

# EXCLUSIVE LISTING!

2.5 +/- Acres South of the Strip –Commercial Resort Land  
Listed: \$9,900,000 10471 S Las Vegas Blvd, Las Vegas, NV 89183



- ❖ APN # 177-29-801-019
- ❖ 2.5 +/- Acres/ the two adjacent parcels to the north and south are also for sale! A total of 19.07 +/- Acres in this corner!
- ❖ Unincorporated Clark County –Enterprise jurisdiction
- ❖ Zoned Commercial Resort
- ❖ Planned Land Use is Entertainment Mixed Use- 18 or more du/acre
- ❖ Area is booming with new housing, commercial centers and resort developments!
- ❖ Take advantage of this exciting opportunity to invest in this high-growth corridor south of the Las Vegas Strip!
- ❖ The future Red Rock Resorts site will be just across Cactus Avenue, and the Brightline West Las Vegas Station will be just down the street.
- ❖ 20" water main on west side of LV Blvd in front of parcel.



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

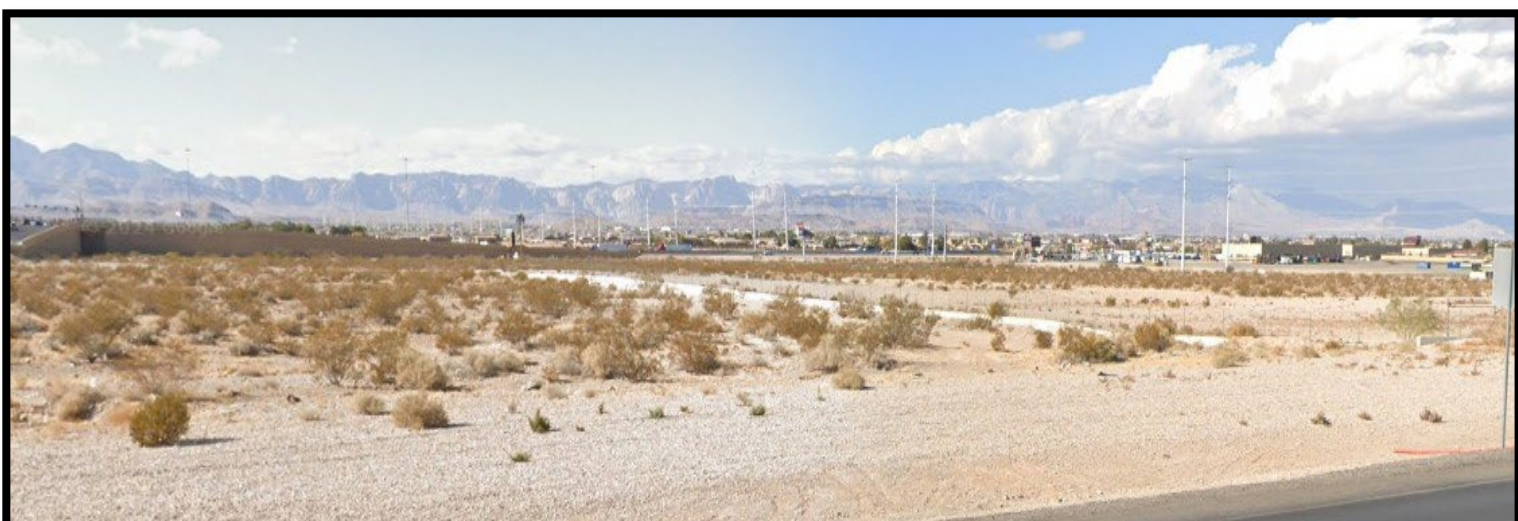
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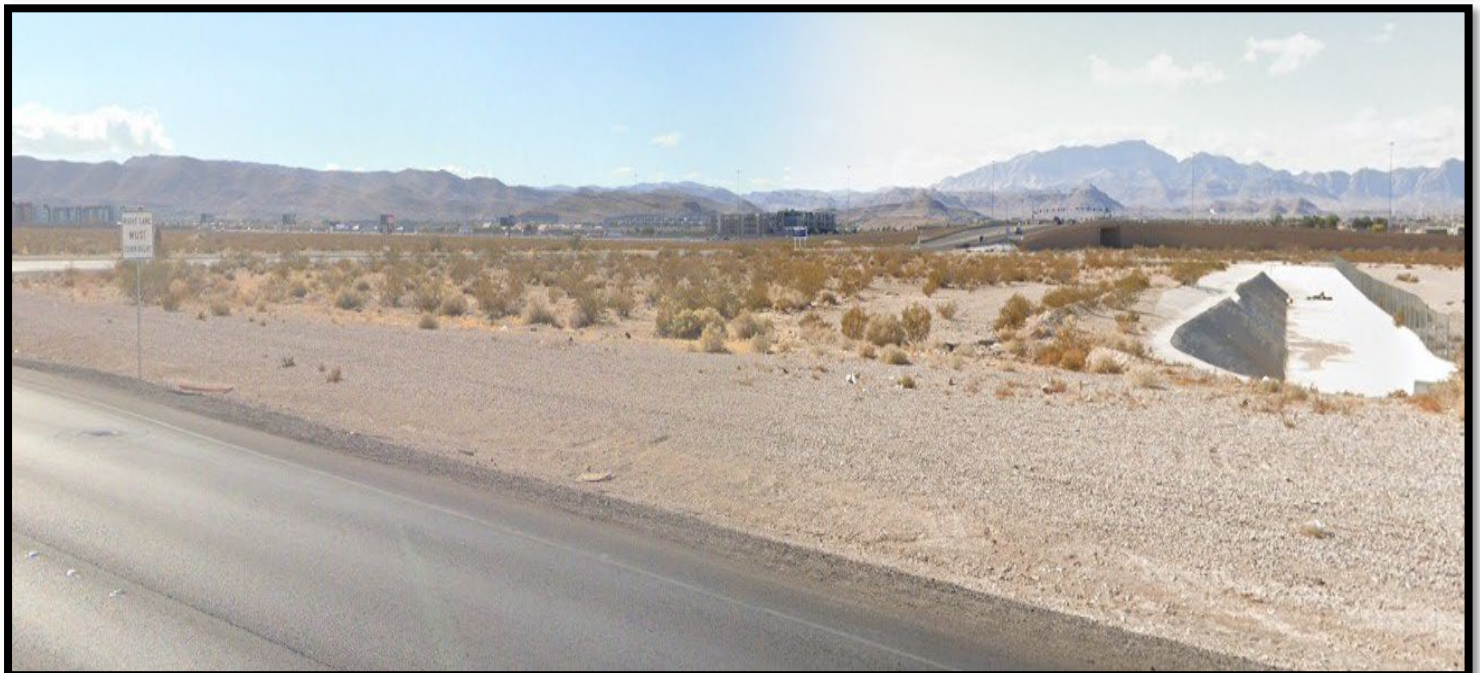
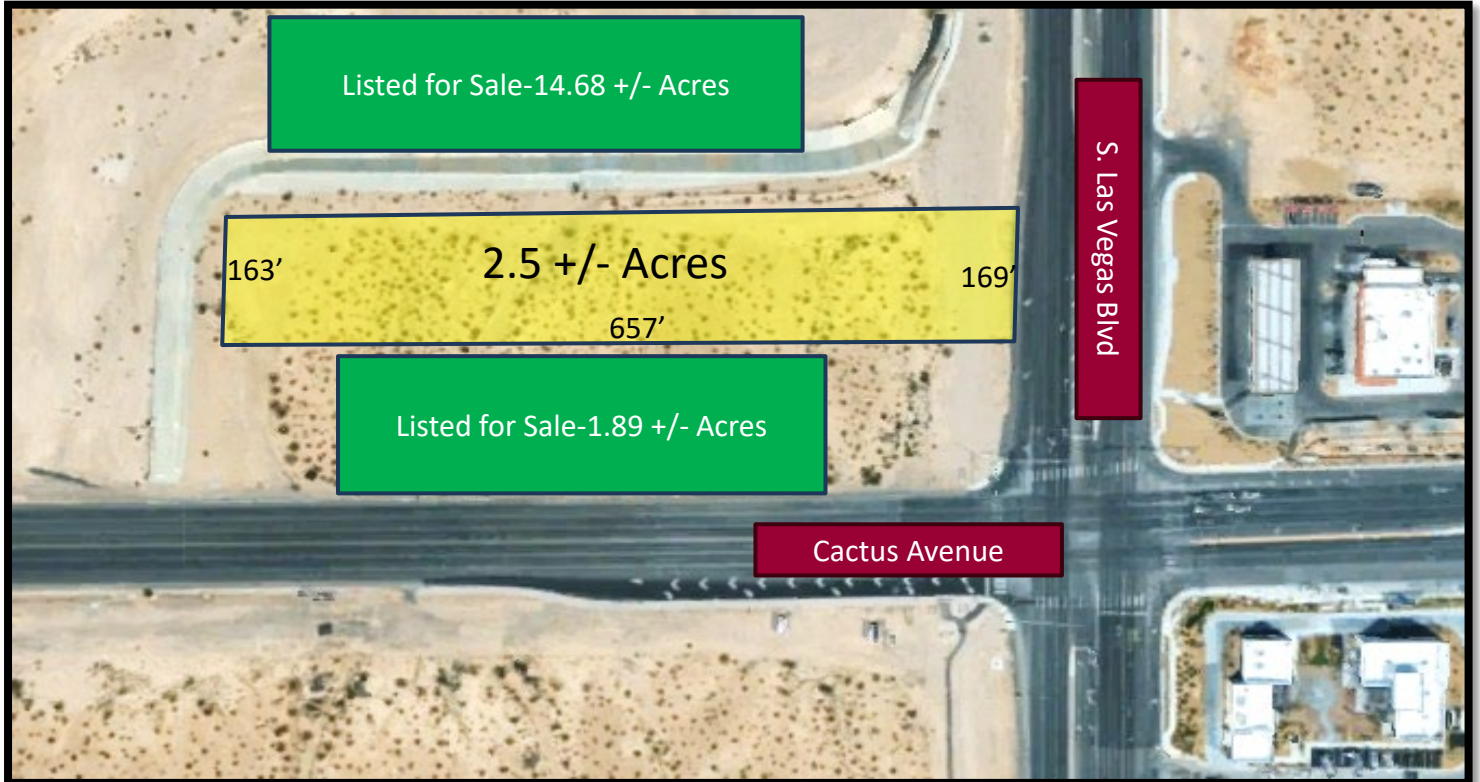
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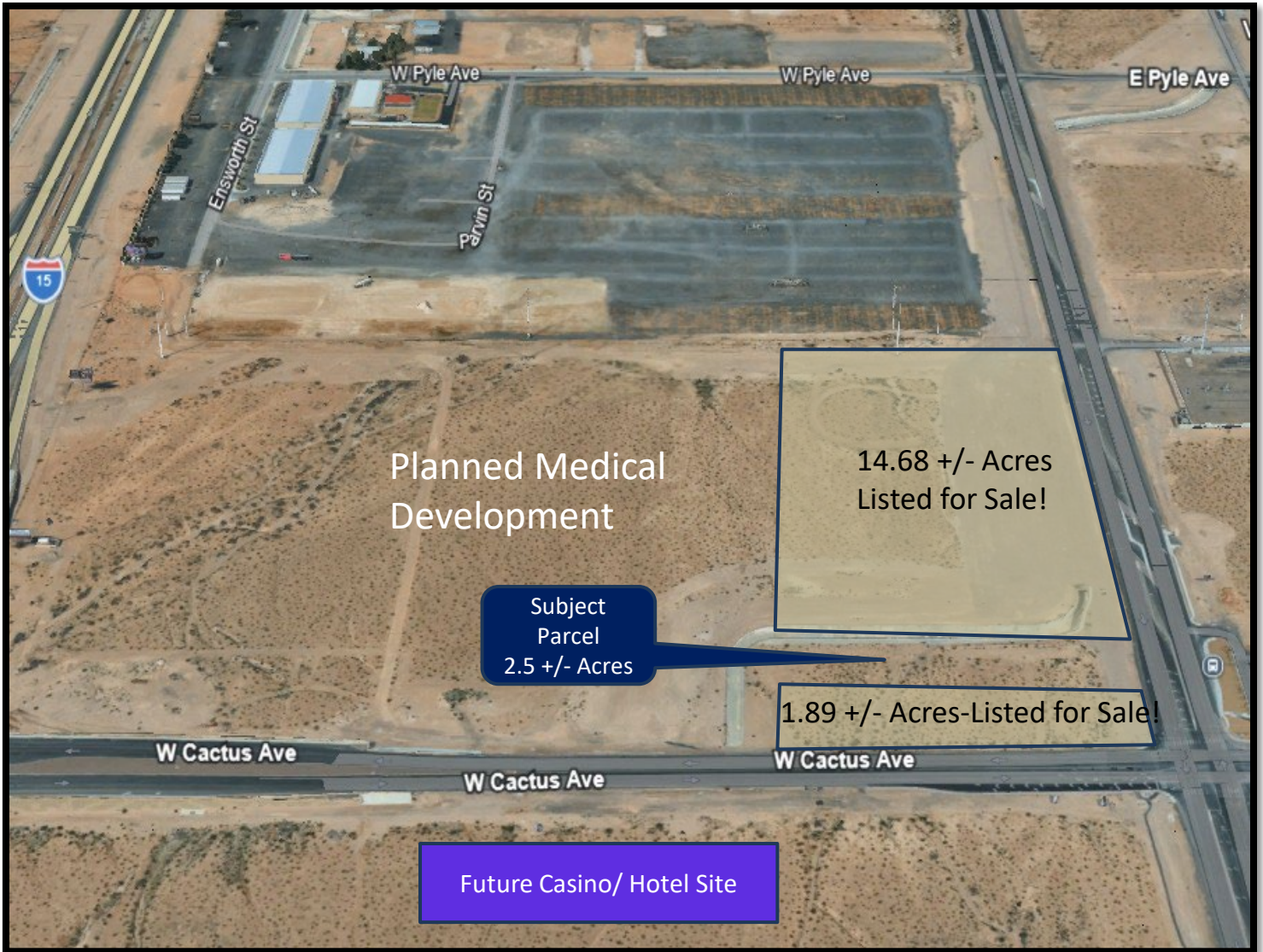
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# Neighboring Parcels also for Sale!



Prime Location for a wide variety of uses  
at Las Vegas Blvd and the I-15 / Cactus  
Interchange!



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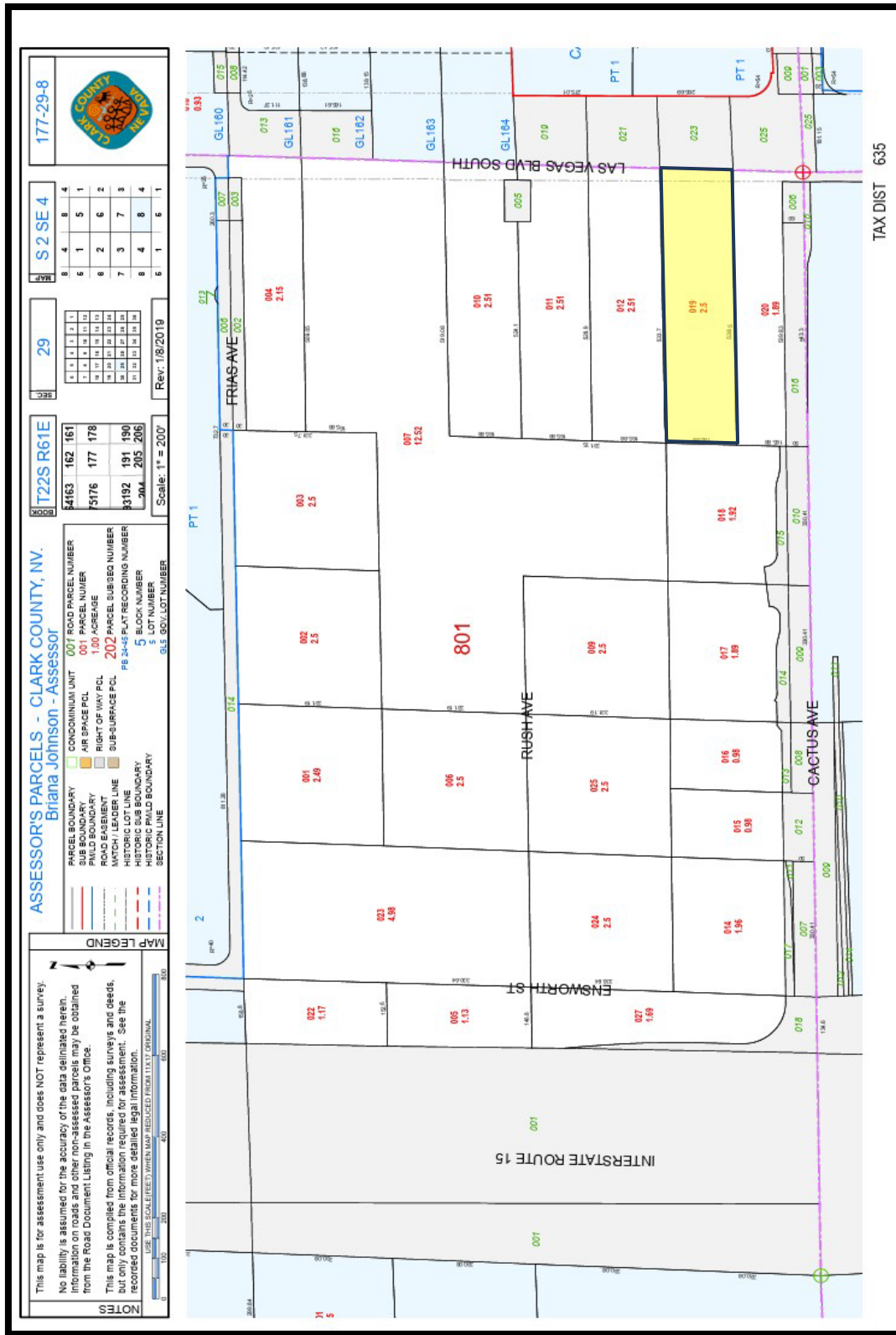
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