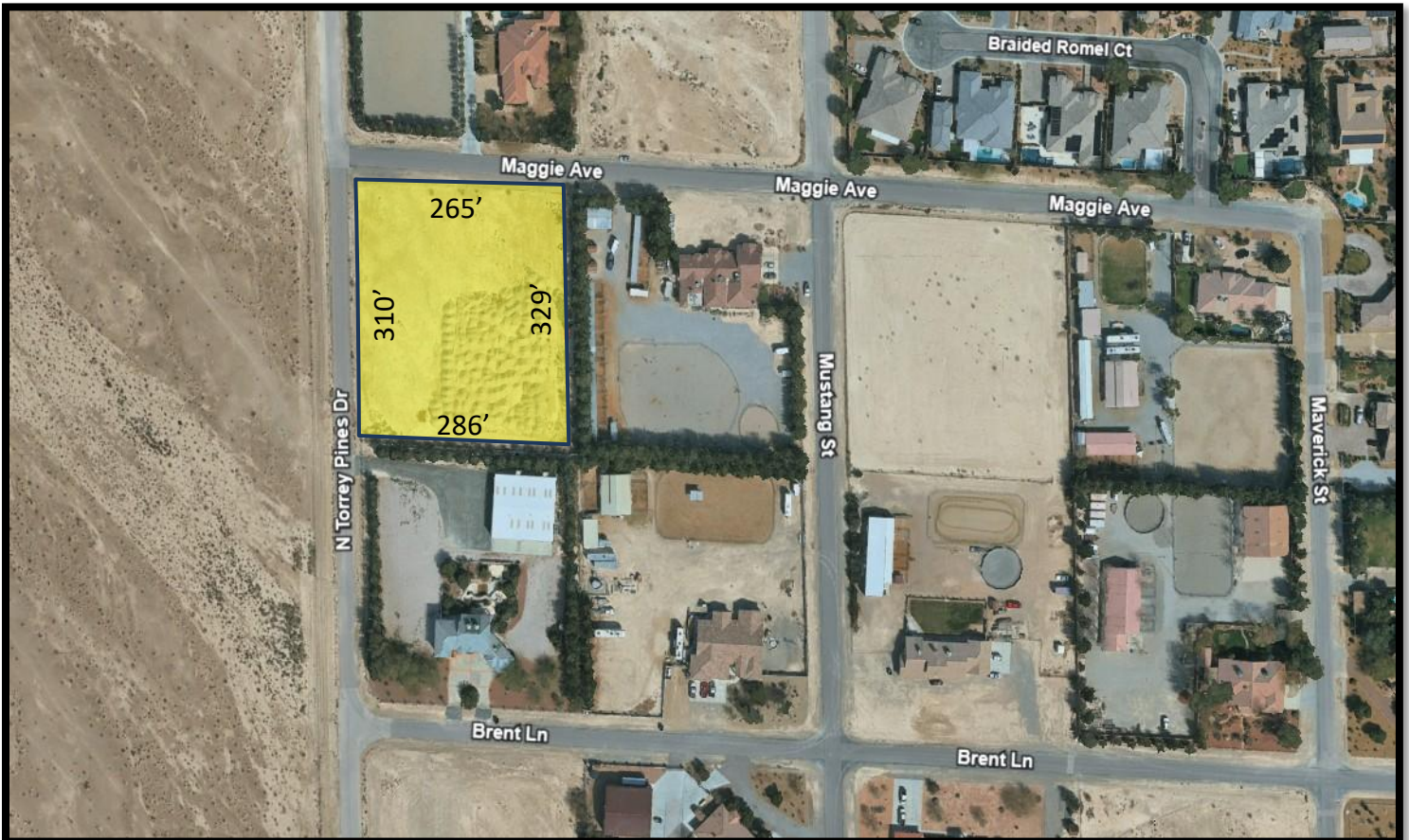
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Office: 702-992-7534  
Cell: 702-595-6244

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)



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2025 Summary				
Population	6,499	68,279		203,226
Households	1,964	23,141		71,517
Families	1,681	18,159		52,954
Average Household Size	3.31	2.95		2.84
Owner Occupied Housing Units	1,738	19,188		54,784
Renter Occupied Housing Units	226	3,953		16,733
Median Age	40.3	39.5		38.6
Median Household Income	\$146,834	\$117,478		\$105,920
Average Household Income	\$172,244	\$145,349		\$129,770
2030 Summary				
Population	6,660	71,148		213,151
Households	2,029	24,310		75,509
Families	1,736	19,016		55,820
Average Household Size	3.28	2.92		2.82
Owner Occupied Housing Units	1,809	20,137		58,043
Renter Occupied Housing Units	220	4,173		17,466
Median Age	39.6	39.9		39.4
Median Household Income	\$161,362	\$133,278		\$119,788
Average Household Income	\$186,968	\$162,746		\$146,060
Trends: 2025-2030 Annual Rate				
Population	0.49%	0.83%		0.96%
Households	0.65%	0.99%		1.09%
Families	0.65%	0.93%		1.06%
Owner Households	0.80%	0.97%		1.16%
Median Household Income	1.90%	2.56%		2.49%

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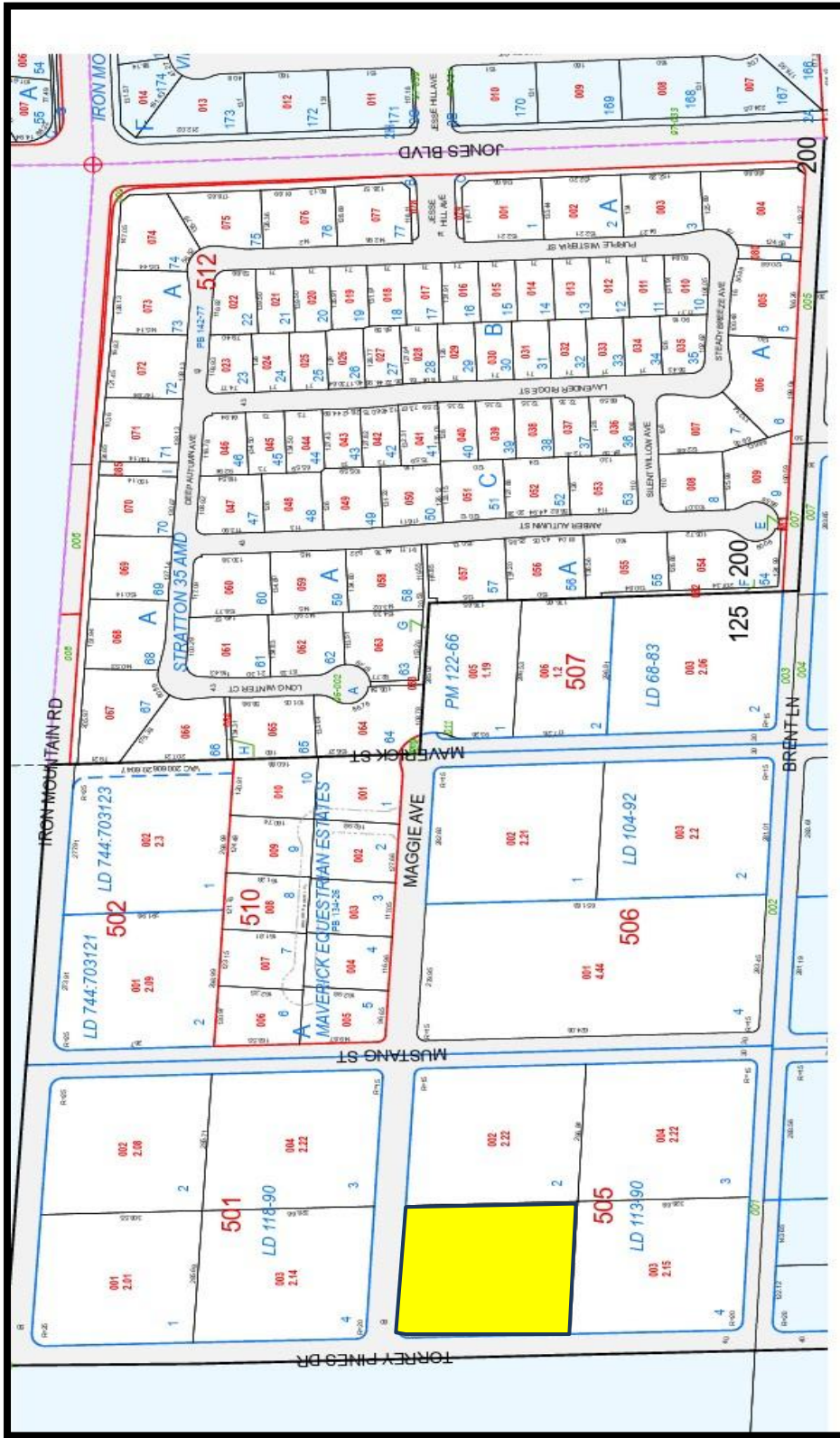


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**ERA Brokers**  
 REAL ESTATE CONSOLIDATED

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