



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

MAP LEGEND

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.

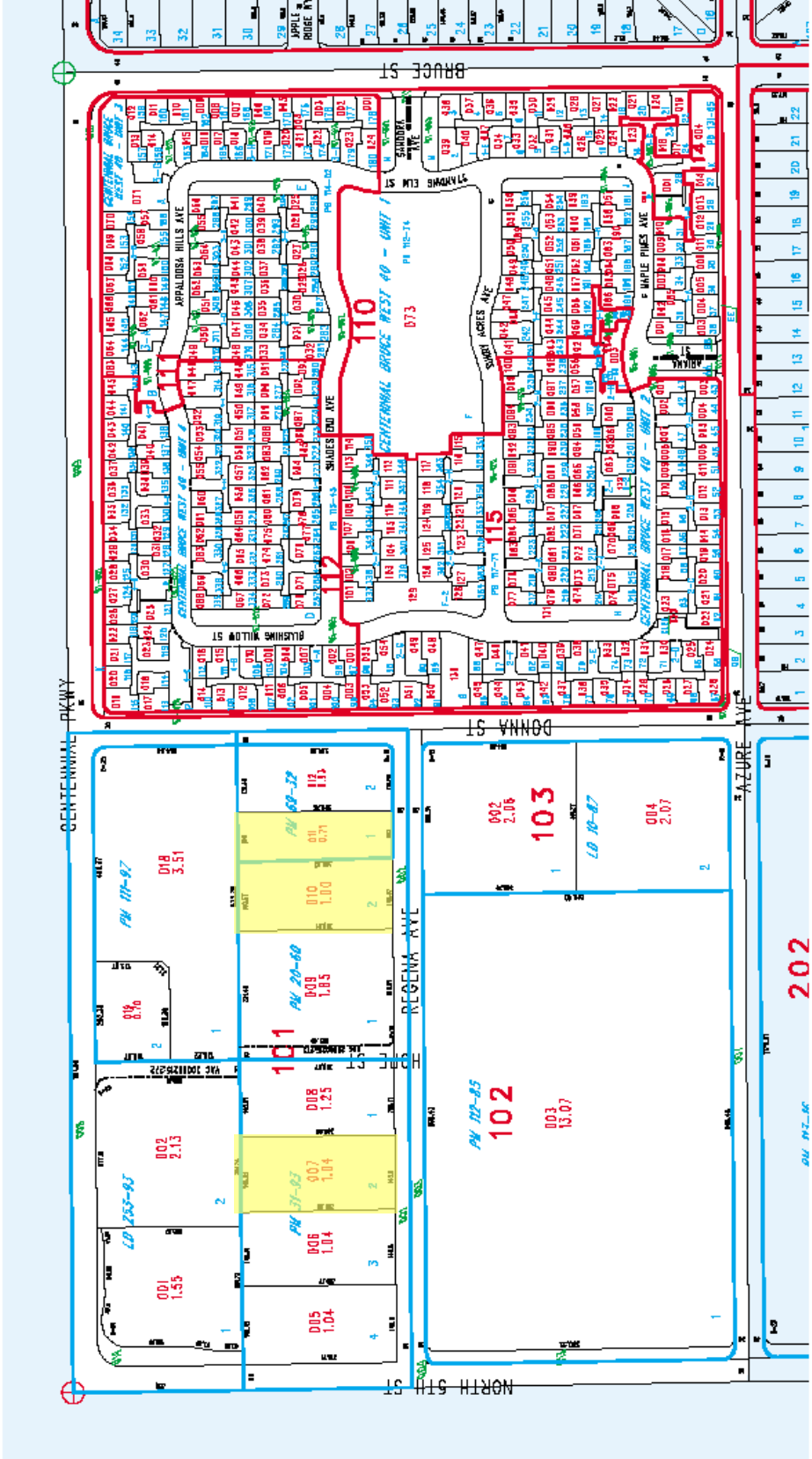
TYPE	SYMBOL	DESCRIPTION
PARCEL BOUNDARY	Solid line	Parcel Boundary
SUBD BOUNDARY	Dashed line	Subdivision Boundary
ROAD EASEMENT	Double line	Road Easement
PM/OLD BOUNDARY	Thin solid line	Previous/Old Boundary
NON-PARCEL LOT LINE	Thin solid line	Non-Parcel Lot Line
MATCH LINE / LEADER LINE	Thin solid line	Match Line / Leader Line
ROAD ID NUMBER	Green line	Road ID Number

TAGE	PRICE	FRACSE
100	60	102
105	124	123
108	138	140
109	138	140

6	4	3	2	1
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

Scale: 1"=200'

Rev: 08/28/08



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

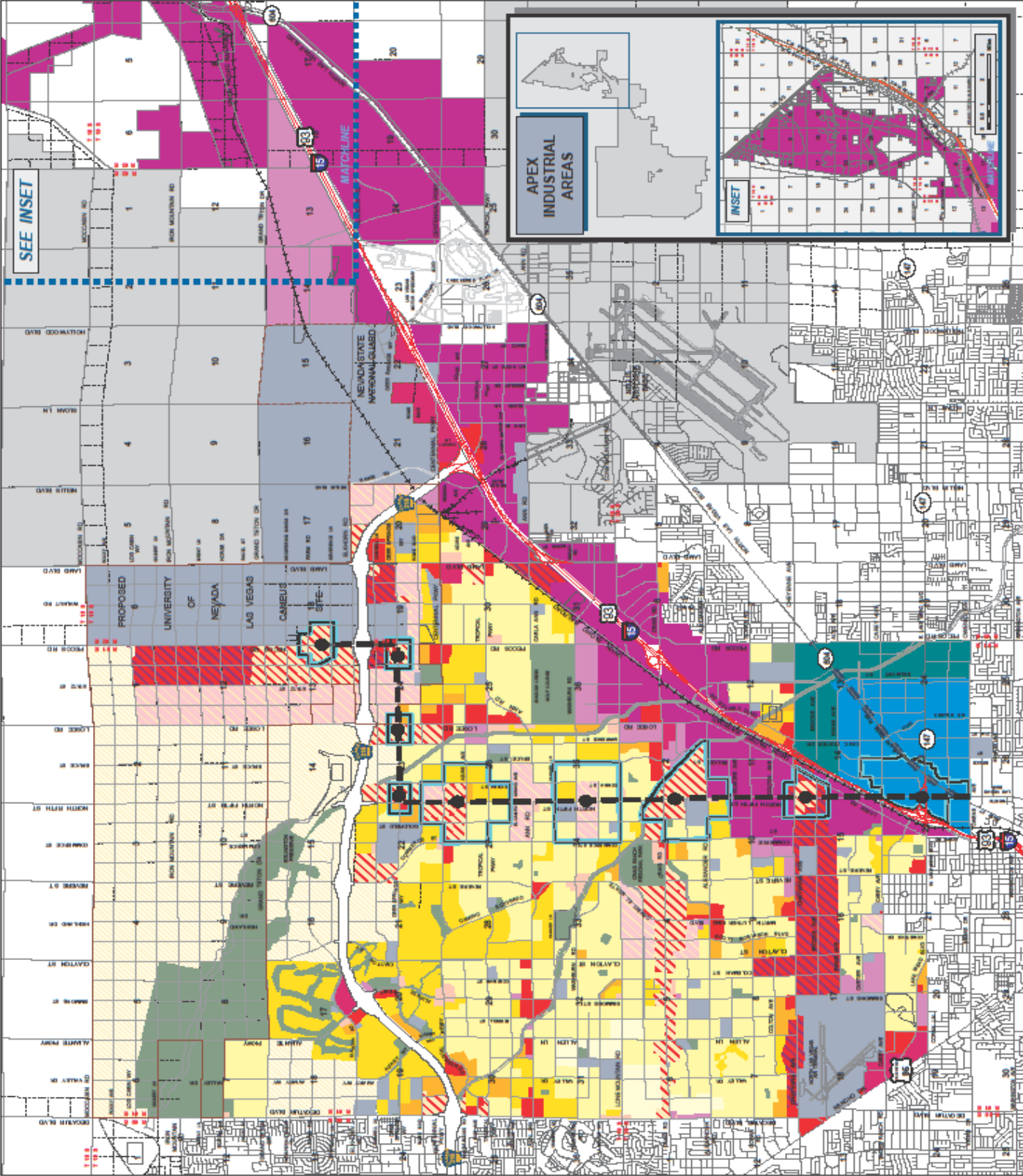
- Future North 5th Transit Route
- Future Transit Influence Area
- Future North 5th Transit Station
- Existing Transit Route
- Main Streets
- Union-Pacific Railroad

BOUNDARIES

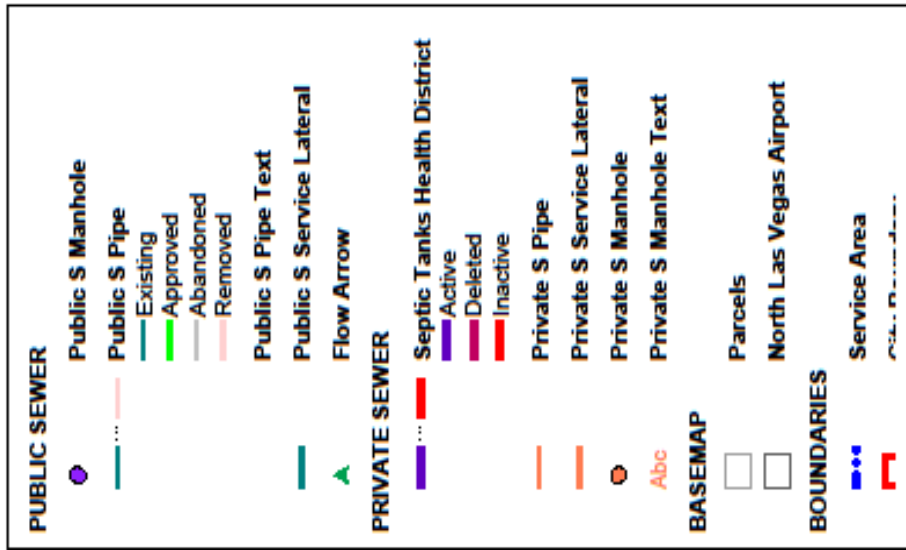
- BLM Disposal Boundary
- National Guard
- Nellis Airforce Base Property
- Flood Control Basins

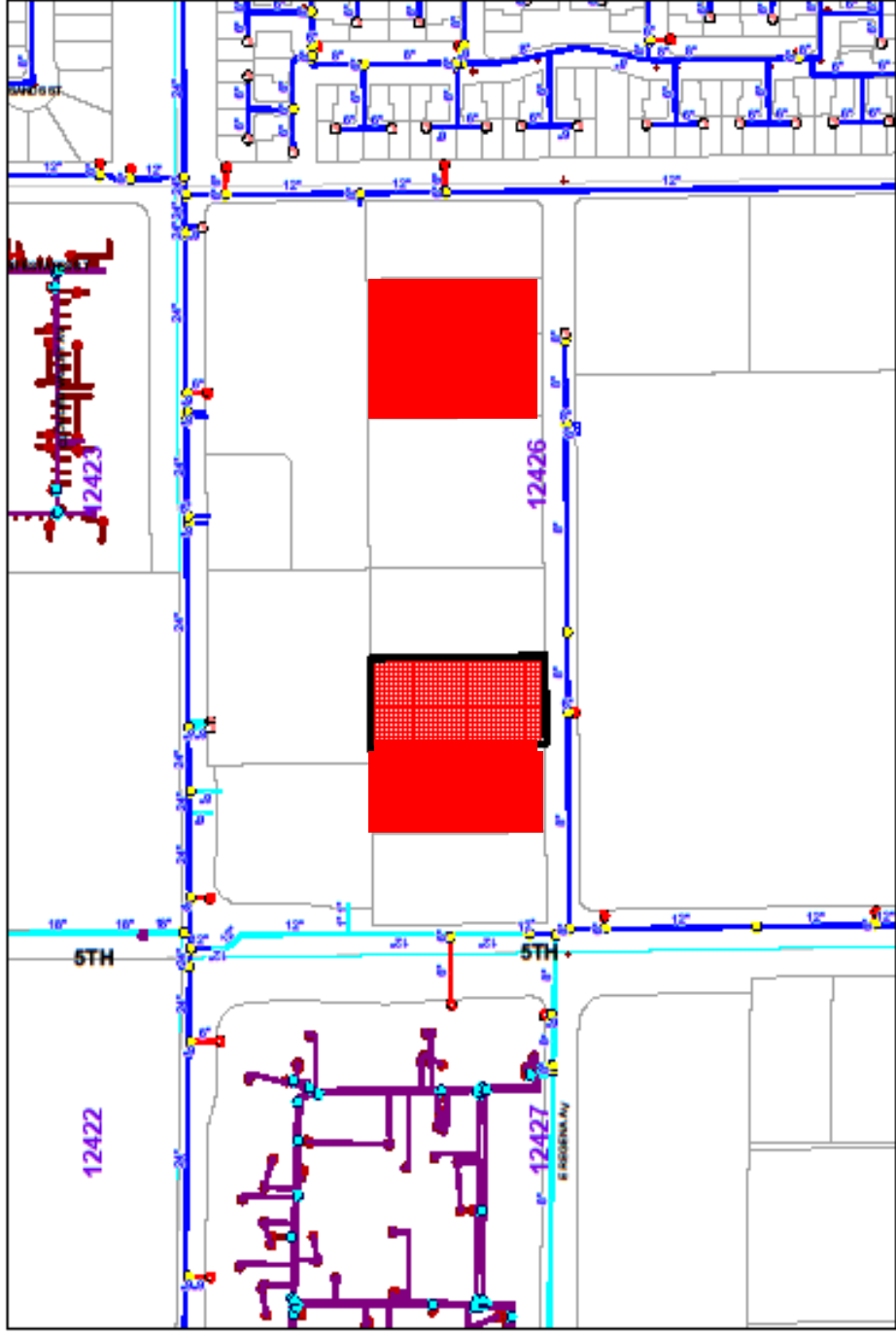


PLANNING AND ZONING DEPARTMENT
 2010, 2007, 2004
 This information is for display purposes only.
 No liability is assumed for the accuracy of the geographic data presented herein.



APN: 124-28-101-007





PUBLIC 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 WATER	
●	Private W Valve
—	Private W Pipe