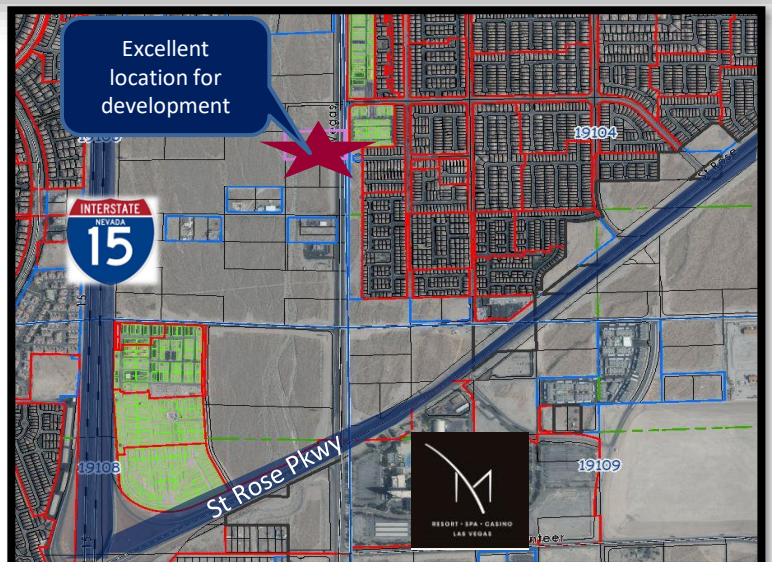


EXCLUSIVE LISTING

5.0 +/- Acres Highway Zoned Land Listed \$7,500,000
11753 S Las Vegas Blvd Las Vegas, NV 89183



- ✓ APN 191-05-701-007
- ✓ Unincorporated Clark County Enterprise District
- ✓ Zoned H-2 Highway Frontage for a variety of commercial uses or mixed commercial/residential
- ✓ Planned Land Use is Commercial Tourist
- ✓ Developing area south of the Las Vegas Strip close to the Henderson Executive Airport and M Resort
- ✓ Billboard leased to Lennar generates approx. \$3,000 per month
- ✓ 2023/24 Taxes: \$15,831.59



Mark Anthony Rua
Brokers

S.026655

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



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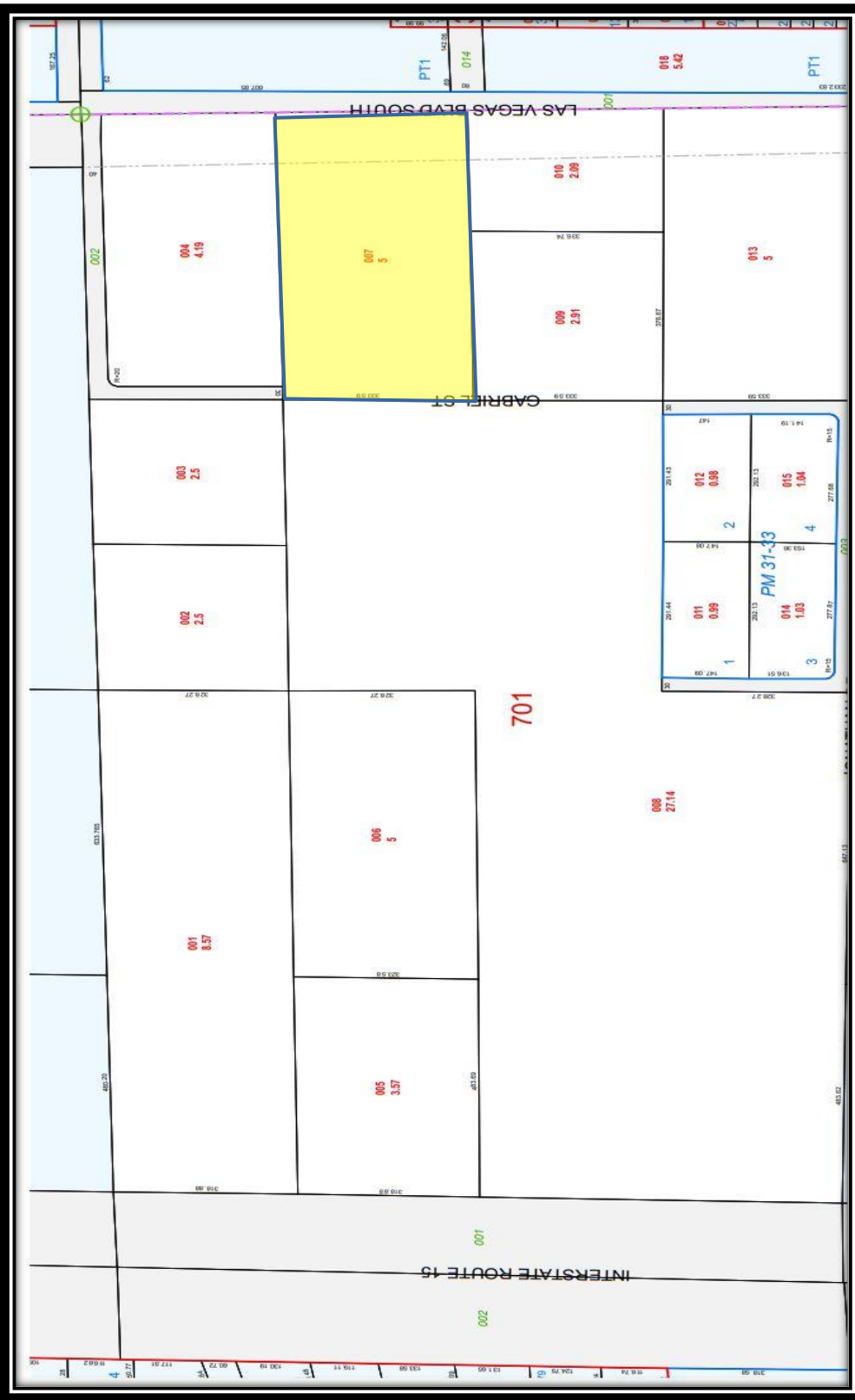
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