

FOR SALE

66 TENTATIVE MAPPED LOTS

INSPIRADA MASTER PLAN

Henderson, Nevada



For More Information:

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66 Tentative Mapped Lots - **Inspirada Master Plan**

AREA INFORMATION

POD 4-2 is located on the Northeast corner of Via Firenze and Via Contessa within the Inspirada Master Plan in Henderson, Nevada.

PROPERTY FEATURES

APNS:	Portion of 191-24-312-001
ACRES:	16.17 of a larger 43.19 acre parcel
ZONING:	P-C
LOTS:	Tentative Map approved for 204 Total Lots
SIZE:	68 lots typically 60' x 120' (Gated & Not Gated) 136 Total lots typically 50' x 110' (Not Gated) NOT PART OF SALE
PORTION FOR SALE:	66 Lots Typically 60' x 120' (Gated & Not Gated)
DENSITY:	4.72 du/ac for entire parcel
TAXES:	\$9,715 +/- annually per lot (\$25,950 for entire parcel)
LID PAYOFF:	\$969,476 +/- (\$2,589,465 for entire parcel) Buyer to verify
TENTATIVE MAP:	Approved on February 22, 2016
DRAINAGE STUDY:	Approved on April 14, 2016
IMPROVEMENT PLANS:	Plans for Unit 1, which consists of 138 lots are complete

ASKING PRICE **\$8,400,000 or \$519,480 per acre**

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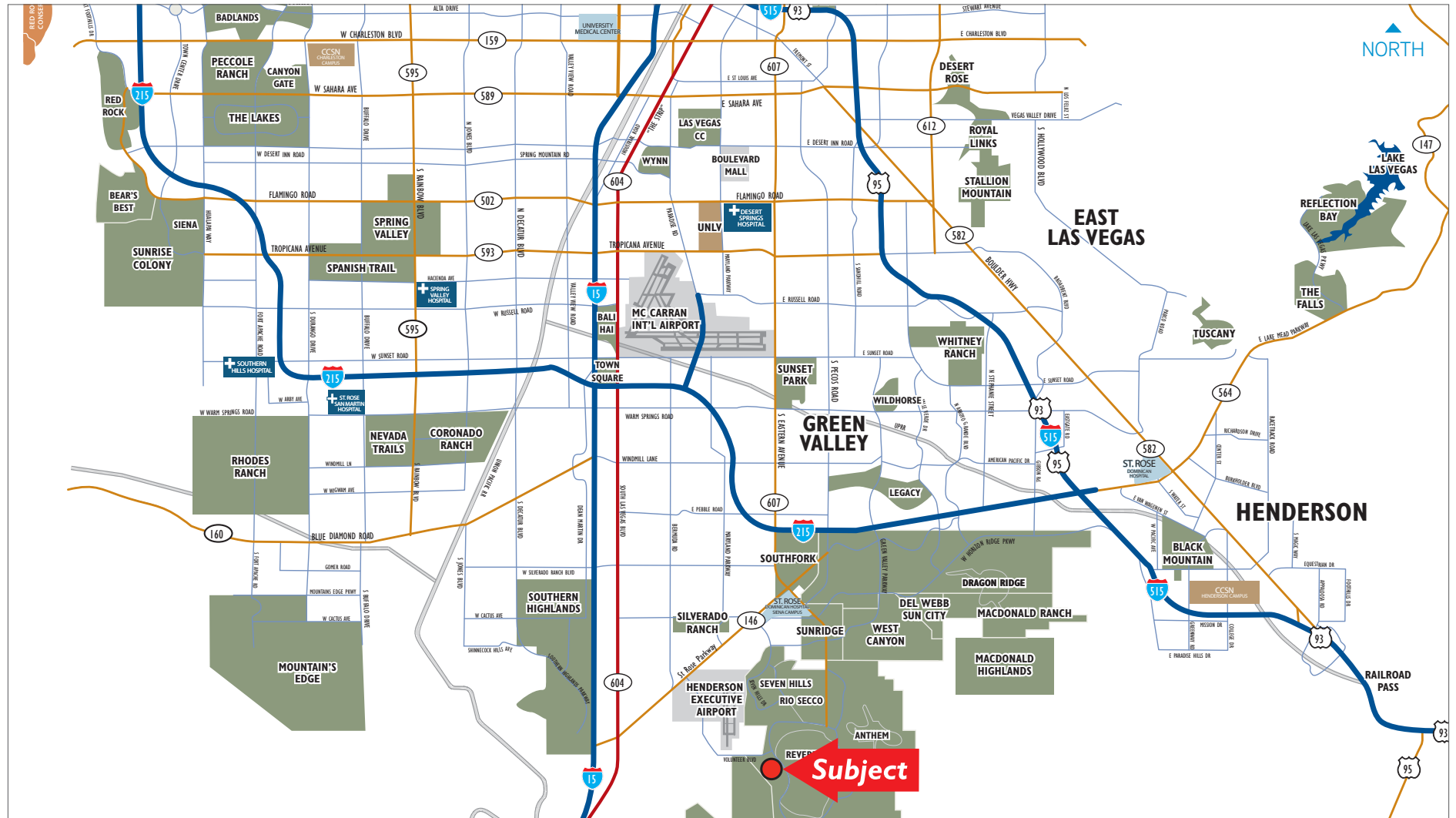
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Local Map



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Aerial - Close Up



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Site Plan



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