

FOR SALE

Elevated View

1300 West Horizon Ridge Parkway, Henderson, NV 89012

Listing ID: 1174037

Prepared For: Bruce Isaacson

Created On: August 15, 2017

Elevated View1300 West Horizon Ridge Parkway
Henderson, NV 89012**\$815,000**

CURRENT

Co-op Commission	See Commission	Land Size	397,268 sf
	Comments	Cap Rate	-
Land SF/\$ Per	397,268 / \$2.05	Vacancy	-
Acres/\$ Per	9.12 / \$89,363.86		
Property Use	Investment		
Zoning	RS-2		
Parcel Number	178-22-801-011, 178-22-801-012		
T, R, S	22, 62, 22		

**Property Description**

Undeveloped land near Horizon Ridge. Two parcels marketed together with slightly different ownerships, call for important details. Total of 9.1 contiguous acres. Ultra high elevation providing spectacular views of the Vegas Valley. Need all utilities to the site.

Area Description

Immediate area is substantial vacant land suitable for residential development.

Property Features

- Magnificent View
- Near Mc Donald Ranch
- High demand area
- Undeveloped residential land
- Area development picking up
- Outstanding development potential

Joseph W.

XYZ Properties (Las Vegas, NV)

+1 (702) 595-6541 jmac@lvagent.com

Financial Overview

List Price	\$815,000.00
Co-op Commission	See Commission Comments
Commission Comments	Call for details
Down Payment	-
Cap Rate	-
Cash on Cash	-
Financial Terms	Cash
Consider Exchange	No

Cash Flow

CF Type	Year
Scheduled Gross	
Reimbursement	
Vacancy	
Effective Gross	
Operating Expenses	
Operating Income	
Debt Service	
Capital Costs	
Cash Flow (pre-tax)	

Debt Information

- Debt Type	-
- Debt Service	-
- Principal	-
- Interest Rate	-
- Amortization	-
- Due	-
- Loan Description	-
-	-
-	-
-	-

General Property Information

Property Use	Investment	Gas	No
Land SF	397,268 sf	Water	No
Land Acres	9.120 acres	Electric	No
Zoning	RS-2		
Parcel Number	178-22-801-011, 178-22-801-012		

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Property Information

[Click Here for Printable Map](#)

Property Information

Parcel: 178-22-801-011

Owner Name(s): TRUST PARCEL and SYED EJAZ & KAY TRS

Site Address:

Jurisdiction: Henderson - 89012

Sale Date: Not Available

Sale Price: Not Available

Estimated Lot Size: 8.31

Construction Year:

Recorded Doc Number: 20160419 00000601

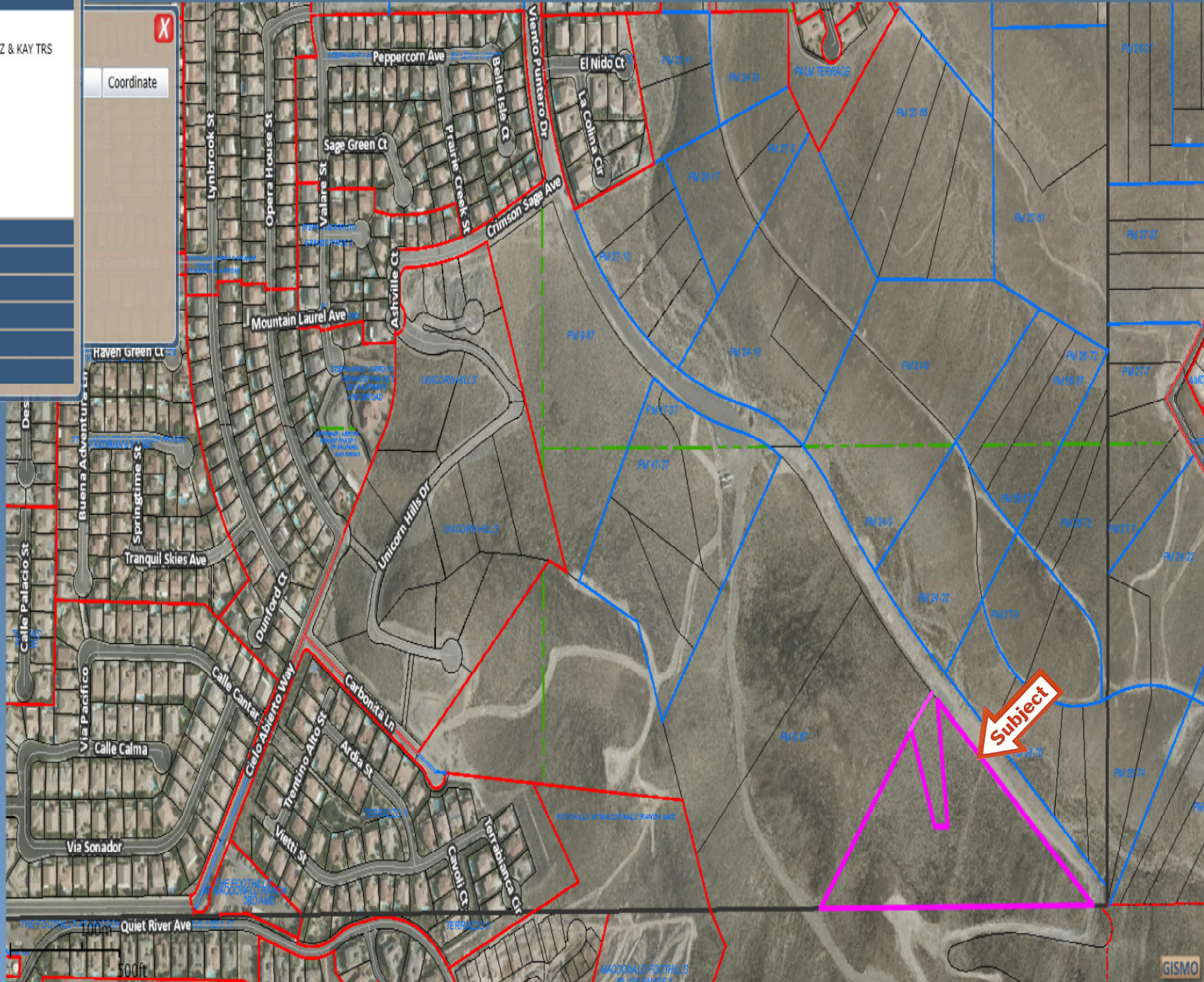
Aerial Flight Date: 04/18/2016

- ▼ Zoning and Planned Landuse
- ▼ Legal Description
- ▼ Ownership History
- ▼ Flood Zone
- ▼ Elected Officials
- ▼ Link Info

Submit Quick Search

Display Options | Tools | Points of Interest | Resources

Coordinate



Information

Current Tool: Select Property

Coordinates in State Plane ft

X: 815649 Y: 26708588

Flight Date: Most Current Flight

Current View: Assessor Map

1: 4,000