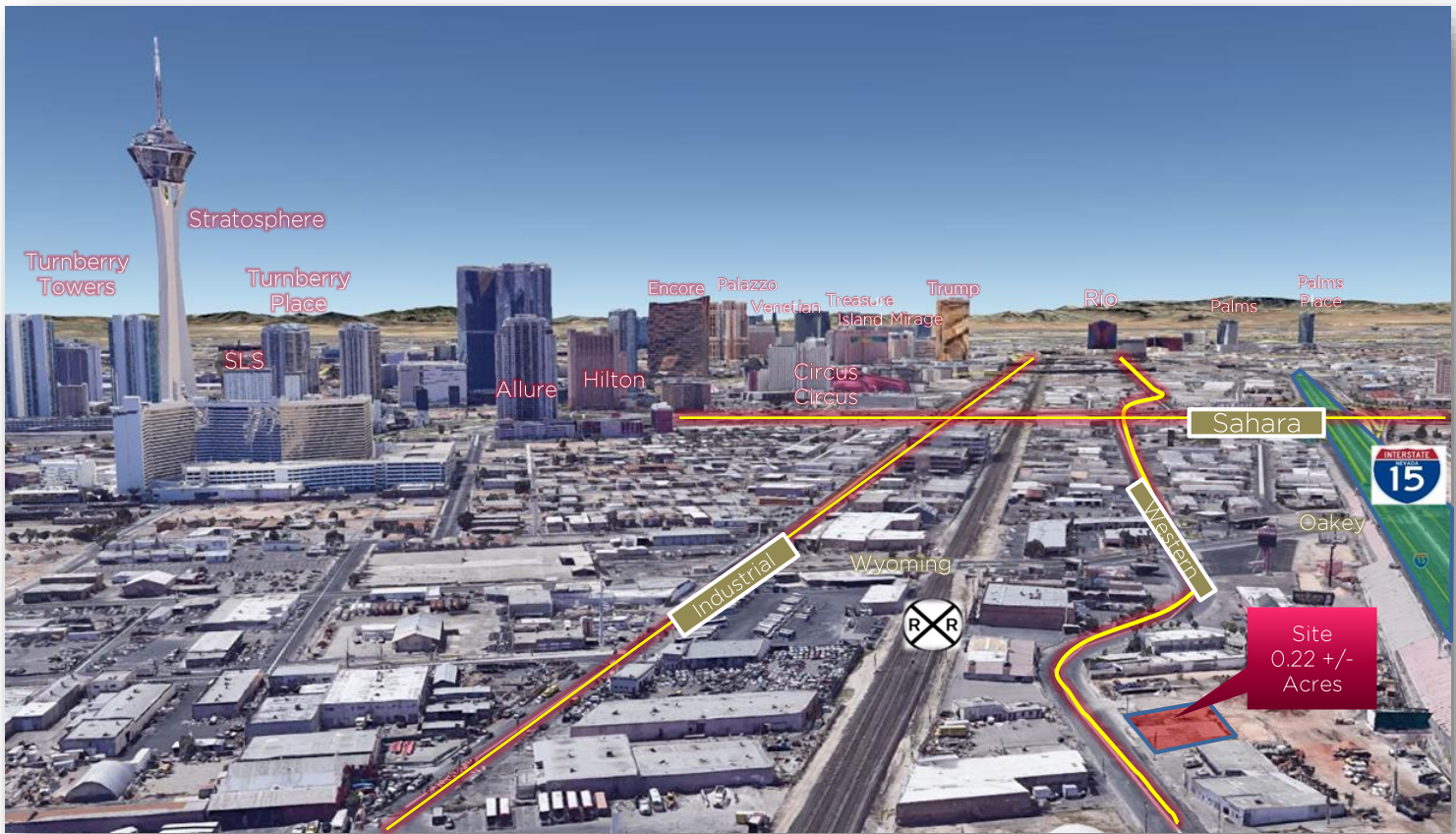


Exclusive Listing

0.22+/- Acres of Vacant Land For Sale \$499,000.00

1400 Western Avenue, Las Vegas, Nevada 89102



- ❖ APN # 162-04-602-002
- ❖ 0.22 +/- Acres
- ❖ 2018/19 taxes \$945.21
- ❖ City of Las Vegas jurisdiction
- ❖ Zoned (M) Industrial District
- ❖ This is designed for heavy manufacturing industries located away from all residential development
- ❖ Well-developed industrial area between Las Vegas Strip and I-15. Access to I-15 from Sahara or Charleston

- ❖ Parcel is located between Charleston Blvd and Oakey Blvd/Wyoming Avenue.
- ❖ Land improvements include roads, sidewalks and gutters.
- ❖ Property is stubbed with all utilities.
- ❖ Only about 1.5 miles south of Fremont Street Experience
- ❖ The famous SLS and Stratosphere casinos are nearby with restaurants and entertainment.



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052

markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534

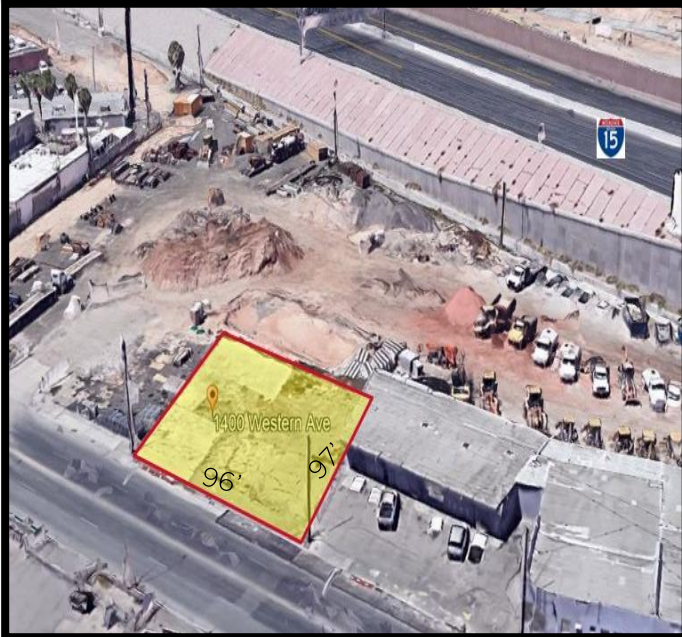
Cell: 702-595-6244



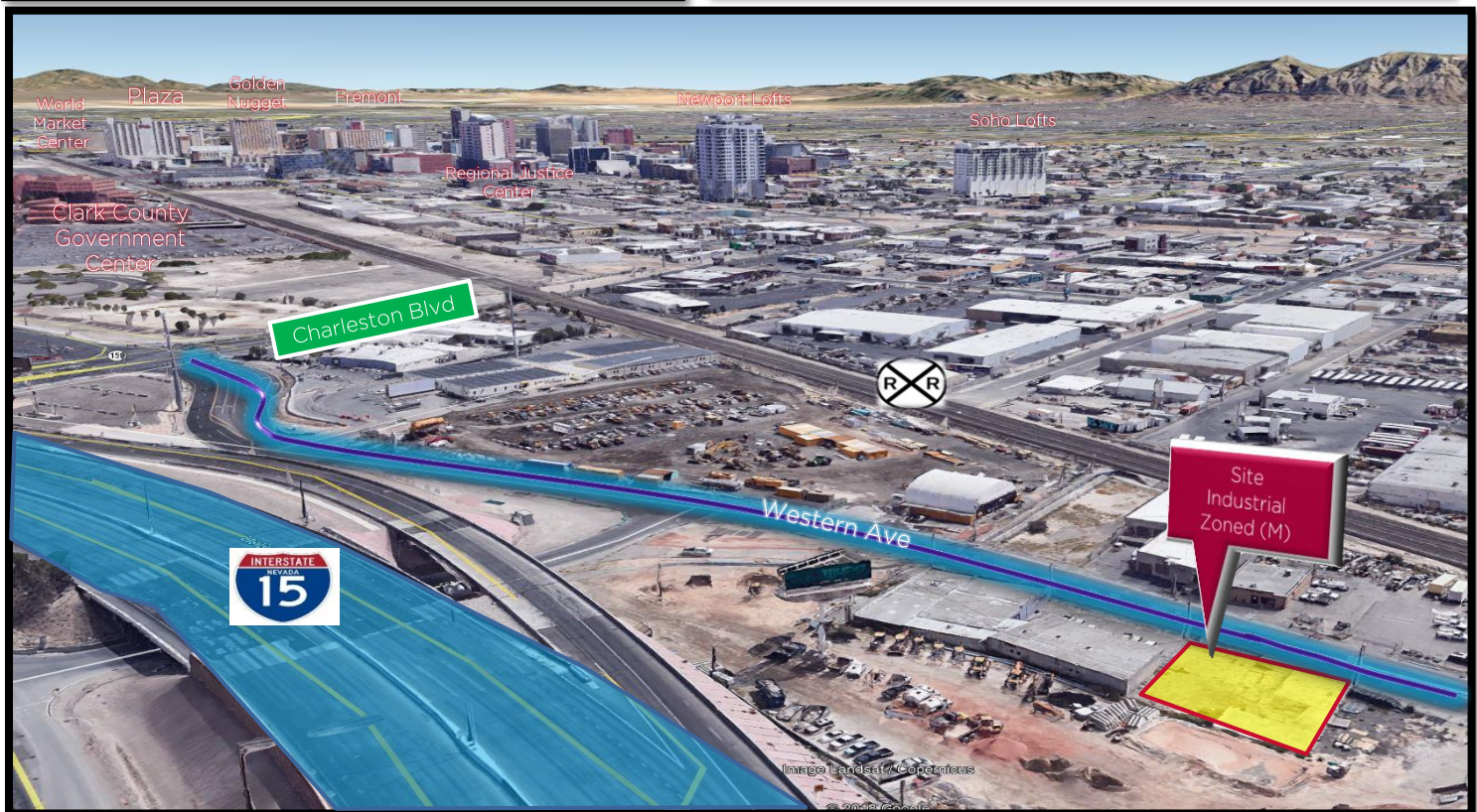
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Demographics (3 sq. mile radius-2018)		Trends 2018-2023 Annual Rate
Population	182,344	1.18%
Median Household Income	\$32,368	2.36%
Number of Households	67,140	1.22%
Owner Occupied Housing Units	18,383	1.89%



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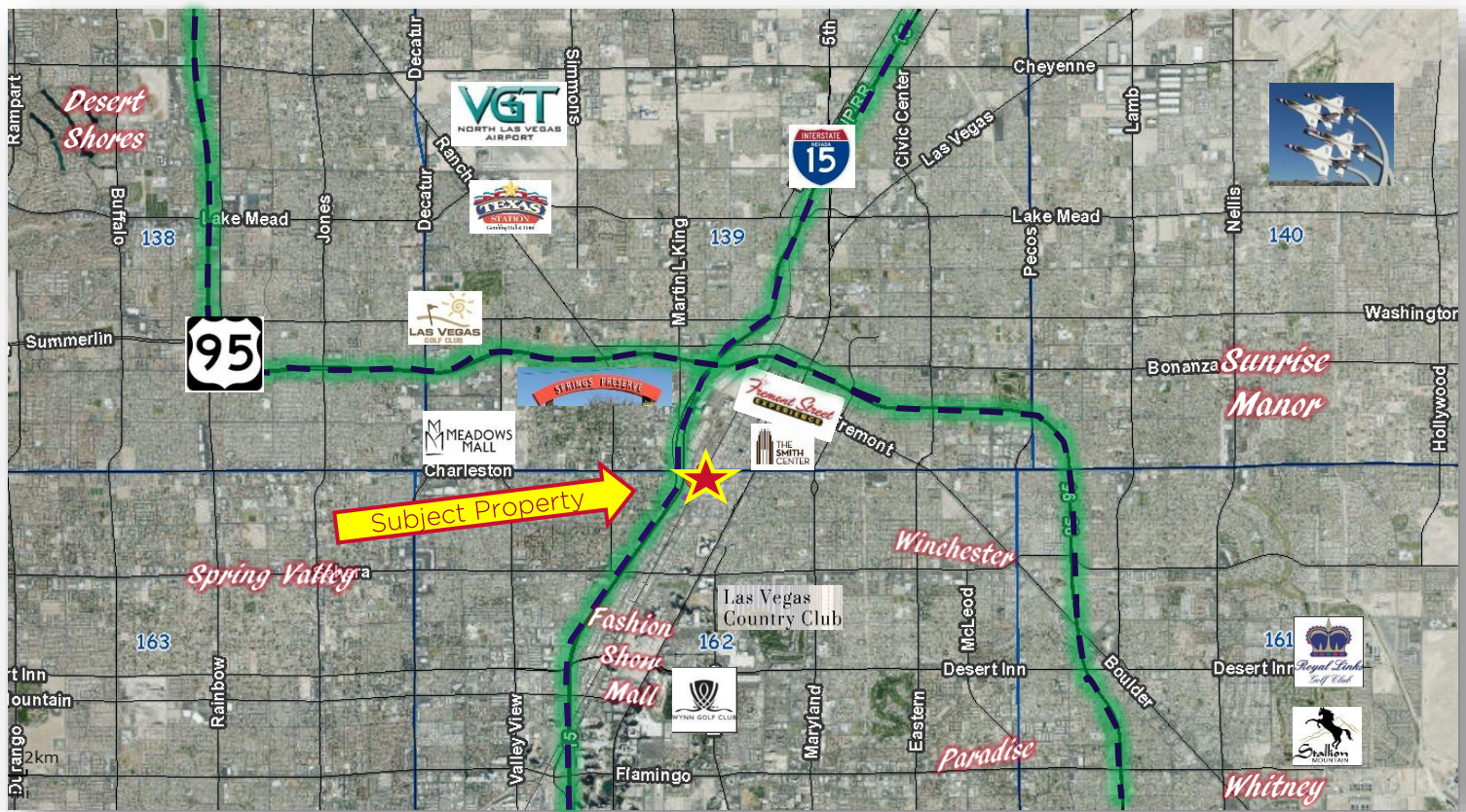
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