

1 Viento Puntero Dr

Henderson, NV 89012 - South Las Vegas Submarket
Land of 9.12 AC is for sale at \$815,000 (\$89,364.04/AC)

Investment Information

Sale Price: **\$815,000**
Price/AC: **\$89,364.04**

Sale Status: **Active**
Sale Conditions: -

Days On Market: **5**



Investment Notes

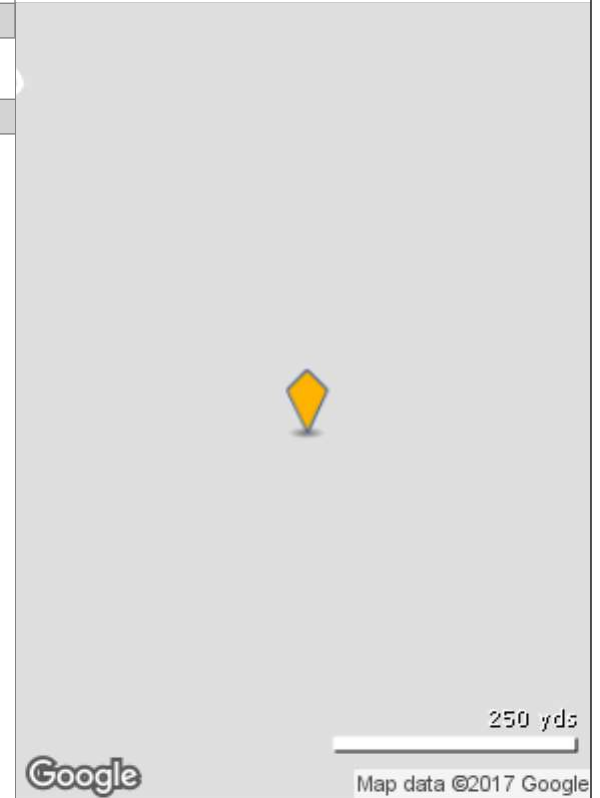
Two parcels of undeveloped, elevated land with valley views. Zoned RS-2, in vacant land area near McDonald Ranch.

Land Information

Zoning: RS-2	Proposed Use: Single Family Development
Density: -	Parcel Size: 9.12 AC Lot Dimensions: -
Number Of Lots: -	On-Site Improv: Raw land
Improvements: -	

Parcel Number: **178-22-801-011, 178-22-801-012**

Topography: **Sloping**



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Presenting:

Viento Puntero Dr

Henderson, NV 89012



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Investment Information

Viento Puntero Dr

Henderson, NV 89012

Land of 9.12 AC is for sale at \$815,000 (\$89,364.04/AC)



For Sale Data

Sale Price: **\$815,000**
Price/AC **\$89,364.04**
Cap Rate: -

Days on Market: **5**
Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Income Expense Data

Taxes: **\$3,372**
Operating Expense: -
Total Est Expenses: \$3,372

Notes

Two parcels of undeveloped, elevated land with valley views. Zoned RS-2, in vacant land area near McDonald Ranch.

Property Information

Viento Puntero Dr

Henderson, NV 89012

Land of 9.12 AC is for sale at \$815,000 (\$89,364.04/AC)



Land Information

Parcel Size: 9.12 AC	Proposed Use: Single Family Development
Zoning: RS-2	On-Site Improv: Raw land
Density: -	Owner Type: -
Number Of Lots: -	Lot Dimensions: -
Improvements: -	
Topography: Sloping	

Location Information

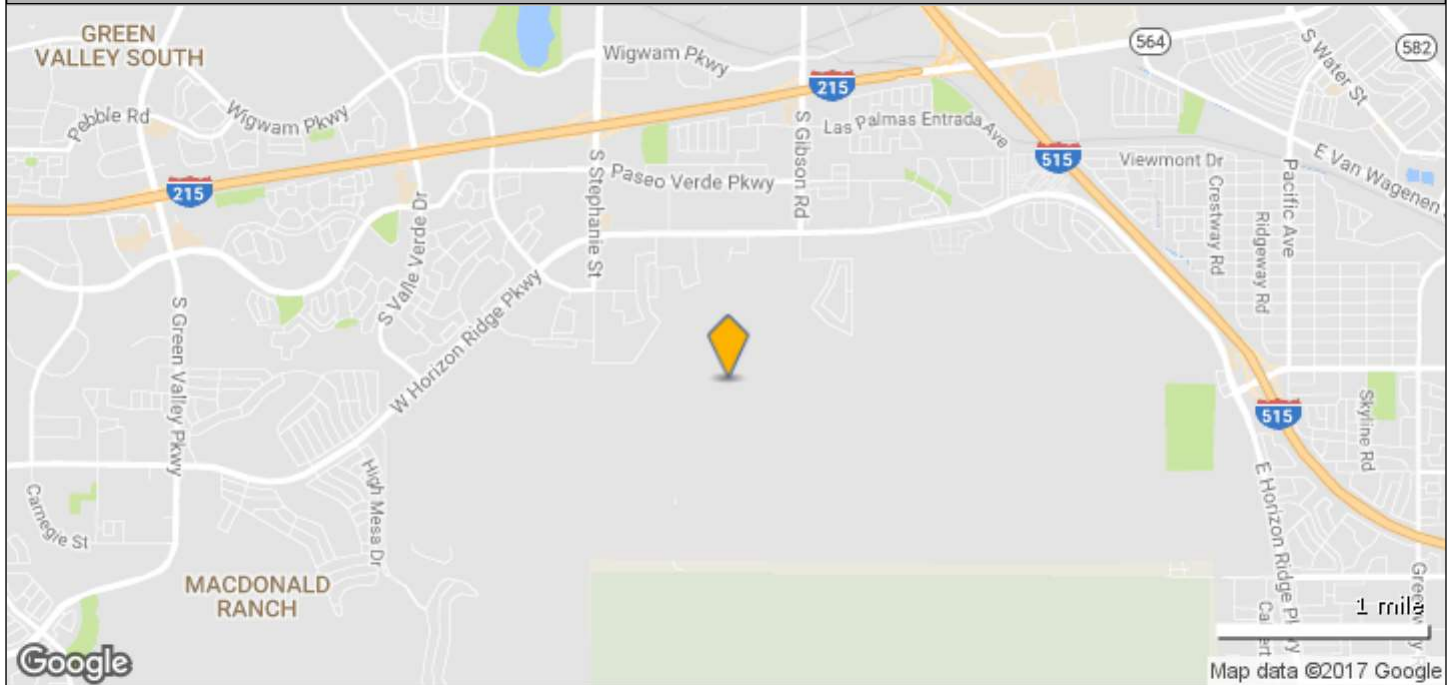
Viento Puntero Dr

Henderson, NV 89012

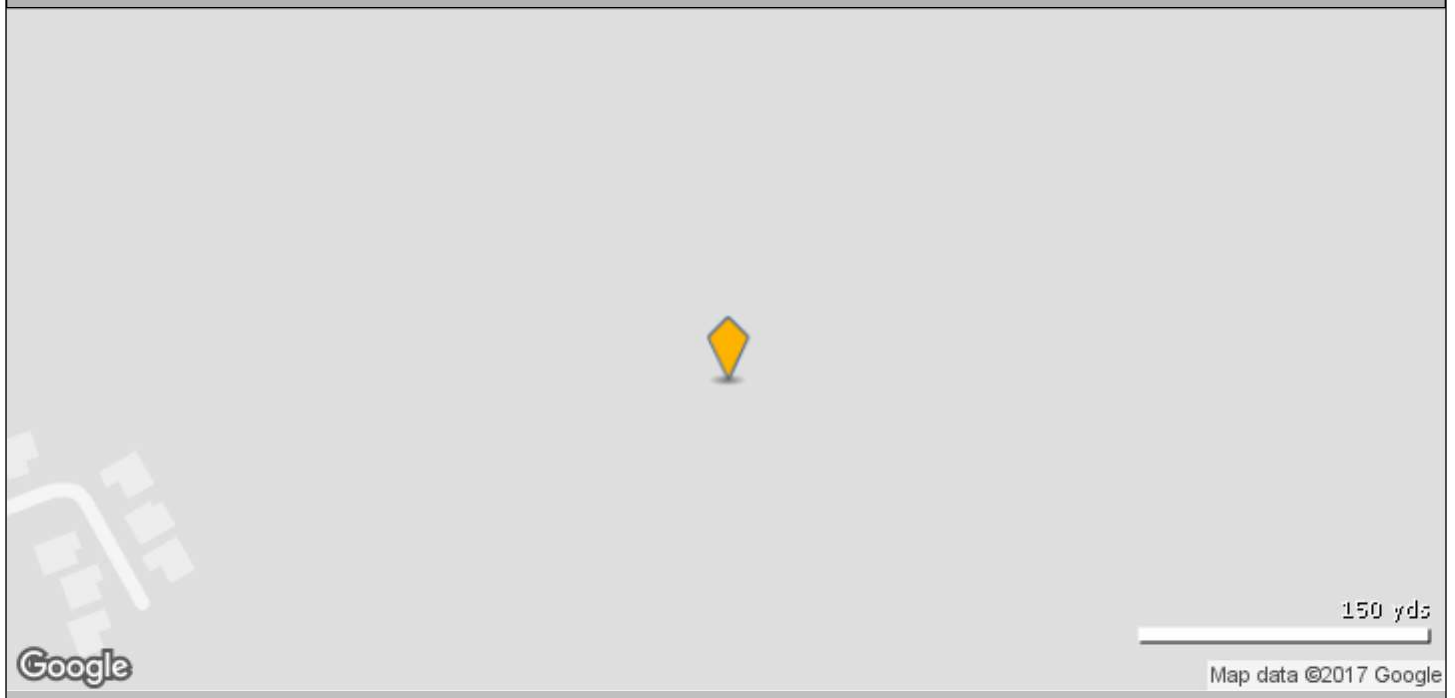
Metro Market: **Las Vegas**
Submarket: **South Las Vegas/South Las Vegas**
County: **Clark**



City Level



Street Level



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8/15/2017

Comps Information

Viento Puntero Dr

Henderson, NV 89012

Parcel Size: 397,267 SF	Sale Price: \$815,000
Proposed Use: Single Family Development	Price/AC: \$89,364.04
Zoning: RS-2	Cap Rate: -
Density: -	Days on Market: 5
Number of Lots: -	



2815 Candelaria Dr * Henderson, NV 89074

Parcel Size: 5 AC	Sold Price: \$665,000
Proposed Use: Land	Price/AC: \$133,000.00
Zoning: -	Cap Rate: -
Density: -	Sold Date: Sep 11, 2014
Number of Lots: -	



Buyer: **Ryland Homes Nevada LLC**
 Distance: **3.96 miles from subject property**

1095 Fielders St * Henderson, NV 89014

Parcel Size: 5.49 AC	Sold Price: \$620,000
Proposed Use: Land	Price/AC: \$112,932.60
Zoning: -	Cap Rate: -
Density: -	Sold Date: Jan 12, 2016
Number of Lots: -	



Buyer: **Nevada Sports Properties Llc**
 Distance: **4.67 miles from subject property**

NE Galleria Dr & Wiesner Way * Henderson, NV 89011

Parcel Size: 8.20 AC	Sold Price: \$1,000,000
Proposed Use: Land	Price/AC: \$121,951.22
Zoning: -	Cap Rate: -
Density: -	Sold Date: Nov 20, 2015
Number of Lots: -	



Buyer: **First Properties, Inc.**
 Distance: **4.33 miles from subject property**

Parcel Size: 8.20 AC	Sold Price: \$1,000,000
Proposed Use: Land	Price/AC: \$121,951.22
Zoning: -	Cap Rate: -
Density: -	Sold Date: Nov 18, 2014
Number of Lots: -	



Buyer: **Joseph R. Rothe**
 Distance: **4.33 miles from subject property**

Comps Information (cont'd)

Laurel Bluff Dr & San Gre Cir * Henderson, NV 89002

Parcel Size: **7.10 AC**
 Proposed Use: **Land**
 Zoning: -
 Density: -
 Number of Lots: -

Sold Price: **\$505,000**
 Price/AC: **\$71,126.76**
 Cap Rate: -
 Sold Date: **Jul 31, 2015**



Buyer: **Spear Trust**
 Distance: **2.86 miles from subject property**

Pancho Via Dr @ Gibson * Henderson, NV 89012

Parcel Size: **10.03 AC**
 Proposed Use: **Land**
 Zoning: -
 Density: -
 Number of Lots: -

Sold Price: **\$1,200,000**
 Price/AC: **\$119,641.08**
 Cap Rate: -
 Sold Date: **Jun 16, 2015**



Buyer: **McCam Las Vegas-2 LLC**
 Distance: **0.38 miles from subject property**

0 Horizon Ridge Pky * Henderson, NV 89012

Parcel Size: **5.38 AC**
 Proposed Use: **Land**
 Zoning: -
 Density: -
 Number of Lots: -

Sold Price: **\$500,000**
 Price/AC: **\$92,936.80**
 Cap Rate: -
 Sold Date: **Jun 2, 2015**



Buyer: **McCam Las Vegas-2 LLC**
 Distance: **0.28 miles from subject property**

Goldhill Rd (2 Properties) * Henderson, NV 89074

Parcel Size: **9.14 AC**
 Proposed Use: **Land**
 Zoning: -
 Density: -
 Number of Lots: -

Sold Price: **\$525,000**
 Price/AC:
 Cap Rate: -
 Sold Date: **Aug 26, 2016**



Buyer: **AG Fixed Income Investments, LLC.**
 Distance: **0.00 miles from subject property**

Gibson Dr (2 Properties) * Henderson, NV 89012

Parcel Size: -
 Proposed Use: **Land**
 Zoning: -
 Density: -
 Number of Lots: -

Sold Price: **\$1,200,000**
 Price/AC:
 Cap Rate: -
 Sold Date: **Apr 7, 2016**



Buyer: **MCCAM Las Vegas 4 LLC**
 Distance: **0.00 miles from subject property**

Comps Information (cont'd)

Por sec 20 T23S R61E (4 Properties) * Las Vegas, NV 89044

Parcel Size: **25 AC**
Proposed Use: **Land**
Zoning: -
Density: -
Number of Lots: -

Sold Price: **\$1,500,000**
Price/AC:
Cap Rate: -
Sold Date: **Aug 22, 2014**



Buyer: **GKT II LLC**
Distance: **0.00 miles from subject property**