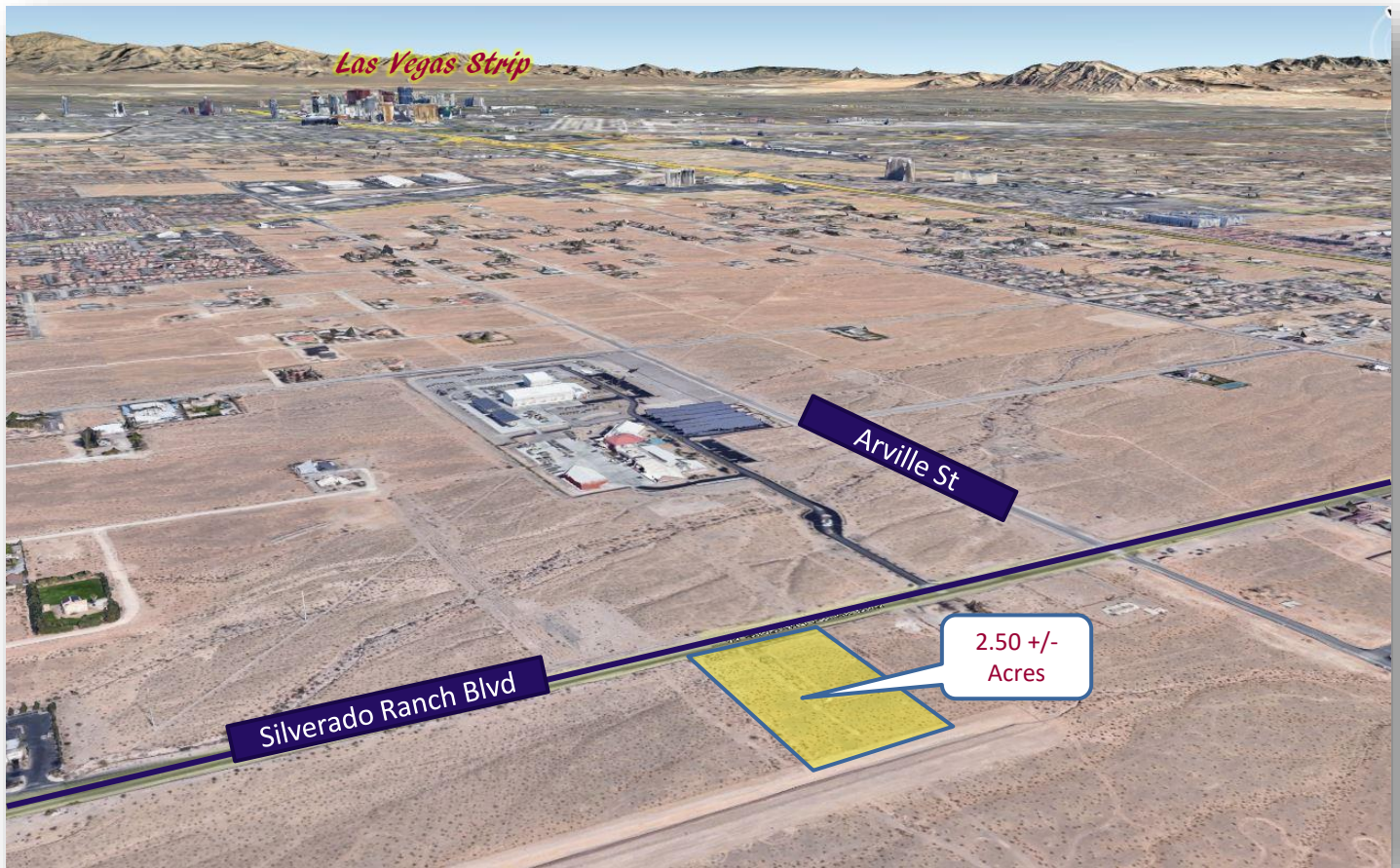


EXCLUSIVE LISTING!

2.50 +/- Acres Commercial Land - \$3,100,000- Site Plan Approved
Silverado Ranch Blvd and S. Decatur Blvd, Las Vegas NV 89141



- APN 177-30-103-001/ 002
- 2.50 +/- Acres
- \$1,240,000 Per Acre
- Unincorporated Clark County Enterprise Jurisdiction
- Zoned RE-Residential – 2 units per acre
- Planned Land Use for both parcels is Neighborhood Commercial
- Zone Change to CG-Commercial General
- Site Plan approved for two fast food restaurants and retail spaces
- Rapidly developing area – residential and commercial
- 2024 Taxes are \$1,833.15 for each parcel.



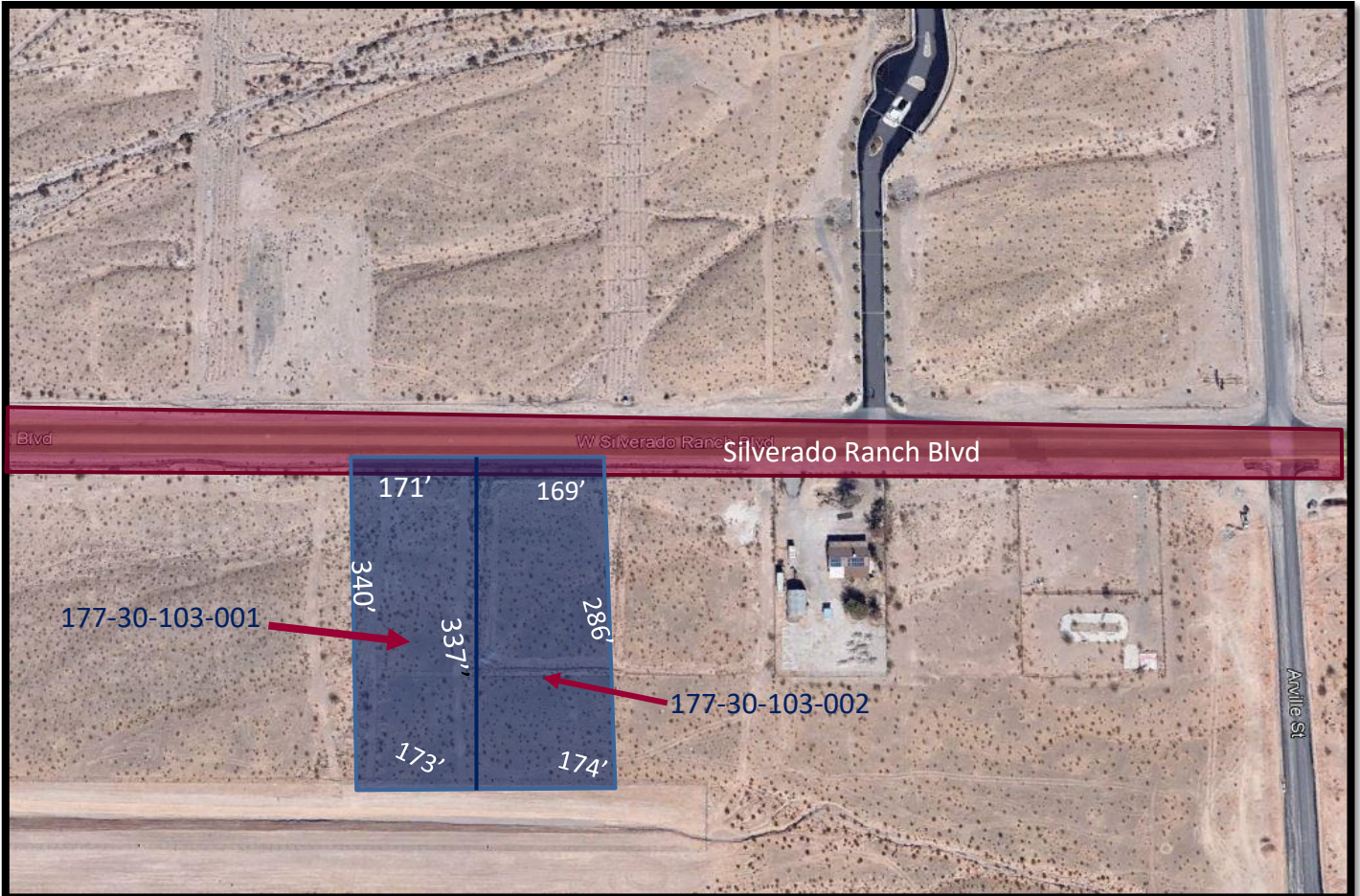
Mark Anthony Rua S.026655
Brokers

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

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



Silverado Ranch Blvd and S. Decatur Blvd



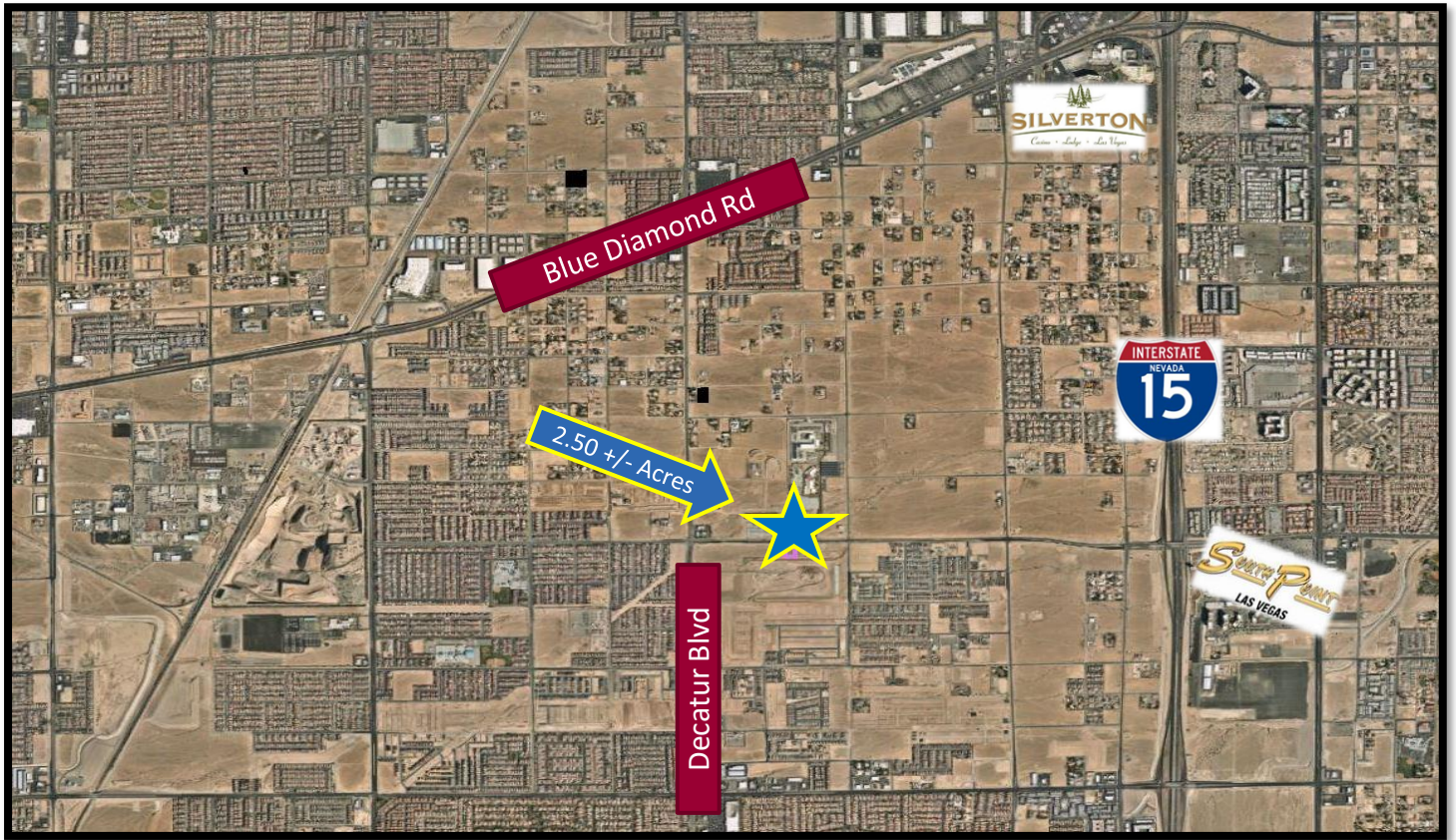
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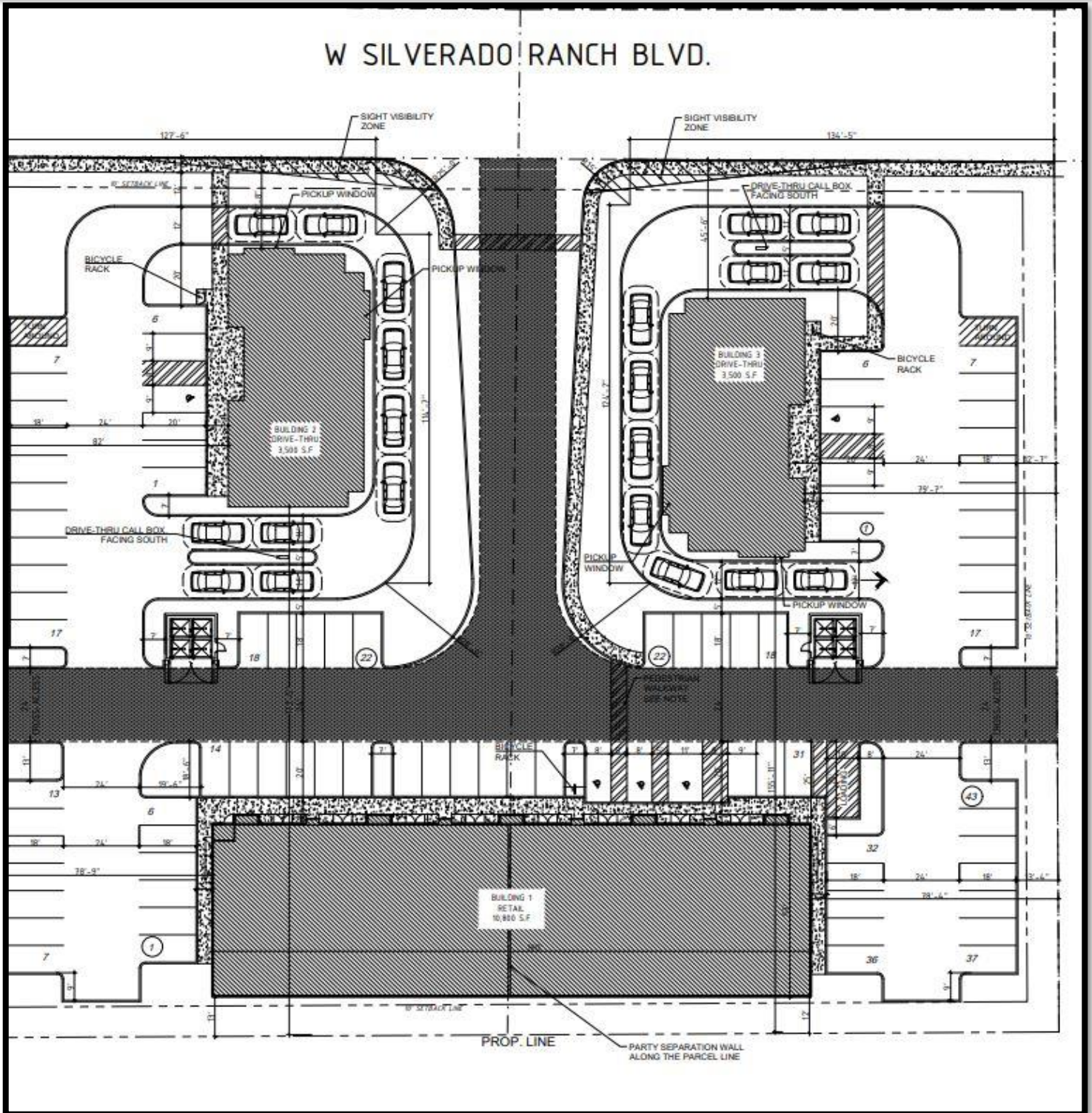
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**Site Plan Approved- 2 Fast Food Restaurants
and Retail Space
87 Onsite Parking Spaces**



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.



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

CLARK COUNTY, NEVADA

177-30-1

MAP

N 2 NW 4

30

T22S R61E

64 163 162 161
 75 176 177 78
 93 192 191 190

Rev. 8/19/2020

Scale: 1" = 200'

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID 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.

CONDOMINIUM UNIT 001 ROAD PARCEL NUMBER
AKR SPACE PCL 001 PARCEL NUMBER
RIGHT OF WAY PCL 1.00 ACREAGE
SUB-SURFACE PCL 202 PARCEL SUBISED NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV LOT NUMBER



Silverado Ranch Blvd and S. Decatur Blvd