

# EXCLUSIVE LISTING!

1.25 +/- Acres on Silverado Ranch Blvd east of S. Decatur  
Commercial Land Listed for \$1,750,000



- ✓ APN 177-19-406-004
- ✓ 1.25 +/- Acres
- ✓ Zoned RE/ Land Use Plan BE for Business Employment
- ✓ Ideally located in growing area of southwest Las Vegas
- ✓ Unincorporated Clark County Enterprise
- ✓ Could be rezoned for a commercial site or industrial
- ✓ Paved roads / utility accessibility nearby
- ✓ 174' Frontage on Silverado Ranch Blvd

Demographics		
	3 Mile -2023	Trend Rate
Population	121,193	1.11%
Owner Occupied Housing	26,586	1.58%
Median Household Income	\$89,205	3.02%



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

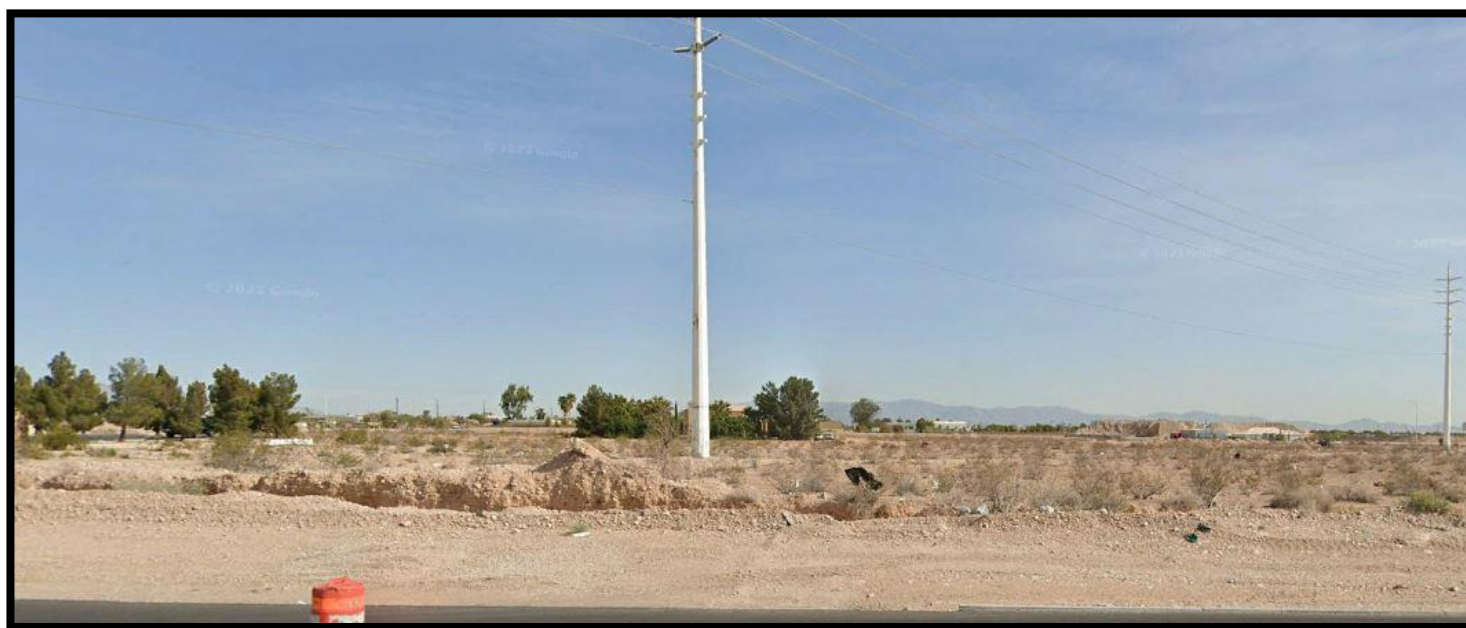
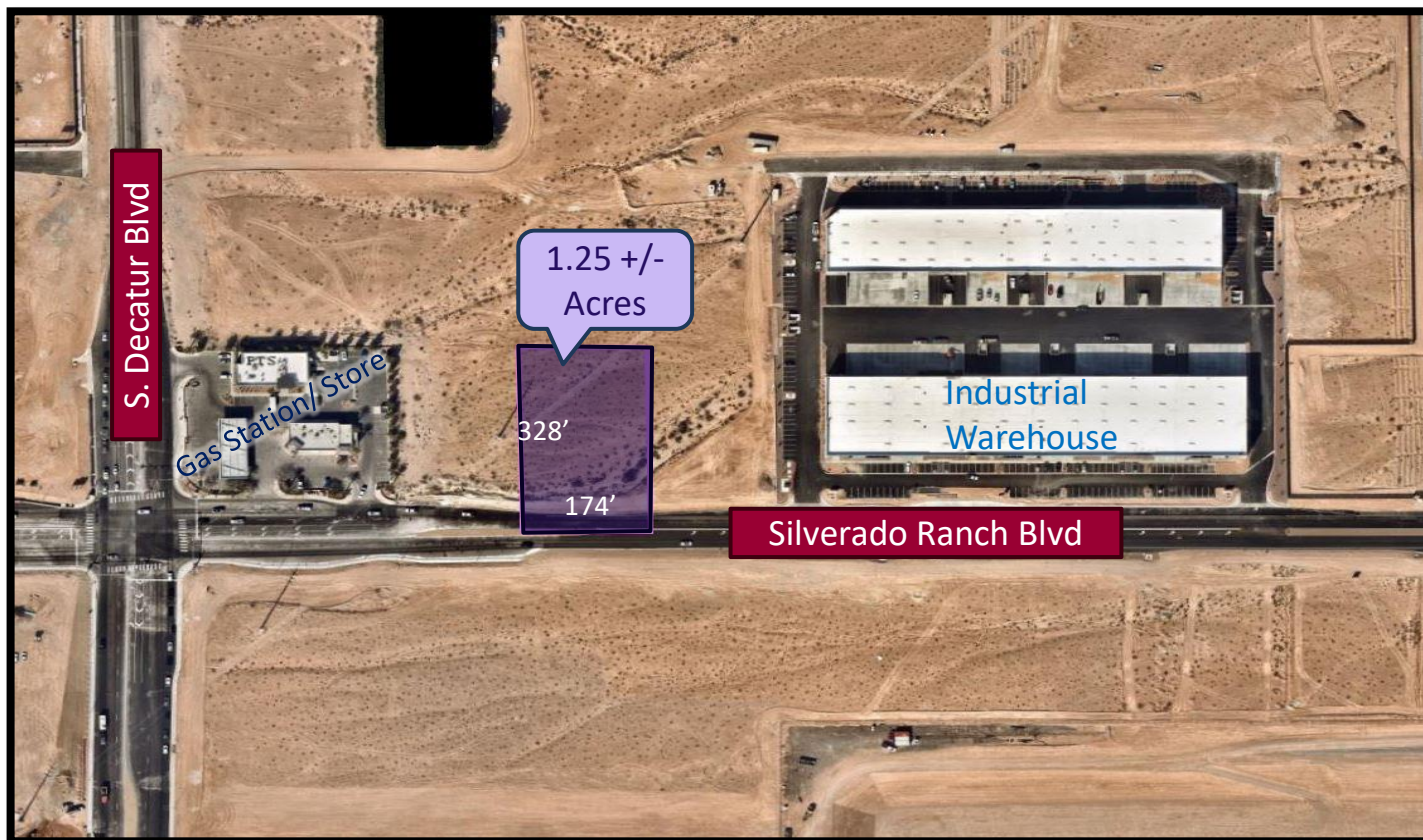
S.026655

Office: 702-992-7534  
Cell: 702-595-6244

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)



# 1.25 +/- Acres on Silverado Ranch Blvd east of S. Decatur



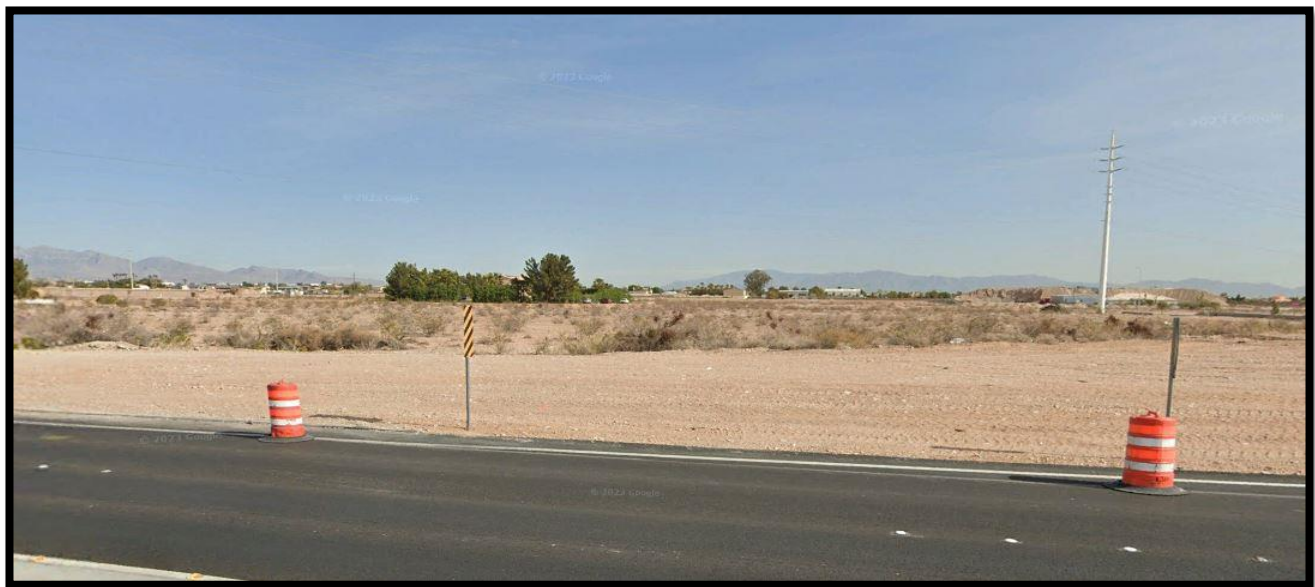
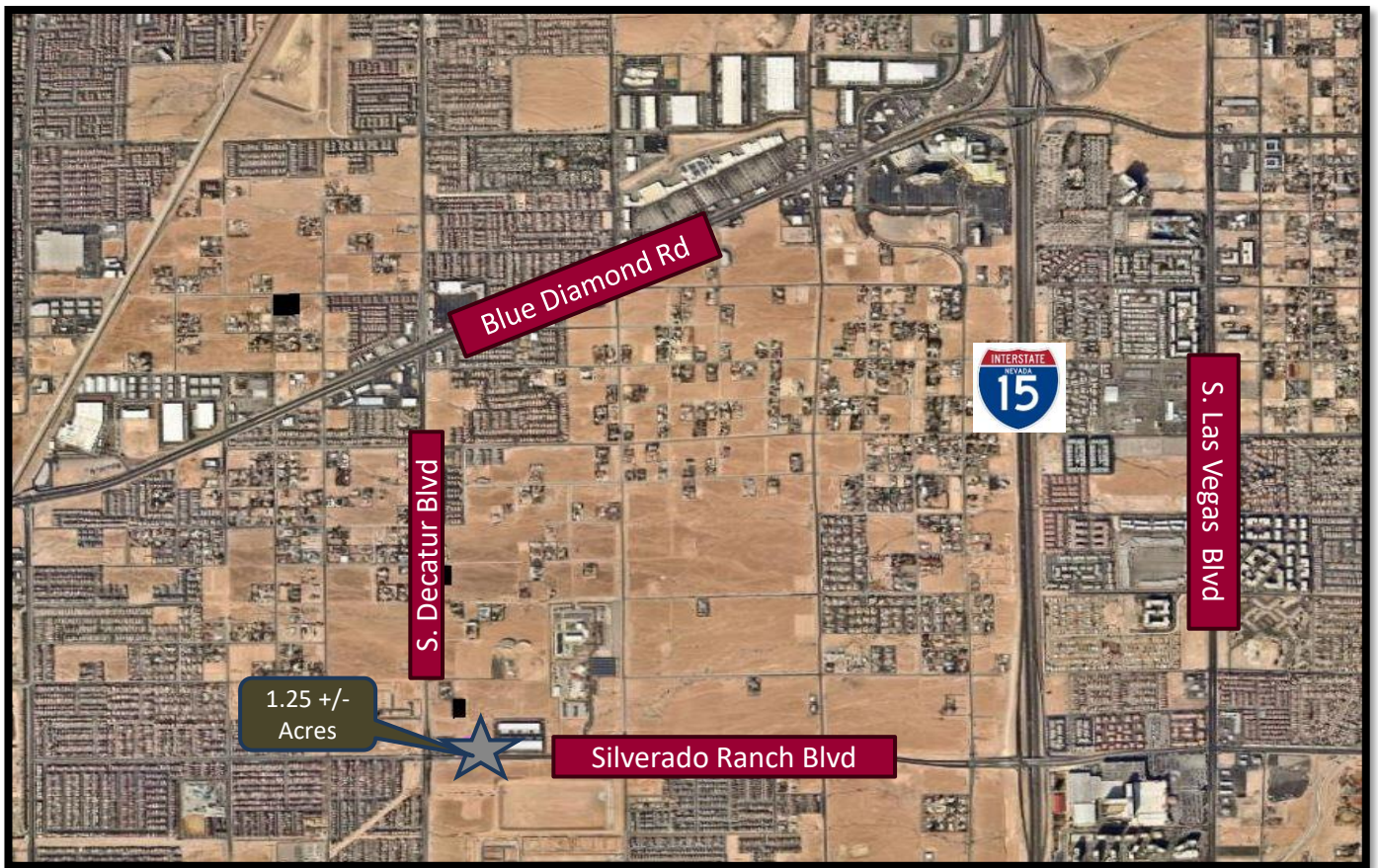
**Mark Anthony Rua**  
**Brokers**

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)

Office: 702-992-7534  
Cell: 702-595-6244



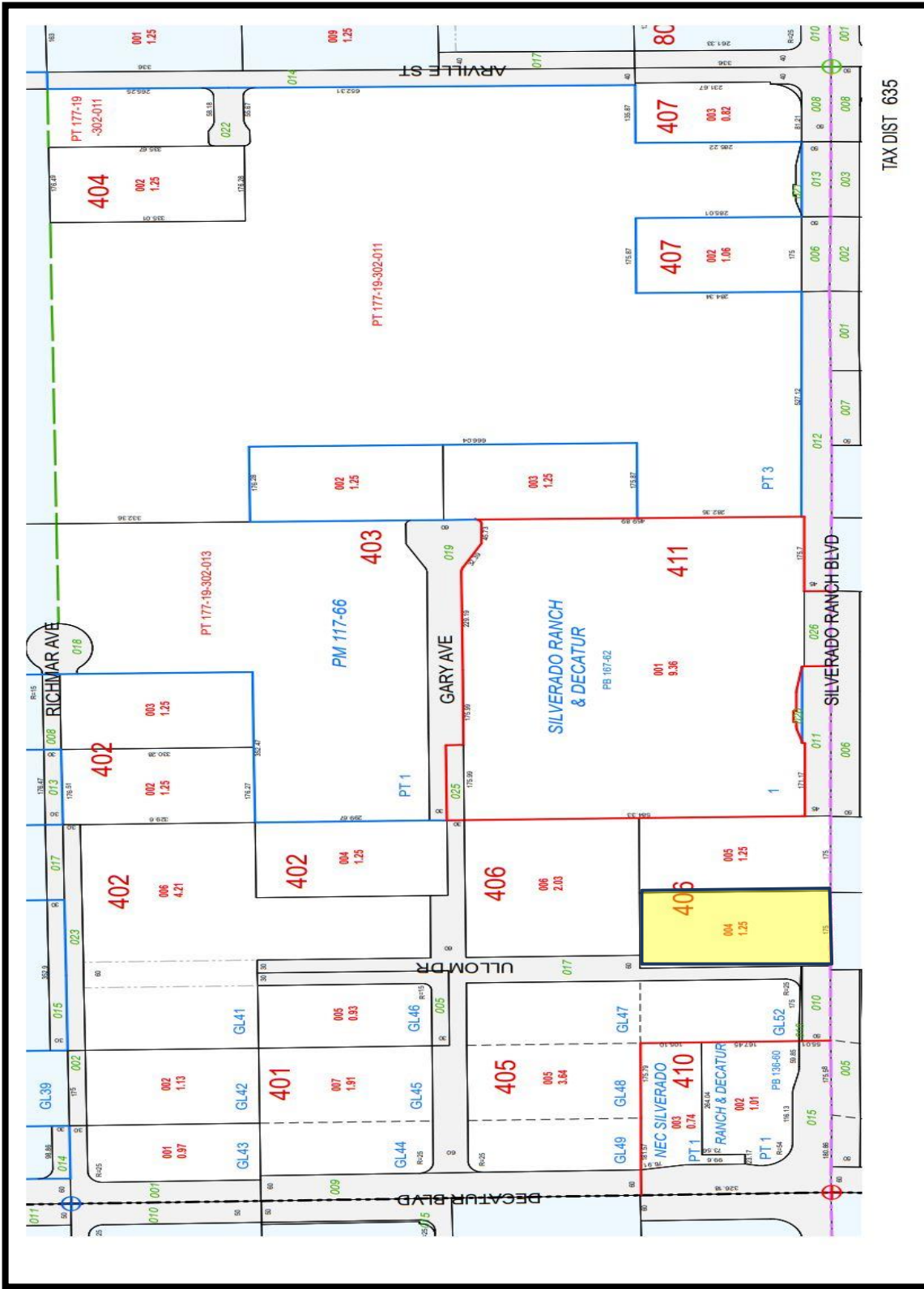
# 1.25 +/- Acres on Silverado Ranch Blvd east of S. Decatur



 **Mark Anthony Rua**  
**Brokers**  
REAL ESTATE CONSOLIDATED

Office: 702-992-7534  
Cell: 702-595-6244  
2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)





1.25 +/- Acres on Silverado Ranch Blvd east of S. Decatur



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

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://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.