



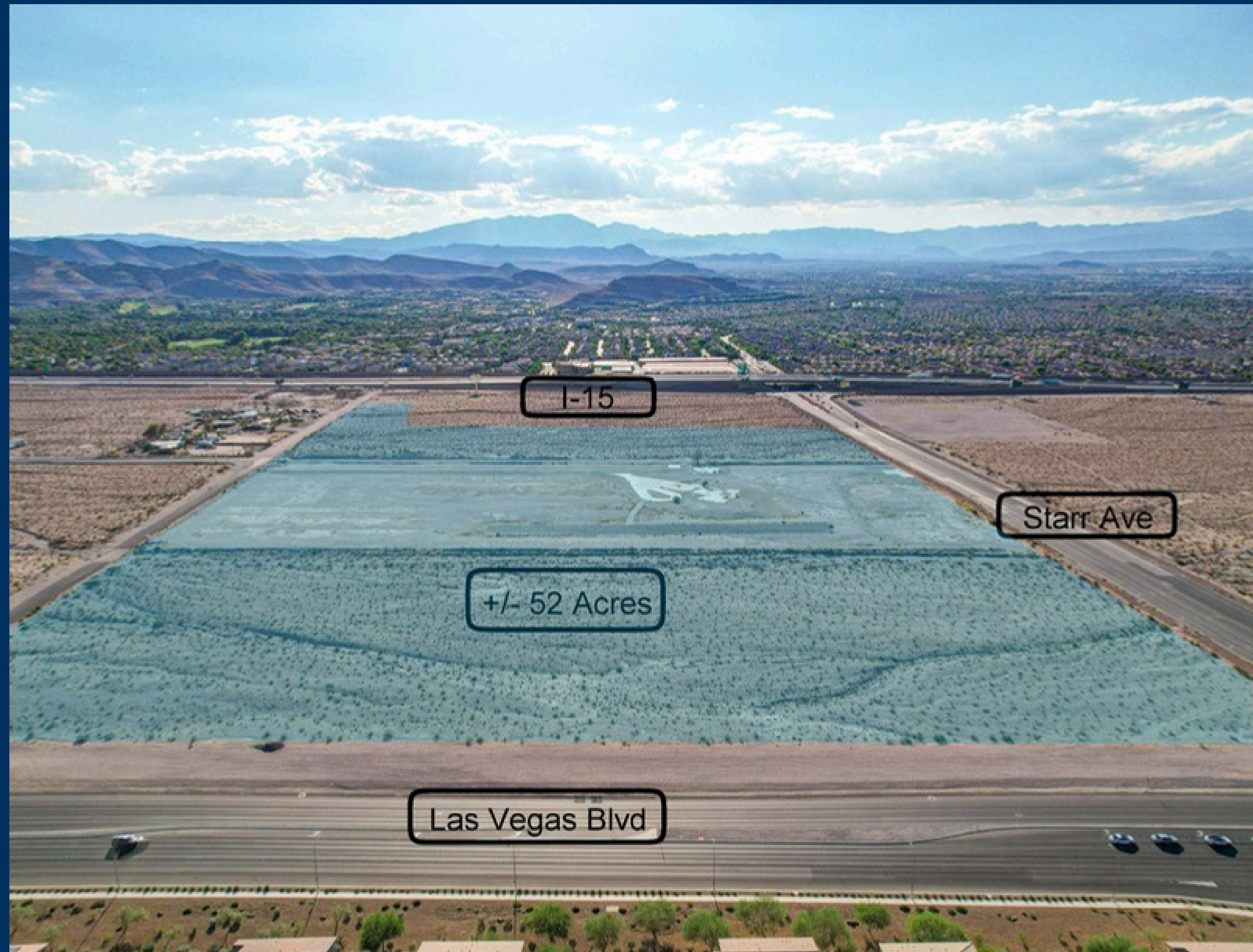
Las Vegas Blvd & Starr Ave +/- 52 Acres Offering Memorandum

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LasVegasLand Ventures, LLC
S.0198682; B.0143433.LLC



Property Highlights

- +/- 52 Acres Across 7 Contiguous Parcels
- Asking Price: By Inquiry Only.
- Zoning Classification: Commercial Resort (CR)
- Planned Land Use: Entertainment Mixed-Use (EM)
- Utilities: All Utilities are Available to the Property

Executive Summary

- Prime +/- 52 Acre Development Opportunity on Las Vegas Blvd Strategically located at the high-traffic Starr Interchange on Las Vegas Boulevard, this Commercial Resort-zoned site offers unmatched potential for resort, mixed-use, or large-scale commercial development. Surrounded by major regional players and rapid growth, this property sits at the epicenter of the next wave of South Las Vegas Expansion.

APNs: 191-05-502-002, 191-05-502-003, 191-05-501-003, 191-05-501-005, 191-05-501-009, 191-05-501-010, 191-05-503-002; +/- 52 Acres



Investment Highlights

- Located in one of Las Vegas' fastest-growing corridors with strong residential and commercial momentum
- Favorable CR zoning allows for resort, hospitality, casino, retail, and entertainment development
- Adjacent to planned Station Casino Resort and new tower expansion at M Resort
- Major Interest from National Tenants
(Information by Inquiry Only)



Submarket Growth



- Major nearby commercial and industrial developments include:
 - Mosaic Companies's 800MM West Henderson Mixed-Use Project
 - Las Vegas Raiders HQ (50 Acres)
 - Henderson Executive Airport
 - Amazon 600,000 SF Distribution Center
 - HAAS Automation: 2+ million SF manufacturing Campus
- Nearby residential developments by Lennar, KB Home, DR Horton, Toll Brothers, and others

Gisgate Aerial



Starr Ave

+/- 52 Acres

Interstate 15

Las Vegas Blvd

17733

19104

19105

731

106

Parcel Map

NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE ONLY WITH MAP REDUCED FROM FULL ORIGINAL	MAP LEGEND MATCH LEADER LINE HISTORIC LOT LINE HISTORIC SUB BOUNDARY HISTORIC PMLD BOUNDARY SECTION LINE	ASS BLOCK NUMBER LOT NUMBER GLS, SCH, LOT NUMBER	3S R81E	5	N 2 NE 4	191-05-5																																																							
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I-15

+/- 52 Acres

Las Vegas Blvd

Starr Ave



I-15

Starr Ave

+/- 52 Acres

Las Vegas Blvd



Las Vegas Strip

I-15

Starr Ave

+/- 52 Acres

Las Vegas Blvd



Las Vegas Strip

Starr Ave

Las Vegas Blvd

+/- 52 Acres



I-15

Starr Ave

+/- 52 Acres

Las Vegas Blvd

M Casino and Resort

Las Vegas Blvd

+/- 52 Acres

Starr Ave

LAS VEGAS LAND *Ventures*

Disclaimer

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