

EXCLUSIVE LISTING!

Ten Lots! 5.45 +/- Acres Listed for \$3,900,000
At Pancho Via Drive Henderson, NV 89012



- ❖ City of Henderson Jurisdiction/ zoned Low-density Single family (2 units per acre) RS-2
- ❖ Final map approved for Ten lots- Pancho Via Villas
- ❖ Excellent location east of MacDonald Highlands and north of Ascaya at the foot of the McCullough Mountain Range
- ❖ Adjacent to Bella Vista development offering homes in the \$4 M range
- ❖ Panoramic views!
- ❖ Henderson boasts several parks, trails and golf courses

- ❖ APN # 178-22-715-001-0.29 +/- Acres- 321 Pancho Via Drive
- ❖ # 178-22-715-002-0.27 +/- Acres- 325 Pancho Via Drive
- ❖ 178-22-715-003-0.29 +/- Acre- 329 Pancho Via Drive
- ❖ 178-22-815-004-0.34 +/- Acres- 333 Pancho Via Drive
- ❖ 178-22-715-005-0.34 +/- Acres- 337 Pancho Via Drive
- ❖ 178-22-715-006-0.33 +/- Acres-341 Pancho Via Drive
- ❖ 178-22-715-007-0.32 +/- Acres- 345 Pancho Via Drive
- ❖ 178-22-715-008-0.34 +/- Acres-346 Pancho Via Drive
- ❖ 178-22-715-009-0.27 +/- Acres-342 Pancho Via Drive
- ❖ 178-22-715-010-0.32 +/- Acres- 338 Pancho Via Drive
- ❖ 178-232-715-011- 1.7 +/- Acres- Open Space!



Mark Anthony Rua
Brokers

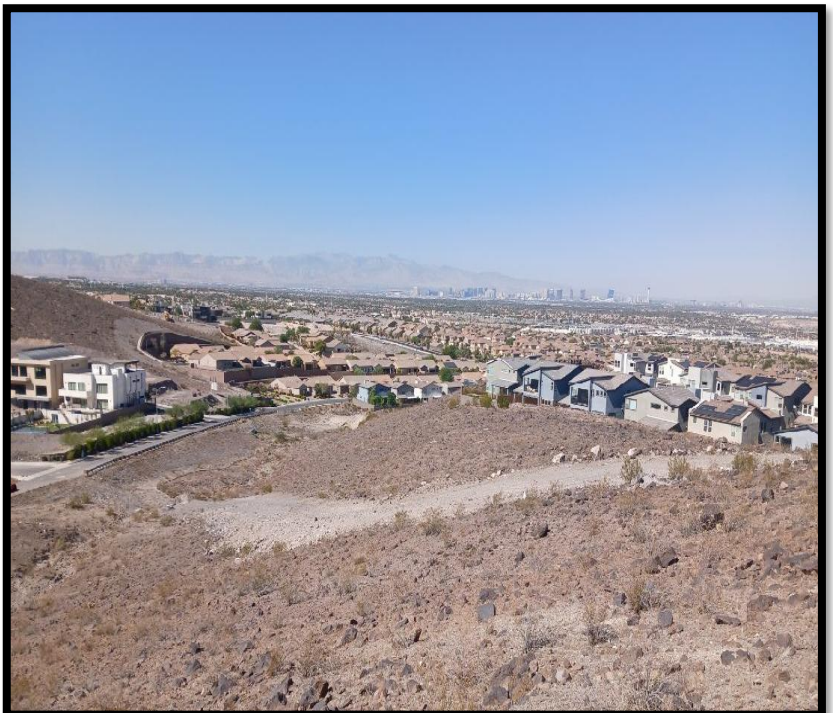
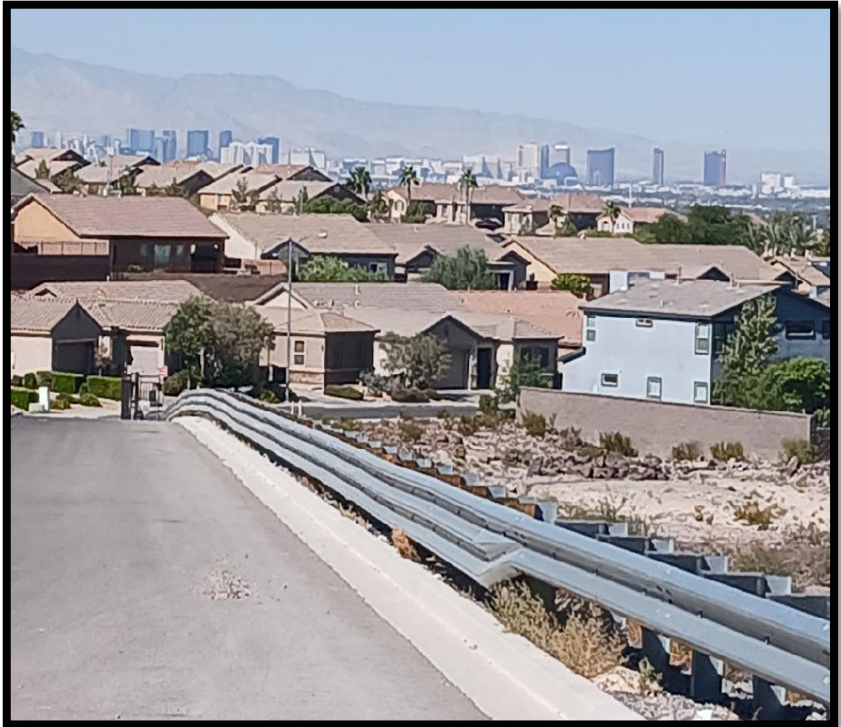
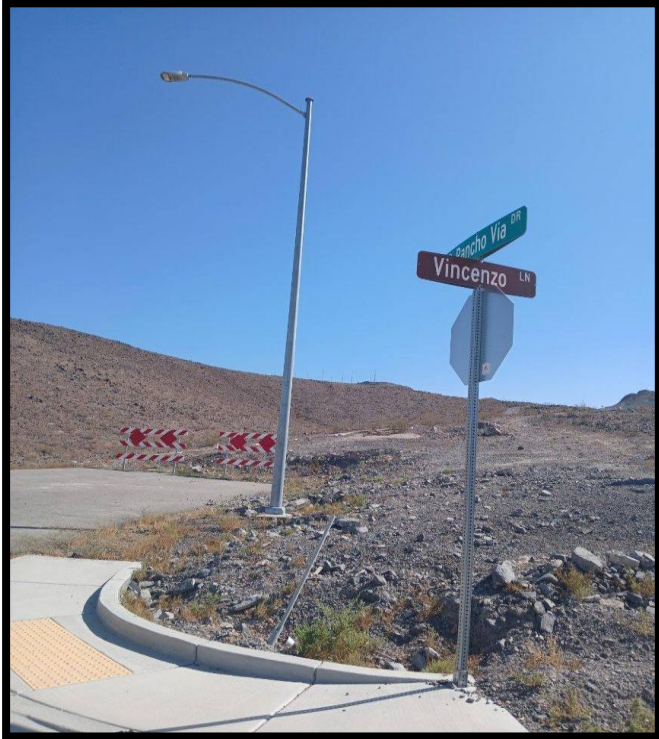
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2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

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



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ERA Brokers
REAL ESTATE CONSOLIDATED

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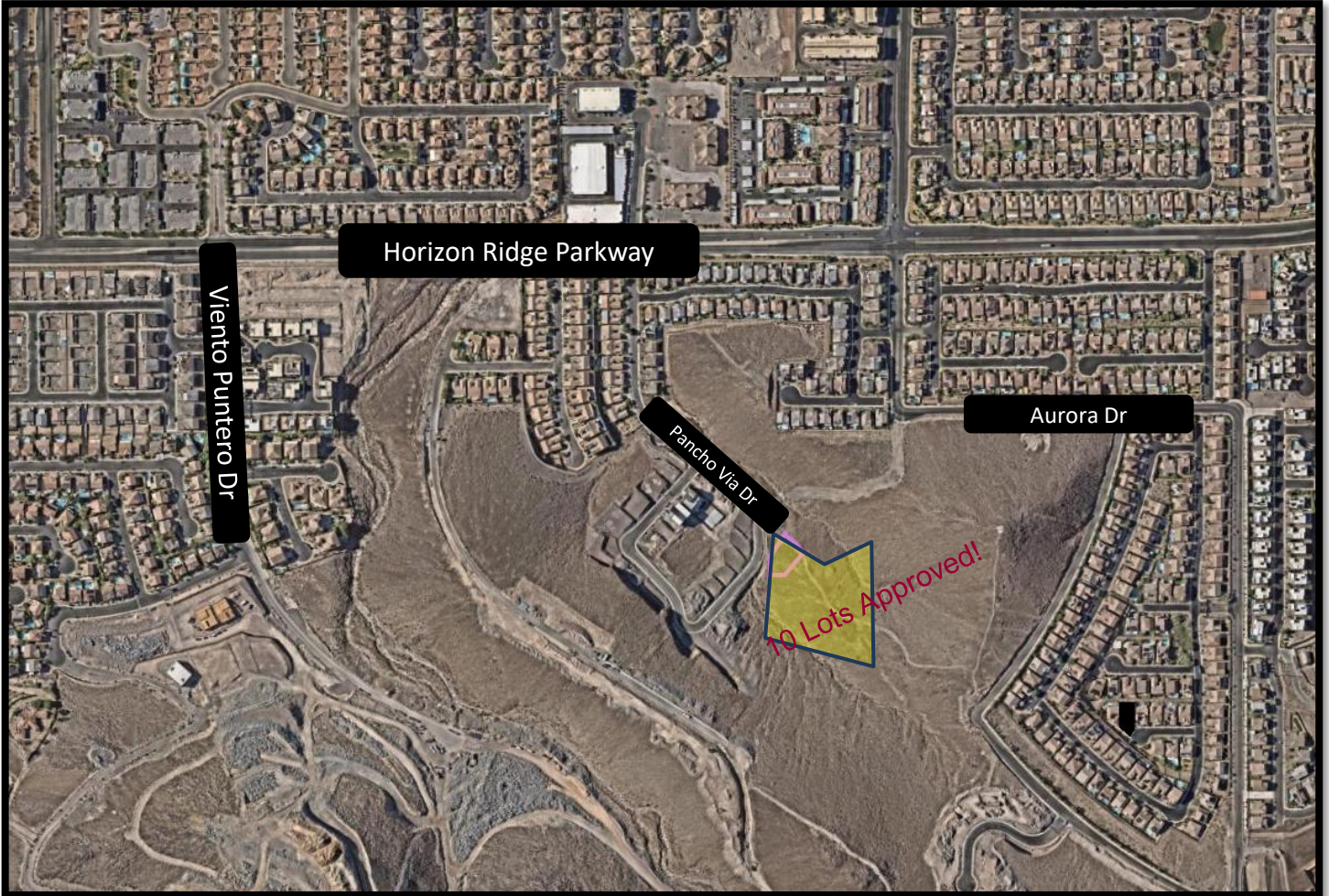
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Site Plan for 10 Lots!

Full Site Plan available upon request!



10 Lots and
1.7 +/- Acres
of open
space!

PANCHO VIA ESTATES



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

178-22-7
 N 2 SE 4
 22
 T22S R62E
 162 161 160
 177 176 179
 191 190 189
 Scale: 1" = 200'

Rev: 2/13/2023

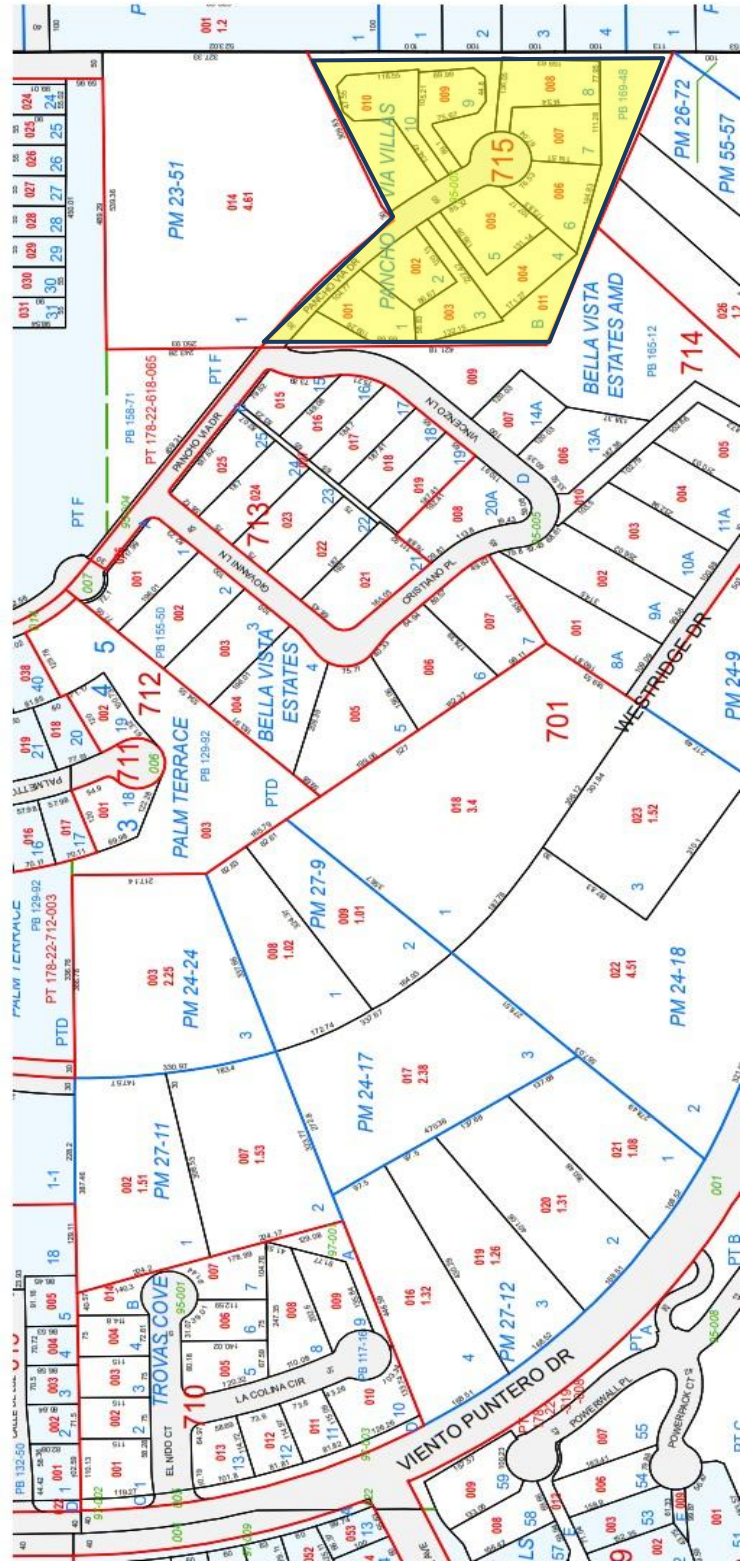
PARCEL BOUNDARY
 SUB BOUNDARY
 PALM BOUNDARY
 ROAD EASEMENT
 MATCH / LEADER LINE
 HISTORIC SUB BOUNDARY
 HISTORIC PALM BOUNDARY
 SECTION LINE

CONDOMINIUM UNIT
 AIR SPACE PCL
 RIGHT OF WAY PCL
 SUB-SURFACE PCL

007 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 100 ACREAGE
 202 PARCEL SUBSECO NUMBER
 FB 24-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 65.5 GOV. LOT NUMBER

MAP LEGEND

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 MAP WHEN REDUCED FROM IT'S ORIGINAL.



Parcel Map

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