

Exclusive Listing

34.23 +/- Acres Vacant Land - \$9,900,000

Located in the South West of Las Vegas, NV 89141



- APN # 191-06-401-004
- 2026 taxes \$11,950.70
- \$289,219,98 per acre
- This property is very raw & a mountain
- Zoned Rural Estates (RS20)
- Planned Land Use is PF which is for public and quasi-public services and facilities such as schools, libraries, churches, museums, cemeteries
- Just west of Golf Course Community
- Mountain Views and unobstructed City Views
- Adjacent parcel to the south-54.37 acres-sold in 2024 to home Lennar for 190 Lots. Access road completed.

- Site Plan for 53 Lots – lot typical is 50' X 105'
- Clark County changed its zoning names and R2 is no longer a zone and is different from RS2. RS5.2 is the new zone closest to the Westridge development lot sizes on 55 acres contiguous to the South being built by Lennar.
- Owner Licensee



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ERA **Mark Anthony Rua**
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Access Road Development



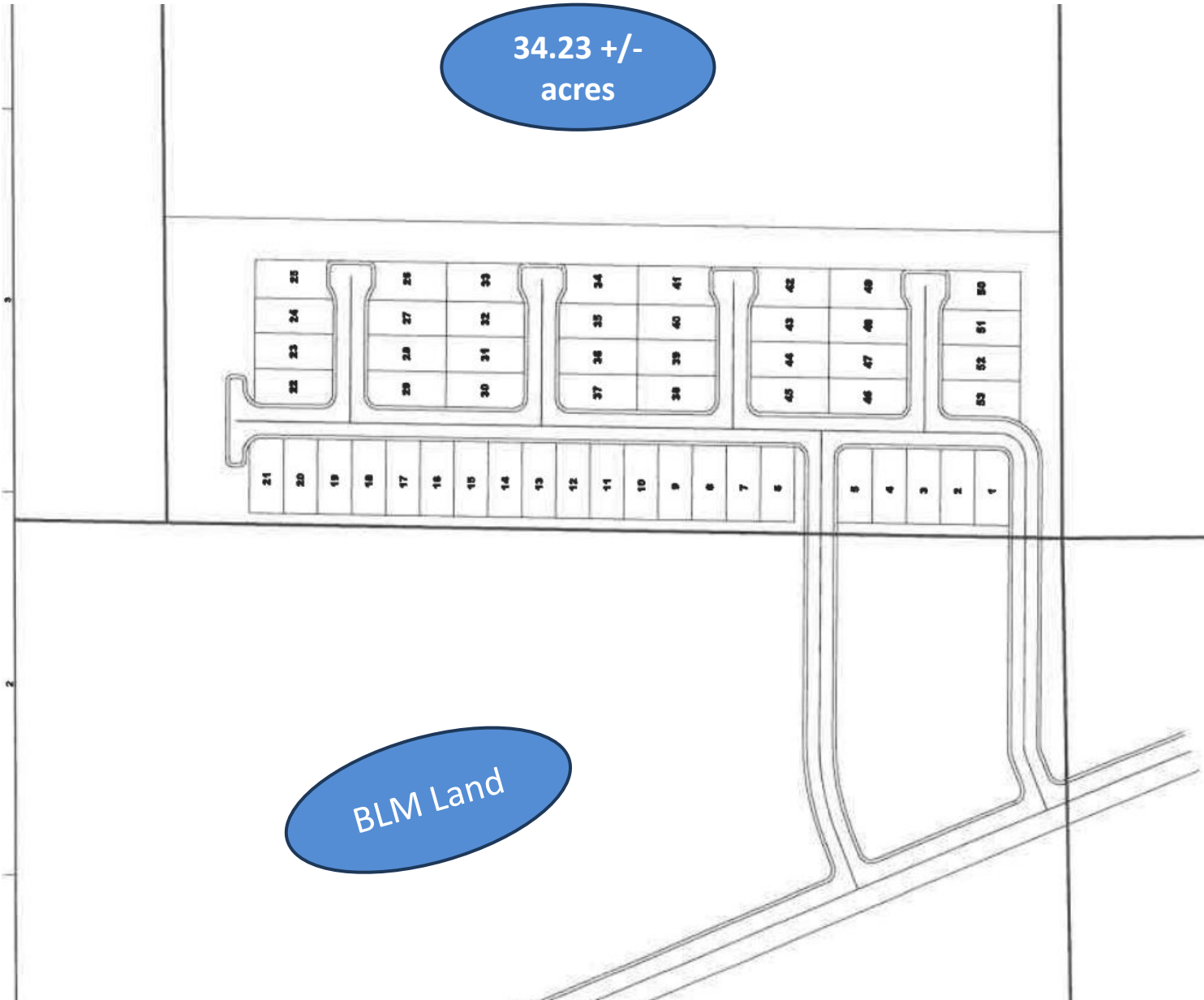
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SITE PLAN – 53 LOTS



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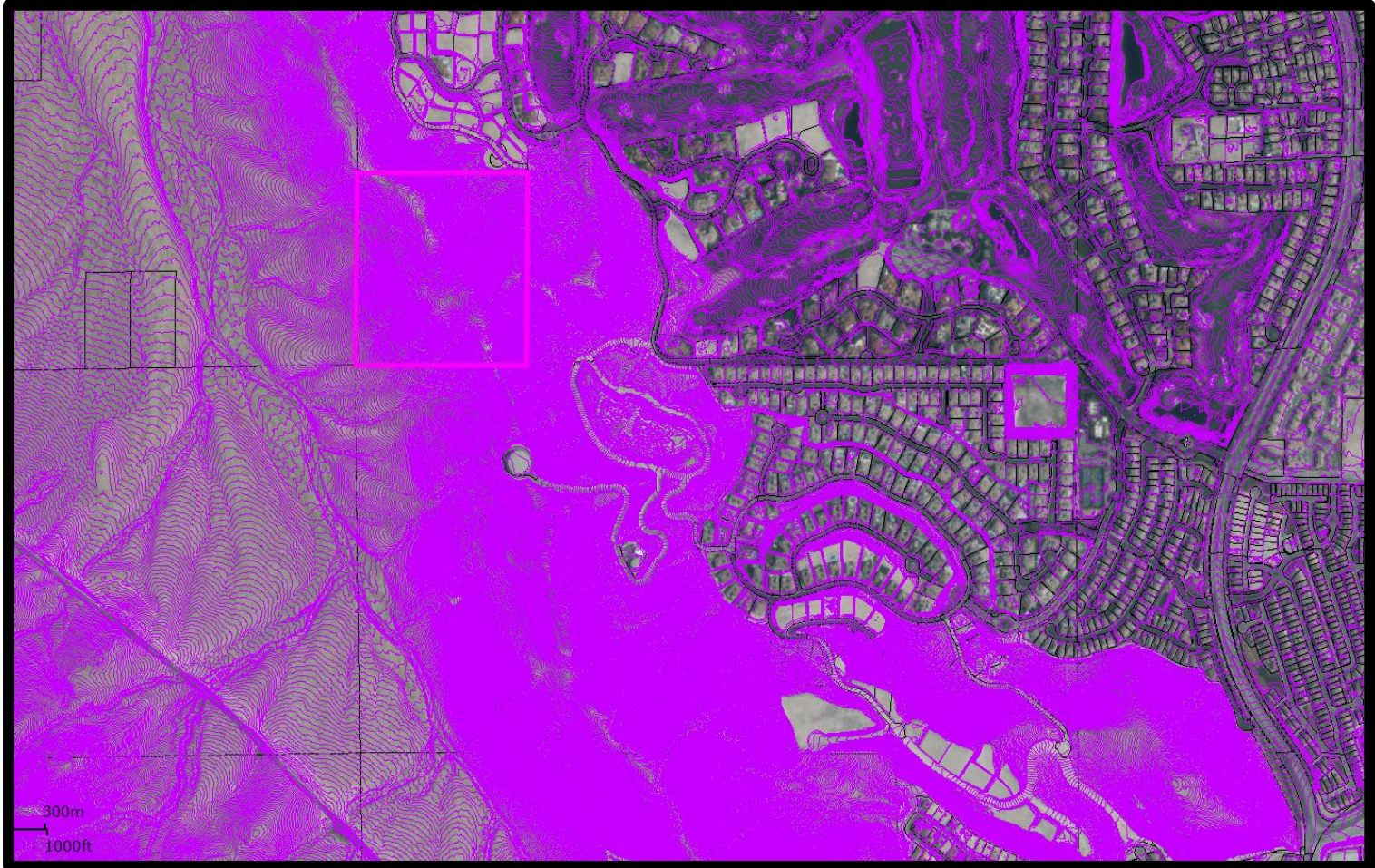
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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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This is a Topographical Map to show the terrain and elevations of the area with the parcel outlined in pink.



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Population	37,437	(source: Census)
Population Density	3,559	people per sq mi
Housing Units	14,372	(source: Census)
Median Home Value	\$494,400	(source: ACS)



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