



H2 Zoned Property off Las Vegas Strip Corridor

Las Vegas, NV 89123

- ♦ 1.25 Gross Acres
- ♦ Offered at \$295,000
- ♦ Planned Land Use: H2
- ♦ With MUD 1 Overlay
- ♦ APN: 177-17-701-010

For Information Contact:

Brian Lee

Broker

Cell: 702.379.1200

Brian@tru-west.com

Christina Lo

Sales Agent

Cell: 702.802-8822

Christina@tru-west.com

Tru-West Realty

5185 S. Durango Dr Unit 2

Las Vegas, NV 89113



TRU-WEST
REALTY INC



Property Specifications

+/- 1.25 gross acres: Assemblage possible—Subject parcel zoned Commercial with planned land use of Limited Resort & Apartments with a MUD 1 Overlay. This is an intense zoning, with height and unit restriction by McCarran Airport and Clark County BBC. Property also allows for gaming. Utilities at site with some on/off site work completed. Excellent location for Multi-Family Complex, Vacation Timeshare or Mini Storage site. Property conveniently located 3.5 miles from Mandalay Bay, 2.5 miles from Town Square Shopping and 1.25 miles from South Point Hotel Casino. Billboard & Easement not included in sale.

****Brian Lee is Broker Owner ****

**** Information Deemed Reliable But Not Guaranteed ****

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

0 100 200 400 600 800

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

MAP LEGEND

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

001 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GLS GOV. LOT NUMBER

BOOK T22S R61E

164	163	162	161
175	176	177	178
183	182	181	180


SEC 17

6	5	4	3	2	1
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

MAP N 2 SE 4

3	4	5	6
7	8	9	10
11	12	13	14
15	16	17	18
19	20	21	22
23	24	25	26

177-17-7



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

