

# A ONCE IN A LIFETIME OPPORTUNITY ±94.61 ACRES IN THE LAS VEGAS RESORT CORRIDOR



**CBRE**

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# A HISTORY FULL OF EXCITEMENT,



**1946**

Bugsy Siegel opens the Flamingo Hotel



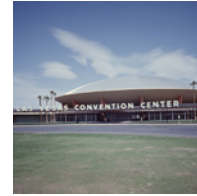
**1948**

Alamo Airport Purchased by Clark County (now named Harry Reid International Airport)



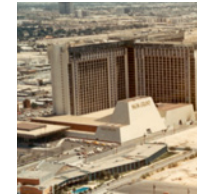
**1957**

Tropicana Casino Hotel Opens



**1959**

Las Vegas Convention Center opens with 90,000 SF convention space



**1973**

MGM Grand Hotel opens with 2,100 Guest rooms at a cost of \$106 Million



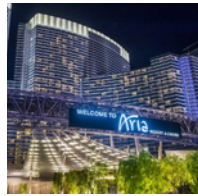
**1989**

Mirage is the first hotel built on the strip in 16 years. Costing \$640 Million with 3,000 hotel rooms



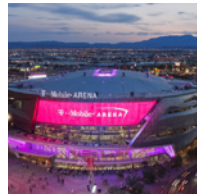
**1999**

Mandalay Bay Opens / Venetian Resort opens



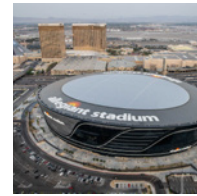
**2009**

Project City Center Opens: Aria, Vdara, Crystals, and Mandarin Oriental



**2016**

T-Mobile Arena Opens



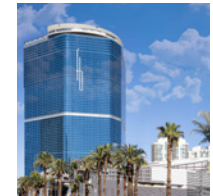
**2020**

Allegiant Stadium opens to host the Las Vegas Raiders



**2021**

Resorts World Las Vegas opens



**2023**

Fountainbleu Las Vegas opens



**2024**

Construction on A's Stadium Commences

## A FUTURE FULL OF POSSIBILITY. WHAT'S NEXT?





## Unparalleled Development Potential



Located in the Center of the Las Vegas Resort Corridor



Superior location next to Las Vegas sporting venues; Allegiant Stadium, T-Mobile Arena, New A's Stadium



Exceptional visibility and access that will be further enhanced by current and planned infrastructure projects



In-place cash flow covers carrying costs prior to the redevelopment of the site



The continued long-term growth prospects of the Las Vegas metro area



## The largest assemblage in the Best Location

Located at Tropicana Ave and Interstate-15, the Property is easily accessible from local and drive-in tourist traffic. Interstate-15 connects Las Vegas to other major metropolitan areas such as: Los Angeles, Orange County, San Diego, and Salt Lake City. Tropicana is a major arterial road which crosses Las Vegas Boulevard, and the intersection houses three major resort properties: MGM Grand, New York-New York, and Excalibur. Tropicana Ave is also the primary route from Harry Reid international Airport to and from the Strip.

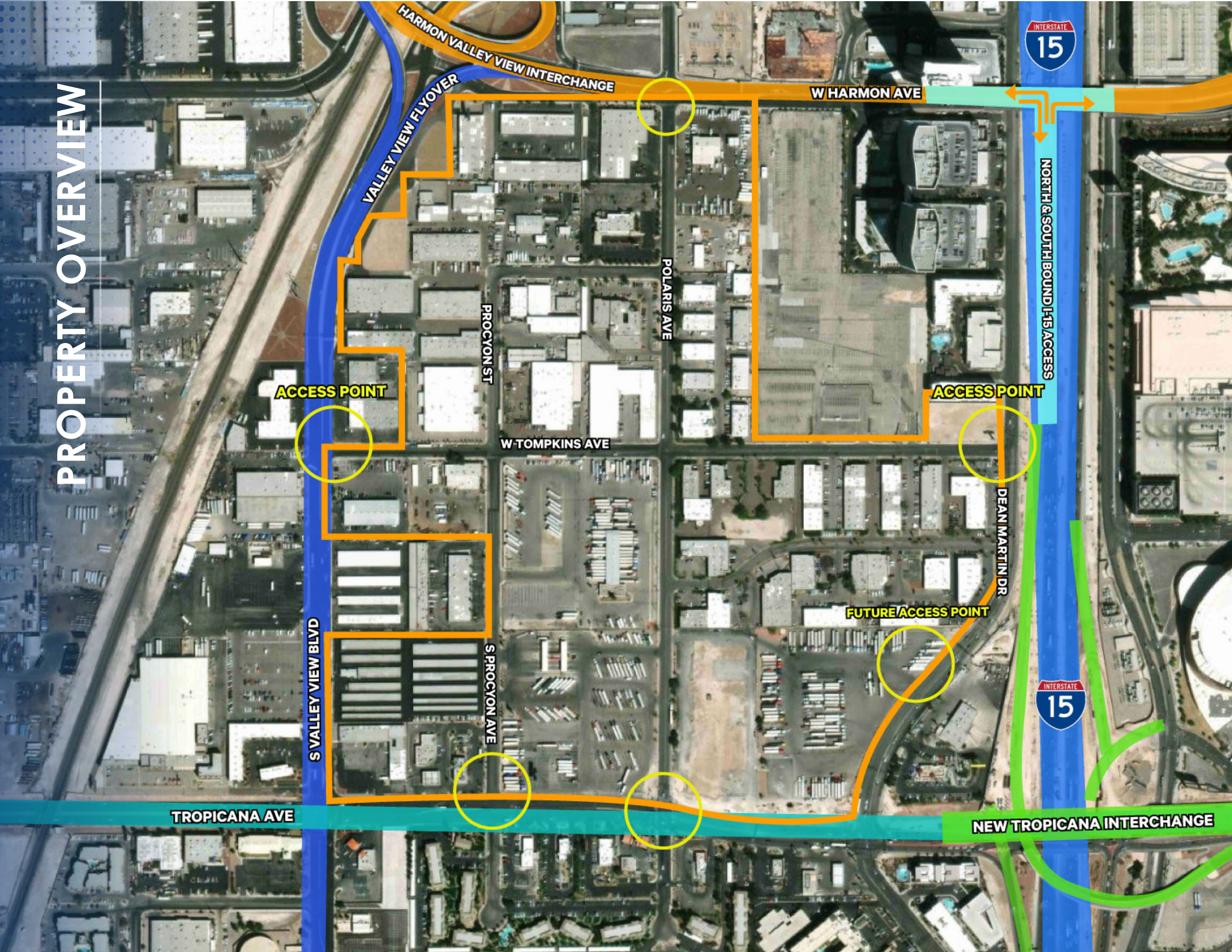
 **1/2 mile** to the Las Vegas Strip  
 **1/4 mile** to T-Mobile Arena  
 **Less than 2 miles** from Harry Reid International Airport  
 **1/2 mile** to Allegiant Stadium

 **1/4 mile** to A's Stadium





# PROPERTY OVERVIEW



HARMON VALLEY VIEW INTERCHANGE

VALLEY VIEW FLYOVER

W HARMON AVE

INTERSTATE 15

NORTH & SOUTH BOUND I-15 ACCESS

ACCESS POINT

ACCESS POINT

POLARIS AVE

PROCYON ST

W TOMPKINS AVE

DEAN MARTIN DR

FUTURE ACCESS POINT

S VALLEY VIEW BLVD

S PROCYON AVE

TROPICANA AVE

INTERSTATE 15

NEW TROPICANA INTERCHANGE



# PROPERTY OVERVIEW





# ZONING



**The site is located within Clark County, NV within the County's planned land use of Entertainment Mixed Use (E-M).**

The purpose of the Entertainment Mixed-Use zoning is to encourage a diversity of compatible land uses, including a mixture of residential product with at least one or more of the following: commercial, office, educational, entertainment, and other appropriate urban uses. Entertainment Mixed-Use provides a mechanism to encourage new housing and innovative urban design that is less dependent on automobile transit and can be used to revitalize older commercial corridors and increase opportunities for infill housing.



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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