

5.00 Gross Acres

Southwest Corner Of Durango Drive & Cactus Avenue
Las Vegas, Nevada

FOR SALE

MOUNTAINS EDGE PARKWAY

SOUTH EL CAPITAN WAY

DURANGO DRIVE

WEST CACTUS AVENUE

SUBJECT
±5 ACRES

For More Information:

MICHAEL STUART

Executive Vice President

TEL +1 702 836 3739

EMAIL michael.stuart@colliers.com



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PROPERTY OVERVIEW

The subject parcel is located on the Southwest corner of Durango Drive and Cactus Avenue, adjacent to the Mountain's Edge Master plan. Mountain's Edge is a beautiful 3,000-acre master planned community, in Southwest Las Vegas. Surrounded by beautiful natural desert and mountains, Mountain's Edge has dedicated over 500 acres to open space, parks, and trail systems, giving resident's unlimited recreational possibilities.

ABOUT THE SITE

- APN: 176-32-501-002
- Zoning: Rural Estates Residential
- Landuse: Open Land
- Potential: R-1, R-2 Residential
- Flood Zone: Not In A 100 Year Flood Zone
- T-R-S: 22-60-32
- **ASKING PRICE: \$1,800,000**

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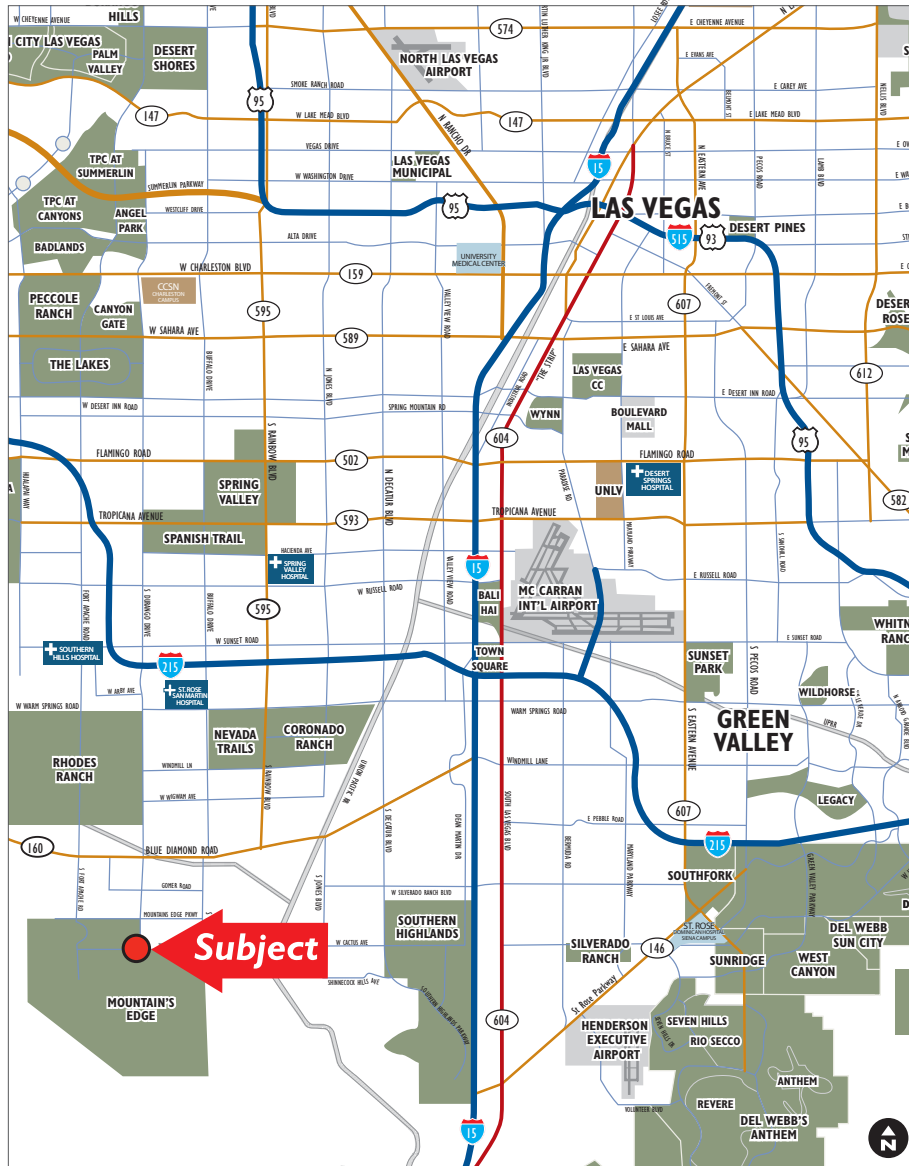
Executive Vice President

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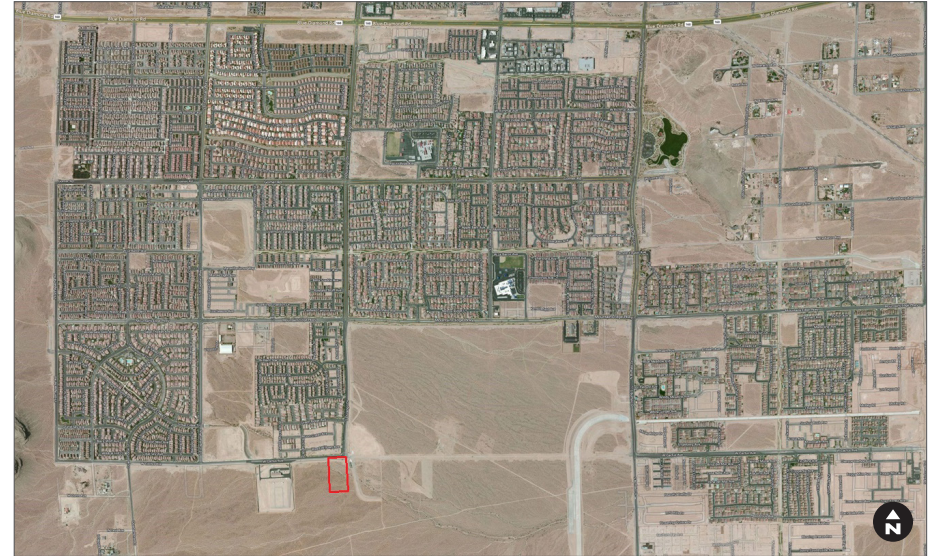
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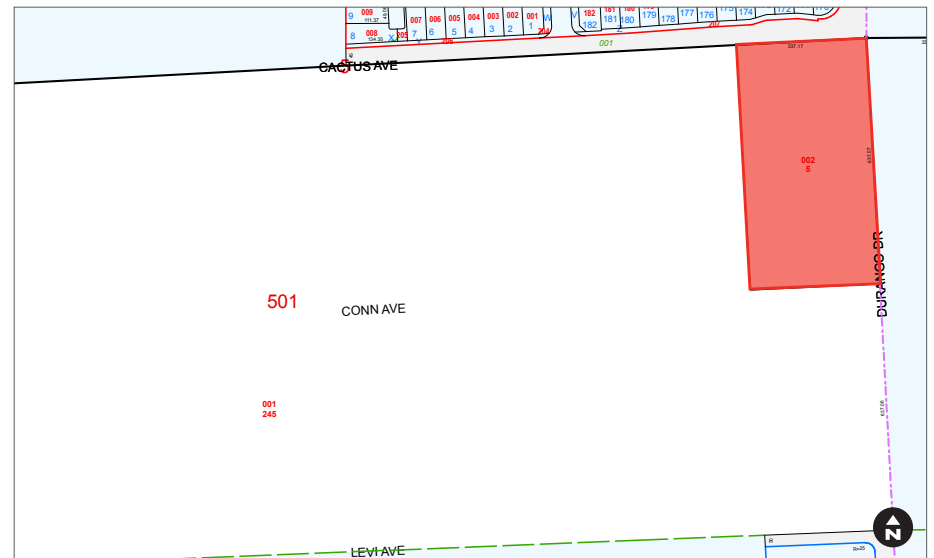
LOCAL MAP



AERIAL



PARCEL MAP



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