



Commercial Land in Northwest



PROPERTY SPECIFICATIONS

- (+/-) 2.75 Gross acres with Regena frontage
- Parcel 124-26-101-007 (+/-) 1.04 Acre \$260,000
- Parcel 124-26-101-010 (+/-) 1.00 Acre \$260,000
- Parcel 124-26-101-011 (+/-) 0.71 Acre \$300,000
- Land Use Zoning: Mixed Use Commercial
- All utilities at or near site

****Information Deemed Reliable But Not Guaranteed****
BRIAN LEE-OWNER/BROKER

Brian Lee
Christina Lo



TRU-WEST
REALTY INC

5185 S. Durango Dr. Unit 2
Las Vegas, NV 89113
Phone: 702-222-1414
Fax: 702-804-1321

124-26-1



N 2 NW 4

26

T19S R61E

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

SCALE: 1"=200'

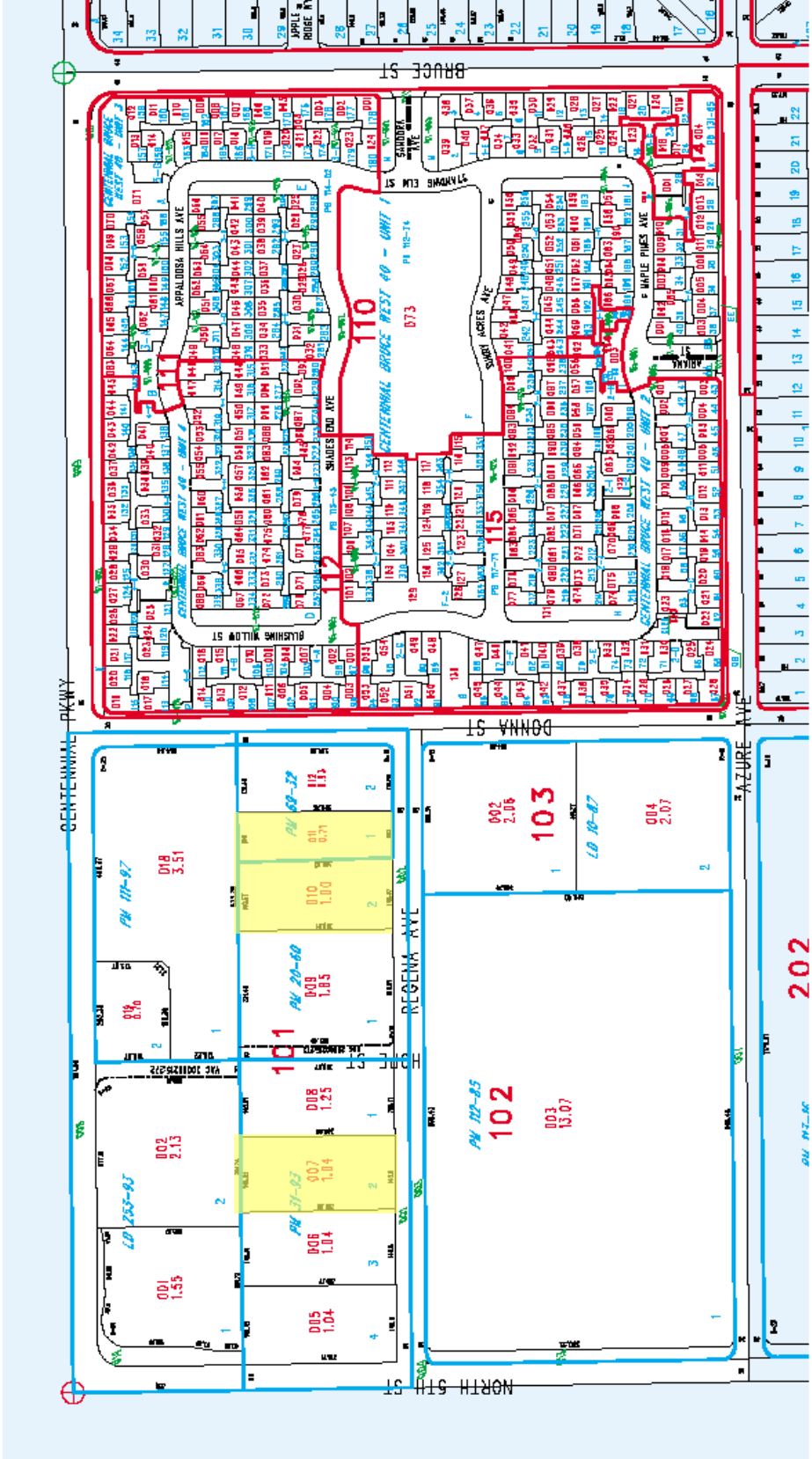
REV: 08/28/08

TRNG	PRIC	FRZSE
100	60	102
105	124	123
108	138	140
109	139	140

PARCEL NUMBER	APRBE
202	102
110	124
5	138
140	140

MAP LEGEND
Parcel Boundary
Subd Boundary
Road Easement
PM/LO Boundary
Non-Parcel Lot Line
Match Line / Leader Line
Road ID Number

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 as to 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 SCALEFFECT WHEN MAY REDUCED FROM THIS ORIGINAL.



TAX DIST 254

LAND USE PLAN

June 30, 2010

LAND USES

RESIDENTIAL

- Ranch Estates (up to 2 du / ac)
- Single Family Low (up to 6 du / ac)
- Single Family Medium (up to 13 du / ac)
- Multi-Family (up to 25 du / ac)
- Master Planned Community

NON - RESIDENTIAL

- Open Space
- Neighborhood Commercial
- Resort Commercial
- Community Commercial
- Public / Semi - Public
- Downtown Business District
- Downtown Area of Influence
- Employment
- Heavy Industrial

MIXED - USE

- Mixed - Use Employment
- Mixed - Use Commercial
- Mixed - Use Neighborhood

TRANSPORTATION

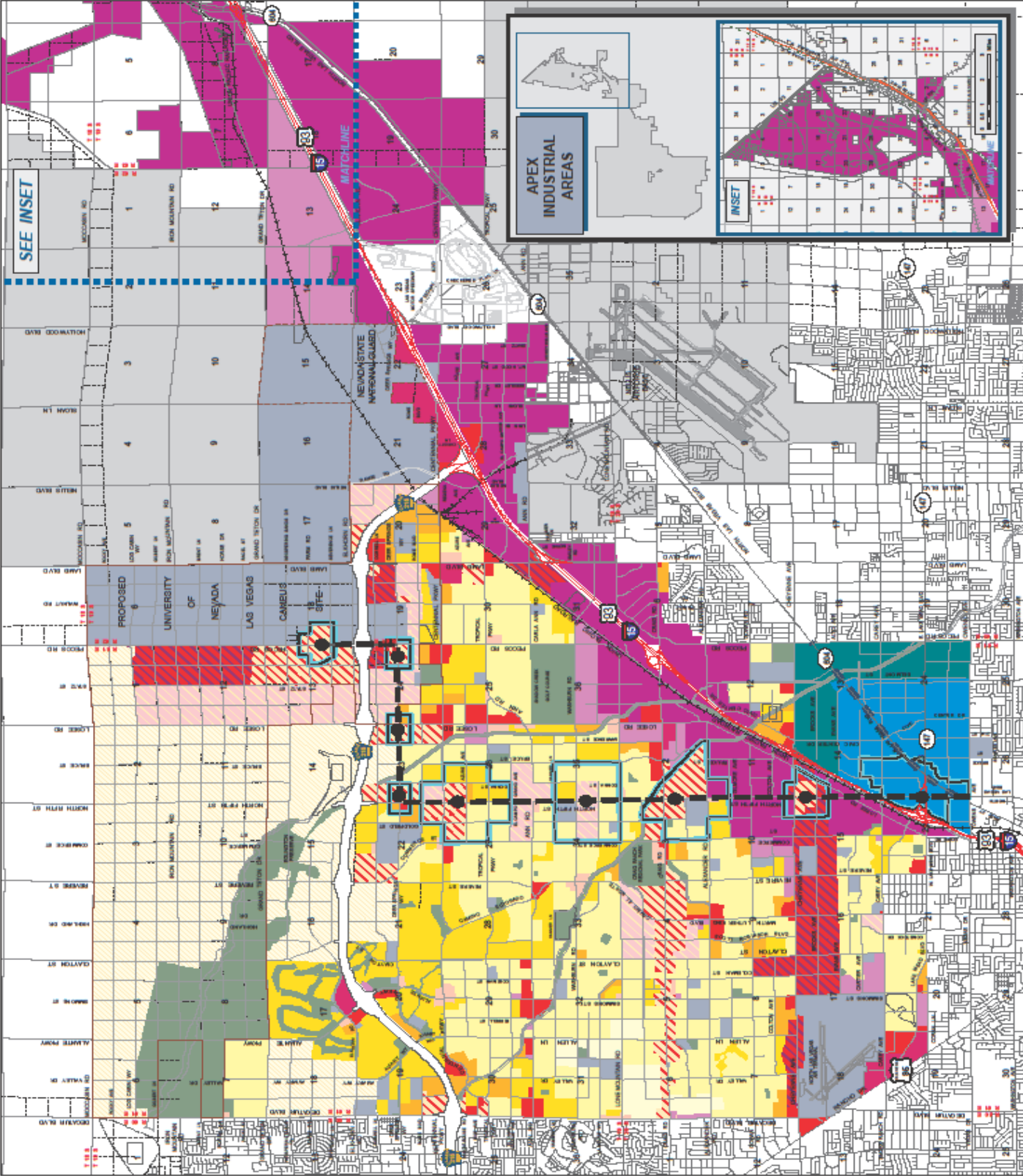
- Future North 5th Transit Route
- Future Transit Influence Area
- Future North 5th Transit Station
- Existing Transit Route
- Main Streets
- Union-Pacific Railroad

BOUNDARIES

- BLM Disposal Boundary
- National Guard
- Nellis Airforce Base Property
- Flood Control Basins



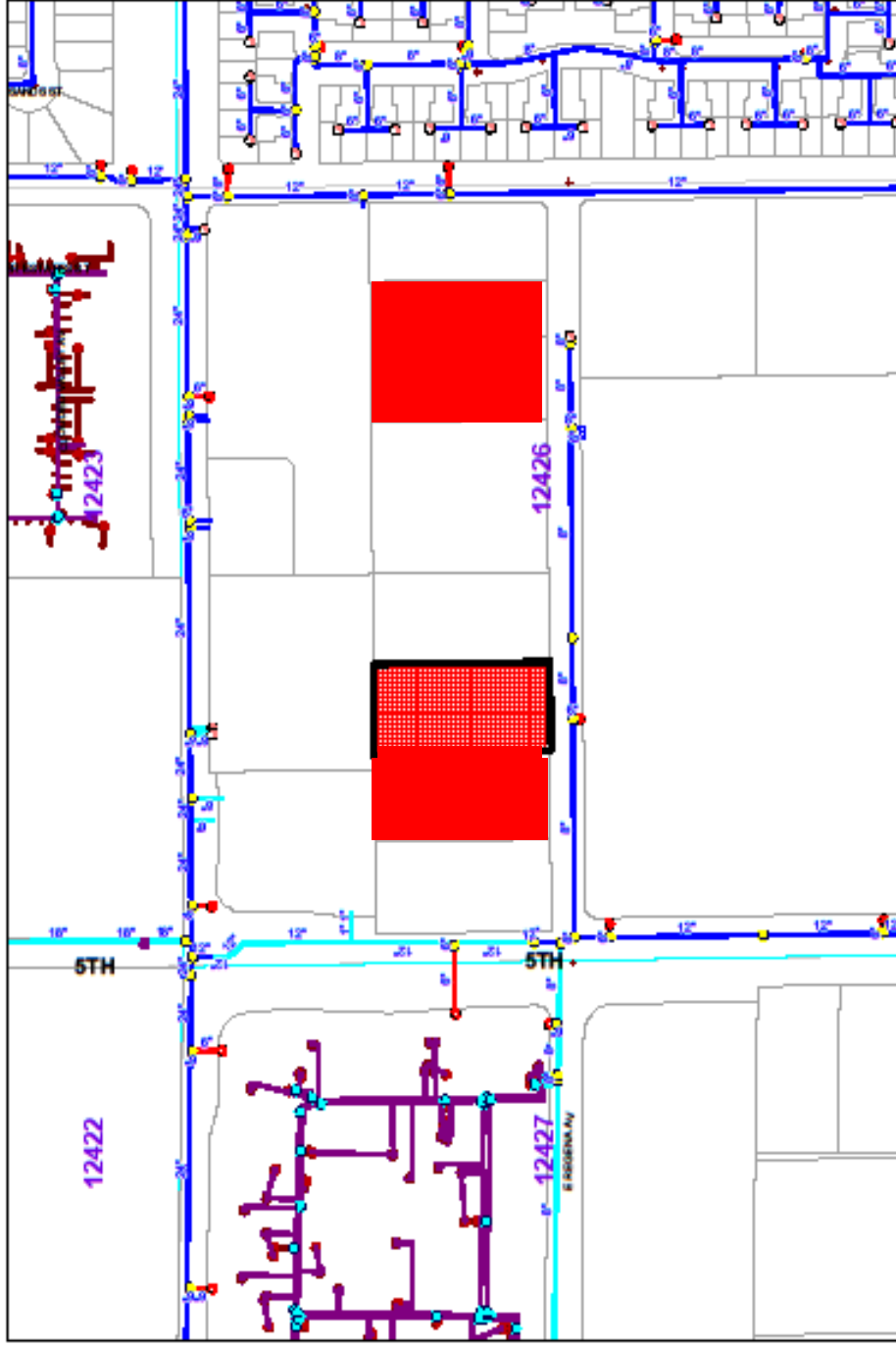
PLANNING AND ZONING DEPARTMENT
 200 N. MOUNTAIN VIEW
 LAS VEGAS, NV 89102
 This information is for display purposes only.
 No liability is assumed for the accuracy of the geographic data presented herein.



APN: 124-28-101-007



PUBLIC SEWER	Public S Manhole	Septic Tanks Health District
Public S Pipe	Existing	Active
Approved	Abandoned	Deleted
Removed	Public S Pipe Text	Inactive
Public S Service Lateral	Public S Service Lateral	Private S Pipe
Flow Arrow	Flow Arrow	Private S Service Lateral
PRIVATE SEWER	Private S Pipe	Private S Manhole
Private S Service Lateral	Private S Manhole Text	BaseMAP
BaseMAP	Parcels	North Las Vegas Airport
Boundaries	Service Area	



PUBLIC WATER	
	Public W Blowoff
	Approved
	Cancelled
	Removed
	Existing
	Public W Valve
	Closed
	Open
	Public W Pipe
	Existing
	Approved
	Cancelled
	Abandoned
	Removed
	Public W Pipe Text
	Public W Service Lateral
	Existing
	Approved
	Cancelled
	Abandoned
	Removed
	Public W Fire Hydrant
	Public W Fire Hydrant Lateral
	Private W Valve
	Private W Pipe
PRIVATE WATER	