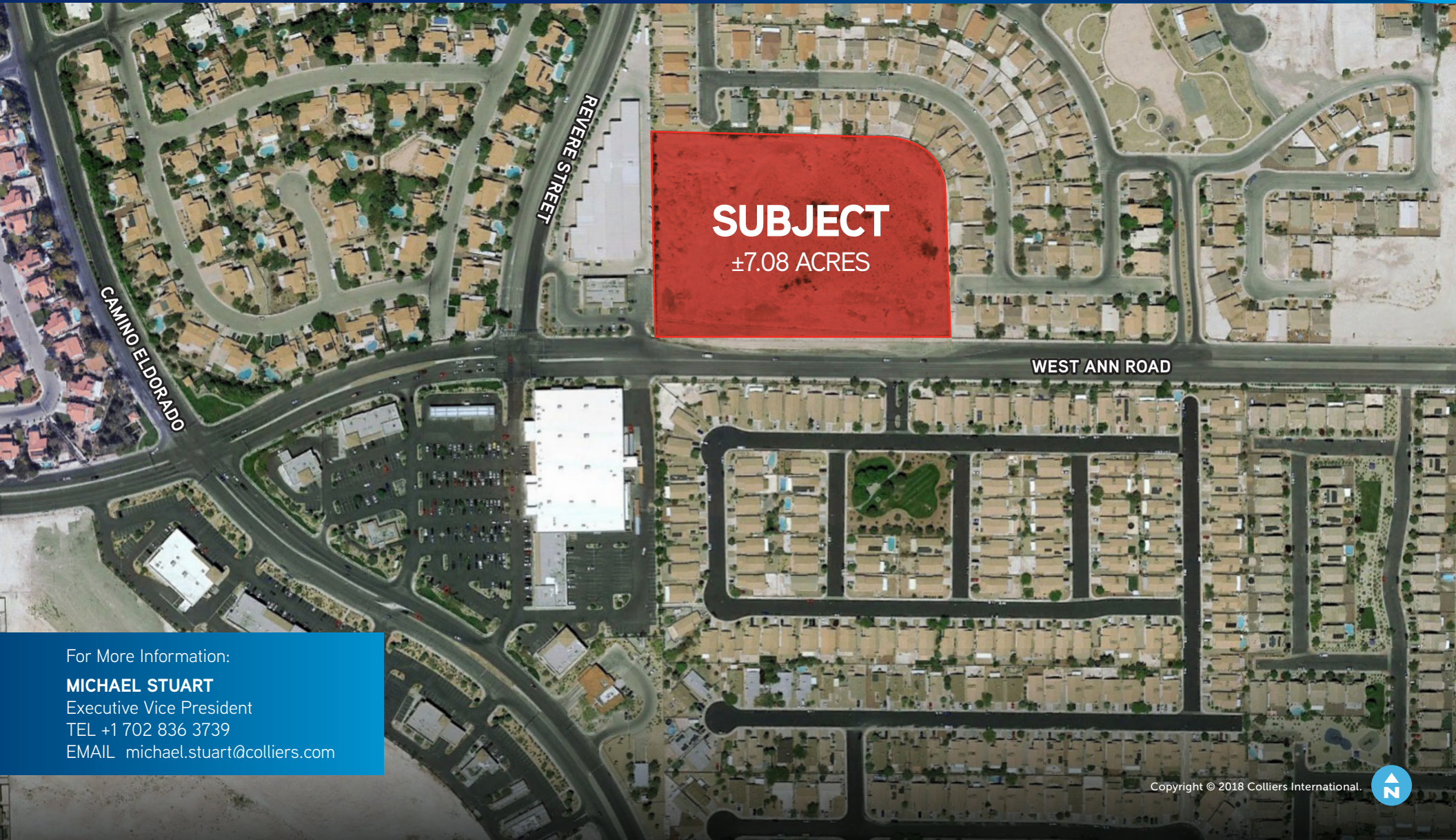


# FOR SALE ±7.08 ACRES LAND

ANN ROAD AND REVERE STREET  
North Las Vegas, Nevada



For More Information:

**MICHAEL STUART**

Executive Vice President

TEL +1 702 836 3739

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# ±7.08 ACRES - ANN ROAD AND REVERE STREET

## ABOUT THE SITE

THE SUBJECT PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF ANN ROAD AND REVERE STREET IN NORTH LAS VEGAS. TO THE EAST OF THE SUBJECT PARCEL IS SEDONA RANCH WHICH WILL HAVE APPROXIMATELY 710 SINGLE FAMILY HOEMS, 384 MULTI-FAMILY UNITS AND 22 ACRES OF COMMERCIAL. AT THE INTERSECTION OF ANN ROAD AND CAMINO AL NORTE ARE SEVERAL RETAIL DEVELOPMENTS INCLUDING EL DORADO VILLAGE AND EL DORADO PLAZA. TENANTS INCLUDE SMITHS FOOD KING, CHASE BANK, CVS PHARMACY, STARBUCKS AND JACK IN THE BOX.

## PROPERTY FEATURES

APN: 124-27-401-001  
ZONING: RANCH ESTATES (RE)  
POTENTIAL: R1 - SINGLE FAMILY UP TO 6 DU  
FLOOD ZONE: THIS PARCEL IS NOT IN A 100 YEAR FLOOD ZONE  
TAXES: \$4,541.69

**ASKING PRICE: \$2,655,000 OR \$375,000 PER ACRE**

FOR MORE INFORMATION:

**MICHAEL STUART**

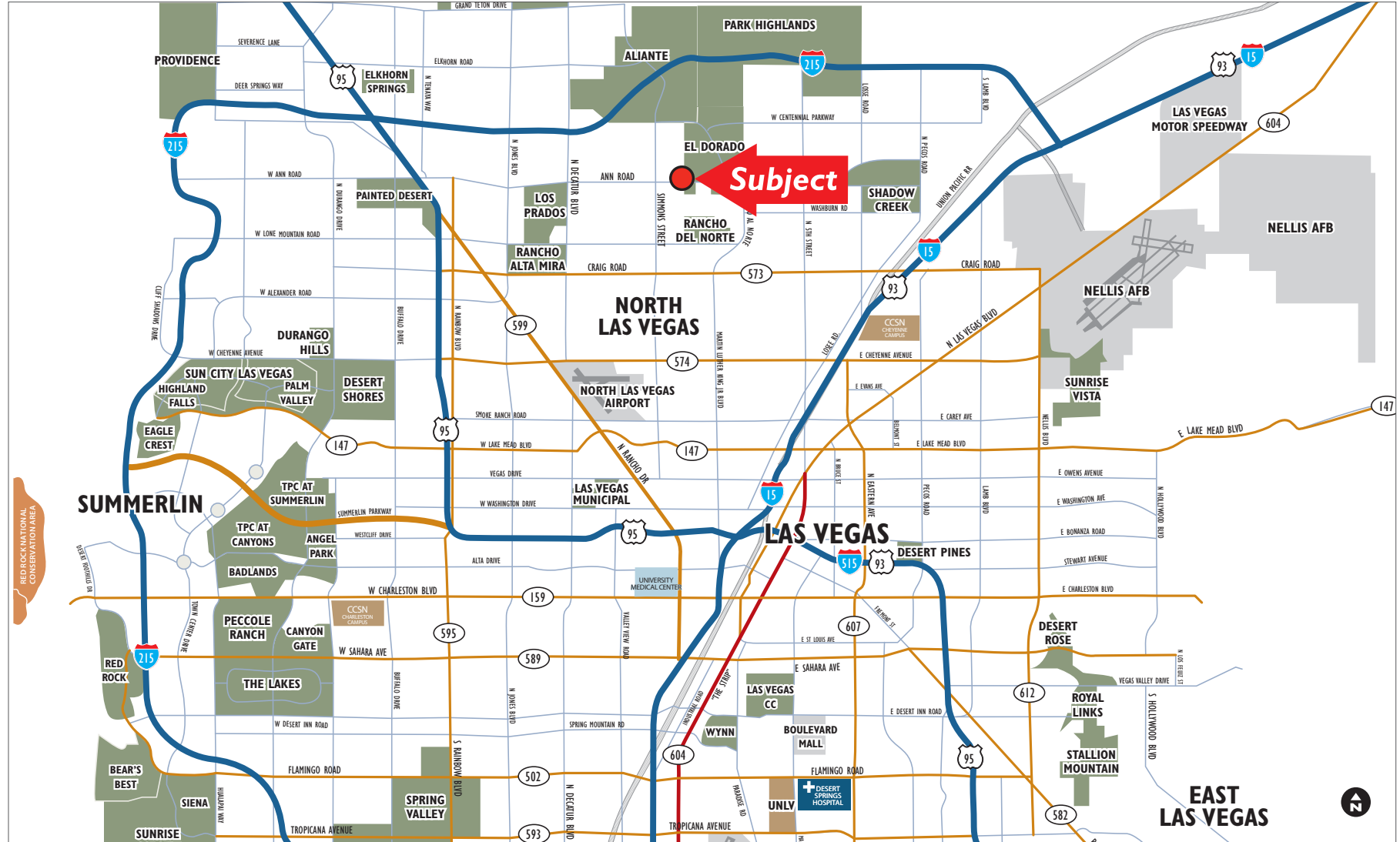
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## LOCAL MAP



FOR MORE INFORMATION:

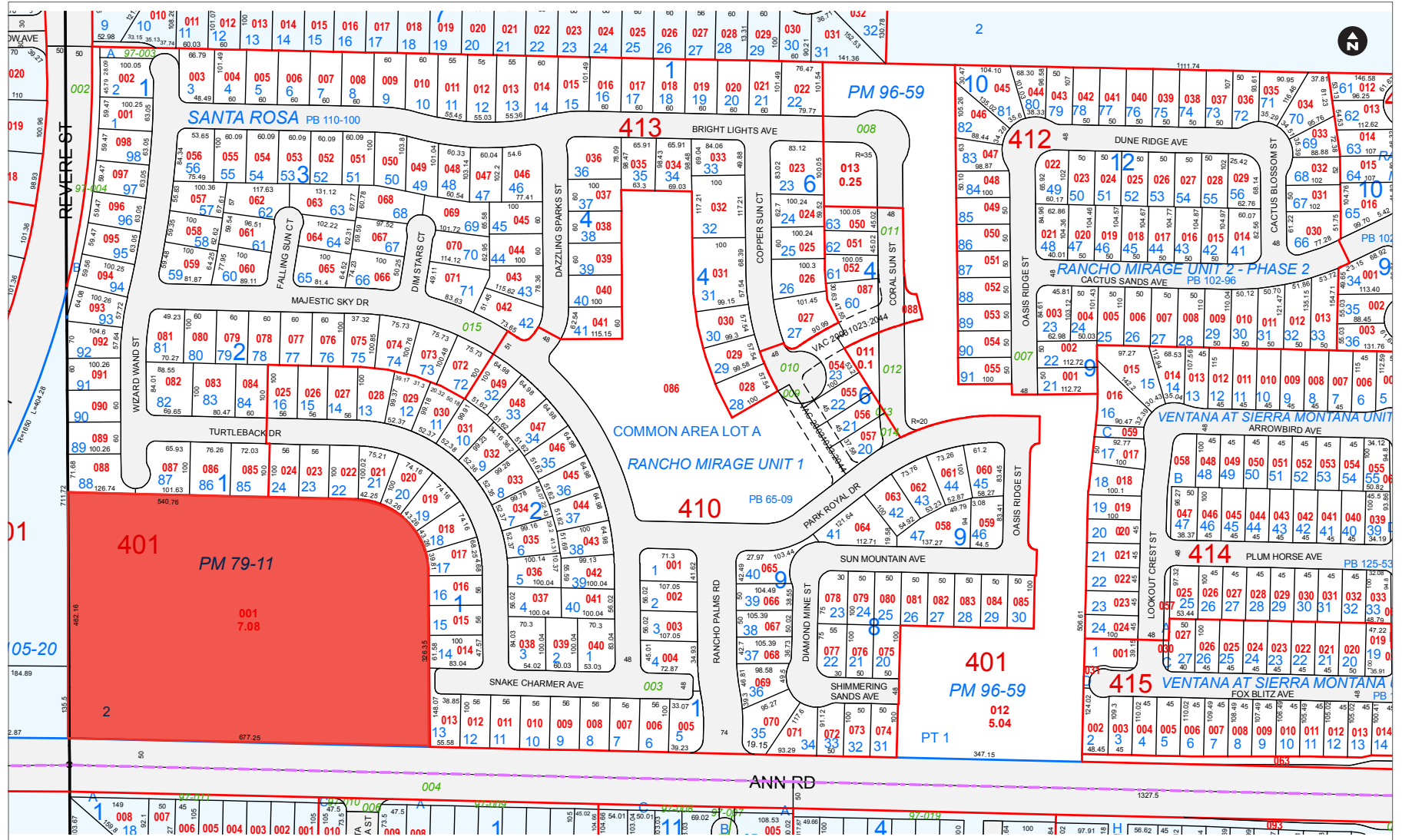
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## PARCEL MAP



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## AREA MAP



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