

EXCLUSIVE LISTING!

0.69 +/- Acres Dinkledorf Rd in Henderson, 89015
Commercial corner lot at for \$475,000



- ❖ APN # 179-08-502-034/ 035/ 036/ 037
- ❖ Total 0.69 +/- Acres- Four Parcels
- ❖ Zoned Community Commercial-CC
- ❖ Suited for businesses that serve the local community's needs
- ❖ Cadence Master Planned Community with numerous parks and schools close by.
- ❖ Site Plan available for office building
- ❖ Established residential area in Henderson with improved streets, sidewalks, utilities nearby
- ❖ 2026 Taxes \$1,868.99 – all parcels

Demographics-2025

3-mile radius

Population

80,605

Households

31,207

Median Household
Income

\$90,364

3.03% ann.
increase



Mark Anthony Rua
Brokers

S.026655

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

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com



0.69 +/- Acres Dinkledorf Rd in Henderson



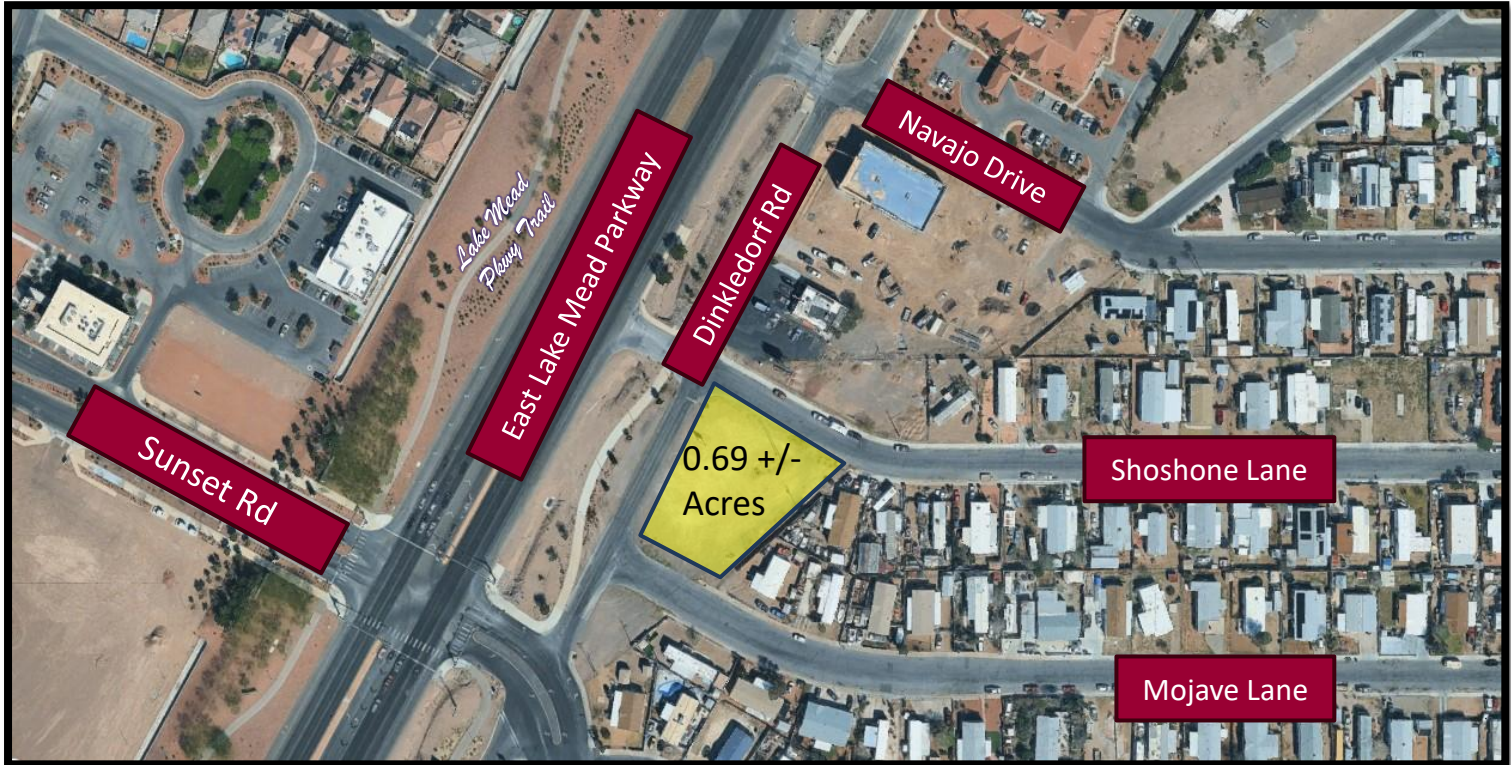
Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

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



0.69 +/- Acres Dinkledorf Rd in Henderson



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

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



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

Site Plan



SITE SUMMARY:

LEGAL DESCRIPTION

PARCEL: 17908502035, 17908502036, 17908502034, 17908502037

AHJ: CITY OF HENDERSON

TOTAL LAND: 0.69 ACREA 30,056 S.F.

ZONING: CC

BUILDING: TOTAL: 1,928 S.F.

1ST FLOOR: COFFEE SHOP 482 S.F.

2ND - 4TH FLOOR: 3 UNITS 1,446 S.F.

OFFICE 482 S.F EACH

PARKING CALCULATIONS:

OFFICE: 1 PER 300 GFA

COFFEE SHOP: 1 PER 150 GFA

BYCYCLE PARKING - EATING/DRINKING

LONG TERM: 0.1 PER 1,000 GFA

SHORT TERM: 1 PER 1,000 GFA

REQUIRED PARKING :

CAR PARKING 9 SPACES TOTAL

COFFEE SHOP: 4 SPACES

OFFICE 5 SPACES

BYCYCLE PARKING 1 SPACE

PARKING PROVIDED :

CAR PARKING 35 SPACES
(1 ADA VAN PARKING)

BYCYCLE PARKING 2 SPACES



DATE: 01/02/23
NADEL JOB #: 22101



NEVADA PROFESSIONAL LAND SURVEYORS: THIS DOCUMENT IS THE PROPERTY OF NADEL NEVADA, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NADEL NEVADA, INC. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS.

NADEL NEVADA, INC.
111 S. MOHAVE AVENUE, SUITE 100
LAS VEGAS, NV 89102
P: 702-992-7534
F: 702-992-7535
WWW.NADEL.NV.COM

OVERALL SITE PLAN - OPTION 3
E. LAKE MEAD PKWY & SHOSHONE LANE
HENDERSON, NV 89015



Mark Anthony Rua

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

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



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

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMLD BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- SECTION LINE

CONDOMINIUM UNIT

- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBREG NUMBER
- FB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 565 GOV. LOT NUMBER

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 SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL.

0 100 200 300 400 500

BOOK 521
 771
 811
 SC



0.69 +/- Acres Dinkeldorf Rd in Henderson



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

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

