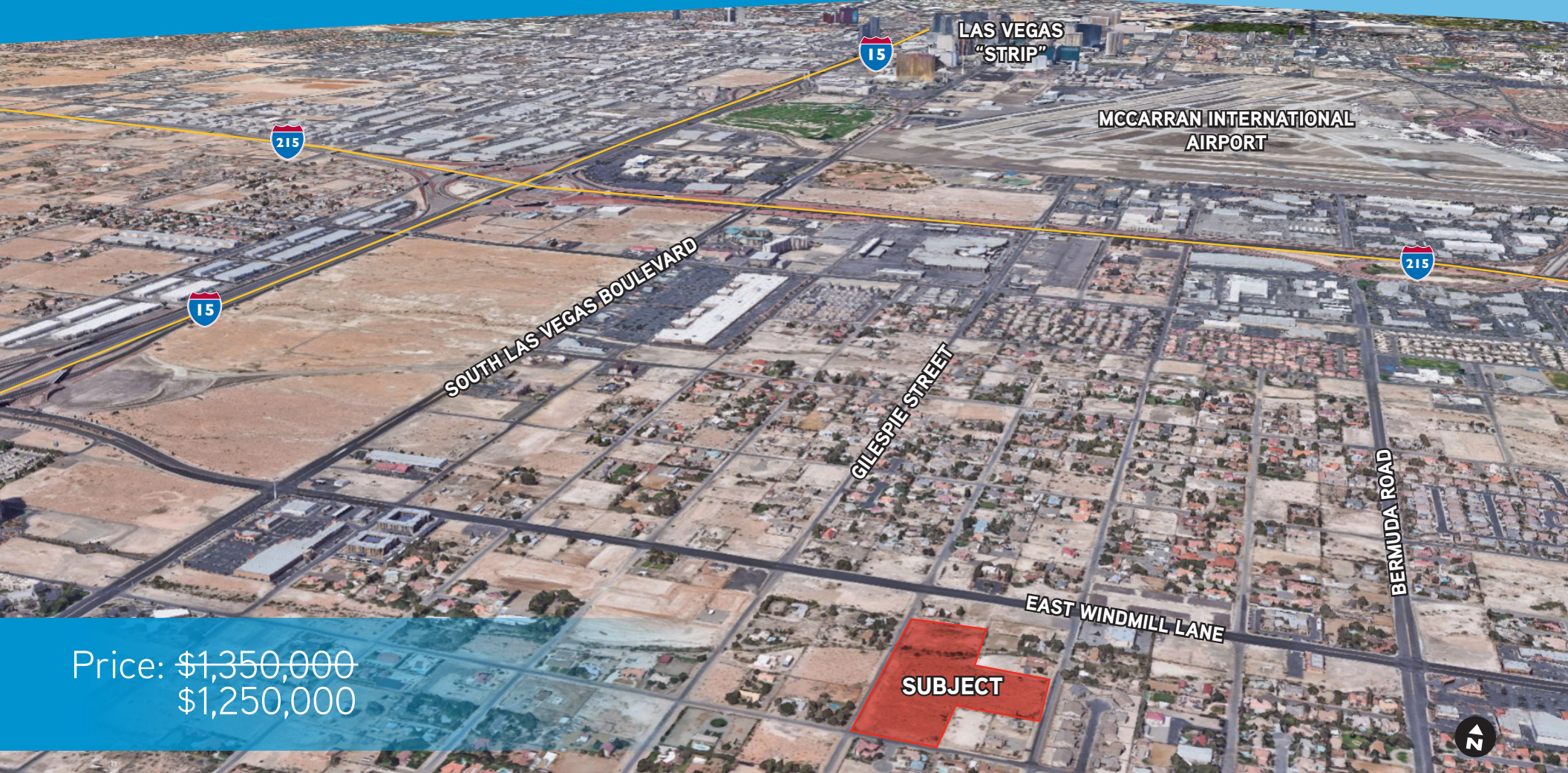


FOR SALE > ±10 ACRES GROSS

LA CIENEGA ESTATES

LAS VEGAS BOULEVARD AND WINDMILL LANE



Price: ~~\$1,350,000~~
\$1,250,000

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LAS VEGAS BOULEVARD AND WINDMILL LANE



Price: ~~\$1,350,000~~ \$1,250,000

AREA OVERVIEW:

Located in an area known as the “South Strip”, this parcel possesses great linkage to Interstate 15 via the Blue Diamond Road Interchange and also Las Vegas Boulevard South providing easy access to all major arterials serving the Las Vegas Valley. The Las Vegas South Premium Outlets shopping mall and several neighborhood retail shopping centers are within a 1 mile radius of this opportunity and just 5 minutes away from the famous “Las Vegas Strip” the entertainment capital of the world. This area is bounded by Las Vegas Boulevard to the west, Bermuda Road to the east, Windmill Lane to the north, and Pebble Road to the south giving it a rural setting in the middle of the city.

PROPERTY OVERVIEW:

Located in a RNP (Rural Neighborhood Preservation) area. This is a ±10 acre gross, 8.85 net acre parcel that is ideal for a large lot development. APN: 177-16-501-056. All utilities are available in the perimeter streets surrounding the site. (Water, Sewer, Power, and Gas).

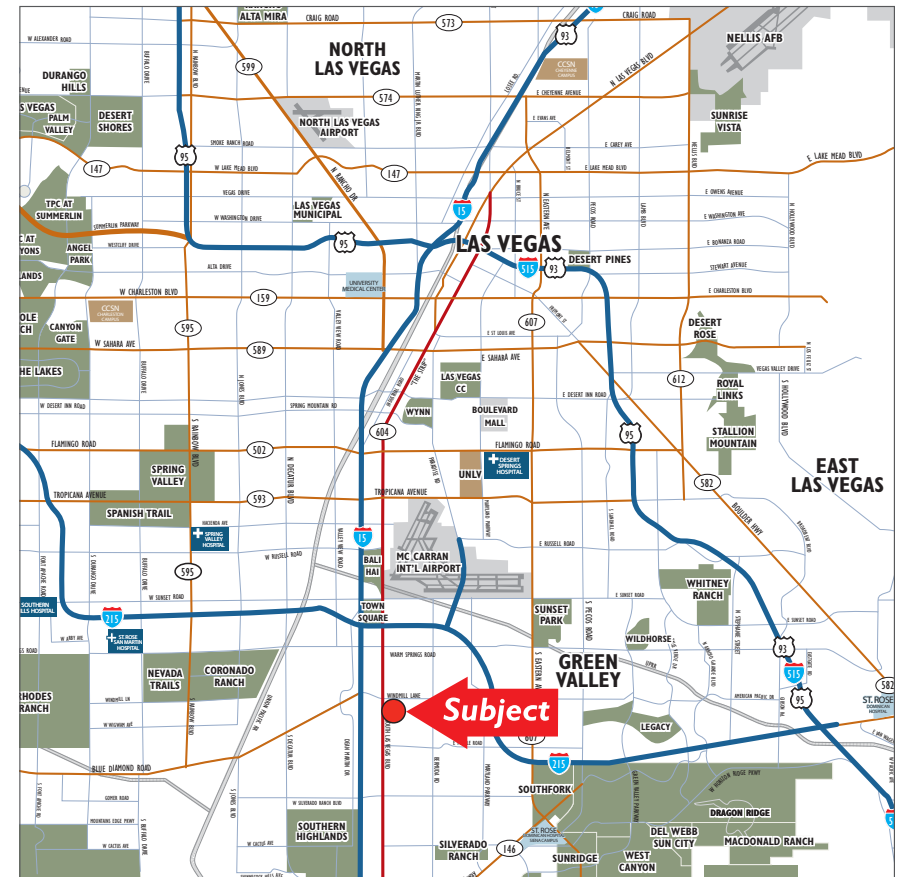
MARKET OVERVIEW:

Several major homebuilders, such as DR Horton, Liberty Homes, KB Homes have recently developed successful housing tracts in this immediate area.

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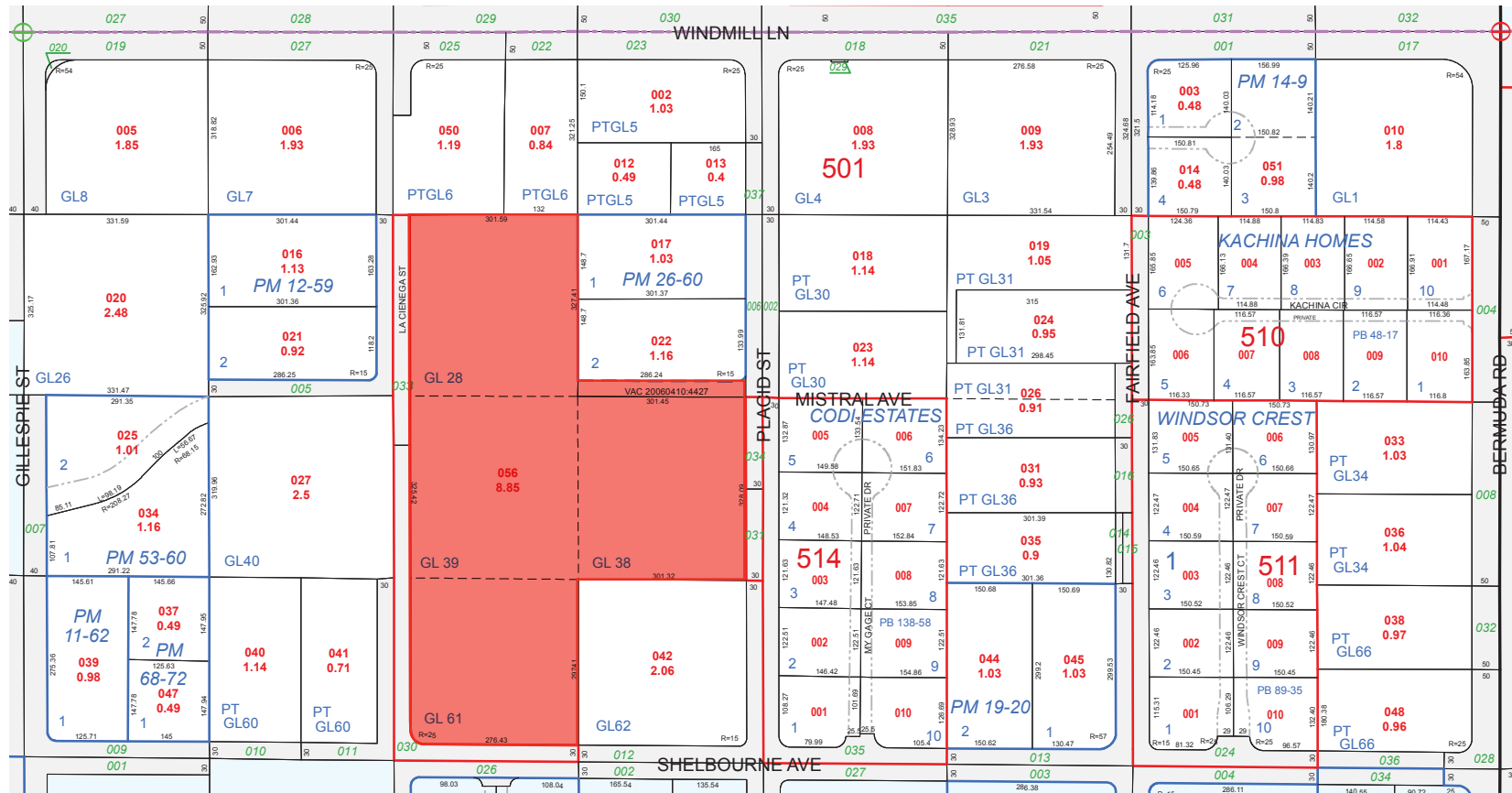
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PARCEL MAP



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AERIAL



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