

EXCLUSIVE LISTING!

1.08 +/- Acres Ithaca and Dakar-\$399,000
Residential Land Henderson, NV 89015



- ❖ APN # 179-04-406-010
- ❖ 1.08 +/- Acres/ 47,045 S.F.
- ❖ City of Henderson jurisdiction
- ❖ Zoned RS-2; Low density Single Family Residential
- ❖ Perfect for custom home with lots of elbow room! Density allows two units per acre.
- ❖ Raw land, no curbs or sidewalks
- ❖ Sewer 100' to the west at Cannes and Ithaca
- ❖ 8" Water line in Ithaca Avenue
- ❖ This developing residential area offers views of the River Mountains to the east and McCullough Mountains to the south
- ❖ Plenty of Parks and schools
- ❖ The River Mountain Trail system and Lake Mead Recreation Area to the east offers plenty of hiking, camping and other outdoor recreational activities
- ❖ 2027 Taxes: \$1,190.37



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



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

1.08 +/- Acres Ithaca and Dakar



Mark Anthony Rua
Brokers

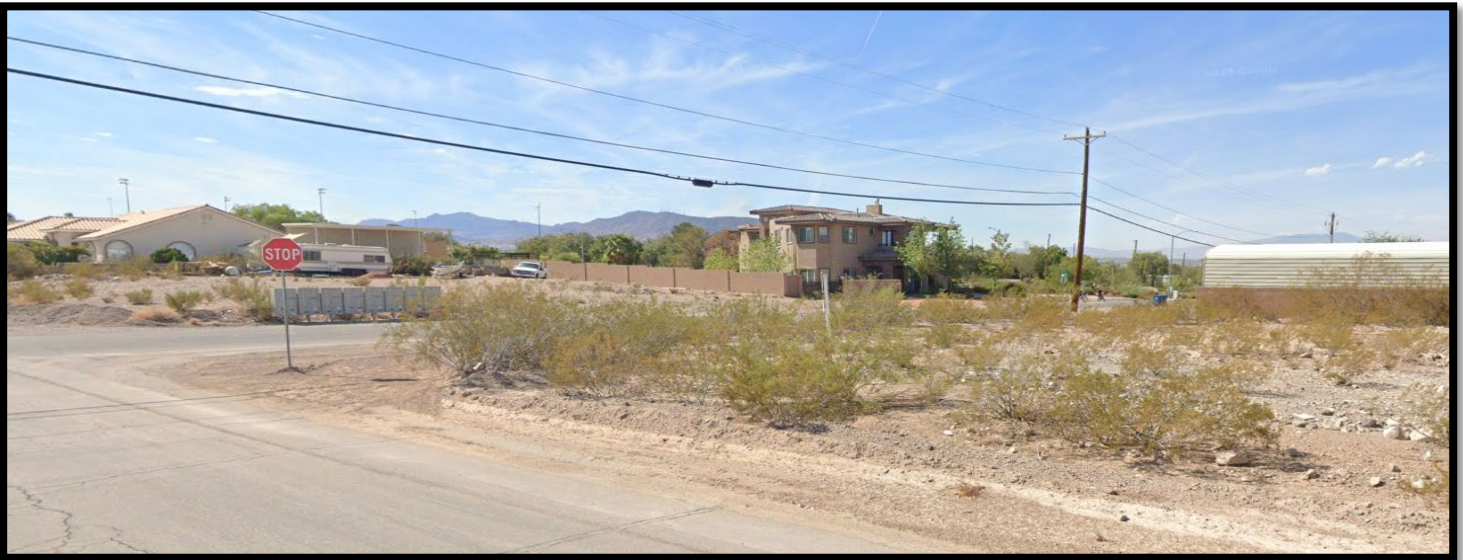
2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

1.08 +/- Acres Ithaca and Dakar



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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

179-04-4

S 2 SW 4

T22S R63E

4

SEC. 4

4

1400 1411 1422

161 160 1556

5 1 5 1

5 1 5 1

178 179 181

190 189 186

7 3 7 3

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186

190 189 186

8 4 8 4

8 4 8 4

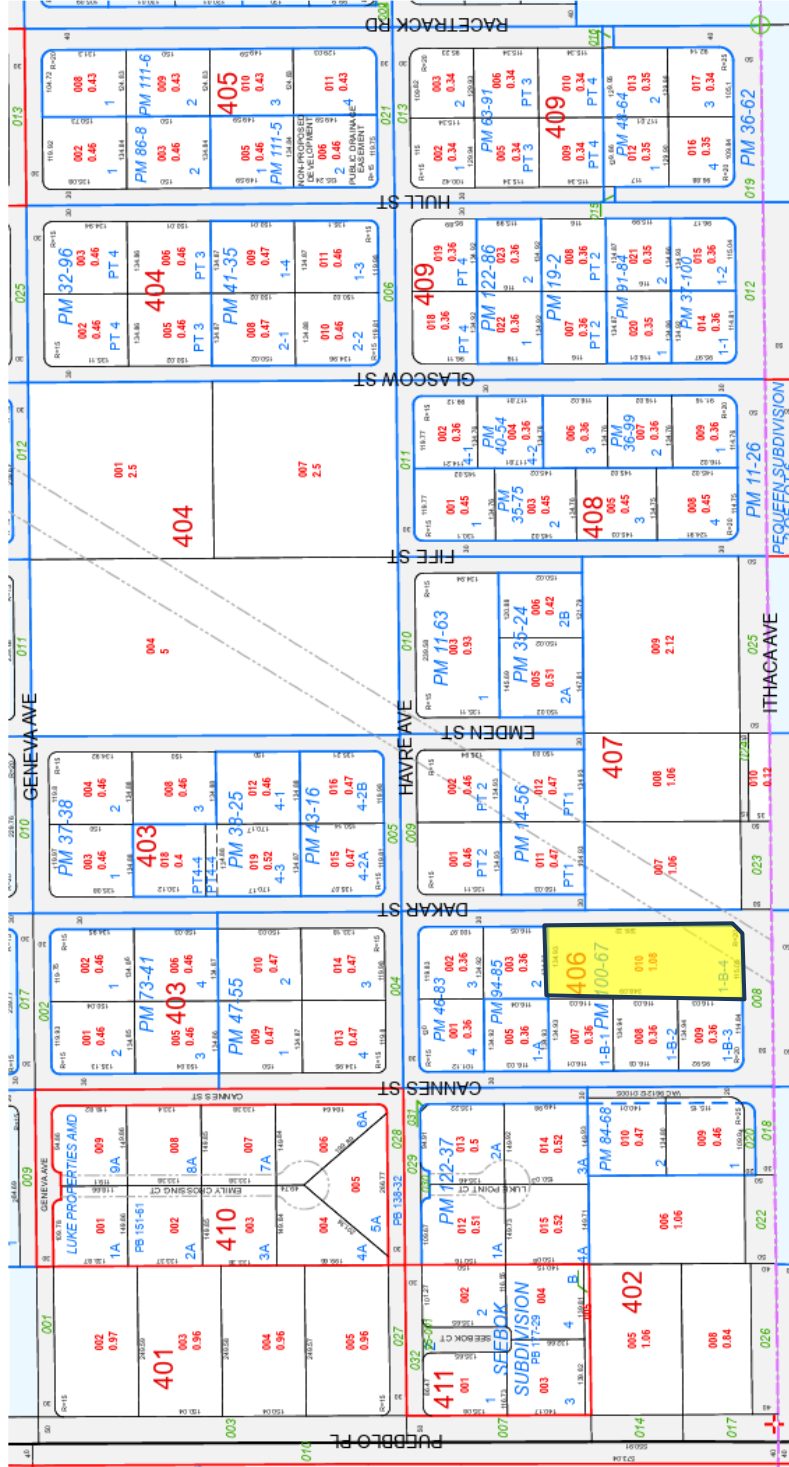
190 189 186

190 189 186

8 4 8 4

8 4 8 4

190 189 186



TAX DIST 505

1.08 +/- Acres Ithaca and Dakar



Mark Anthony Rua
Brokers
CONSOLIDATED

2855 St Rose Parkway
markanthonyrua@gmail.com

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.