

# 5 Acre Estate or Development Site

Henderson, Nevada



## City of Henderson

- #1 All American City
- Most Parks per capita in the US.
- Safest City for Kids
- Trails, Horses, Parks and Recreation!
- City Water, Power, Telecomm to lot.
- Paved roads on 3 sides of lot!
- Estate or Development opportunity!

## Location is EVERYTHING

Property is on paved access roads, in the hills above the Las Vegas Valley. Surrounded by mountains in all directions the site is a rare opportunity to own views and location, without an association. Build your dream estate, or develop into multiple lots if you wish. Henderson has it all, and you can too!!!



Wes Drown, CCIM

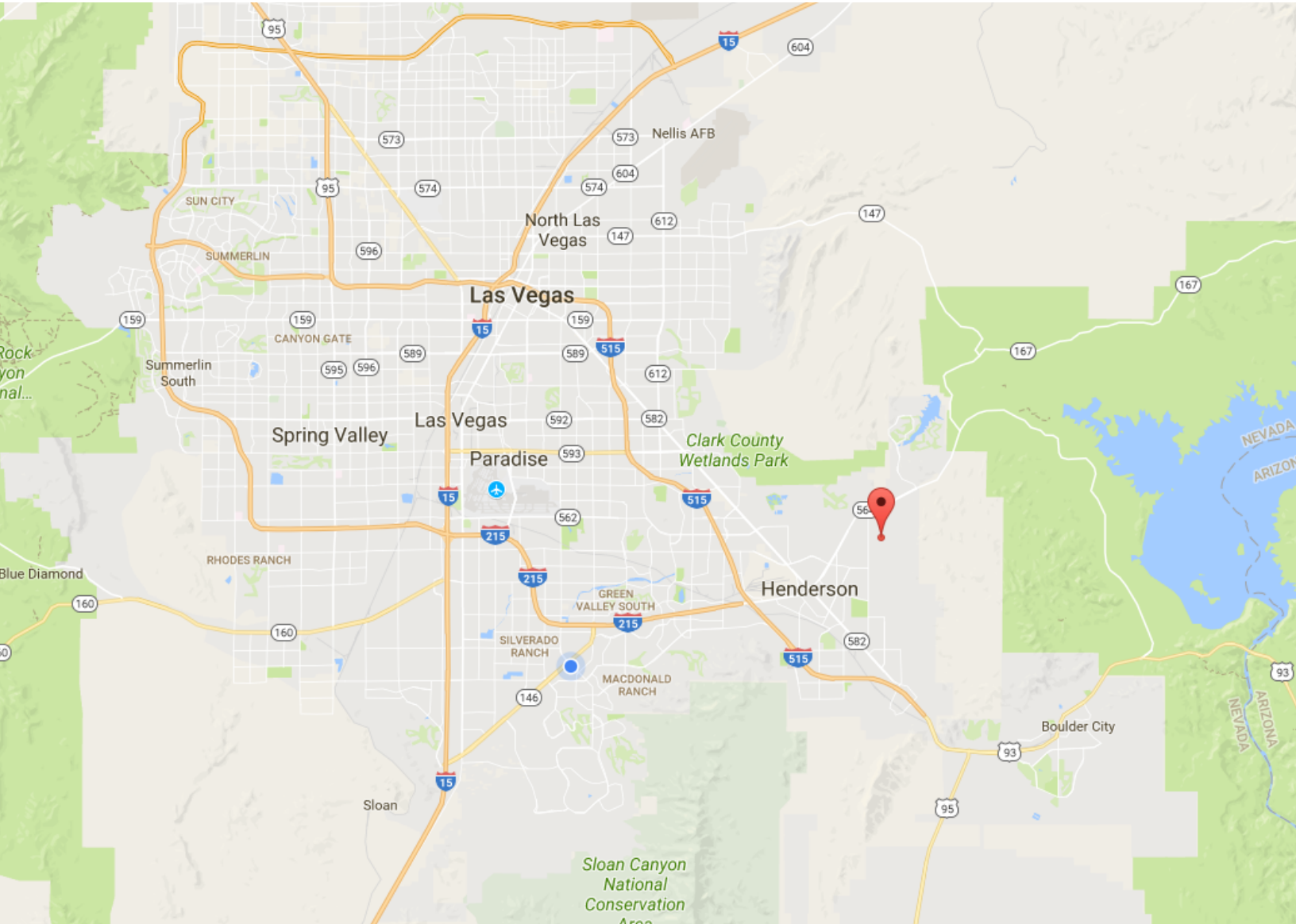
702-287-6553

wes@officelv.com

# Parcel 179-04-701-007 Henderson, Nevada

Above the Fray in the Foothills of Henderson; yet only minutes to the valley floor.

GPS Coordinates (Lat/Lon) 36.062465 , -114.942461



Just Minutes to the Las Vegas Strip and Central Business District, and only Minutes from Lake Mead, Lake Las Vegas, and the Wetlands 3000 Acre Park!



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# 5 Acres for Sale



Approximately  
661 feet long  
328 wide  
Sits between Essex Ave and  
Firth Ave  
On N Parawan St.

Utilities on street include:

- Power
- Water
- Telecomm
- Fire Hydrants



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# Location Features

1300 ' to River Mountain Trail system—At the end of Firth Ave or Essex Ave!!!

18 minutes to the Galleria Mall—Largest Mall in the Valley

31 Minutes to the Las Vegas Strip

1.5 miles to the Tuscany Golf Course

5 Miles to the new Henderson Hospital-Just opened in 2017

4.75 Miles to Cowabunga Bay Water-Park

3 miles to Down Town Henderson-Events, Courts, City Hall, shopping, restaurants

2.7 miles to Lak Las Vegas—Shops, restaurants, boating, and golf

7.25 miles to Lake Mead-Largest man-made in North America at 160 miles long!

Yes you can have Horses!!!



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