

FOR SALE OR JOINT VENTURE

MILLER LANE AND EDNA AVENUE

» ± 2.5 ACRES OF VACANT LAND, LAS VEGAS, NV 89117

PRICE REDUCED!



VINCE SCHETTLER
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vince.schettler@colliers.com

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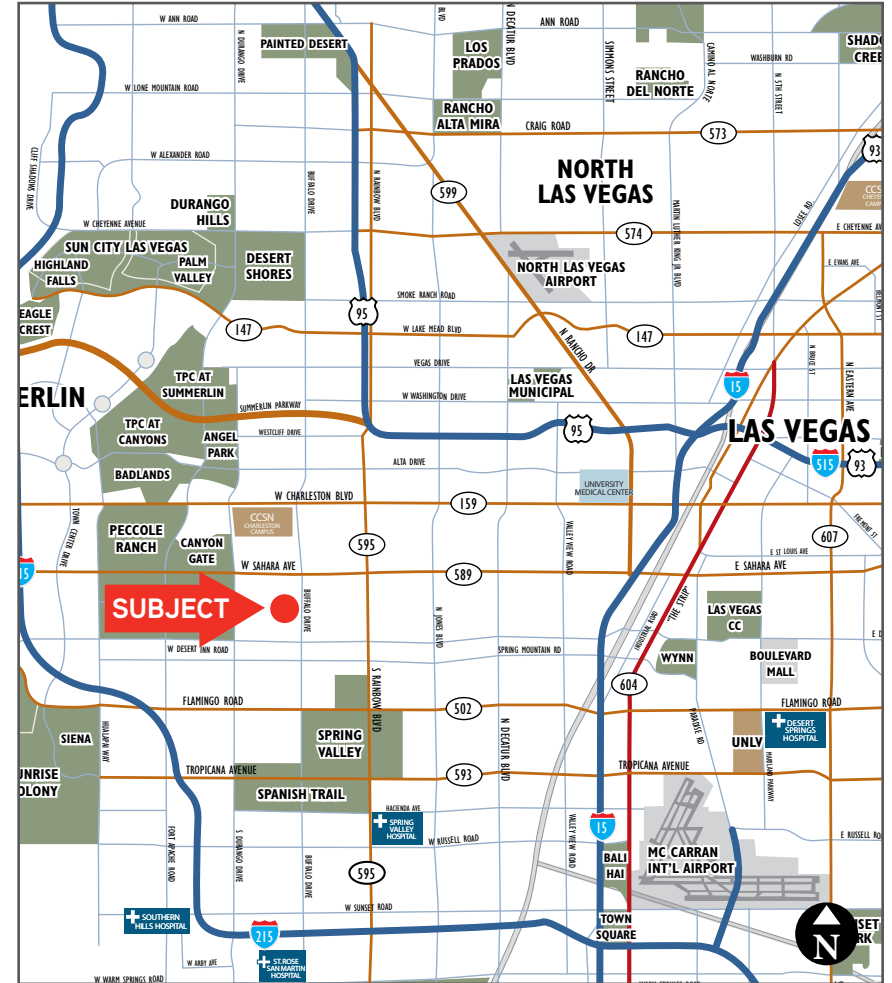
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PROPERTY OVERVIEW

This parcel sits at the northwest corner of Edna Avenue and Miller Lane. Miller Lane dead ends at the southeast corner of the property where the Edna Avenue alignment has been turned into a beautifully landscaped, recently renovated walking paseo. The full property sits at what is now the end of a cul-de-sac, limiting access for peace and quiet to future residents. The parcel is one of the last sub-dividable parcels in Section 9, an area with beautiful homes throughout. The parcel is ready to be mapped and built on.

PROPERTY DETAILS

- **APN:** 163-09-603-004
- **Size:** ±2.5 Gross Acres
- **Utilities:** All at or adjacent to site, buyer to verify.
- **Location:** Northwest corner of South Miller Lane and what used to be Edna Avenue in Las Vegas, NV
- **Governing Jurisdiction:** Spring Valley, Clark County, Nevada
- **Price:** \$699,900



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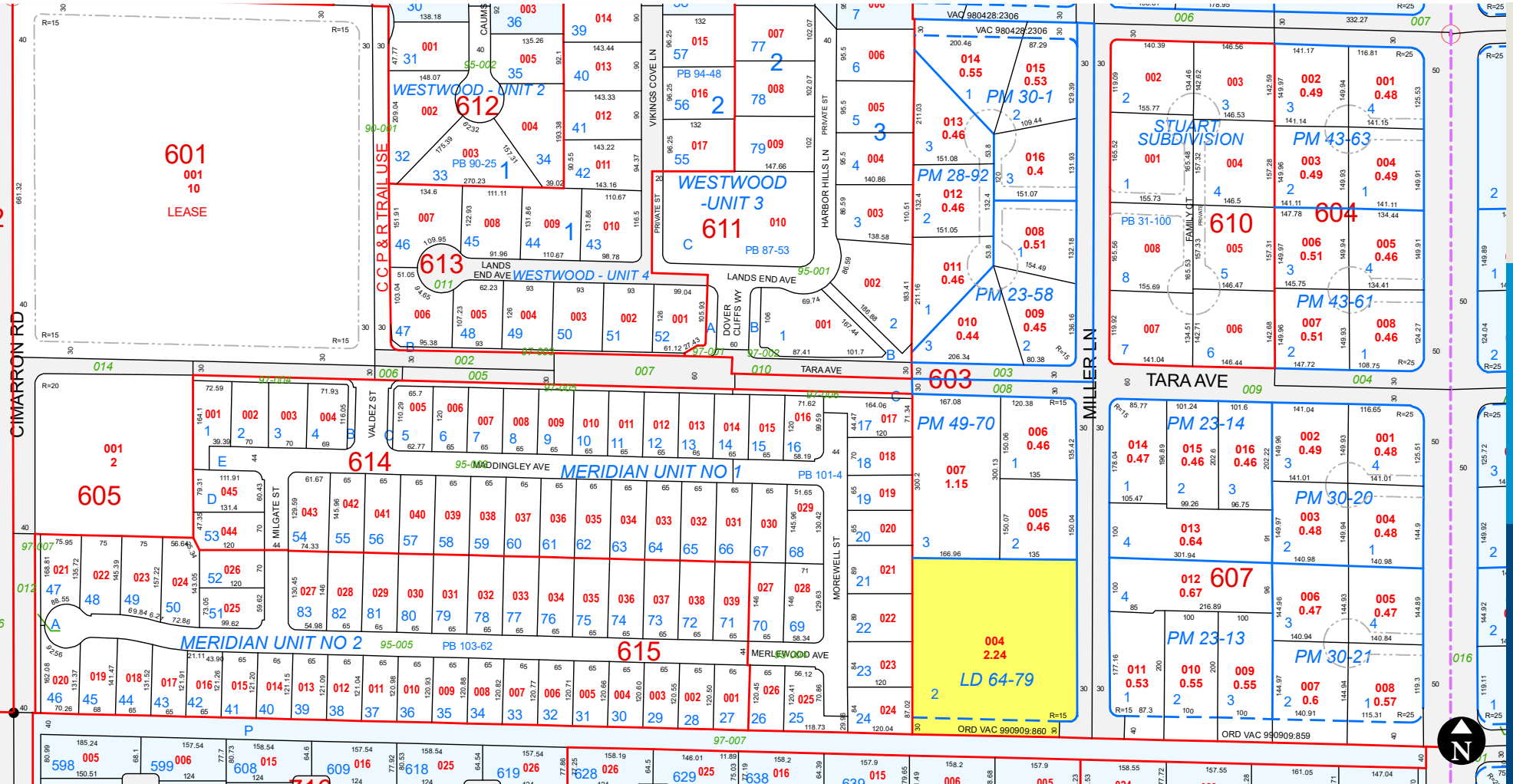
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ASSESSOR PARCEL MAP

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ON-SITE PASEO RENOVATION

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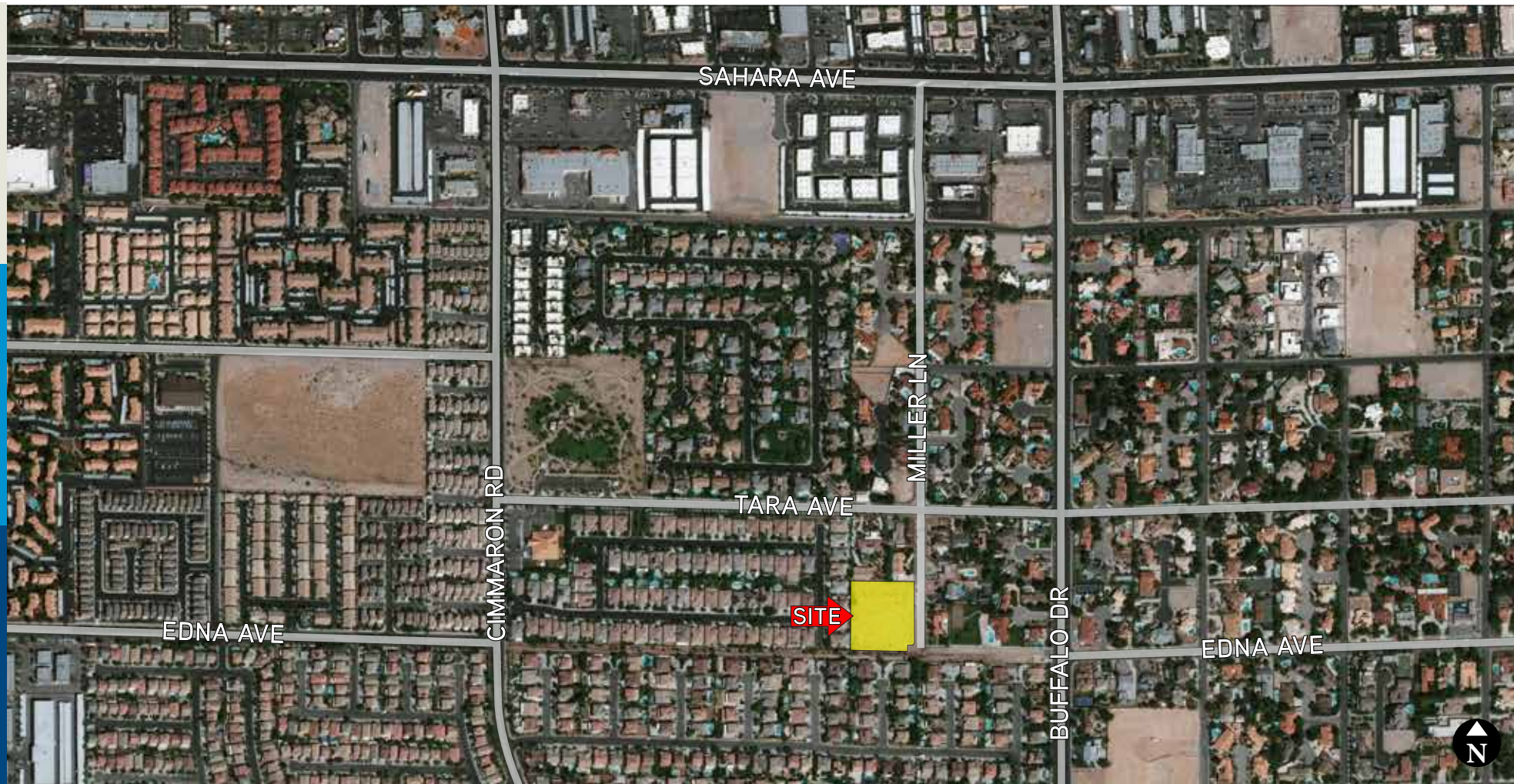
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AERIAL PHOTO

VINCE SCETTTLER

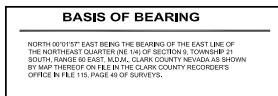
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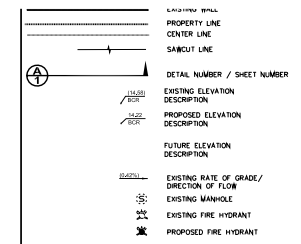
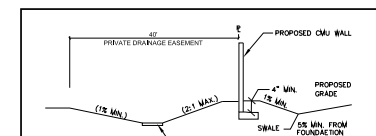
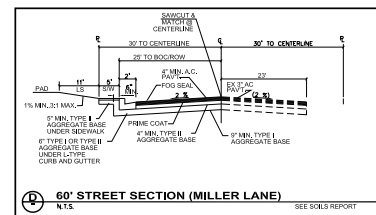
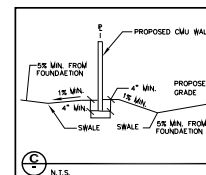


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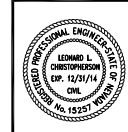
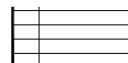
CLARK COUNTY BENCHMARK 8C10 10/04 1990

1. ADD 2500 TO ALL PLAN ELEVATIONS.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING PLAN ELEVATIONS AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.



- 1 CONSTRUCT 30" ROLL CURB & GUTTER PER C.C.A.U.S.D. STD. DWG. NO. 217.81.
- 2 CONSTRUCT 3" AC MIN. REFER TO SOILS REPORT
- 3 SAWCUT EXISTING AC MATCH TO EXISTING

ESTIMATED EARTHWORK QUANTITIES:
OUT = 920 CY; FILL = 725 CY



MILLER LANE TRUST
9000 S. LAS VEGAS BOULEVARD #810
LAS VEGAS, NV 89101
PHONE: 702-491-5812

SUBJECT: MILLER ESTATES
MILLER & EDNA
LAS VEGAS, NV 89
APN # 163-09-603-0

ET TITLE:
GRADING PLAN

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