



SUNBELT
DEVELOPMENT & REALTY PARTNERS, LLC

RESIDENTIAL VACANT LAND
LAS VEGAS, NV



FOR SALE
± 3.93 AC VACANT LAND
RESIDENTIAL
\$450,000

Landy St & Grover Ave
Las Vegas, NV

NORTHEAST FACING OVERVIEW



Drone Flight Date: July 19, 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.

BILL LENHART
C: 702.365.5200
C: 702.275.0036

BILL@SDRP.COM
WWW.SDRP.COM
LICENSE BS.0024863



TOP DOWN FACING OVERVIEW



A P N : 099-04-201-005 & -008



Drone Flight Date: July 19, 2026

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 **SUNBELT**
DEVELOPMENT & REALTY PARTNERS, LLC

NORTHEAST FACING OVERVIEW



A P N : 099-04-201-005 & -008



Drone Flight Date: July 17, 2026

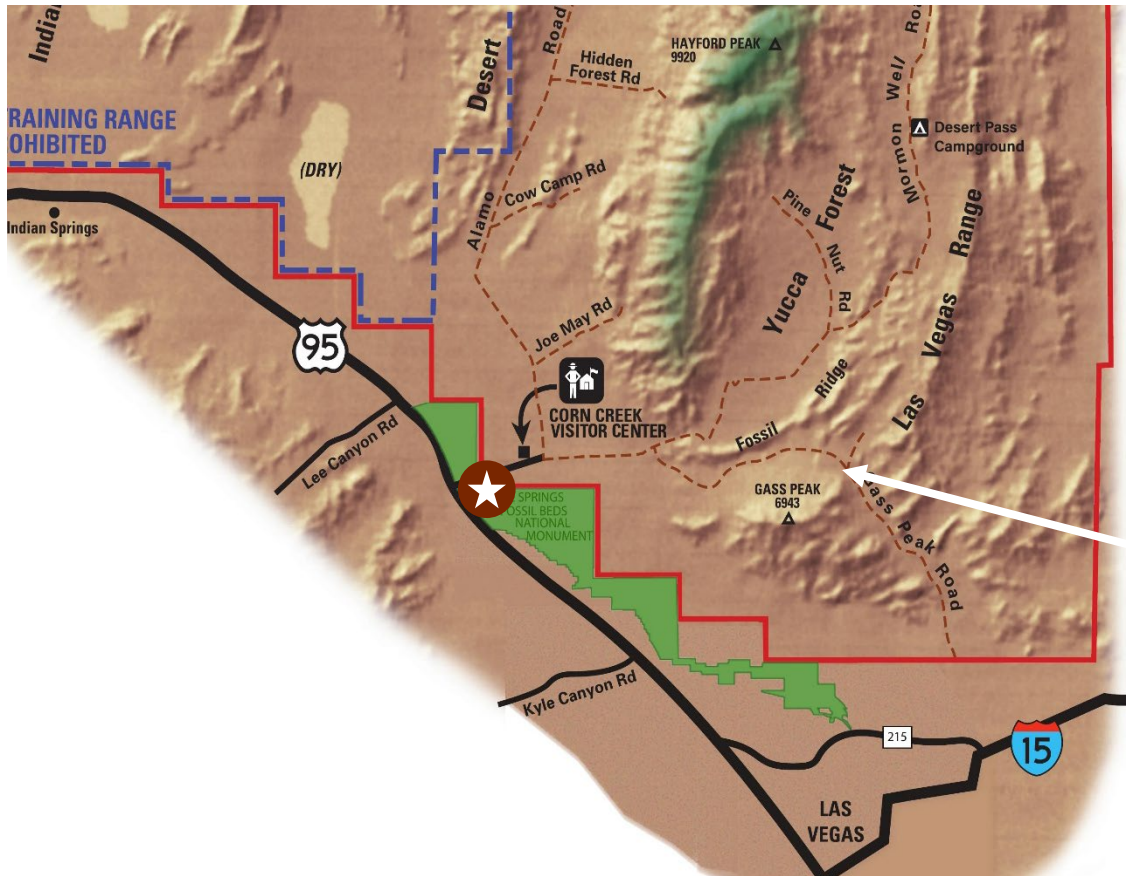
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DESERT NATIONAL WILDLIFE REFUGE



1.6 MILLION ACRES OF PERMANENT OPEN SPACE

The subject sits at the southern doorstep of the Desert National Wildlife Refuge — at 1.6 million acres, the largest wildlife refuge outside Alaska. Corn Creek, the refuge's spring-fed hub and trailhead for five trails, is minutes away on the same road that serves the property. Because the land to the north is federally protected in perpetuity, the Sheep Range viewshed and the rural character surrounding this parcel are not subject to future rezoning or competing subdivision.

AT A GLANCE

- 1.6M acres — largest refuge outside Alaska
- Corn Creek Visitor Center: five public trails
- Sheep Range backdrop to Hayford Peak, 9,924 ft
- Tule Springs Fossil Beds Monument to the south

• Approximate subject location — APNs 099-04-201-005 & -008, Corn Creek area. Base map: U.S. Fish & Wildlife Service, Desert National Wildlife Refuge (fws.gov/refuge/desert).

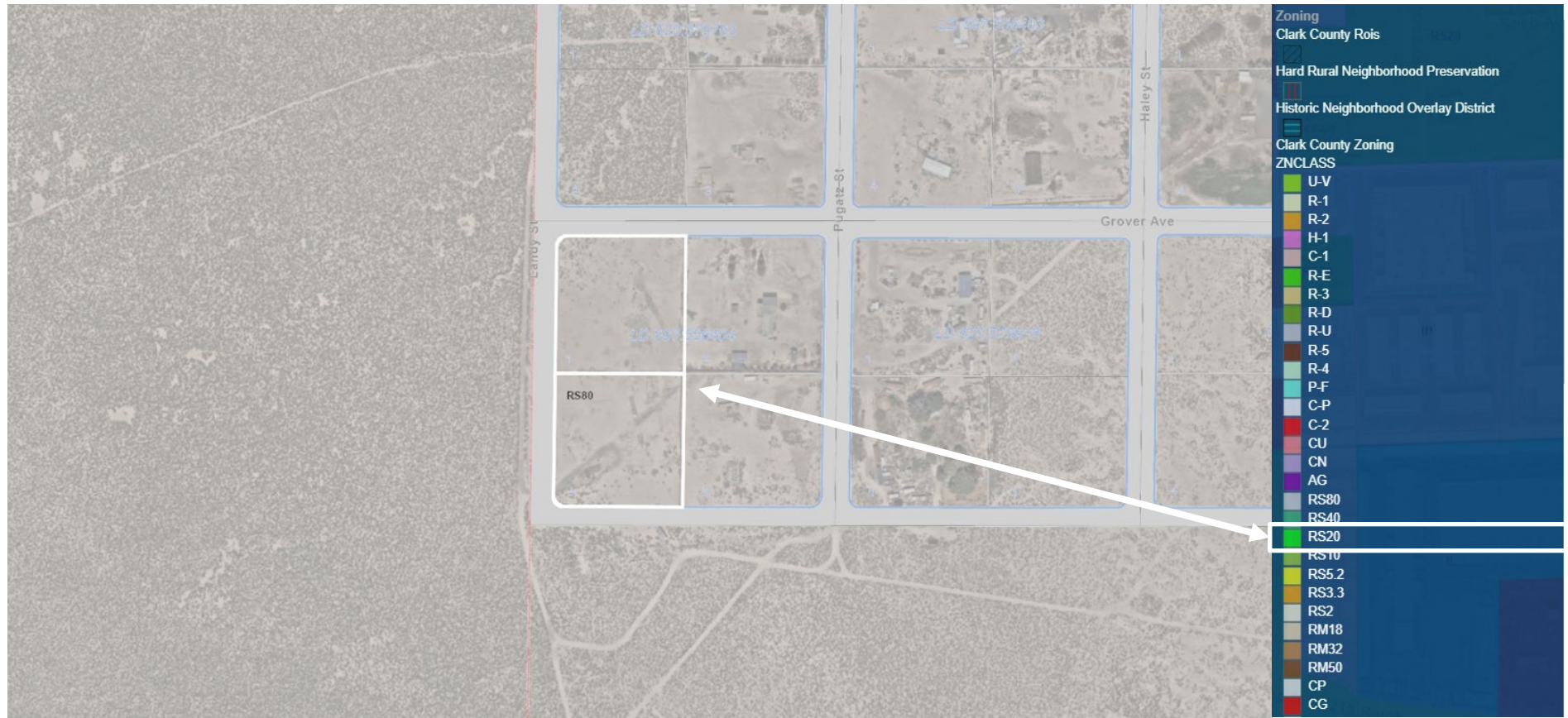
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ZONING MAP



Residential Single-Family 80 (RS80) - This is established for very low-density residential and agricultural uses in non-urban communities.

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CONTACT

At Sunbelt Development & Realty Partners, our advantage goes beyond transactions — we combine unmatched expertise with a service-first mindset. Our team has brokered over 25,000 acres and more than \$2 billion in sales, giving us both the perspective of seasoned land brokers and active land investors.

Through decades-long relationships with developers, brokers, policymakers and engineers, we anticipate market trends and negotiate optimal terms. We employ multiple valuation methods, maintain proprietary research and invest in forward-thinking marketing to maximize exposure for your property.

When you partner with us, you gain a network of professionals dedicated to achieving the highest value for your land, supported by our proven track record and commitment to excellence.



BILL LENHART

FOUNDER & MANAGING
PARTNER

702.365.5200

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MADISON GEIGES

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