

LAND FOR SALE > 2.5 ACRES

# BATTISTA LANE

LAS VEGAS, NV



**BRIAN FIKE**

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**ASKING PRICE:**  
**\$625,000.00**

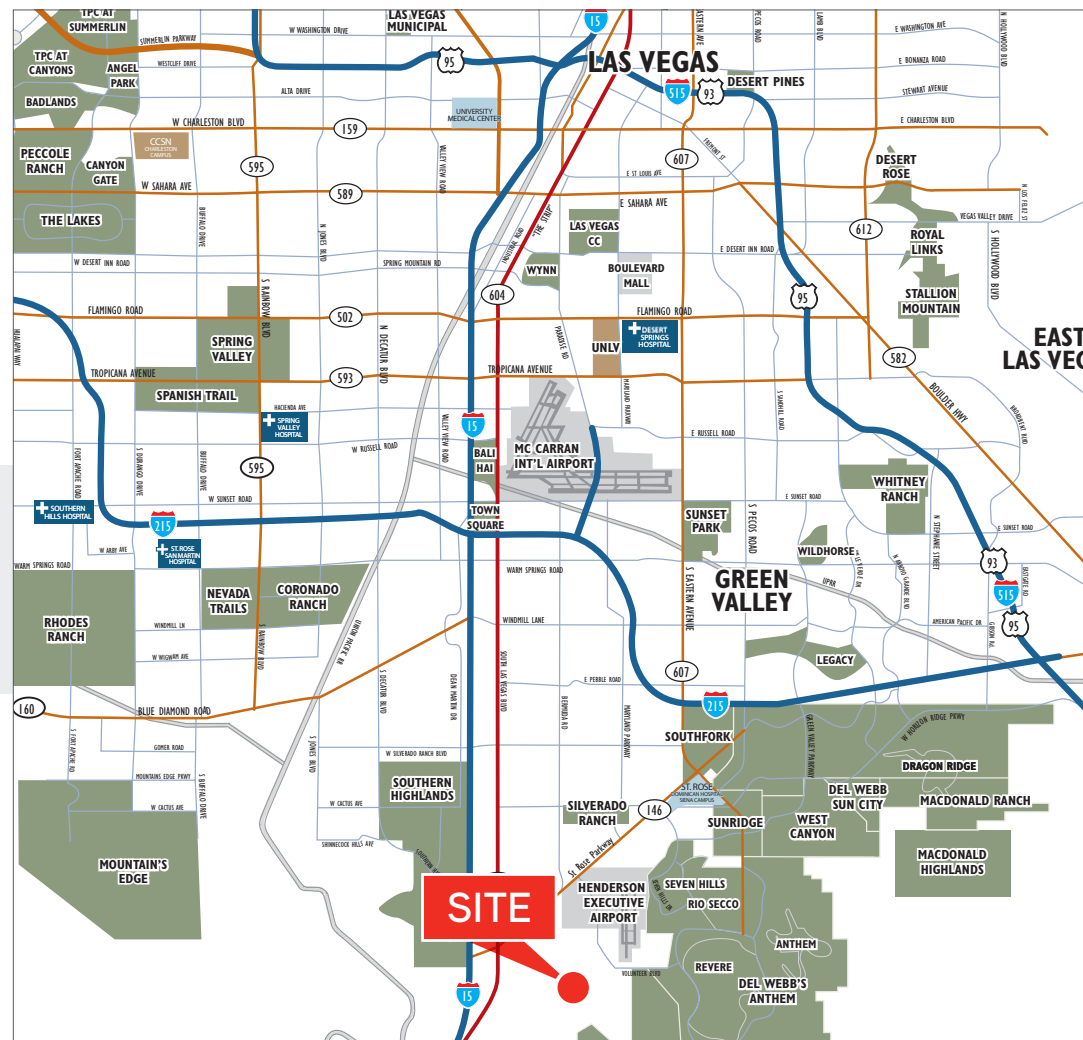
## AREA OVERVIEW:

Located in the rapidly developing Henderson southwest sub-market. Contiguous to the new Inspirada master plan community. Inspirada consists of over 12,000 acres of residential and commercial appointed property and is located just south of the M Resort and just east of I-15.

**2.5 ACRES VACANT LAND (APN: 191-10-401-011), CURRENTLY ZONED RE (RURAL ESTATES) MASTER PLAN - NT-2 (WEST HENDERSON LAND USE PLAN) ALLOWING 2 - 8 UNITS PER ACRE. PAVED ACCESS.**

## MARKET OVERVIEW:

This area is one of the most rapidly developing areas in the Las Vegas Valley which includes Inspirada, a master plan development by The Focus Group, homebuilders that have completed subdivisions or are currently under construction consist of Beazer Homes, Pardee Homes, Century Communities, KB Homes, and Toll Brothers.



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