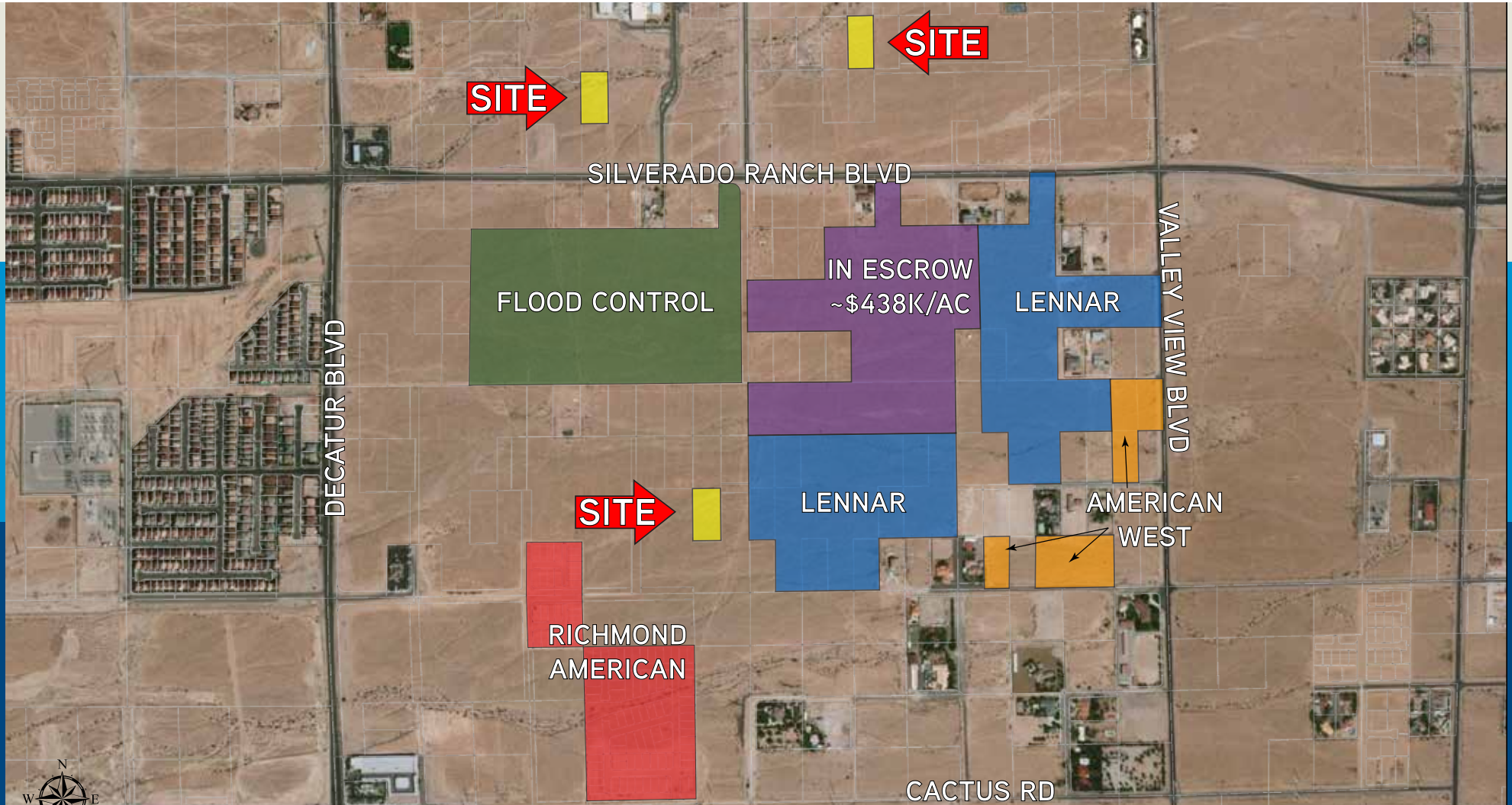


FOR SALE

SILVERADO RANCH BLVD NEAR DECATUR

» THREE ± 1.25 ACRE PARCELS OF VACANT LAND, LAS VEGAS, NV 89139 AND 89141



VINCE SCHETTTLER
(702) 836-3764
vince.schettler@colliers.com

TAYLOR SCHETTTLER
(702) 836-3717
taylor.schettler@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T +1 702 735 5700
www.colliers.com/lasvegas



FOR SALE

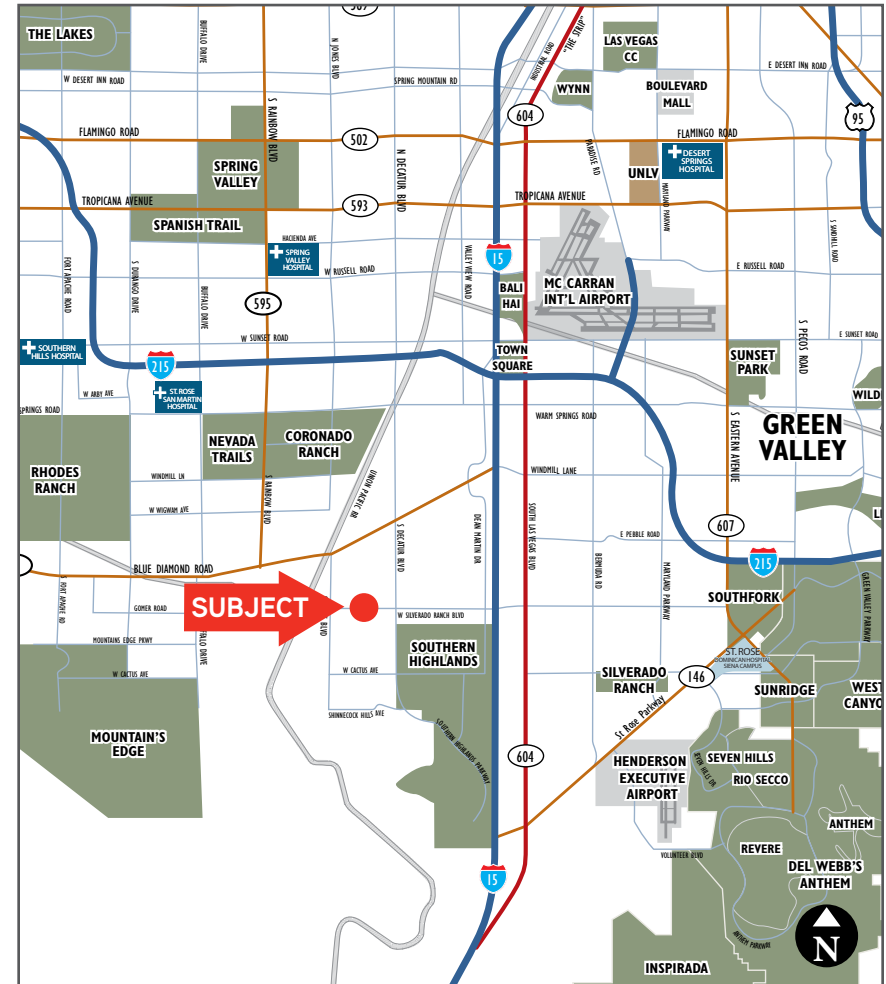
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	Parcel 1	Parcel 2	Parcel 3
APN	177-19-403-003	177-19-801-013	177-30-203-014
Price	\$325,000	\$362,500	\$399,000
Planned Use	BD RP - Business Design and Research Park	RS - Residential Suburban	RS - Residential Suburban
Sold individually or together			

AREA OVERVIEW

These parcels are located North and South of the Silverado Ranch Corridor between Decatur and Valley View. American West Homes, Richmond American, and Lennar are active in the area. The Clark County Department of Aviation just sold ±35 acres for approximately \$438,000 per acre at a live auction in January 2018.



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SILVERADO RANCH BLVD NEAR DECATUR

The map shows a portion of the City of Richmond, Virginia, with the following details:

- Streets:** RICHMAR AVE, GARY AVE, ULLOM DR, ARVILLE ST.
- Lots and Areas:**
 - Lot 401: 1.25
 - Lot 402: 4.57, 1.25, 1.25
 - Lot 403: 6.95
 - Lot 404: 1.25
 - Lot 406: 2.03, 1.25
 - Lot 407: 1.06, 0.8
 - Lot 801: 0.82
- Easements and Points:**
 - PT 1, PT 2, PT 3
 - 015, 013, 008, 018, 017, 019, 020, 021, 022, 027
- Other Features:**
 - GL41, GL46, GL47, GL52
 - 2, 3

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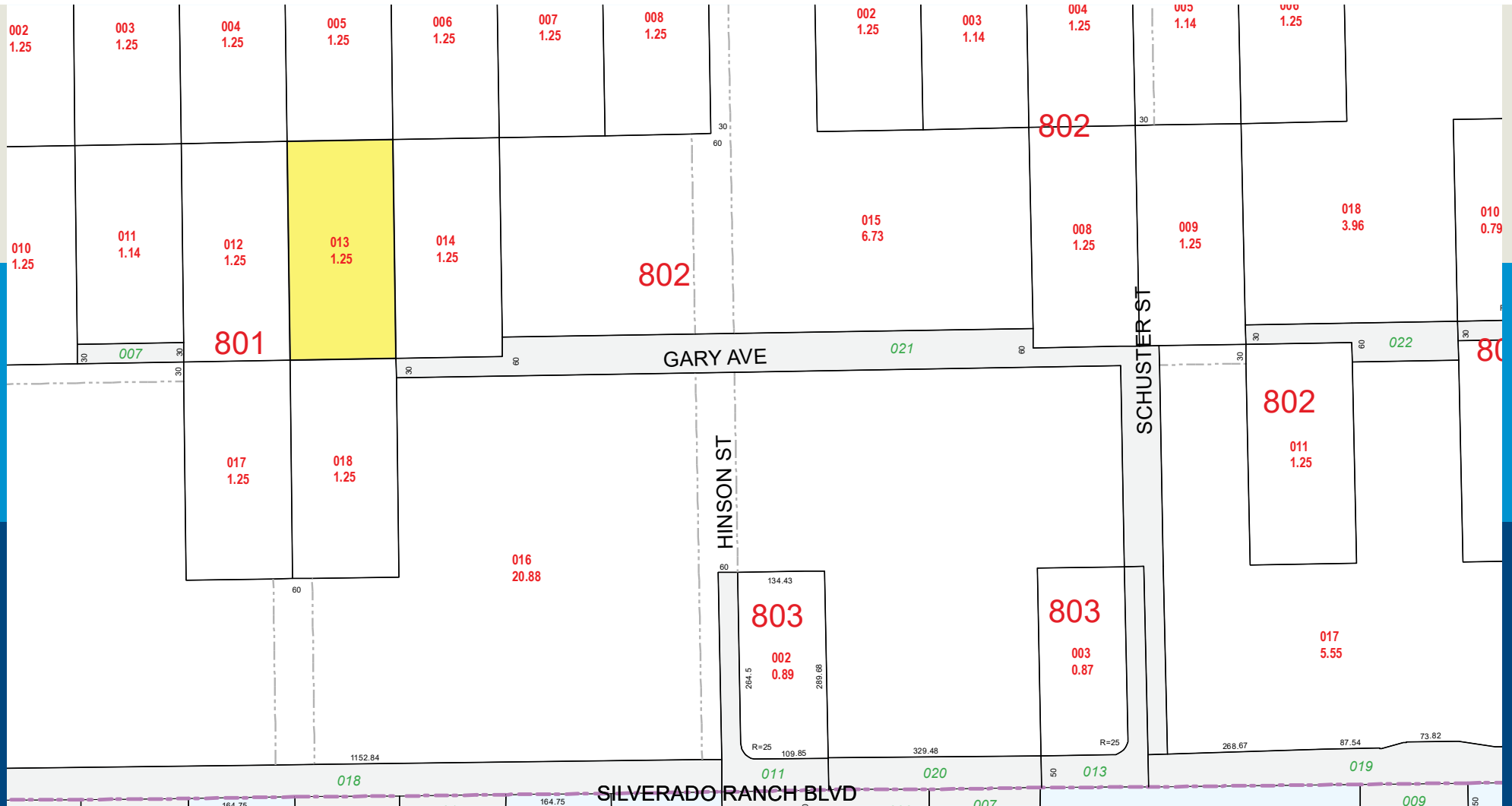
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PARCEL MAP

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SILVERADO RANCH BLVD NEAR DECATUR

This plat map illustrates a section of the City of St. Louis, Missouri, featuring several streets and numerous lots. The streets shown include Cameron St, Jo Rae Ave, Pyle Ave, Ullom Dr, and Roger St. The map is divided into several zoning districts, labeled with large red numbers: 201, 202, 203, 204, and 205. Individual lots are identified by small red numbers, and their areas in acres are provided. For example, lot 001 in district 202 has an area of 16.1 acres, while lot 007 in the same district has an area of 12.45 acres. Lot 014 in district 203 is highlighted in yellow and has an area of 1.25 acres. The map also shows railroad tracks along the left and bottom edges, with lot numbers 001 through 004 and 007 through 010. The map is a technical drawing with precise lines and text, typical of a legal plat map.

