

## **EXCLUSIVE LISTING!**

4.33 +/- Acres Near the Strip Listed for Sale for \$17,320,000

SELLER MOTIVATED! MAKE OFFER Tropicana and Koval Las Vegas, NV 89169



- APN 162-21-810-008/009
- Clark County Jurisdiction
- Zoned H-1 –Limited Resort and Apartment / Planned Land Use is EM- Entertainment Mixed Use
- Improved roads with utilities-power, water, sewer in Kelch Drive
- Parcels are fenced
- Proposed E Tompkins Ave to the north of parcels and proposed Howard Hughes Pkwy bordering parcels on the west
- Per FAA, the height of construction could be 150 feet above ground level
- The site is located in the Las Vegas Resort Corridor, behind MGM Grand Hotel, across from the Executive Airport, with walkable distance to LV Strip and T-Mobile Arena which is the home venue for the National Hockey League's Vegas Golden Knights. It is approximately 1.5 miles from the \$2 Billion, 65,000-seat Allegiant Raiders' Stadium and less than 2.5 miles from Las Vegas Convention Center.



**Mark Anthony Rua**  
**Brokers**

S.026655

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Office: 702-992-7534  
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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be with



4.33 +/- Acres Near the Strip  
Down the street from T-Mobile Arena and Allegiant Stadium



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4.33 +/- Acres Near the Strip  
Available for Sale



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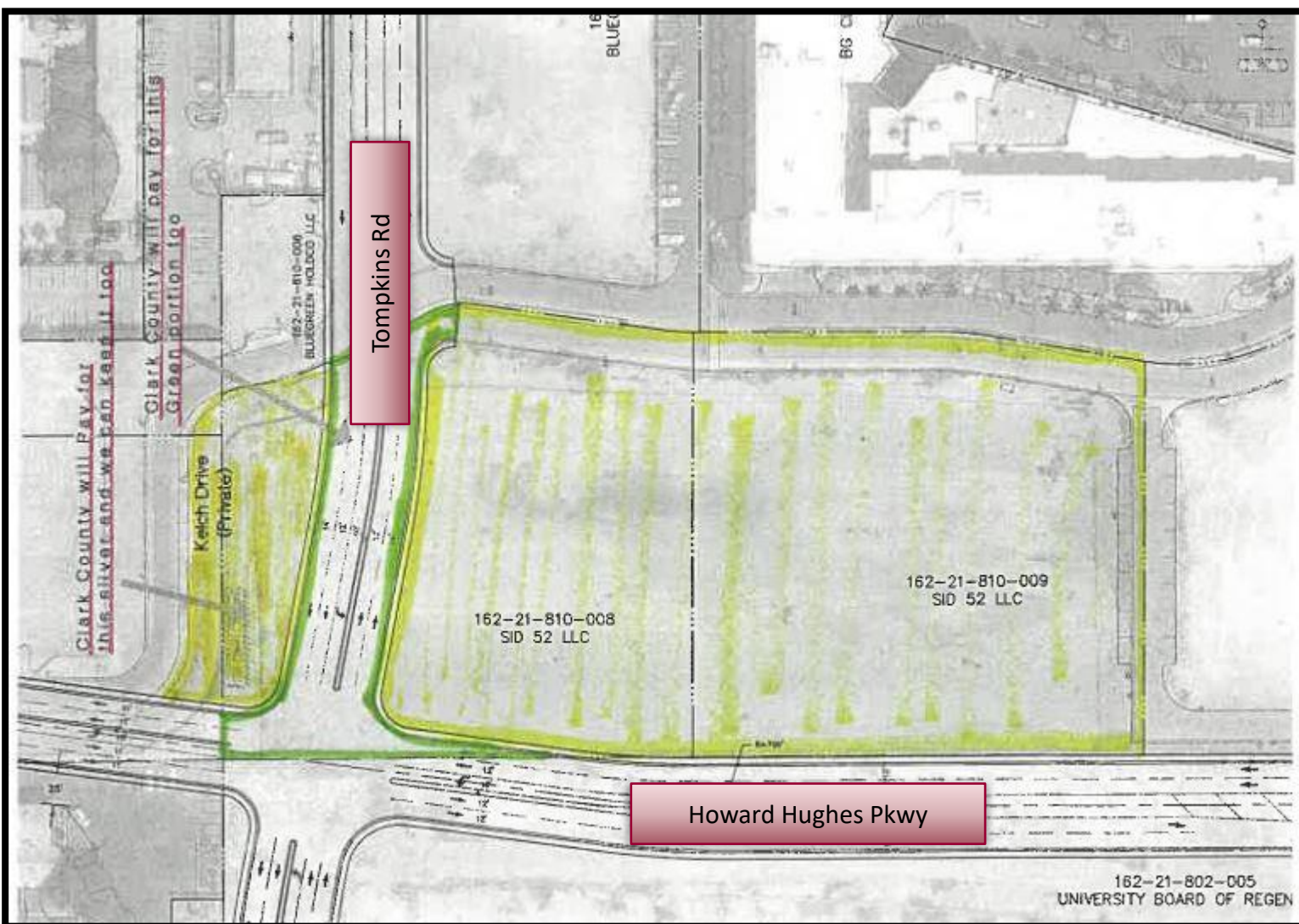


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## Proposed Streets adjacent to parcel

*Proposed Tompkins Road across the north end of parcel and Howard Hughes Pkwy bordering the west*



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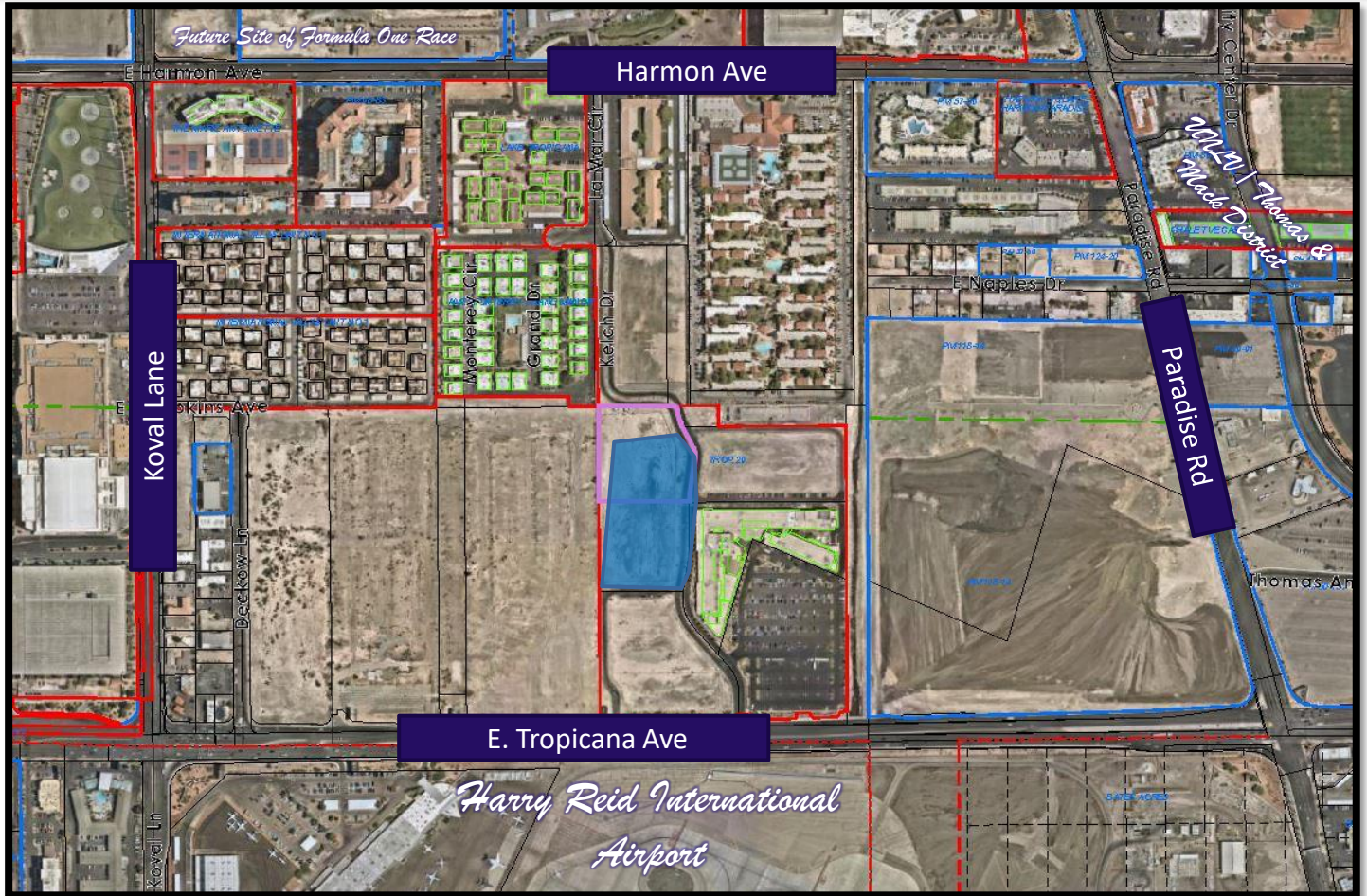
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4.33 +/- Acres Near the Strip  
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*North  
End*



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*South End of both parcels*



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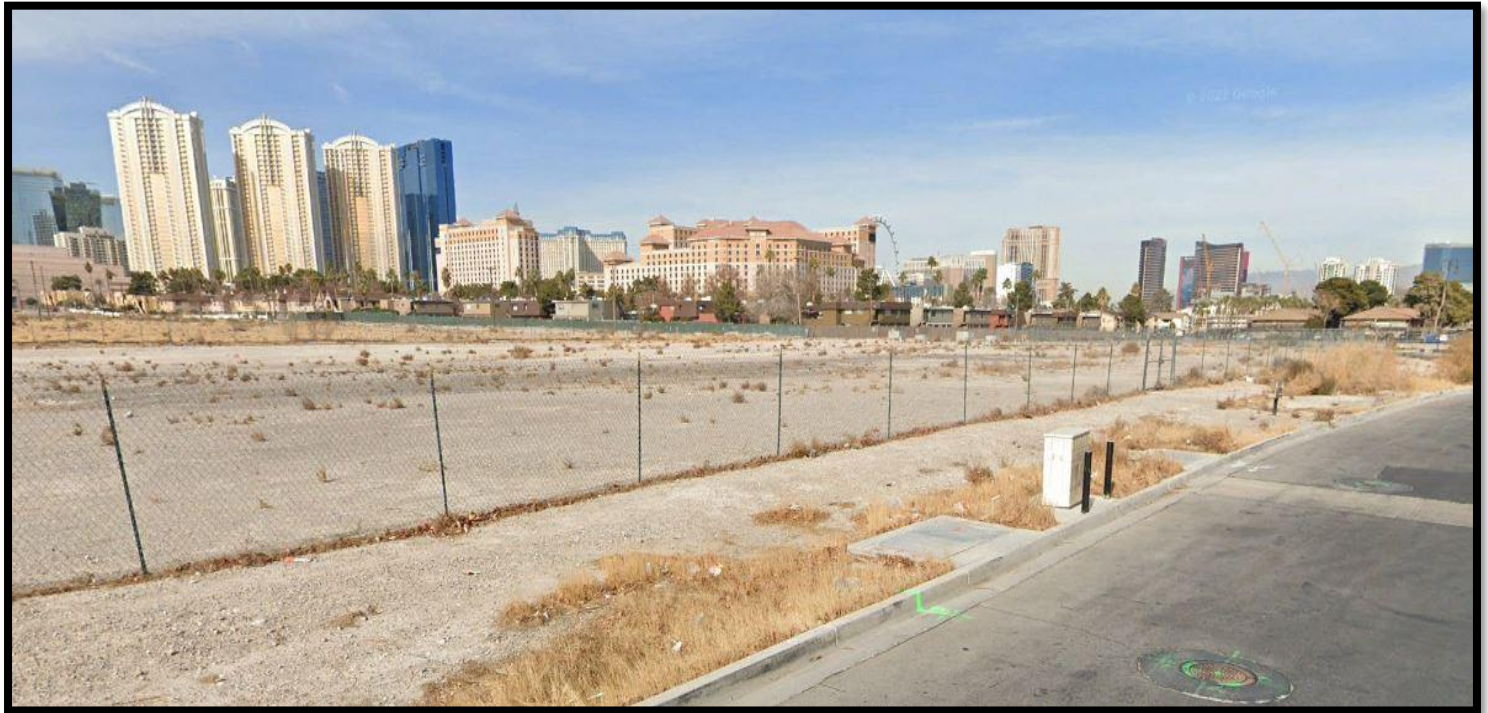
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Kelch Drive



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# Blue Green Retail



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# Next Door to Subject Property!

## *BlueGreen Vacation Resorts Club 36*



Established in 1966, Patten Realty, Inc. was a land management company that was later renamed Bluegreen Vacations®. Since that time, Bluegreen has grown to become a leader in vacation ownership. Our 220,000+ owners and their guests enjoy vacation experiences across a range of exciting destinations.

This location at 372 E. Tropicana Avenue boasts restaurant and bar with karaoke and a rockin' atmosphere, Einstein Bagel Shop, poolside bar, room service massage, and a Presidential Suite that includes a theater and game room.



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# Las Vegas Attractions!



**THE WORLD'S TALLEST OBSERVATION WHEEL** Soaring 550 feet above the center of the Las Vegas Strip, the High Roller eclipses both the London Eye and Singapore Flyer. With sweeping 360 degree views of the Las Vegas Valley and The Strip, the wheel takes thirty minutes to complete one revolution and features twenty-eight spacious cabins to accommodate guests. Whether enjoying a standard cabin, a Happy Half Hour open bar or one of our uniquely crafted experiences, the High Roller offers stunning views and a memorable turn during your Vegas vacation.



## **Big Apple Coaster at New York New York Casino**

The coaster's theme is New York City taxicabs and New York City Subway stations.



Fremont Street Experience in Downtown features SlotZilla! 12-story, slot machine inspired zip line where you can ride face down as shown above or sitting in the traditional fashion



## The Strat Thrill Rides

1. Big Shot-to the right
2. Insanity-below
3. X-Cream-above



Don't Forget the Sky Jump - an open air leap from 829 feet above the Strip which zooms toward the landing pad at speeds topping 40 mph



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# Mountains and Hiking Around Las Vegas

Enjoy the rugged beauty of **Mount Charleston** from the lodge (shown right) or from one of the many hiking trails. The hikes vary in difficulty from easy to advanced. Temperatures are much cooler here. The Resort on Mount Charleston is a popular venue for weddings.



Valley of Fire is located about 58 miles northeast of the Las Vegas Strip. It covers about 35,000 acres and famous for its magnificent red sandstone formations. The Mars scenes in the movie "Total Recall" was filmed here.

The Red Rock Casino in Summerlin points the way to Red Rock Canyon. The 13-mile circular loop is a favorite for bicycle enthusiasts and for those who just want a scenic drive. The canyon is famous for its extensive trail system used by novice to experienced hikers and rock climbers.



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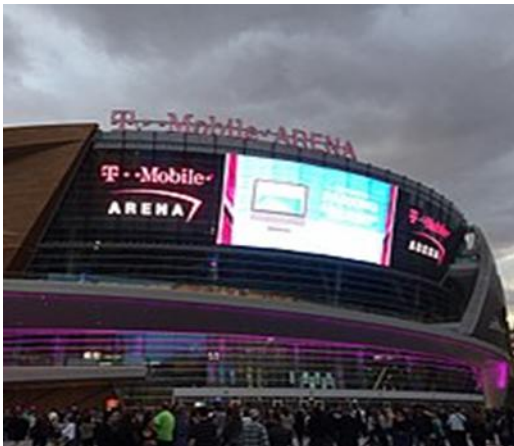


# Las Vegas Hockey

# VEGAS

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## GOLDEN KNIGHTS™



### Golden Knight Mania

Las Vegas' New NHL Team made the Stanley Cup Playoffs in 2018! The Golden Knights made history by being only the third team to do so in their inaugural year-after the Toronto Arenas (1918) and St. Louis Blues (1968). The spectacular success of the team serves as an inspiration and unifying force for Las Vegas.



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# Las Vegas Football



Located Adjacent to the world-famous Las Vegas Strip, the stadium became home to the iconic Raiders in 2020. This fully-enclosed and climate-controlled venue has a capacity of 65,000. It hosts entertainments including concerts and special sporting events such as Pac-12 Championship Game and Las Vegas Bowl. The UNLV Football team also uses this stadium for games.

Fun Facts: 28,000 Tons of Structural Steel (heavier than the Statue of Liberty);

44 Escalators; 2,200 TV's in the stadium; 75,000 sq. ft. of video boards;

100 yards of turf; 95,000 sq. ft. of field event space; the sliding field tray weighs 19 million pounds (nearly as heavy as the Eiffel Tower in Paris) and is powered by 72 motors;

425 trees planted; 105,000 cubic yards of concrete (257 miles of sidewalk).



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# Las Vegas Baseball



**Las Vegas will soon be adding Major League Baseball to it's line up of professional sport for locals and tourists alike!**

**The Oakland Athletics are relocating to Las Vegas. They will play in West Sacramento for the 2025, 2026, and 2027 seasons before moving to their new ballpark in Las Vegas for the 2028 season. The team's new stadium, located on the former Tropicana Las Vegas site, is planned to open in 2028.**



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4.33 +/- Acres Near the Strip

1115 (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 (FEET) WHEN MAP REDUCED FROM TEXT ORIGINAL.

0 100 200 300

**NOTES**

**MAP LEGEND**

**Parcel Boundary** (Solid line)  
**Sub Boundary** (Dashed line)  
**Right of Way** (Dotted line)  
**Match / Leader Line** (Dash-dot line)  
**Historic Sub Boundary** (Long-dash line)  
**Historic PMLD Boundary** (Short-dash line)  
**Section Line** (Thick solid line)

**Parcel Number** (001)  
**Sub Parcel Number** (002)  
**Right of Way** (003)  
**Sub-Surface** (004)  
**Match / Leader** (005)  
**Historic Sub** (006)  
**Historic PMLD** (007)

**Condominium Unit** (008)  
**Air Space** (009)  
**Right of Way** (010)  
**Sub-Surface** (011)  
**Match / Leader** (012)  
**Historic Sub** (013)  
**Historic PMLD** (014)

**Parcel Sub/Sec Number** (015)  
**Block Number** (016)  
**Lot Number** (017)  
**Gov Lot Number** (018)

**Scale: 1" = 200'**

**Rev: 6/27/2023**

**121S K61E**

**21**

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**702-21-8**

**CLARK COUNTY**

