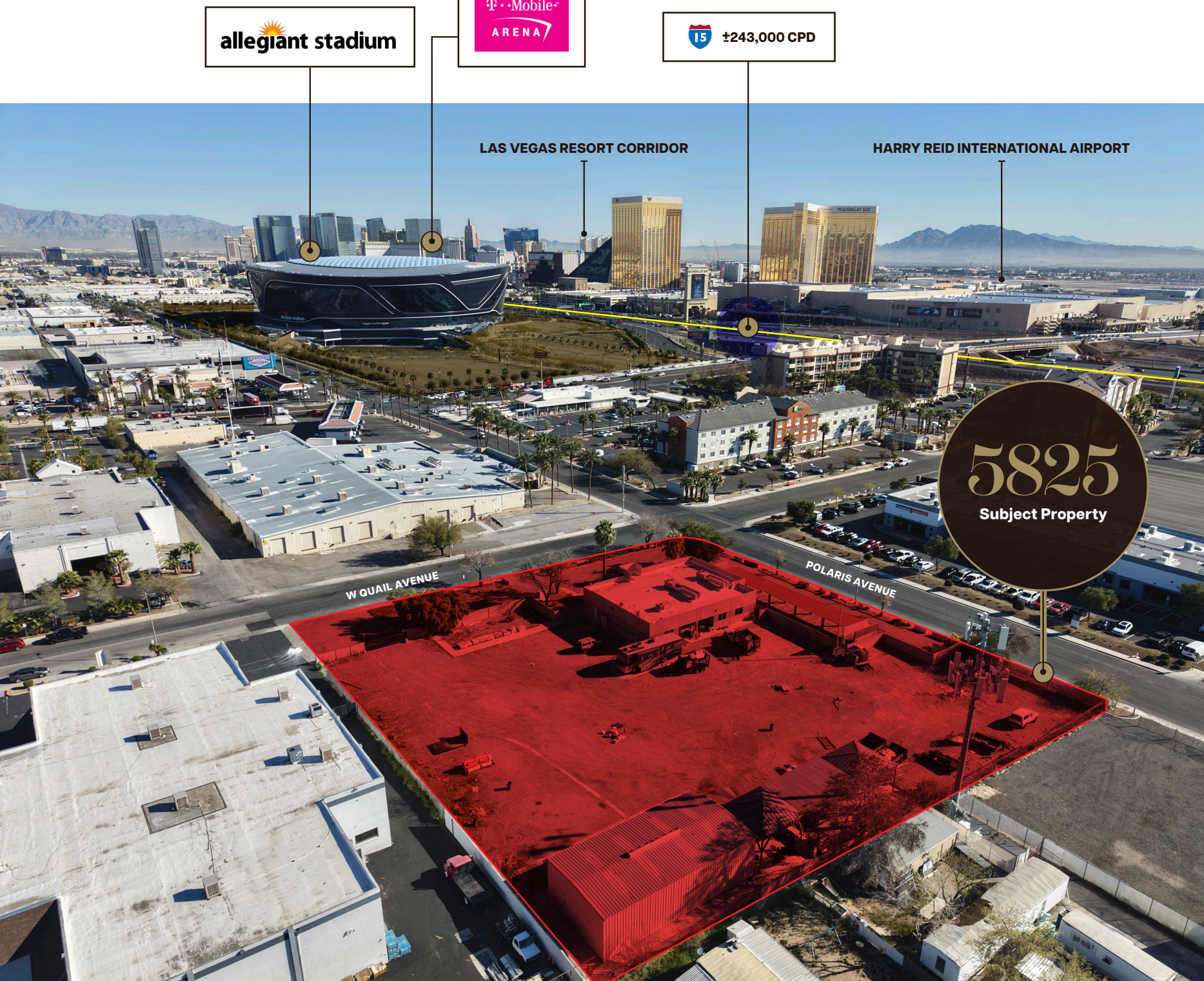


Just Launched!

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5825

South Polaris Avenue • Las Vegas, Nevada



Rare Speed-to-Market Luxury Development Opportunity

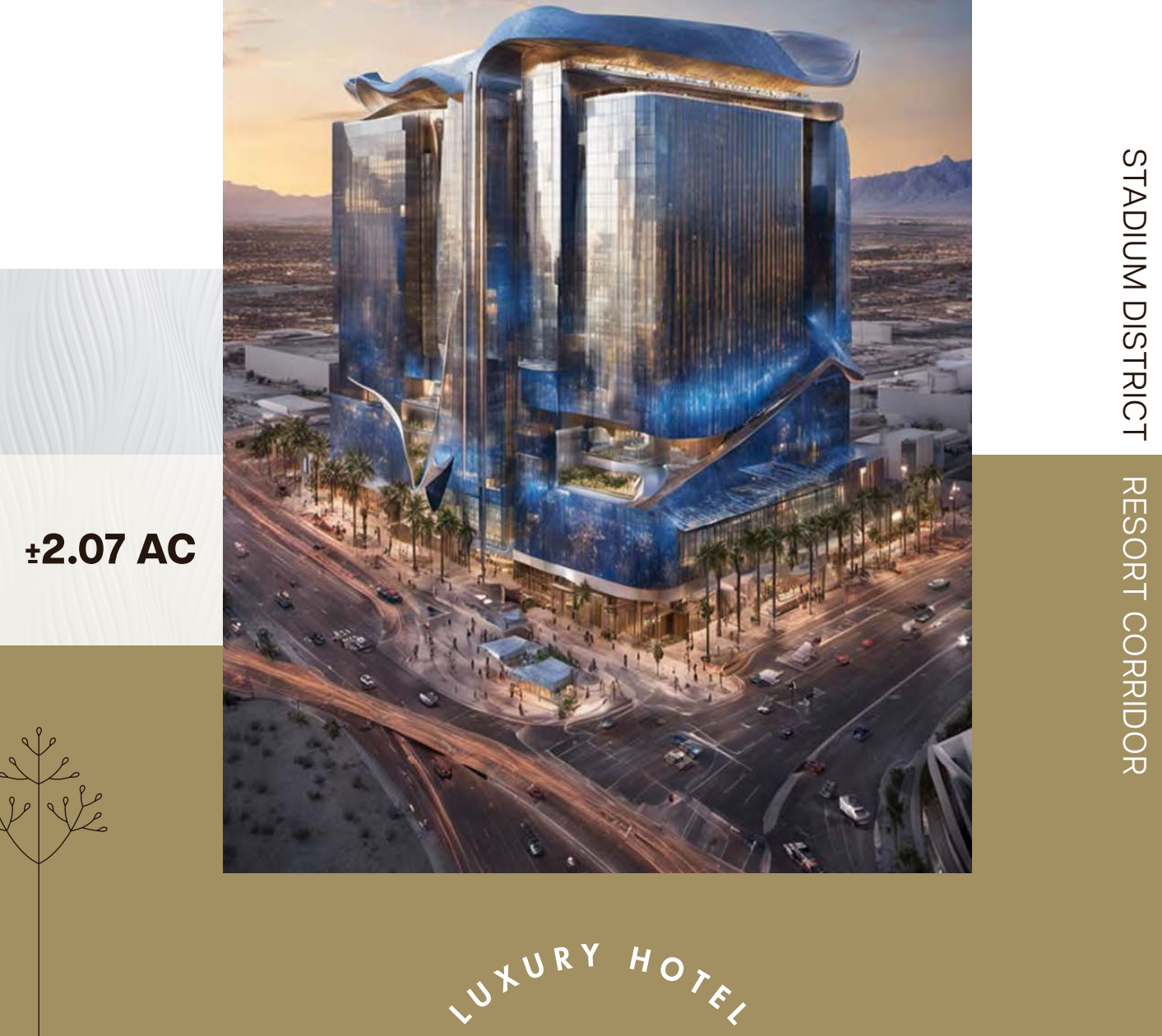
5825 South Polaris Avenue presents a rare opportunity to acquire a ±2.07-acre hospitality development site located within Las Vegas' rapidly expanding Stadium District / Resort Corridor, one of the most strategically positioned growth areas in the market.

The property currently includes an approximately 5,000-square-foot existing building with in-place cash flow, providing interim income while preserving immediate redevelopment flexibility. This existing income stream offers a holding advantage during planning and execution of future development.

Fully entitled for a luxury hospitality concept, the site benefits from active approvals for a 26-story planned hotel development and includes FAA approval for vertical construction up to 247 feet, creating a near shovel-ready opportunity for investors seeking speed to market.

[View Brochure](#)

The combination of existing revenue, entitled density, vertical approval, and immediate adjacency to major destination anchors creates a compelling development opportunity within one of Las Vegas' most supply-constrained hospitality corridors.



Key Highlights

±2.07 AC
Total Size within Stadium District

±247'
Height Potential | FAA Approved

Zoned EM & CR
Entertainment Mixed-Use & Commercial Resort

Active Approvals
Entitlements through June 7, 2026 (Will be extended)

26 Story Planned Hotel
Fully Entitled | Planned Use (Includes 2 Wings and Outside Dining & Drinking)



This site is ideally suited for:

Extended-stay concept, Boutique lifestyle or Stadium-oriented hospitality.

[Contact Us](#)

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