

Exclusive Listing

2.27+/- Acres Vacant Residential Land For Sale \$650,000
Maulding Ave and Placid, Las Vegas, NV. 89123



Property Highlights

- ❑ APN: 177-09-602-007
- ❑ \$286,343.61 per acre/\$6.57 per sq. ft
- ❑ 2026 taxes \$1,815.91
- ❑ Unincorporated area-Clark County Enterprise District.
- ❑ Zoned R-E- Rural Estates Residential (2 units per acre) with planned land use of RNP-Rural Neighborhood Preservation. This provides for single-family homes on large lots, including equestrian facilities

- ❑ 331' feet of frontage on Maulding
- ❑ Water line available near parcel; power transformer is about 65 ft from parcel
- ❑ Parcel in 100-year flood zone-Type AE
- ❑ Rapidly Developing Area south of the Strip
- ❑ Only 2 miles from McCarran Airport
- ❑ Seller requests First American Title Company for Escrow



Mark Anthony Rua Lic# 26655
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

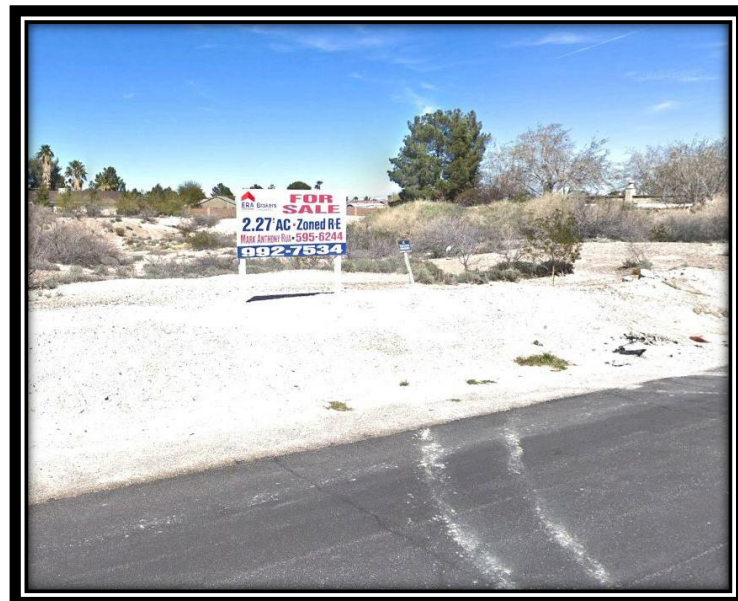
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Demographics (3 mile radius-2020)

Population:	138,193
Number of Households	52,505
Average Household Income	\$90,368
Owner-Occupied Housing Units	28,541



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NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information and other data used in this map may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE FEET WHEN MAP REDUCED FROM 1:12,700 ORIGINAL



MAP LEGEND

- PARCEL BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE PCL
- PAID BOUNDARY
- RIGHT OF WAY PCL
- ROAD EASEMENT
- SUB-SURFACE PCL
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC PLOT D BOUNDARY
- SECTION LINE

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

T22S R61E

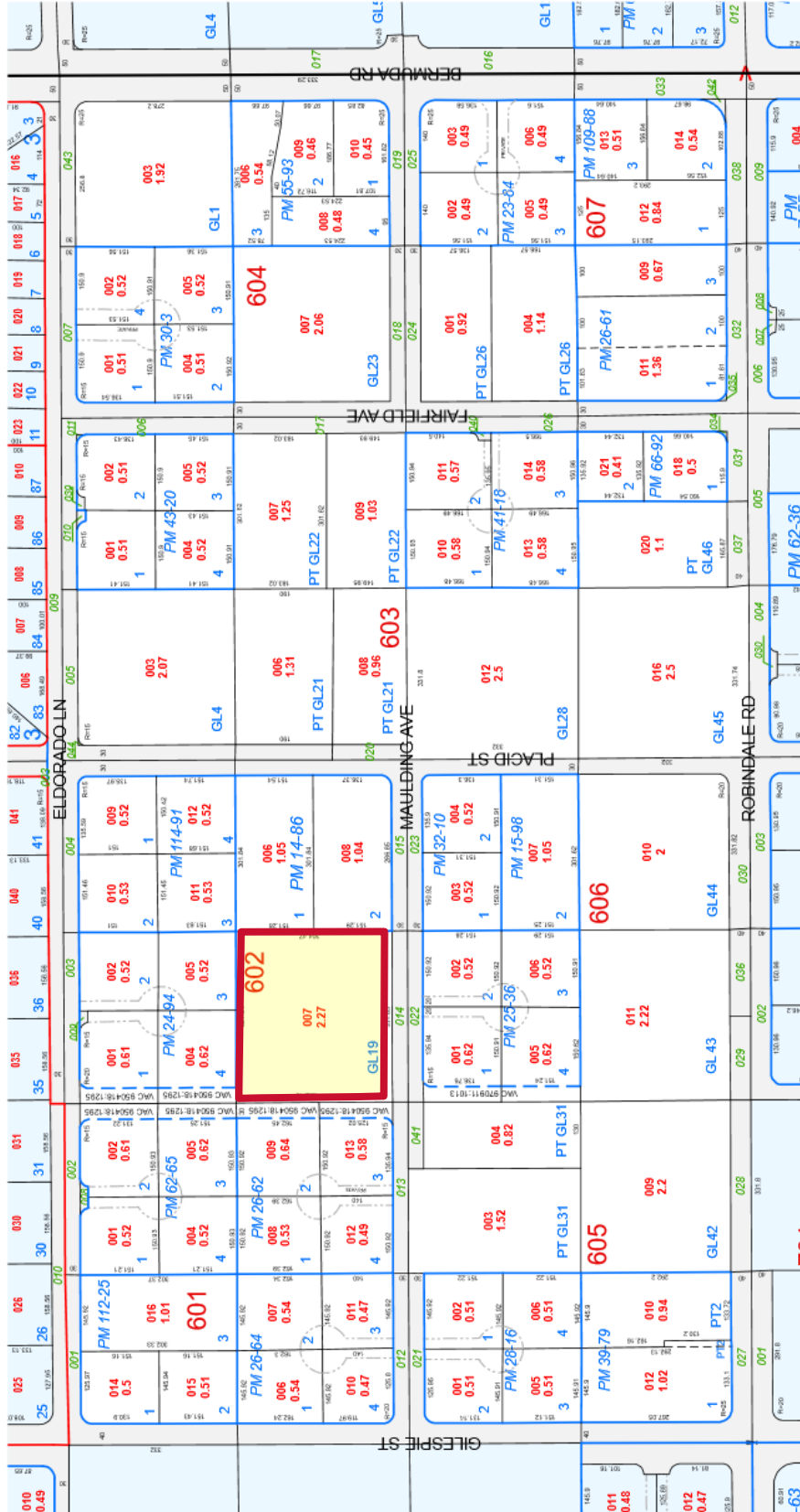
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S2 NE 4

177-09-6

181	182	183	184	185	186	187	188	189	190
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

Scale: 1" = 200' Rev. 02/08/2011



TAX DIST 635

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