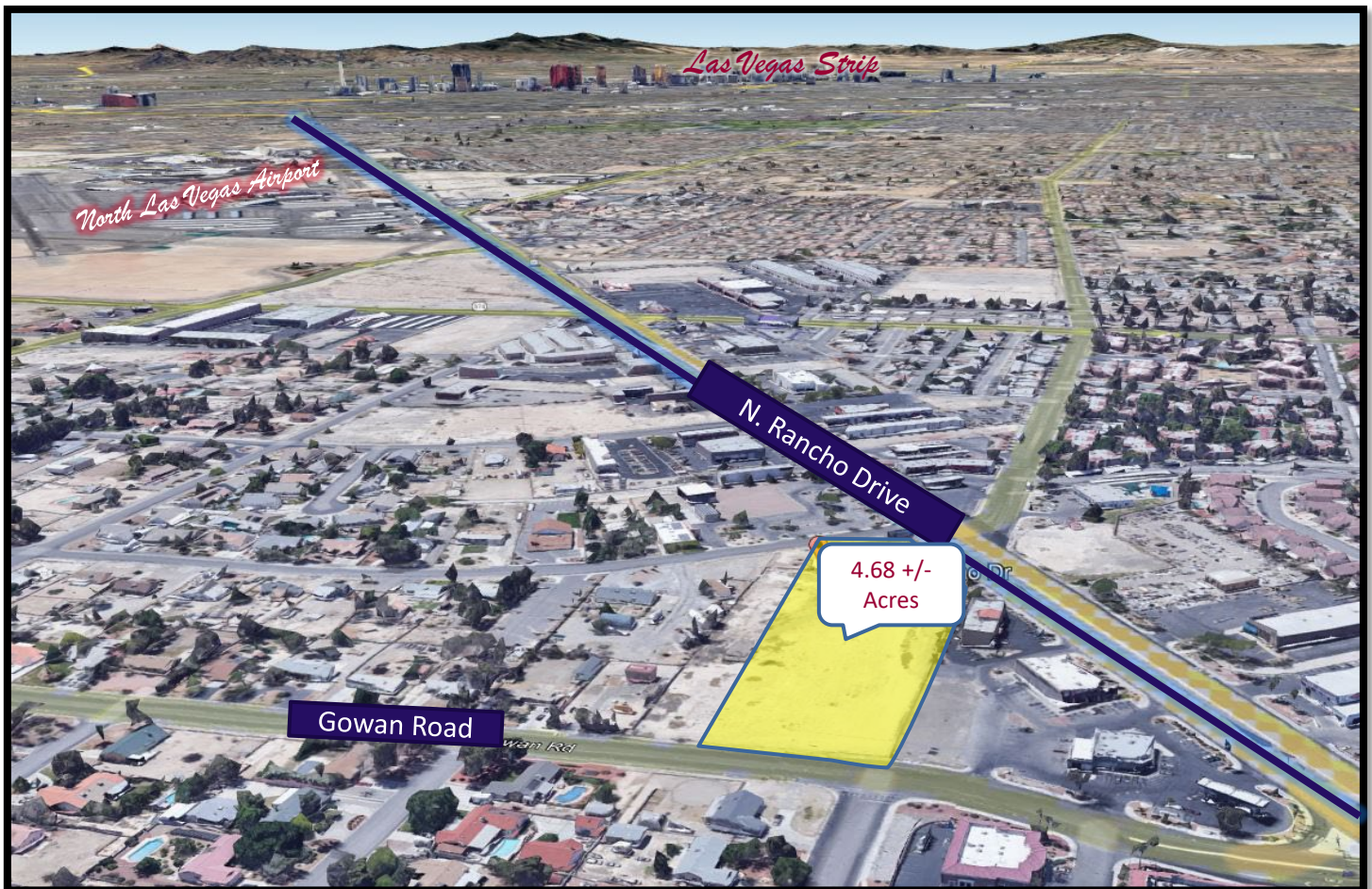


EXCLUSIVE LISTING!

4.68 +/- Acres Commercial Land - \$4,000,000
3500 N Rancho Drive, Las Vegas NV 89130



- ☐ ***Owner-Licensee***
- ☐ APN # 138-12-710-044/ 138-12-710-001
- ☐ 4.68 +/- Acres
- ☐ \$854,700.85 Per Acre
- ☐ City of Las Vegas Jurisdiction
- ☐ Zoned C-1 for Limited Commercial District- retail and personal services, and mixed-use developments.
- ☐ Tentative Map for 39 Lots available. See enclosed Site Plan.
- ☐ Improved roads include gutters, curbs, sidewalks, lights, and utilities nearby
- ☐ Billboard lease in place- \$856.06 monthly
- ☐ 2026/27 Taxes are \$11,535.45 & \$4,186.82



Mark Anthony Rua
Brokers

S.026655

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

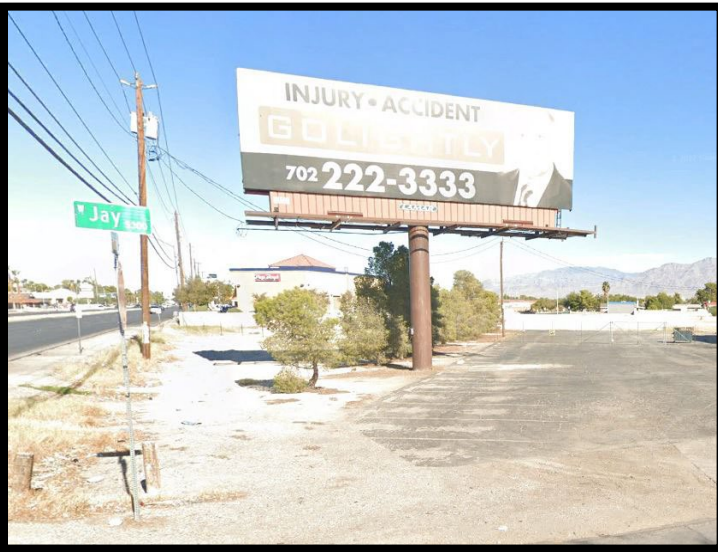
2855 St Rose Parkway, Suite 100, Henderson, NV 89052

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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

3500 N Rancho Drive, Las Vegas NV 89130



Billboard faces
Rancho/
Structures have
been removed



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Brokers

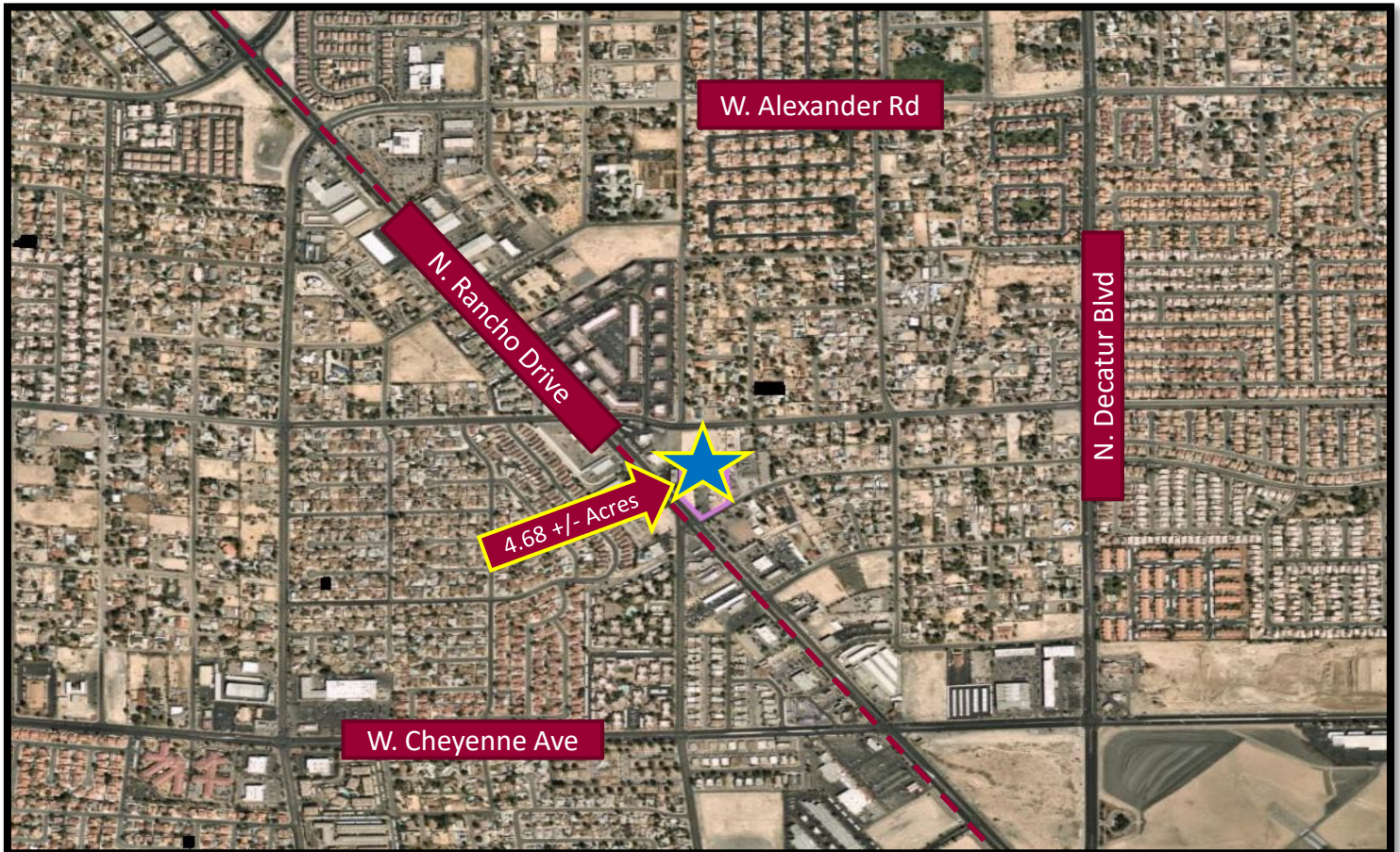
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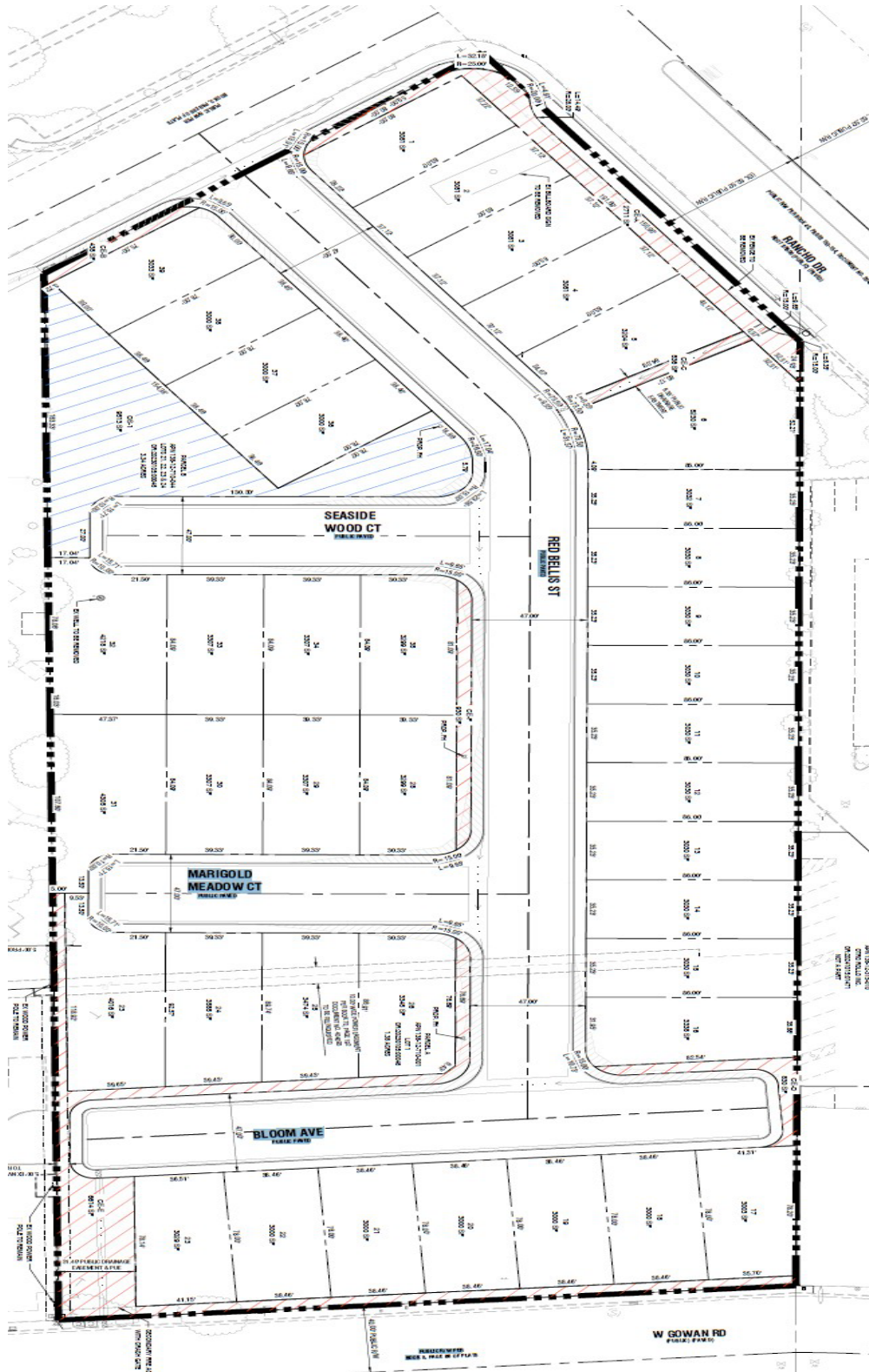
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Site plan -39 lots



Tentative Map
Available



Mark Anthony Rua
Brokers

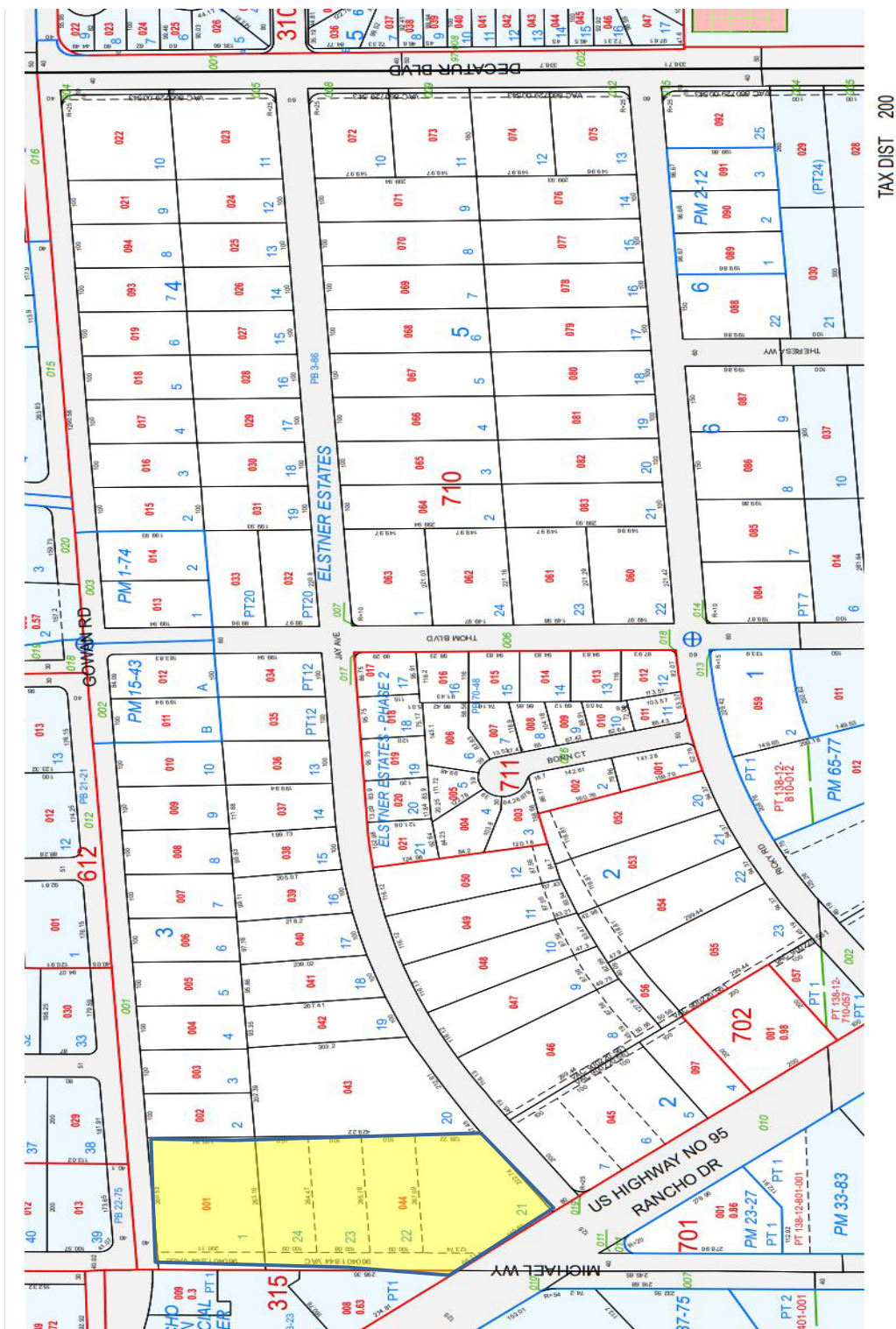
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markanthonyrua@gmail.com www.mrlandlasvegas.com

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Brokers 2855 St Rose Parkway

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

