

EXCLUSIVE LISTING

4.43 +/- Acres Residential/Mixed-Use Land Listed for \$7,500,000
Sahara and Rainbow Las Vegas, NV 89146



- Apn # 163-11-101-005/006
- 4.43 +/- Acres
- \$1,693,000 per acre
- Clark County jurisdiction-Spring Valley
- Residential Zoned RE- up to 2 units per acre
- Planned Land Use – CM-Corridor Mixed-Use
- 334' Frontage on W. Sahara with sidewalks, curbs and gutters
- Traffic Count on Sahara & Rainbow- 52,500 vehicles daily



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Office: 702-992-7534
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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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The map displays a complex arrangement of land parcels, many of which are subdivided into smaller lots. Key features include:

- Major Roads:** Rainbow Blvd (top), West Sahara Ave (left), Laredo St (middle), and Torrey Pines Dr (right).
- Parcel Owners and Descriptions:**
 - PM 106-10:** A large central parcel owned by PM 106-10, with a total area of 7.38 acres.
 - PM 106-30:** A parcel to the right of PM 106-10, with a total area of 7.74 acres.
 - PM 106-32:** A parcel to the right of PM 106-30, with a total area of 7.74 acres.
 - PM 106-34:** A parcel to the right of PM 106-32, with a total area of 7.74 acres.
 - PM 106-36:** A parcel to the right of PM 106-34, with a total area of 7.74 acres.
 - PM 106-38:** A parcel to the right of PM 106-36, with a total area of 7.74 acres.
 - PM 106-40:** A parcel to the right of PM 106-38, with a total area of 7.74 acres.
 - PM 106-42:** A parcel to the right of PM 106-40, with a total area of 7.74 acres.
 - PM 106-44:** A parcel to the right of PM 106-42, with a total area of 7.74 acres.
 - PM 106-46:** A parcel to the right of PM 106-44, with a total area of 7.74 acres.
 - PM 106-48:** A parcel to the right of PM 106-46, with a total area of 7.74 acres.
 - PM 106-50:** A parcel to the right of PM 106-48, with a total area of 7.74 acres.
 - PM 106-52:** A parcel to the right of PM 106-50, with a total area of 7.74 acres.
 - PM 106-54:** A parcel to the right of PM 106-52, with a total area of 7.74 acres.
 - PM 106-56:** A parcel to the right of PM 106-54, with a total area of 7.74 acres.
 - PM 106-58:** A parcel to the right of PM 106-56, with a total area of 7.74 acres.
 - PM 106-60:** A parcel to the right of PM 106-58, with a total area of 7.74 acres.
 - PM 106-62:** A parcel to the right of PM 106-60, with a total area of 7.74 acres.
 - PM 106-64:** A parcel to the right of PM 106-62, with a total area of 7.74 acres.
 - PM 106-66:** A parcel to the right of PM 106-64, with a total area of 7.74 acres.
 - PM 106-68:** A parcel to the right of PM 106-66, with a total area of 7.74 acres.
 - PM 106-70:** A parcel to the right of PM 106-68, with a total area of 7.74 acres.
 - PM 106-72:** A parcel to the right of PM 106-70, with a total area of 7.74 acres.
 - PM 106-74:** A parcel to the right of PM 106-72, with a total area of 7.74 acres.
 - PM 106-76:** A parcel to the right of PM 106-74, with a total area of 7.74 acres.
 - PM 106-78:** A parcel to the right of PM 106-76, with a total area of 7.74 acres.
 - PM 106-80:** A parcel to the right of PM 106-78, with a total area of 7.74 acres.
 - PM 106-82:** A parcel to the right of PM 106-80, with a total area of 7.74 acres.
 - PM 106-84:** A parcel to the right of PM 106-82, with a total area of 7.74 acres.
 - PM 106-86:** A parcel to the right of PM 106-84, with a total area of 7.74 acres.
 - PM 106-88:** A parcel to the right of PM 106-86, with a total area of 7.74 acres.
 - PM 106-90:** A parcel to the right of PM 106-88, with a total area of 7.74 acres.
 - PM 106-92:** A parcel to the right of PM 106-90, with a total area of 7.74 acres.
 - PM 106-94:** A parcel to the right of PM 106-92, with a total area of 7.74 acres.
 - PM 106-96:** A parcel to the right of PM 106-94, with a total area of 7.74 acres.
 - PM 106-98:** A parcel to the right of PM 106-96, with a total area of 7.74 acres.
 - PM 106-100:** A parcel to the right of PM 106-98, with a total area of 7.74 acres.
- Other Owners:** Various other owners are listed, including PT 1, PT 2, PT 3, PT 4, PT 5, PT 6, PT 7, PT 8, PT 9, PT 10, PT 11, PT 12, PT 13, PT 14, PT 15, PT 16, PT 17, PT 18, PT 19, PT 20, PT 21, PT 22, PT 23, PT 24, PT 25, PT 26, PT 27, PT 28, PT 29, PT 30, PT 31, PT 32, PT 33, PT 34, PT 35, PT 36, PT 37, PT 38, PT 39, PT 40, PT 41, PT 42, PT 43, PT 44, PT 45, PT 46, PT 47, PT 48, PT 49, PT 50, PT 51, PT 52, PT 53, PT 54, PT 55, PT 56, PT 57, PT 58, PT 59, PT 60, PT 61, PT 62, PT 63, PT 64, PT 65, PT 66, PT 67, PT 68, PT 69, PT 70, PT 71, PT 72, PT 73, PT 74, PT 75, PT 76, PT 77, PT 78, PT 79, PT 80, PT 81, PT 82, PT 83, PT 84, PT 85, PT 86, PT 87, PT 88, PT 89, PT 90, PT 91, PT 92, PT 93, PT 94, PT 95, PT 96, PT 97, PT 98, PT 99, PT 100.

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