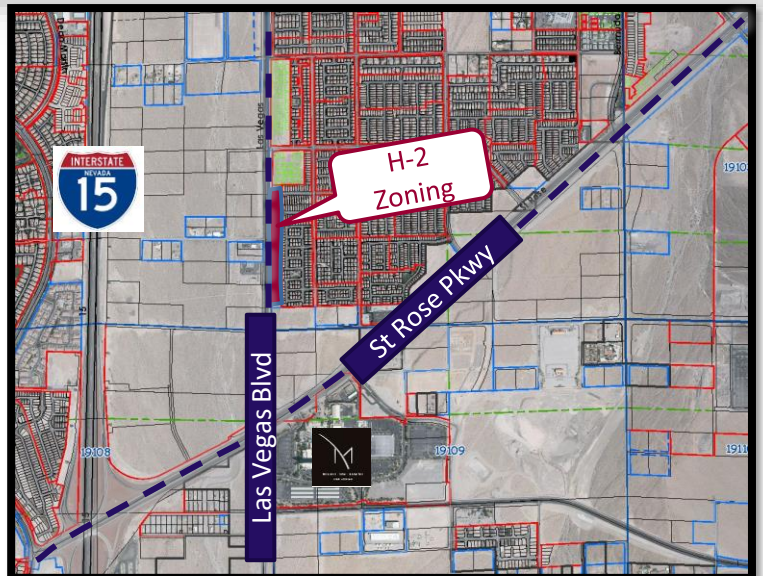


EXCLUSIVE LISTING!

5.72 +/- Acres fronting LV Blvd Listed \$9,900,000
Las Vegas Blvd & Barbara Ln Las Vegas, NV 89183



- APN # 191-04-401-027
- 5.72 +/- acres
- \$1,730,769 per acre
- Zoned H-2 Highway Frontage with planned land use CT-Commercial Tourist-
- H-2 Zoning allows for a variety of residential, office and commercial uses
- Commercial Tourist plan allows for uses that cater to tourists such as casinos, resorts, and theme parks
- 2023/24 Taxes \$21,735.19
- Close to M Resort, Southern Highlands Golf Club, Henderson Executive Airport



Mark Anthony Rua
Brokers

REAL ESTATE CONSOLIDATED

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

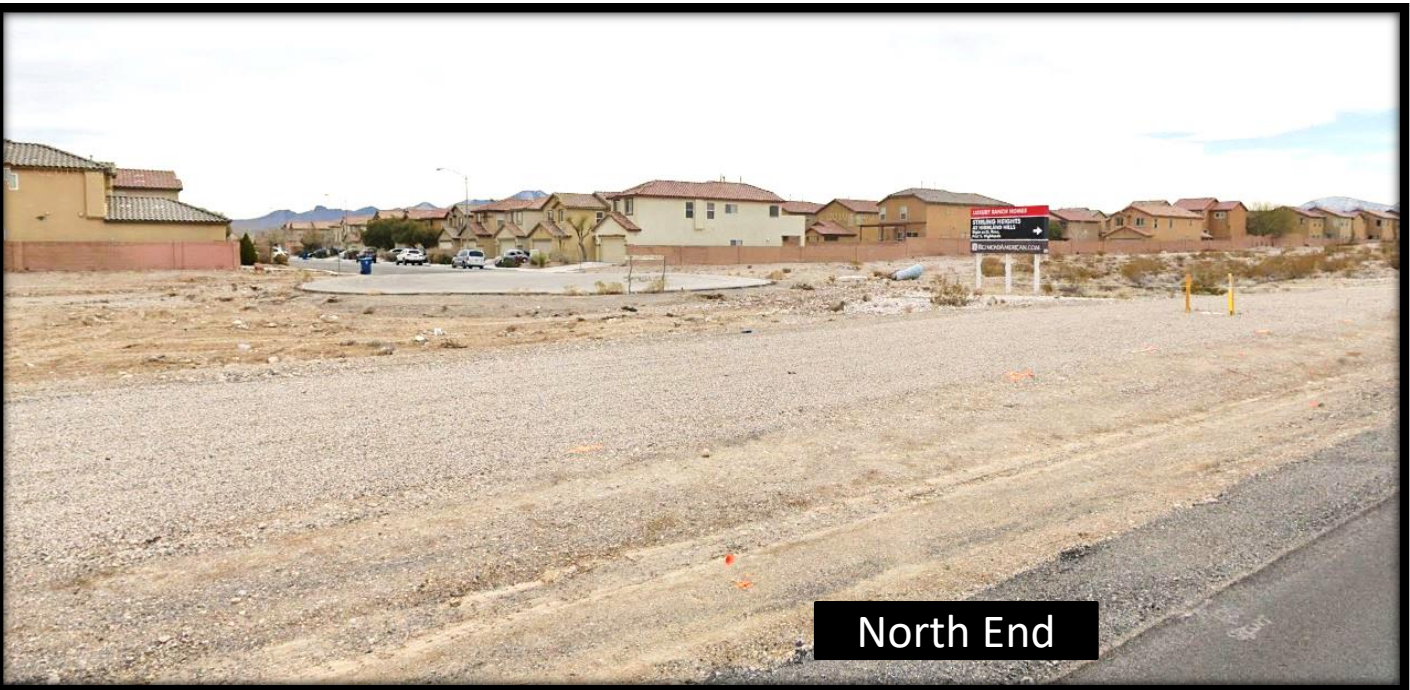
Office: 702-992-7534
Lic# 0026655 Cell: 702-595-6244



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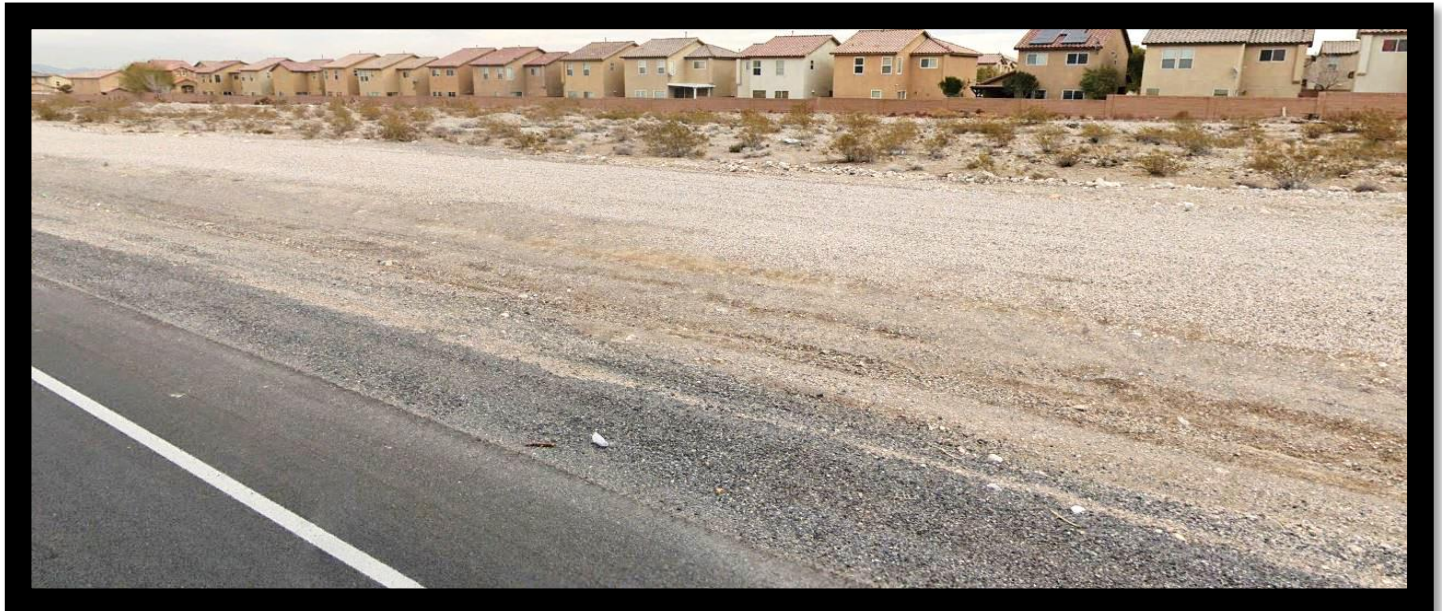
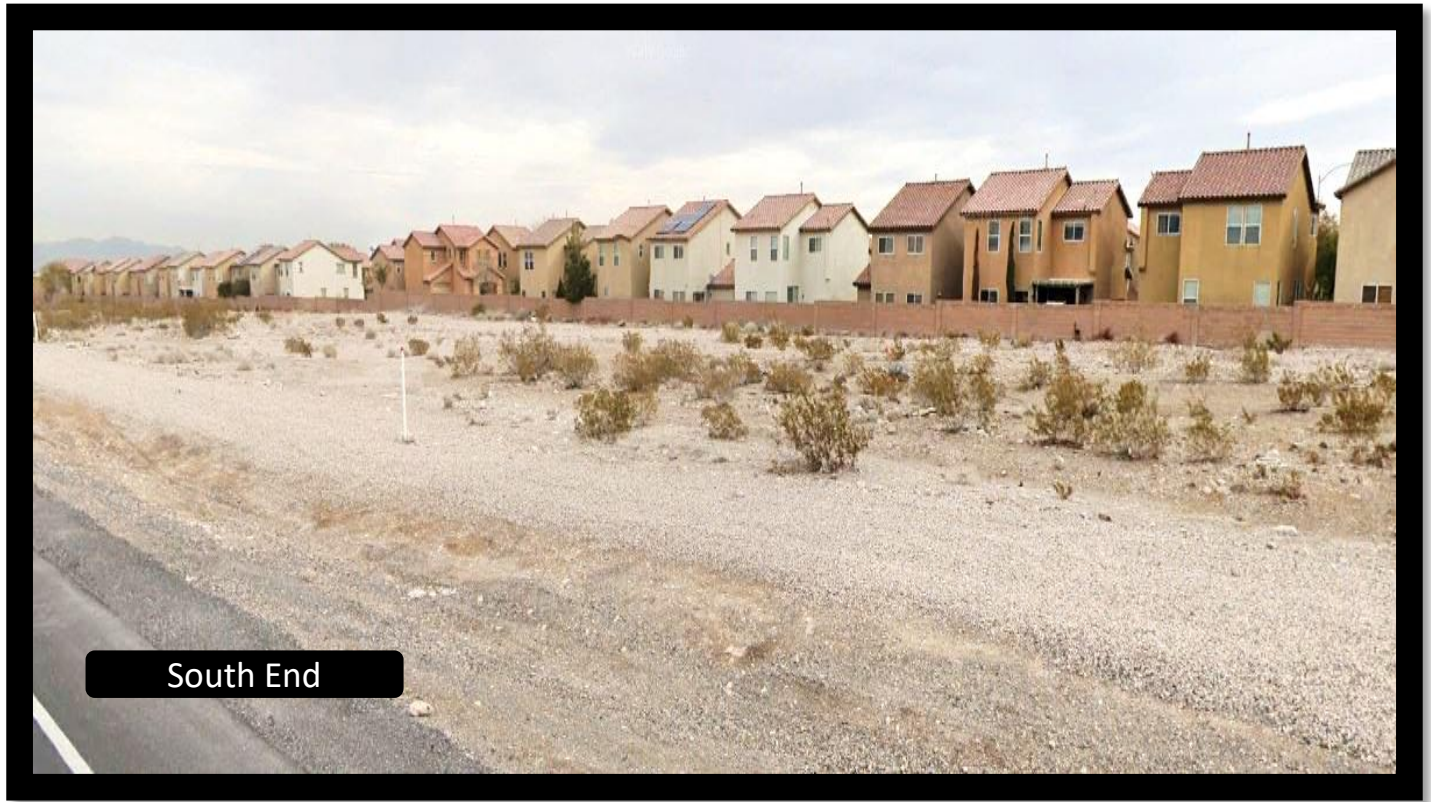
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ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

191-04-4
S2 SW 4
4
T23S R61E
163 162 161
176 177 178
192 191 190
204 205 206

Scale: 1" = 200'

Rev: 7/12/2019

Map Legend:
 Parcel Boundary
 Sub Boundary
 Road Casement
 Match/Leader Line
 Historic Sub Line
 Historic PMLD Boundary
 Section Line

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 FEET: WHEN MAP REDUCED FROM TEXT ORIGINAL.



EXCLUSIVE LISTING!
5.72 +/- Acres fronting LV Blvd
Las Vegas Blvd & Barbara Ln Las Vegas, NV 89183





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USE THIS SCALE FEET WHEN MAP REDUCED FROM LIST ORIGINAL



MAP LEGEND

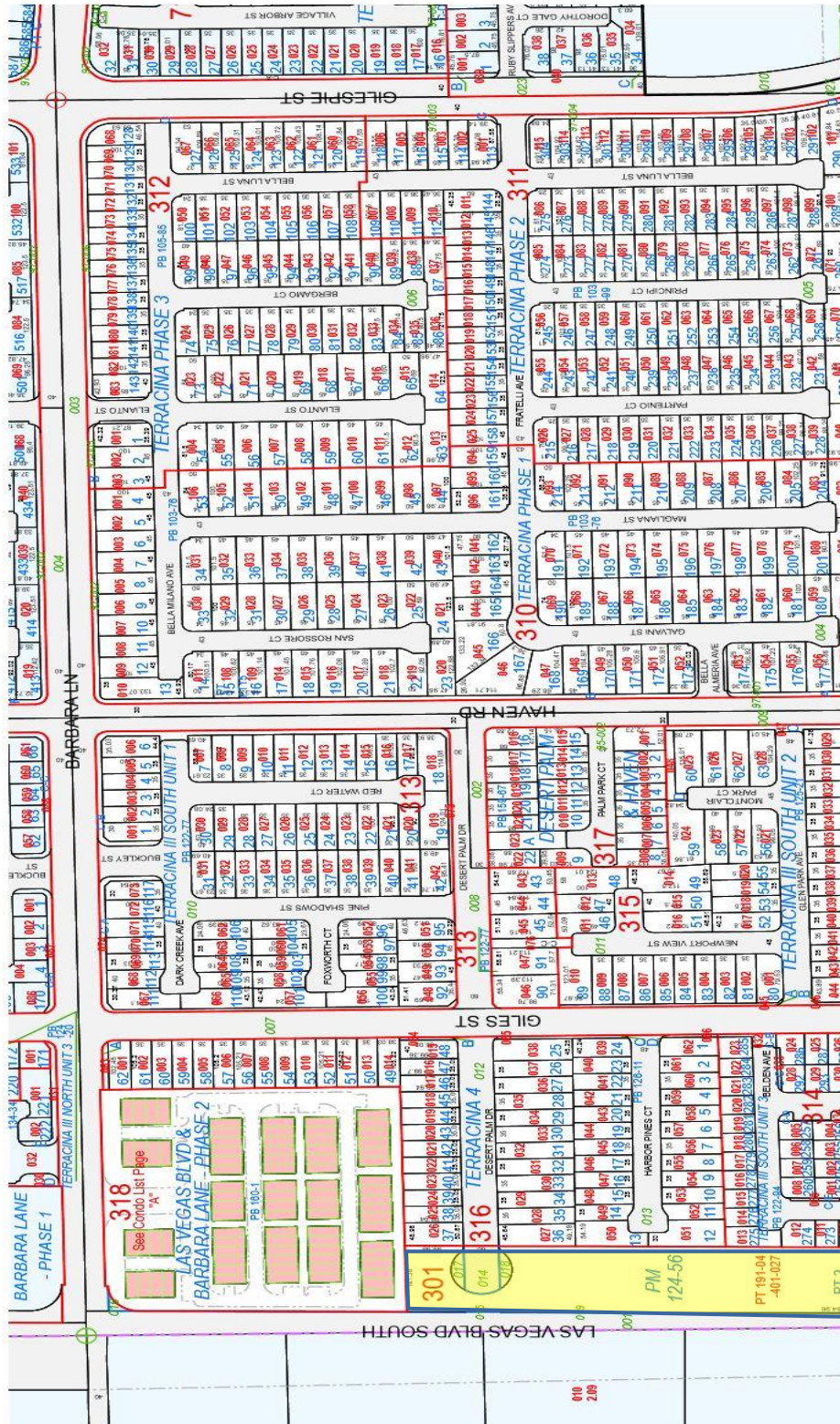
- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- HISTORIC SUB BOUNDARY
- HISTORIC PLMD BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB SEQ NUMBER
- PB 24-48 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GLS GOV LOT NUMBER

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

163	162	161
176	177	178
192	191	190
204	205	206

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4

191-04-3
N 2 SW 4
4



EXCLUSIVE LISTING!
 5.72 +/- Acres fronting LV Blvd Listed \$1.3 mil per acre
 Las Vegas Blvd & Barbara Ln Las Vegas, NV 89183

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