

EXCLUSIVE LISTING!

1.34 +/- Acres on Windmill and Pollock- \$1,100,000
Las Vegas, NV 89123



- ❖ APN # 177-15-601-011
- ❖ 1.34 +/- Acres
- ❖ Zoned Residential 3.3 (RS3.3)- Moderate density neighborhood, accommodating compact suburban single-family housing
- ❖ Planned Land Use is MN-Mid-Intensity Suburban Neighborhood
- ❖ Seller to provide a Tentative Map for 9 Lots
- ❖ Improved streets with curbs, gutters, lights and utilities
- ❖ 462' frontage on Pollock Drive
- ❖ Parcel is fenced
- ❖ Several schools and parks in this established residential area east of Las Vegas Blvd
- ❖ Not far from I-215, Silverton Casino, Harry Reid Int'l Airport, and the famous Las Vegas Strip!
- ❖ 2026/2027 Property Taxes: \$2,771.50



Mark Anthony Rua
Brokers

S.026655

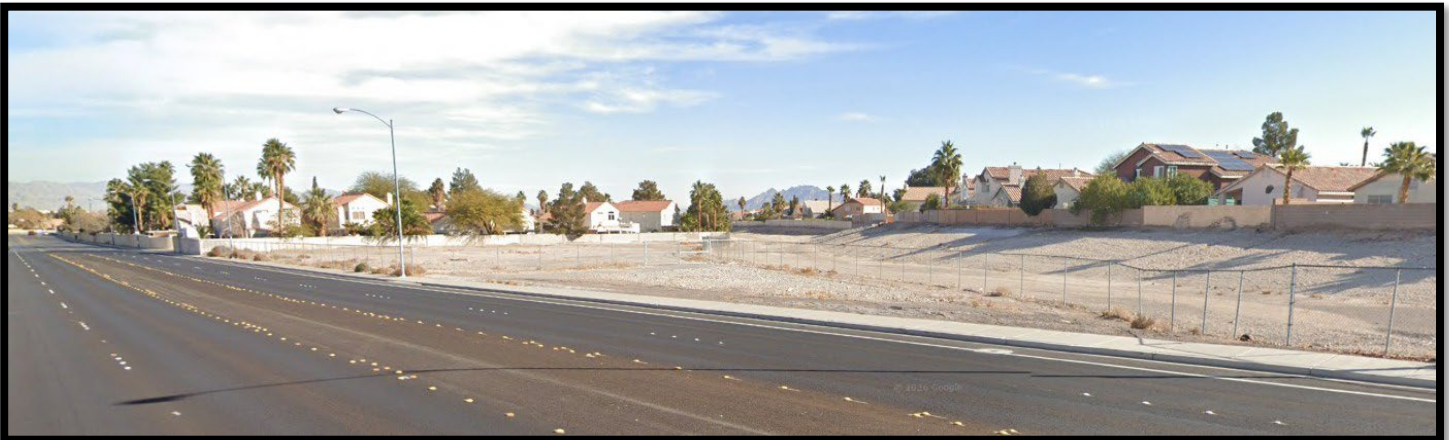
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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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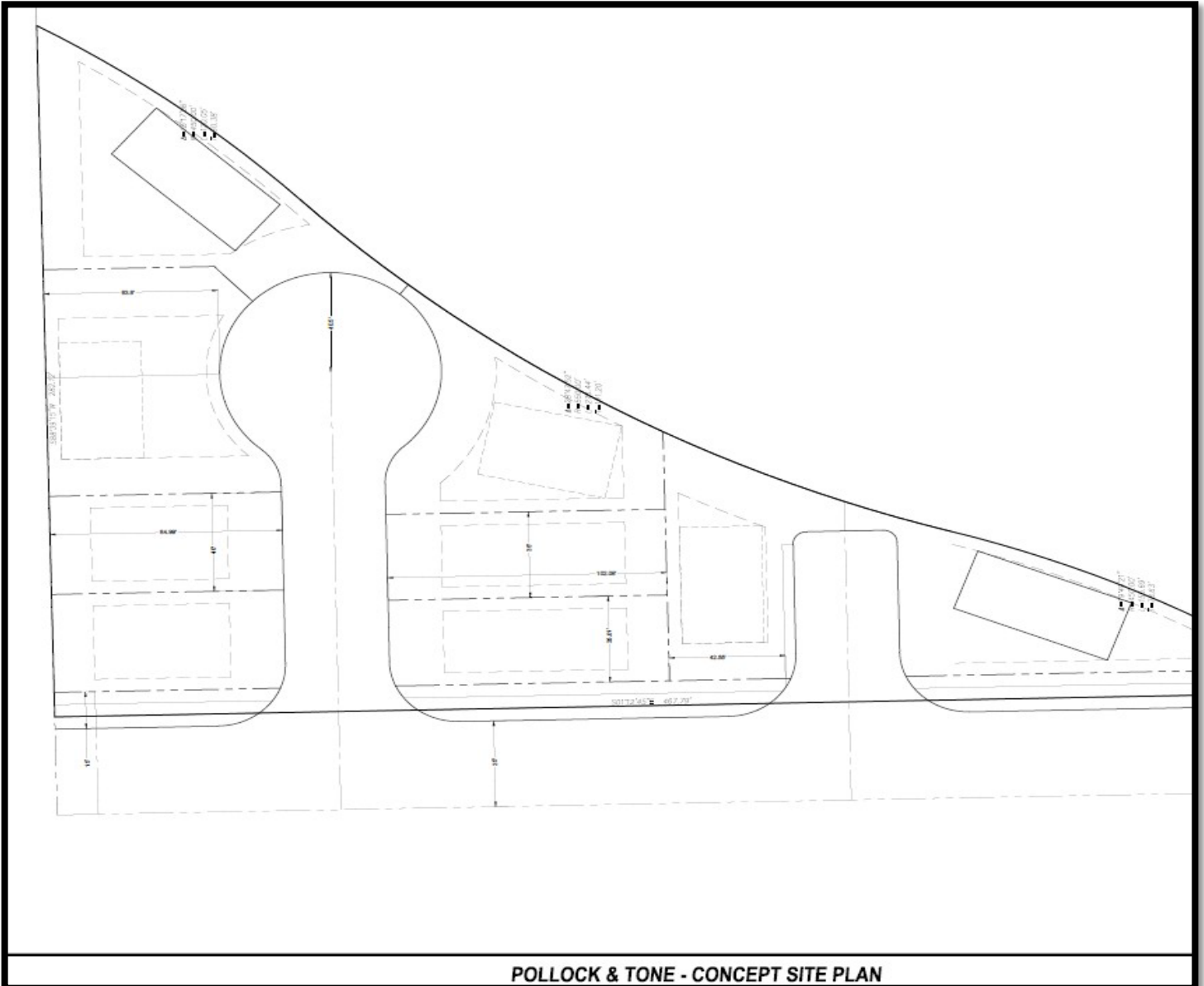
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Concept Site Plan-9 Lots



POLLOCK & TONE - CONCEPT SITE PLAN



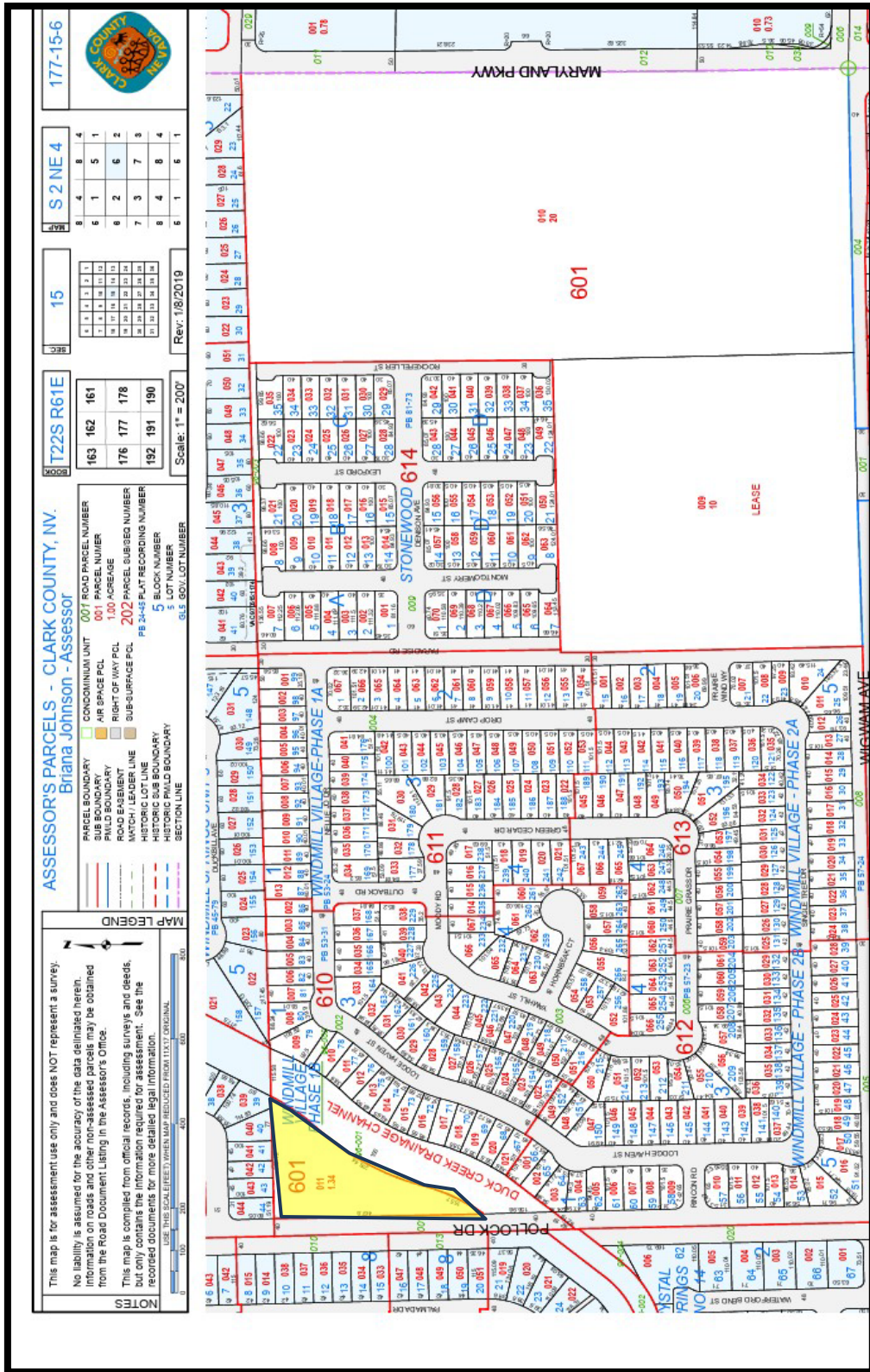
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