

EXCLUSIVE LISTING!

0.79 +/- Acres Residential Land -\$495,000

Lake Mead Blvd and N. Gateway Rd –Las Vegas, NV 89115



- ❖ APN # 140-19-601-020
- ❖ 0.79 +/- Acres/ 34,412 SF
- ❖ Unincorporated Clark County Jurisdiction-Sunrise Manor
- ❖ Zoned Residential Single-family 3.3 (RS3.3)-moderate density, single-family neighborhoods. Maximum density is up to 8 dwelling units per acre.
- ❖ Planned Land Use- Corridor Mixed-Use (CM)
- ❖ Improved roads with lights, curbs, gutters
- ❖ Utilities nearby
- ❖ Parcel is fenced/ 139' frontage on Lake Mead Blvd
- ❖ Established commercial and residential area
- ❖ 2026/27 Taxes: \$1,727.55



Mark Anthony Rua
Brokers

S.026655

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

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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

0.79 +/- Acres Residential Land



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com 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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

Demographics –zip code 89115

Population

Zip Code: 89115

69,910 Persons

County: Clark
2,444,382 Persons

State: Nevada
3,319,992 Persons

Percent Population Change: 2020 to 2026

Zip Code: 89115

4.71%

County: Clark
7.90%

State: Nevada
6.94%

Households

Zip Code: 89115

21,727 Households

County: Clark
918,510 Households

State: Nevada
1,268,369 Households

Families

Zip Code: 89115

15,521 Families

County: Clark
600,312 Families

State: Nevada
822,650 Families

Households by Income	Zip Code: 89115		County: Clark	
	Households	% of Households	Households	% of Households
Under \$15,000	2,672	12.30%	71,670	7.80%
\$15,000 - \$24,999	1,566	7.21%	47,686	5.19%
\$25,000 - \$34,999	2,188	10.07%	58,982	6.42%
\$35,000 - \$49,999	3,504	16.13%	94,311	10.27%
\$50,000 - \$74,999	4,142	19.06%	140,790	15.33%
\$75,000 - \$99,999	3,053	14.05%	122,091	13.29%
\$100,000 - \$124,999	2,001	9.21%	97,978	10.67%
\$125,000 - \$149,999	1,154	5.31%	75,859	8.26%
\$150,000 - \$199,999	916	4.22%	84,437	9.19%
\$200,000 - \$249,999	307	1.41%	48,149	5.24%
\$250,000 - \$499,999	155	0.71%	48,578	5.29%
\$500,000+	69	0.32%	27,979	3.05%



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com 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.

