

EXCLUSIVE OFF-MARKET OPPORTUNITY



RESIDENTIAL LOT

AT MAVERICK ST & TROPICAL PKWY

PRESENTED BY DEREK ROSE AND QUEENSRIDGE COMMERCIAL



QUEENSRIDGE COMMERCIAL

MAVERICK ST &
TROPICAL PKWY

PROPERTY OVERVIEW

\$250,000

This exclusive off-market opportunity presents a prime residential lot located at the intersection of Maverick St and Tropical Pkwy in Las Vegas. This parcel of land offers a rare chance to secure a piece of property in a rapidly growing and highly sought-after area. Whether you're an investor looking to capitalize on the increasing demand for housing or a homeowner seeking the perfect location for your dream home, this lot is an excellent choice.

PARCEL NUMBER: 125-26-702-002

LOT SIZE: 0.80 ACRES

LAND USE: 28.710 - RESIDENTIAL

DWELLING UNITS: 1



02/06





MAVERICK ST & TROPICAL PKWY

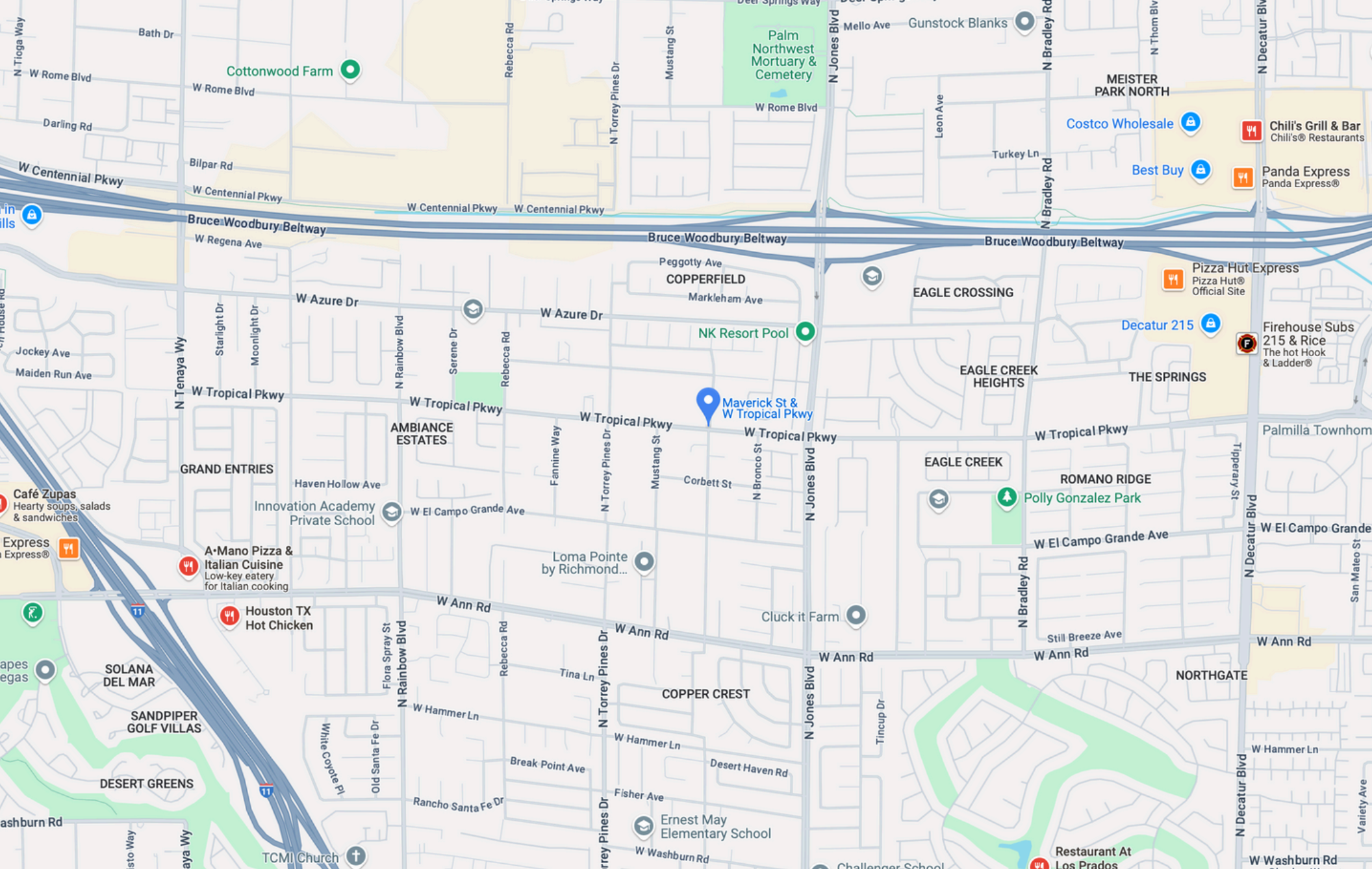
ZONING & DEVELOPMENT

Residential Zoning: The lot is zoned for residential development, offering flexibility for various residential projects, including single-family homes or potentially a multi-family development, subject to local zoning regulations.

Build Your Vision: With this lot, you have the opportunity to design and build a home that meets your exact specifications. Whether you're considering a modern architectural masterpiece or a traditional family home, this lot provides the perfect canvas.

Strategic Location: Situated in the burgeoning northern part of Las Vegas, this lot is perfectly positioned to benefit from the ongoing development in the area. With easy access to major thoroughfares, including the I-215 Beltway, this location offers convenience for commuting and access to nearby amenities.





MAVERICK ST & TROPICAL PKWY

EASY ACCESS TO MAJOR THOROUGHFARES, INCLUDING US 95 & 215 BELTWAY.
LOT IS LOCATED NEAR SHOPPING, SCHOOLS, PARKS, AND ESSENTIAL SERVICES.

MAVERICK ST & TROPICAL PKWY

INVESTMENT POTENTIAL

The Las Vegas real estate market continues to show robust growth, with demand for residential properties remaining high. This lot offers a promising investment opportunity, with potential for significant appreciation in value.

As an off-market listing, this lot offers exclusivity and the chance to secure a property that isn't widely available, enhancing its appeal as a unique investment.

CONFIDENTIALITY STATEMENT

This offering memorandum, provided by QUEENSRIDGE COMMERCIAL, LLC contains proprietary and strictly confidential information. Please review it only if you are the intended recipient, and do not share it without written consent. By accessing and reviewing this document, you agree to maintain strict confidentiality, refraining from photocopying or duplicating any part. If the subject property does not interest you, kindly return this memorandum promptly to QUEENSRIDGE COMMERCIAL, LLC broker, Derek Rose.

The memorandum is designed to provide a summary of unverified financial and physical information to prospective purchasers, establishing only a preliminary level of interest in the property. It is crucial to note that this information does not substitute a thorough due diligence investigation. QUEENSRIDGE COMMERCIAL, LLC has not conducted an investigation and makes no warranty or representation regarding various aspects of the property, including income, expenses, future financial performance, size, contaminants, compliance with regulations, physical condition, or tenant-related matters.

The information herein is obtained from believed reliable sources. Potential buyers are responsible for independently verifying all information and covering the costs of their investigations.

Property showings are strictly by appointment only; contact the QUEENSRIDGE COMMERCIAL, LLC broker, Derek Rose, for details.

06/06

EXCLUSIVELY PRESENTED BY

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Broker

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