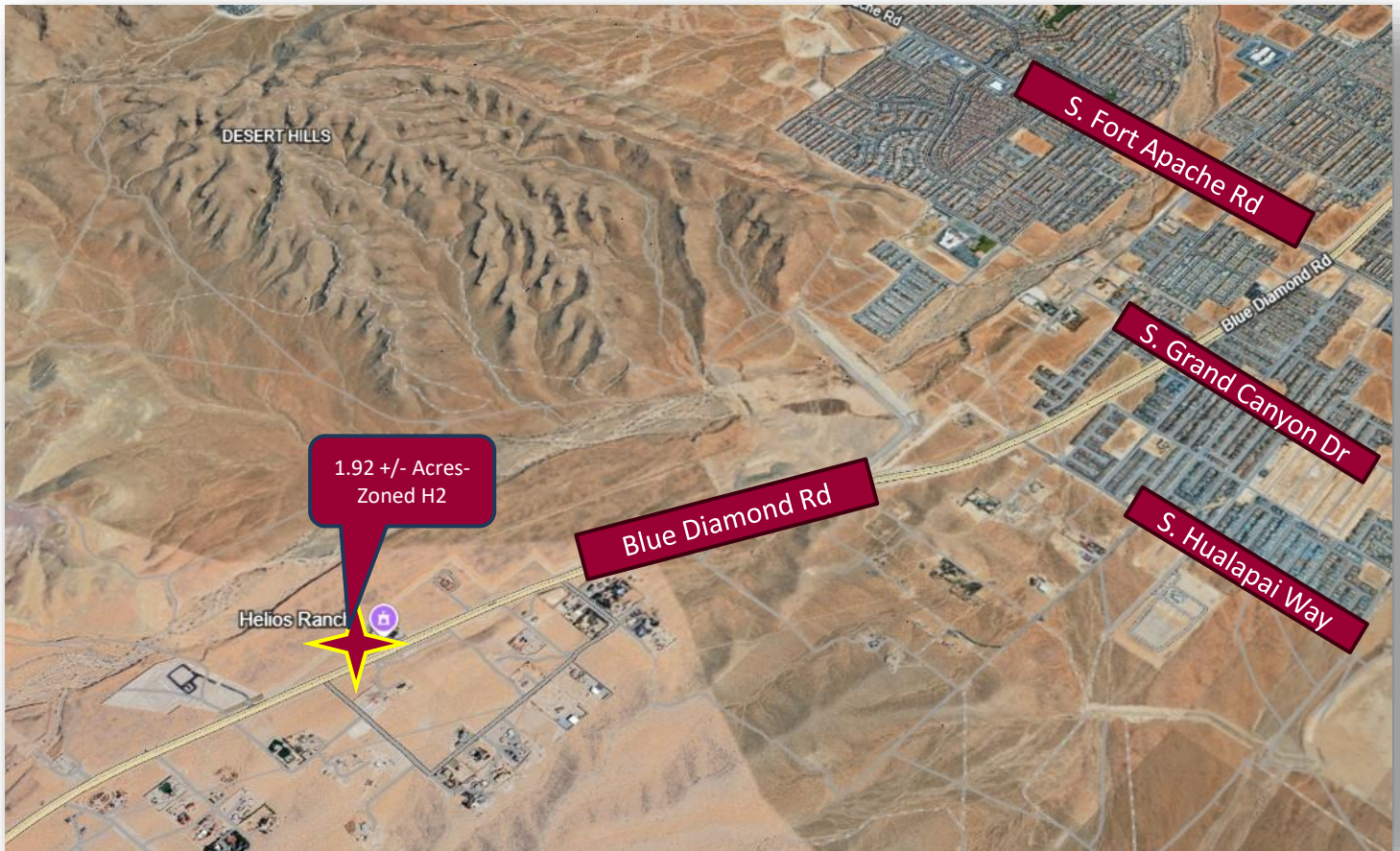


EXCLUSIVE LISTING!

Unobstructed Views of the Spring Mountains! CALL TO OFFER
H-2 Zoned/ Blue Diamond Rd/ Las Vegas, NV 89161



Property Details

- APN # 175-14-701-002
- 1.92 +/- Acres
- Unincorporated Clark County Redrock district
- 2026 Taxes \$1,283.72
- Nearest sewer on S. Hualapai Way

Key Highlights

- Zoned H-2: Perfect for Commercial Frontage or redevelopment
- Subdivision potential: can be divided into 3-4 Custom home lots
- General Commercial possible: Eligible for a zone change to suit your vision
- Seller Financing Available: Flexible terms to suit qualified buyers



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.mrlasvegas.com



1.92 +/- Acres Las Vegas, NV 89161



Unlock the potential of this parcel with breathtaking, unobstructed views of the Spring Mountains. With H-2 zoning (highway frontage), this versatile property is ideal for investors, custom home builders, or commercial developers.

Whether you're envisioning a boutique residential enclave or a high-visibility commercial site, this land offers unmatched flexibility and value.



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Blue Diamond Rd-Highway Frontage



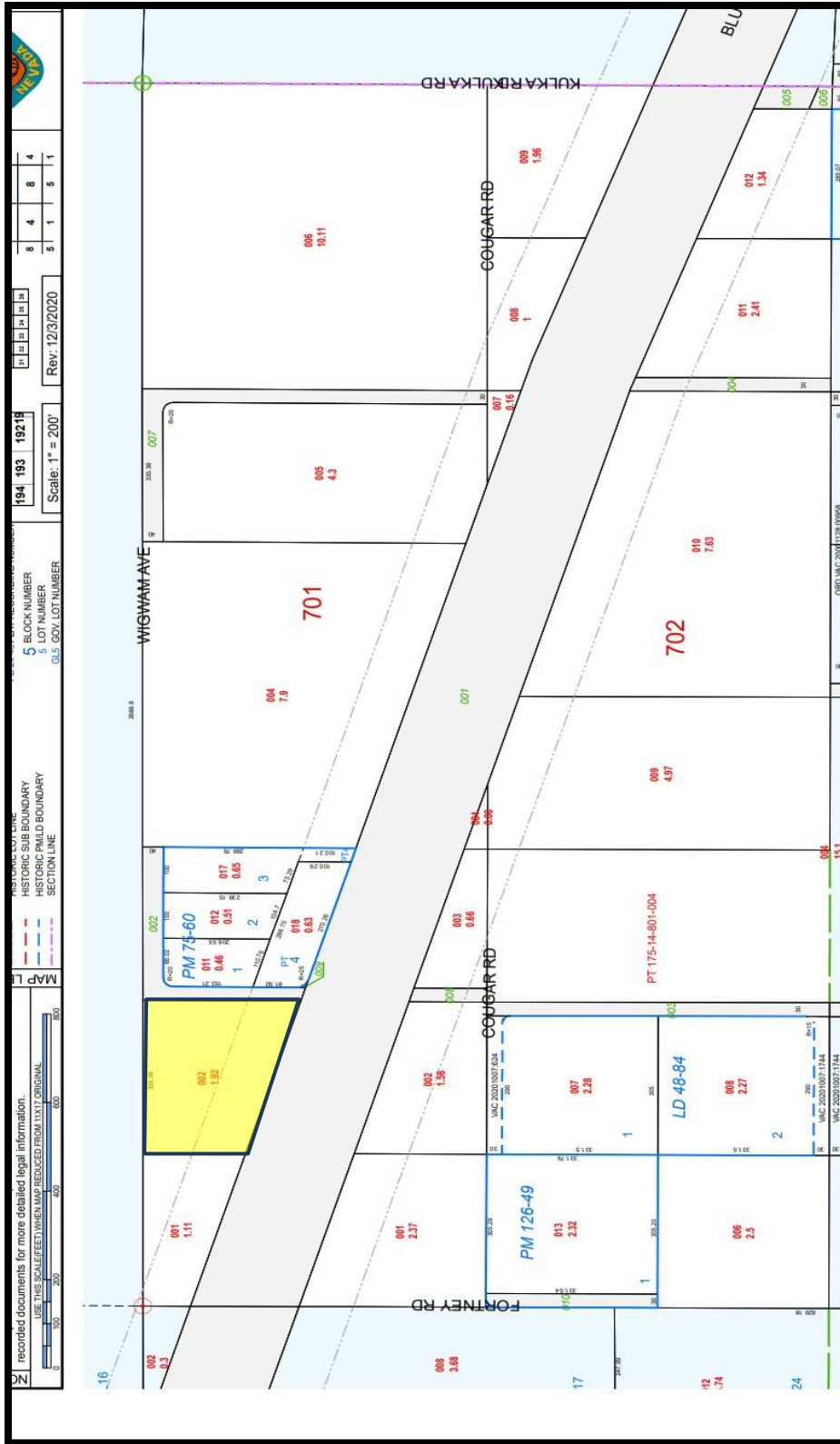
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