

## **EXCLUSIVE LISTING!**

2.28 +/- Acres at Horizon Ridge Pkwy and Westridge Drive  
Listed for \$1,290,000 Henderson, NV 89012



- APN# 178-22-603-005
- Zoned RS-2; 2 du per acre
- City of Henderson jurisdiction
- 418' frontage on Horizon Ridge
- Growing residential area with new developments
- Street improvements on Westridge- 8" water main and public sewer; power transformer nearby
- Part of the property is in the FEMA Flood Plain (See Enclosed Map)
- Black Mountains to the south with MacDonald Ranch and Dragon Ridge Golf Club to the west.
- 2025 Taxes - \$3,819.96



**Mark Anthony Rua** S.026655  
**Brokers**

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)

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



# 2.28 +/- Acres at Horizon Ridge Pkwy and Westridge Drive



**Mark Anthony Rua**  
**Brokers**

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

# 2.28 +/- Acres at Horizon Ridge Pkwy and Westridge Drive



**Mark Anthony Rua**  
**Brokers**

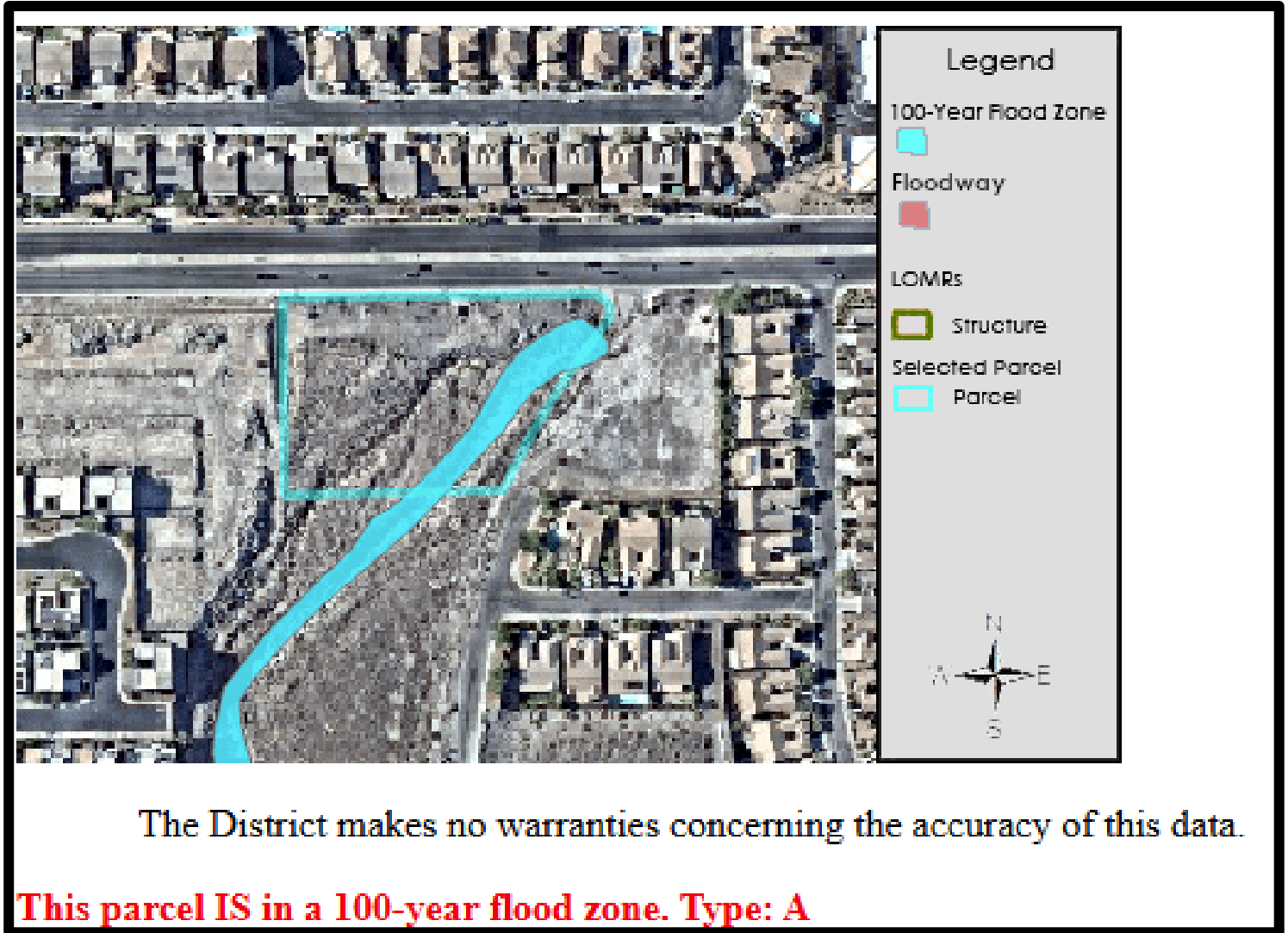
2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)

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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

2.28 +/- acres at Horizon Ridge Pkwy and Westridge Drive



FEMA Flood Zone Map



Mark Anthony Rua

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)

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





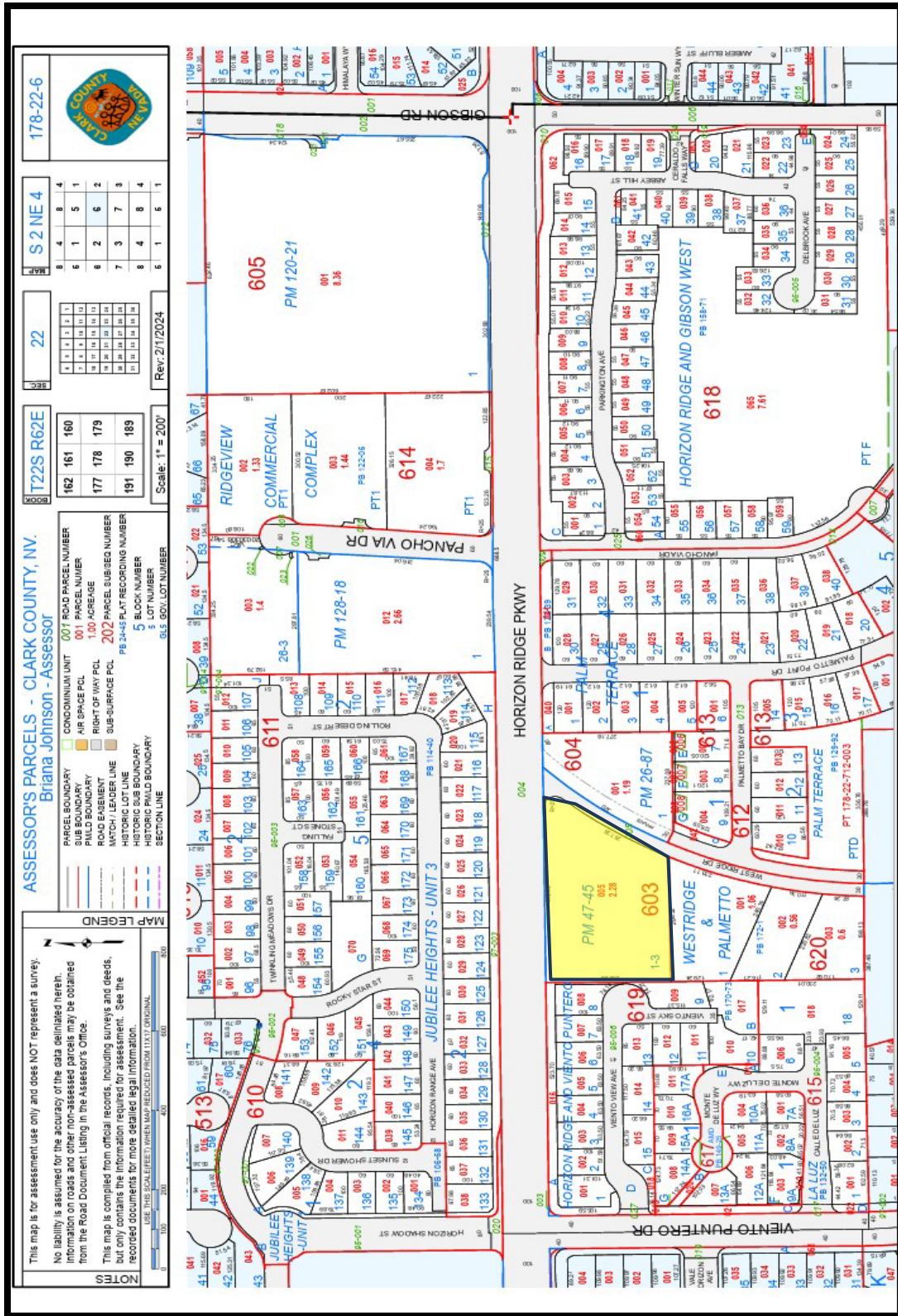
**Mark Anthony Rua**  
**Brokers**

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)

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



2.28 +/- Acres at Horizon Ridge Pkwy and Westridge Drive



178-22-6

S 2 NE 4

22

T22S R62E

162	161	160
177	178	179
191	190	189

Scale: 1" = 200'

Rev: 2/11/2024

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

CONCERNUM UNIT  
 001 ROAD PARCEL NUMBER  
 001 AIR SPACE PCL  
 001 RIGHT OF WAY PCL  
 100 ACREAGE  
 177 178 179  
 191 190 189

PARCEL BOUNDARY  
 SUB BOUNDARY  
 ROAD BOUNDARY  
 ROAD EQUIPMENT  
 MATCH / LEADER LINE  
 HISTORIC LOT LINE  
 HISTORIC SUB BOUNDARY  
 SECTION LINE

MAP LEGEND

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 WHEN MEASURING FROM THIS ORIGINAL