

LAND FOR SALE > 4.5 ACRES

SUNSET & CIMARRON ROAD

LAS VEGAS, NEVADA 89113



PROPERTY HIGHLIGHTS

- APN: 176-04-101-007
- Asking Price: \$4,000,000
- Zoning: Master-planned Business Design & Research
- Adjacent to Centra Point Office Complex
- Across from the Harry Reid UNLV Research Park
- Great Freeway Access
- Growing Residential Population
- Commercial Growth along the 215 is booming

Robert Torres
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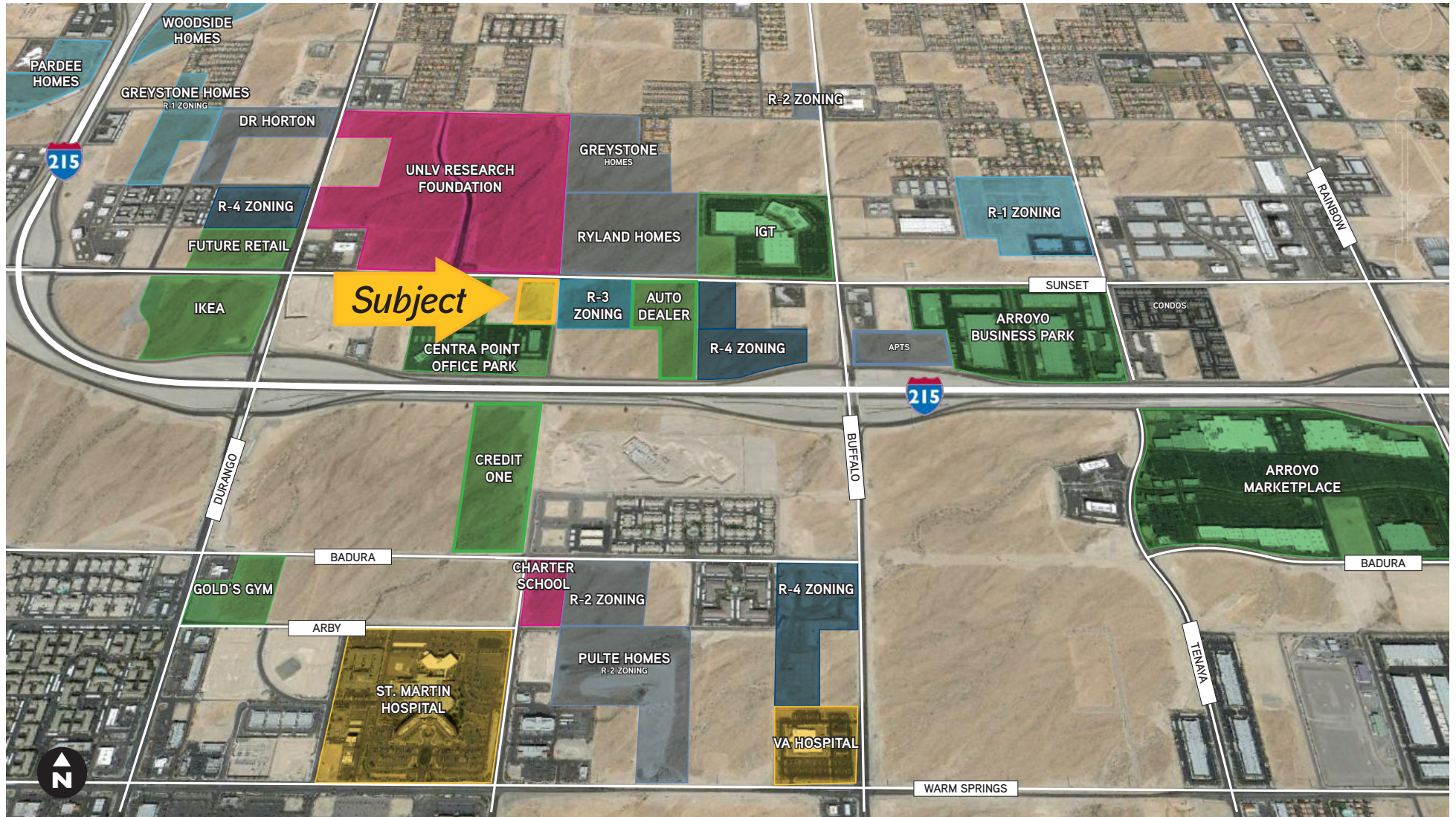


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NOTES

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 11X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

001 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

BOOK T22S R60E

137	138	139
164	163	162
175	176	177
193	192	191

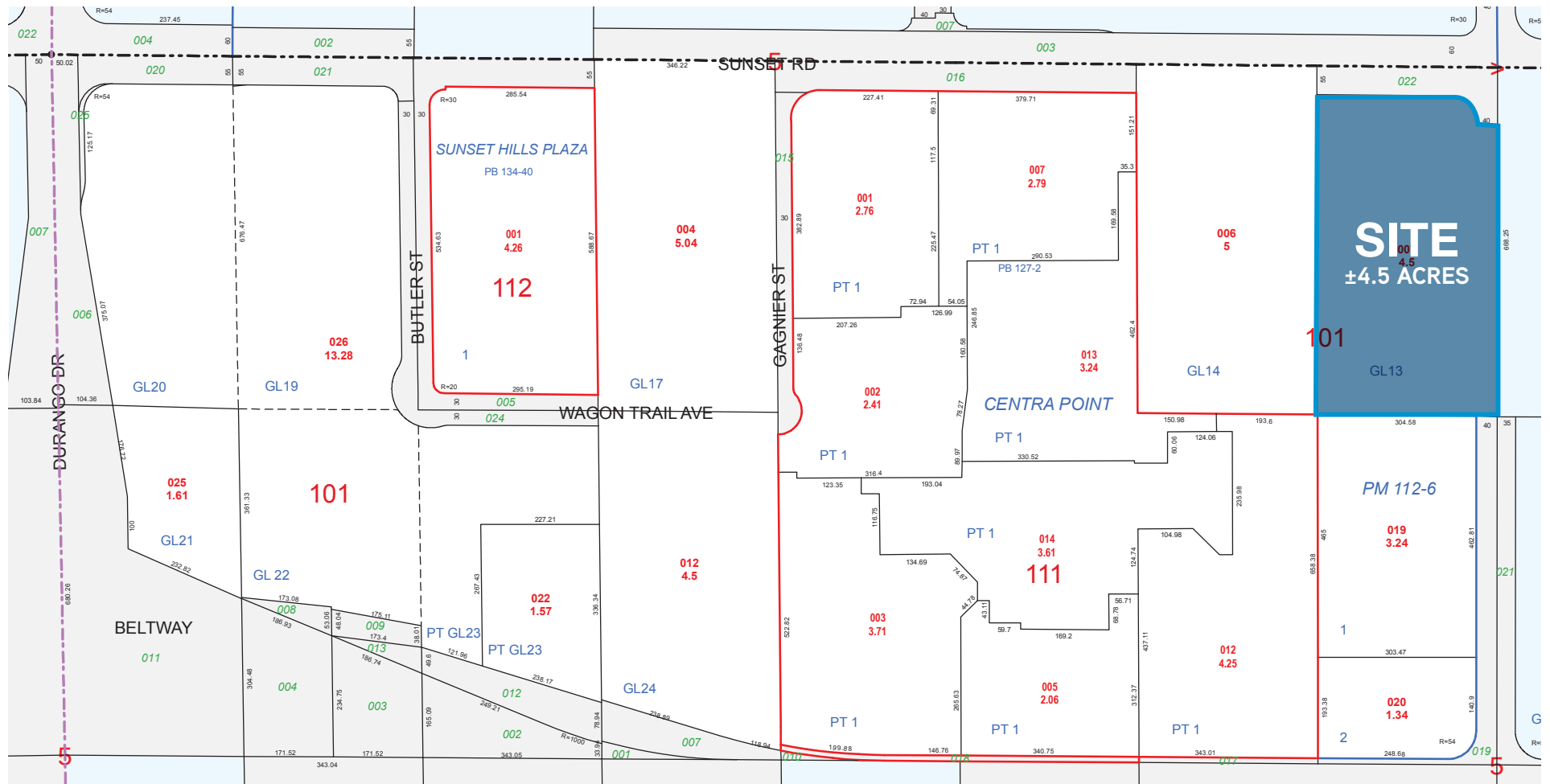
SEC. 4

5	4	3	2	1
7	8	9	10	11
18	17	16	15	14
19	20	21	22	23
30	29	28	27	26
31	32	33	34	35

MAP N 2 NW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

176-04-1



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