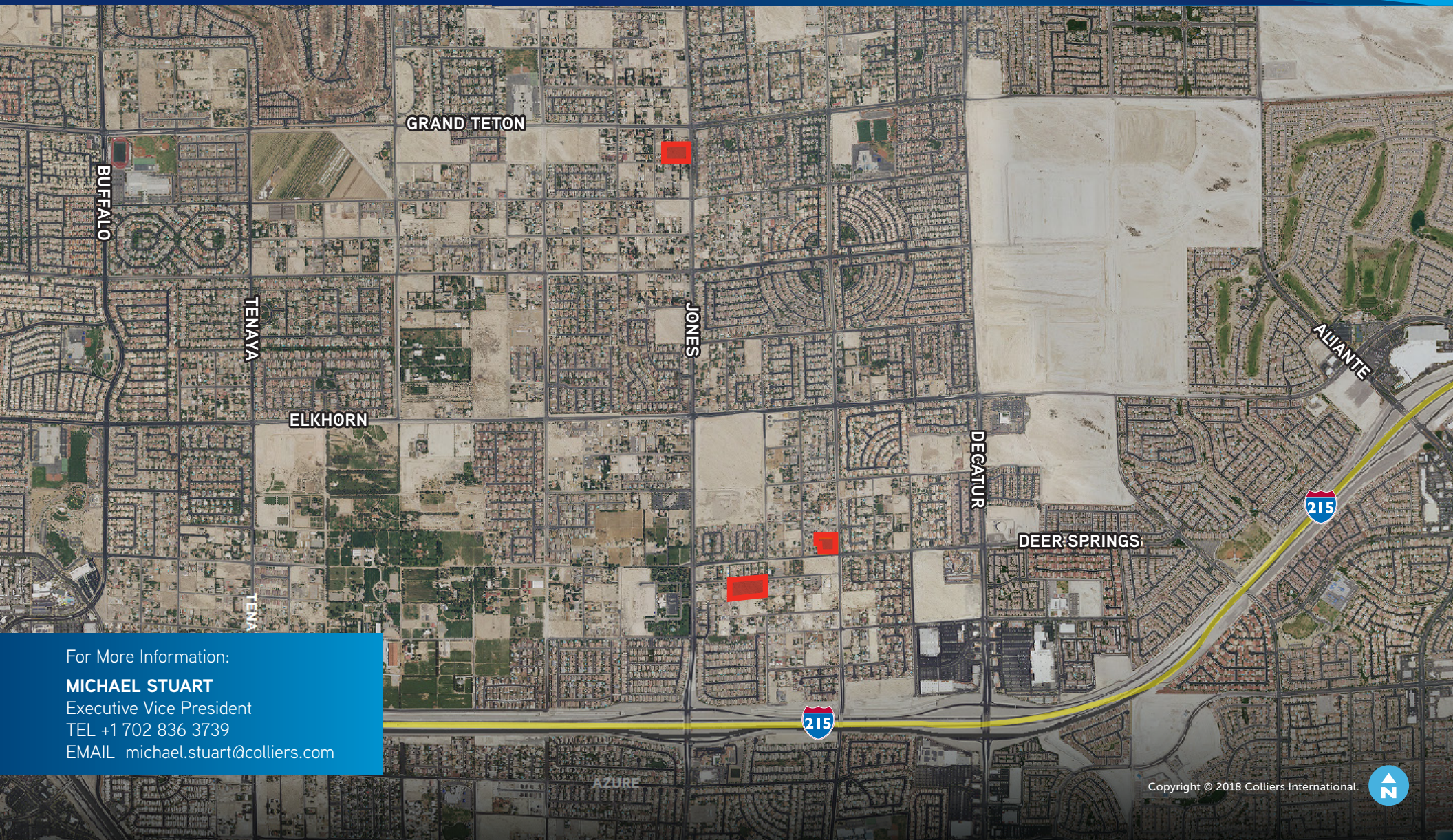


# FOR SALE ±9.96 ACRES LAND

US-215 & Jones  
Las Vegas, Nevada



For More Information:

**MICHAEL STUART**

Executive Vice President

TEL +1 702 836 3739

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# ±9.96 ACRES - US-215 & JONES

## ABOUT THE SITE

THREE PARCELS ACCESSIBLE FROM US 215 AT JONES BLVD. THE PARCELS CAN BE PURCHASED TOGETHER OR INDIVIDUALLY. OWNER WILL ALLOW TIME TO GET A TENTATIVE MAP APPROVED WITH THE CITY OF LAS VEGAS. THE PROPERTY COMES WITH PLANS APPROVED FOR 19 HALF ACRE LOTS. PLANS AVAILABLE UPON REQUEST.

## ABOUT THE AREA

THE NORTHERN PART OF THE LAS VEGAS VALLEY HAS BEEN QUITE ACTIVE OVER THE PAST 12 MONTHS. MOST OF THE NATIONAL BUILDERS NOW HAVE A PRESENCE IN THE AREA. DUE TO THE LAND PRICING, BUILDERS ARE ABLE TO BUILD AFFORDABLE, ENTRY LEVEL HOMES. SKYE CANYON, PARK HIGHLANDS AND THE VILLAGE AT TULE SPRINGS MASTER PLANS, ARE ALL UNDER CONSTRUCTION.

### PROPERTY FEATURES

**APN:** 125-24-302-005  
**SIZE:** ±5.03 ACRES  
**ZONING:** RESIDENCE ESTATES DISTRICT  
**POTENTIAL:** SINGLE FAMILY R-1 / R-PD3

### PROPERTY FEATURES

**APN:** 125-24-202-022  
**SIZE:** ±2.01 ACRES  
**ZONING:** RESIDENCE ESTATES DISTRICT  
**POTENTIAL:** SINGLE FAMILY R-1 / R-PD3

### PROPERTY FEATURES

**APN:** 125-14-504-006, 007 & 008  
**SIZE:** ±2.92 ACRES  
**ZONING:** RESIDENCE ESTATES DISTRICT  
**POTENTIAL:** SINGLE FAMILY R-1 / R-PD3

## ASKING PRICE: \$250,000 PER ACRE

FOR MORE INFORMATION:

### MICHAEL STUART

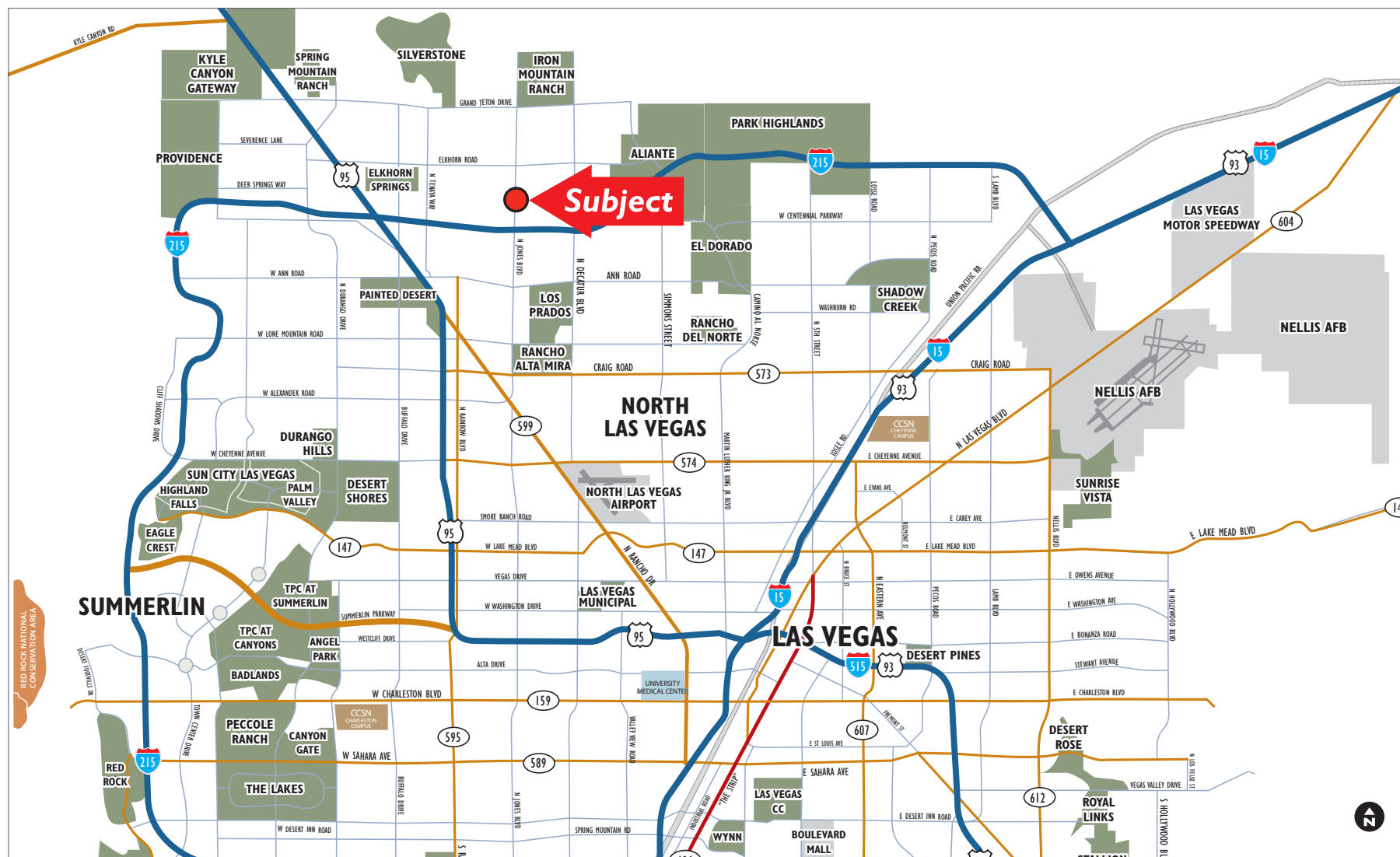
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## LOCAL MAP



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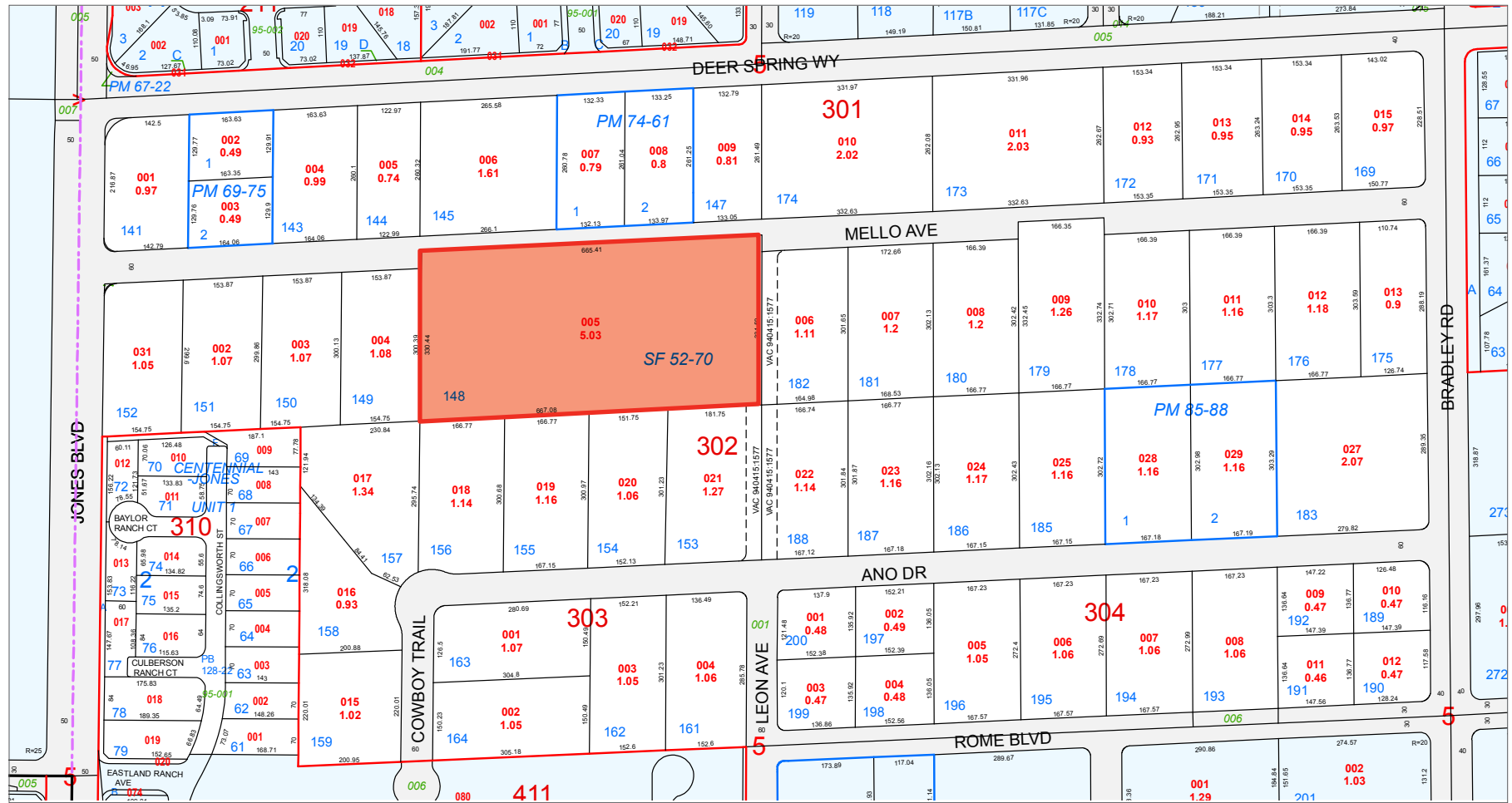
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±5.03 ACRES

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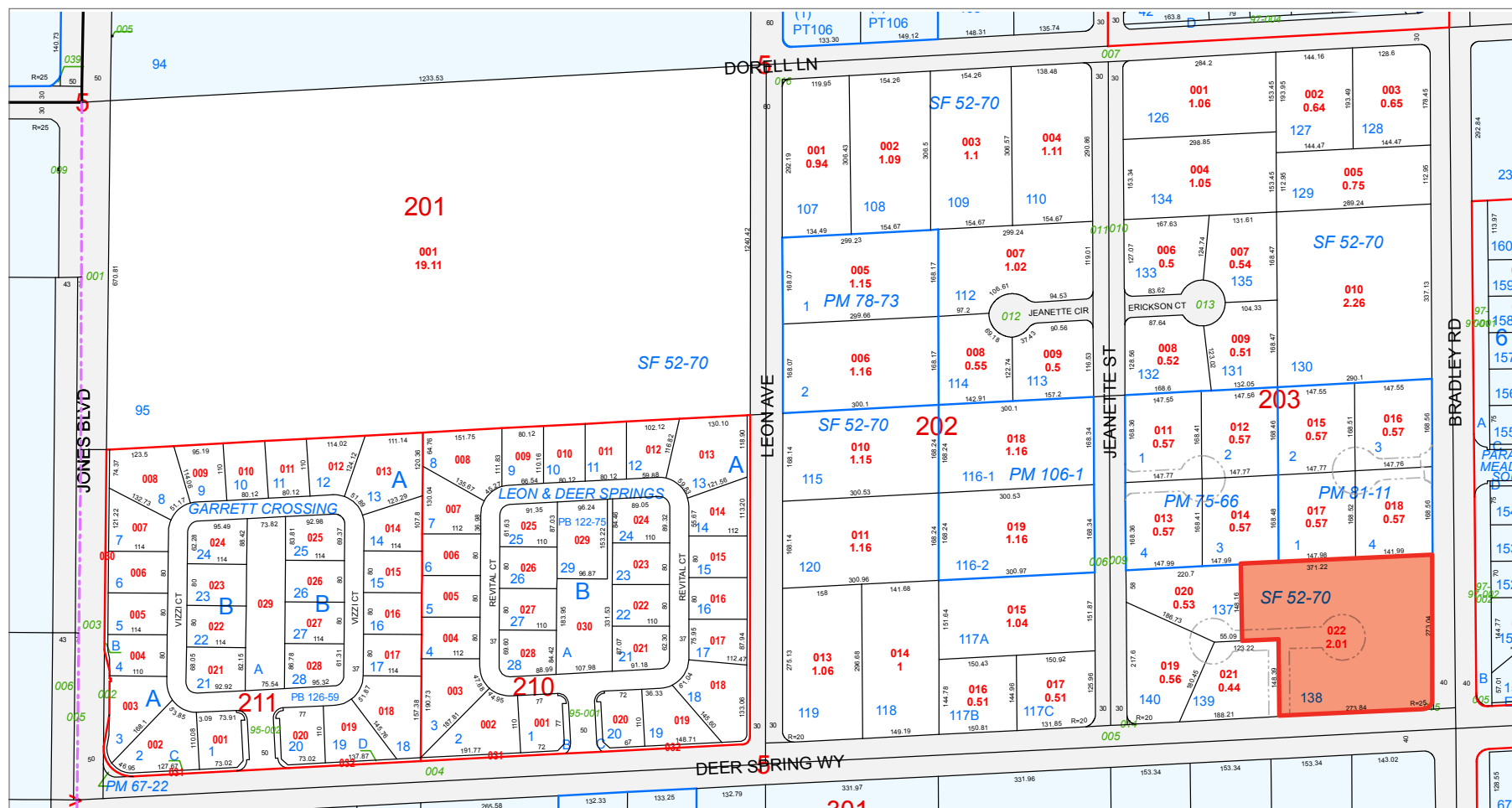
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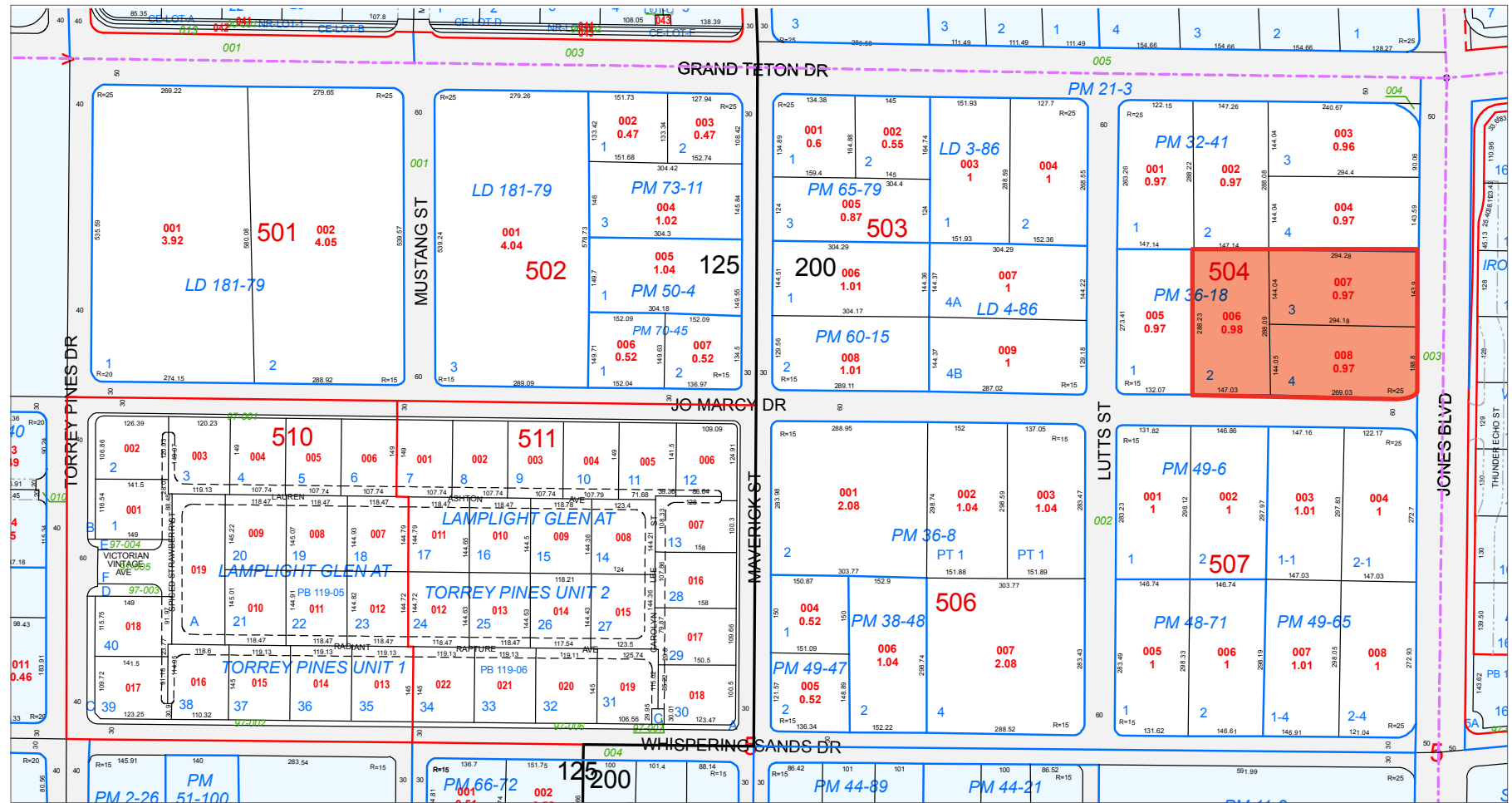
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**±2.92 ACRES**

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