

1.25 acre site at Arville and W Serene

Arville & W Serene Ave, Las Vegas, NV 89139



Presented By:
Berkshire Sahara Office



1.25 acre site at Arville and W Serene

Arville & W Serene Ave, Las Vegas, NV 89139

Property Details

Prime Intersection Lot Available!

Unlock the potential of this exceptional 1.25-acre parcel on the southeast corner of Arville and W Serene. Presently zoned RS20 with a planned use designation of BE (Business Employment), this location presents a myriad of opportunities, making it ideal for an investor or developer.

Strategic Positioning:

Situated amidst developing commercial and residential sectors, this lot offers unparalleled visibility and accessibility. Its proximity to the Army National Guard site across Arville adds to its appeal.

Versatile Zoning Options:

With its current zoning and planned use, this property is primed for multi-family or apartment development. Furthermore, its potential for rezoning to commercial usage opens doors to a host of possibilities, catering to diverse investment strategies.

Investment Advantage:

A discerning eye will recognize the momentum in the surrounding area, with recent land acquisitions signaling a burgeoning trend towards large tract home development. Seize the opportunity to capitalize on this momentum and secure your foothold.

Key Highlights:

- Coveted intersection location
- Flexible zoning for diverse development options
- Proximity to major infrastructure and amenities
- Surging development activity in the vicinity

Don't miss out on this chance to shape the future landscape of this dynamic locale. Contact us today to explore this prime investment opportunity further!

Price:	\$1,500,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	1.25 AC
No. Lots:	1
Zoning Description:	RS20
APN / Parcel ID:	177-19-701-001

Price: \$1,500,000

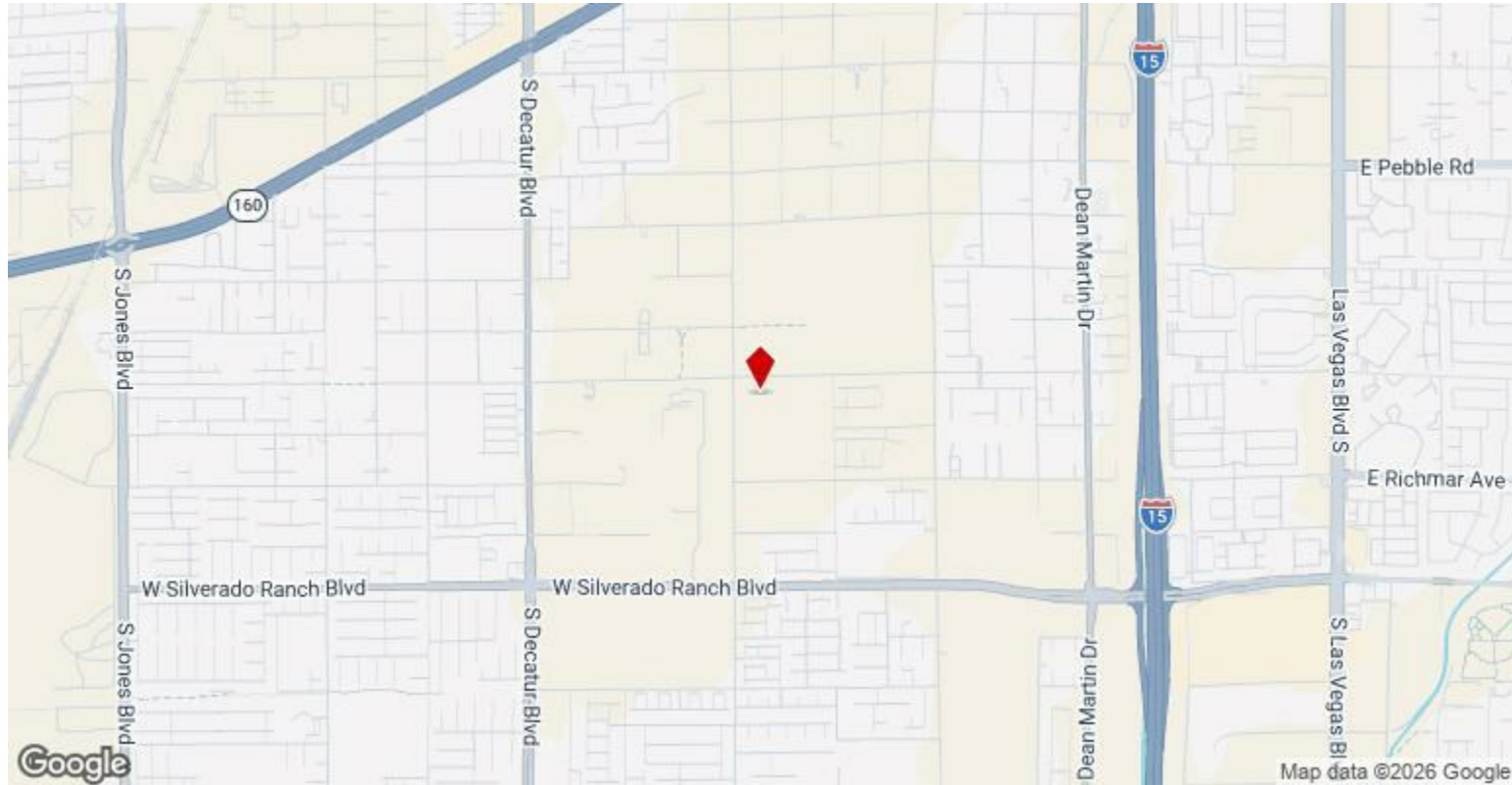
- 1.25 acre site at intersection of Arville and W Serene
- Zoned RS20 with future planned use Business Employment (BE)
- Development Opportunity!
- Across from Army National Guard site

View the full listing here: <https://www.loopnet.com/Listing/Arville-W-Serene-Ave-Las-Vegas-NV/31483459/>

1.25 acre site at Arville and W Serene

Arville & W Serene Ave, Las Vegas, NV 89139

Location



1.25 acre site at Arville and W Serene

Arville & W Serene Ave, Las Vegas, NV 89139

Property Photos



Serene and Arville Las Vegas-large-026-015-Lot 1016B-1500x844-72dpi



Serene and Arville Las Vegas-large-025-026-Lot 1016-1500x844-72dpi

1.25 acre site at Arville and W Serene

Arville & W Serene Ave, Las Vegas, NV 89139

Property Photos



Serene and Arville Las Vegas-large-015-014-Lot 1003-1500x844-72dpi



Serene and Arville Las Vegas-large-016-036-Lot 1003B-1500x844-72dpi

1.25 acre site at Arville and W Serene

Arville & W Serene Ave, Las Vegas, NV 89139

Property Photos



Serene and Arville Las Vegas-large-018-016-Lot 1004B-1500x844-72dpi



Serene and Arville Las Vegas-large-020-024-Lot 1007B-1500x844-72dpi

1.25 acre site at Arville and W Serene

Arville & W Serene Ave, Las Vegas, NV 89139

Property Photos



Serene and Arville Las Vegas-large-022-020-Lot 1010B-1500x844-72dpi



Serene and Arville Las Vegas-large-024-022-Lot 1015B-1500x844-72dpi

1.25 acre site at Arville and W Serene

Arville & W Serene Ave, Las Vegas, NV 89139

Property Photos



Serene and Arville Las Vegas-large-017-018-Lot 1004-1500x844-72dpi



Serene and Arville Las Vegas-large-019-013-Lot 1007-1500x844-72dpi

1.25 acre site at Arville and W Serene

Arville & W Serene Ave, Las Vegas, NV 89139

Property Photos



Serene and Arville Las Vegas-large-021-025-Lot 1010-1500x844-72dpi



Serene and Arville Las Vegas-large-023-021-Lot 1015-1500x844-72dpi

1.25 acre site at Arville and W Serene

Arville & W Serene Ave, Las Vegas, NV 89139

Property Photos



Serene and Arville Las Vegas-large-014-028-Lot 1001B-1047x1000-72dpi

1.25 acre site at Arville and W Serene

Arville & W Serene Ave, Las Vegas, NV 89139



Jeffrey Botsford

jeff@jackwoodcock.com

(702) 362-8700

Berkshire Sahara Office

1490 Center Crossing Rd

Las Vegas, NV 89144

