

FOR SALE

± 15 Gross Acres - Freeway Frontage

Las Vegas, NV 89113



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REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

- ± 15 Gross Acres
- Utilities at or near site
- Only ±0.25 miles from I-215/Bufalo interchange
- Approved Zoning: R-4 and C-2
- Current Zoning: C-2 and MD
- APN: 176-04-501-003, 004, 005, 013

PRICE: \$7,500,000

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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 on roads and other non-assessed parcels 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 11X17 ORIGINAL

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

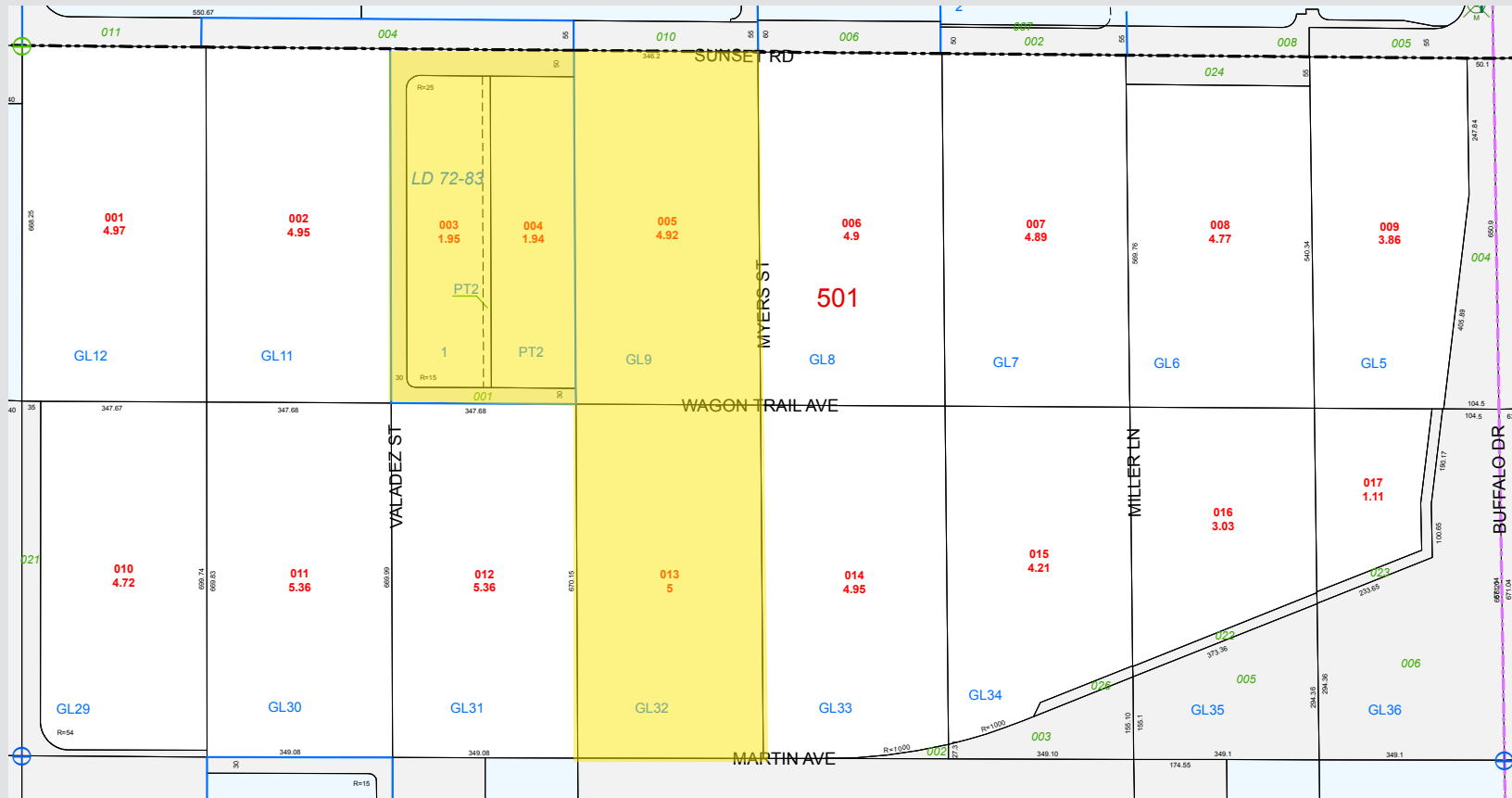
BOOK	T22S R60E		
SEC.	4		
MAP	N 2 NE 4		

176-04-5

MAP LEGEND

— PARCEL BOUNDARY	□ CONDOMINIUM UNIT	001 ROAD PARCEL NUMBER
— SUB BOUNDARY	□ AIR SPACE PCL	001 PARCEL NUMBER
— PMLD BOUNDARY	□ RIGHT OF WAY PCL	1.00 ACREAGE
— ROAD EASEMENT	□ SUB-SURFACE PCL	202 PARCEL SUB/SEQ NUMBER
— MATCH / LEADER LINE		PB 24-45 PLAT RECORDING NUMBER
— HISTORIC LOT LINE		5 BLOCK NUMBER
— HISTORIC SUB BOUNDARY		5 LOT NUMBER
— HISTORIC PMLD BOUNDARY		GL5 GOV. LOT NUMBER
— SECTION LINE		

Scale: 1" = 200' Rev: 10/15/2013



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