

±2.48 Acres of Land

4815 S Las Vegas Boulevard
Las Vegas, NV 89119



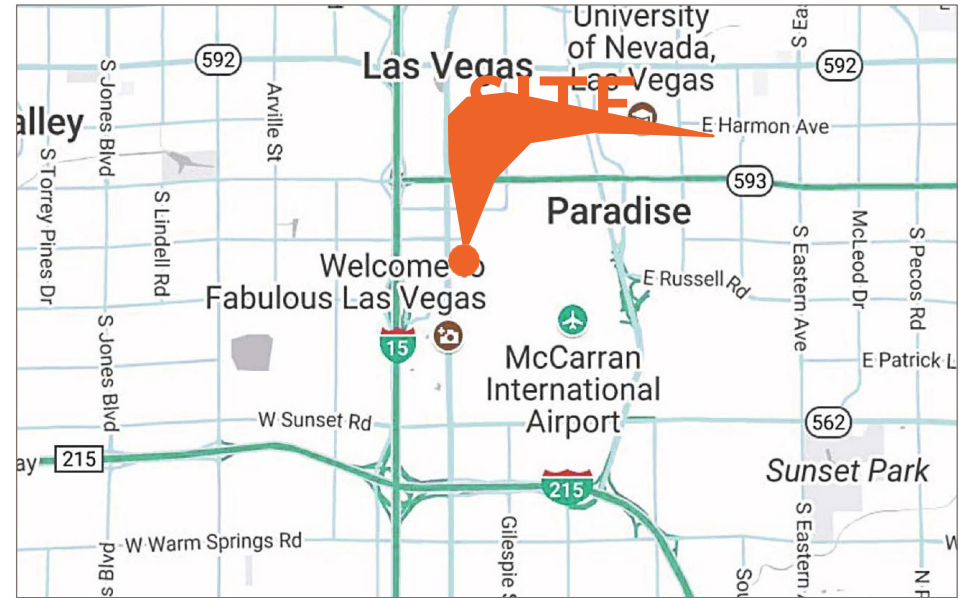
Offering Memorandum

Development opportunity located on Las Vegas Strip
1/2 Mile from Las Vegas Raiders Stadium.

LILY  FUNDS

Property Information

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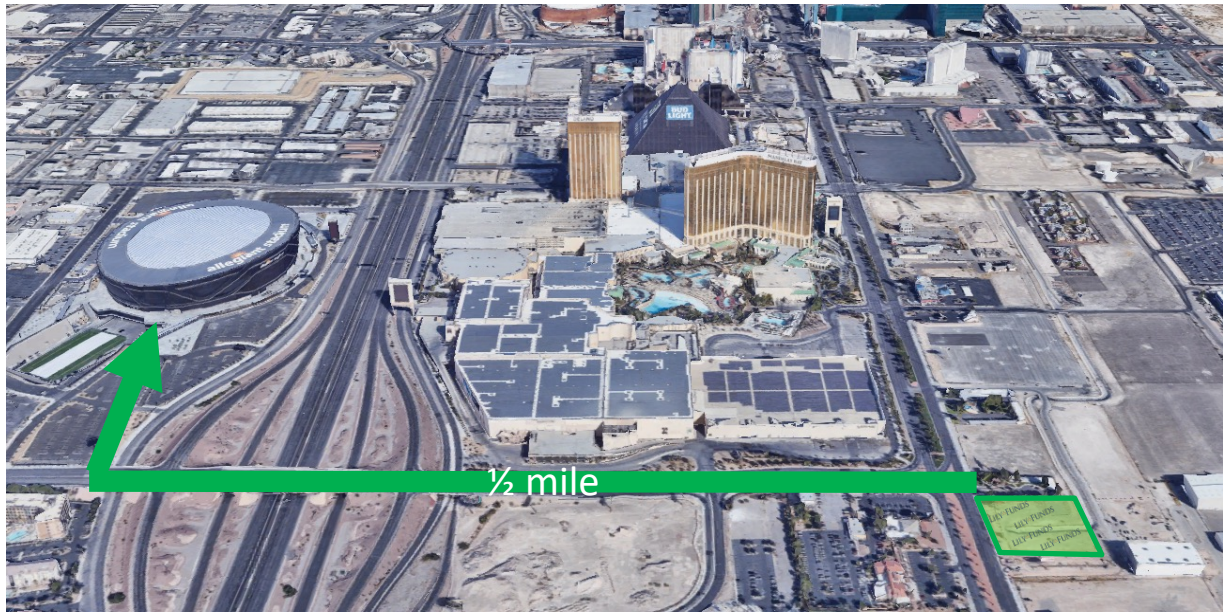
Offering Summary

Sale Price:	\$14,000,000.00
Acres	±2.48 Acres
Zoning	Hard Zoned H-1 Limited Resort and Apartment District
Planned Landuse	Commercial Tourist

Property Overview

Lily Funds is pleased to present the opportunity to purchase ±2.48 acres with 301 ft of frontage on the Las Vegas Strip, directly across from the Mandalay Bay Convention Center and next door to McCarran International Airport. The property is less than 1/2 mile to the Allegiant Stadium, host to the Las Vegas Raiders NFL team. This new stadium will also host world-class events including college football games, big-name concerts, major UFC fights, soccer matches, and political events. The property is a prime location for luxury high-rise condominiums with the greatest of strip views. Located just north of famous “Welcome to Las Vegas” sign and located in a **Qualified Opportunity Zone**.

Neighbor to the Allegiant Stadium



The Las Vegas Raiders

The Oakland Raiders moved to Las Vegas for the 2020 NFL season. The groundbreaking ceremony for the new \$1.9 billion stadium took place in November 2017.

The venue's horse-shoe shape will accommodate ±65,000 spectators, ±8,000 cars, tailgating amenities and will be a mixed-use facility. The facility features a retractable natural turf field for the NFL, an artificial turf playing surface for UNLV, a translucent roof, large operable walls that open to spectacular views of the Las Vegas Strip and a variety of premium spaces throughout all levels.

65,000

SEATS

**BEST
VENUE**

2020 WINNER

HOST

2024 SUPER
BOWL LVIII

Location Overview

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McCarran International Airport

2

Passenger Terminals
(Terminal 1 and 3)

4

Runways

51.5M

Passengers
in 2019

27th

Busiest Airport in the
World by Passenger Traffic

The airport was built in 1942 and opened to airline flights in 1948. It has expanded since then and has employed various innovative technologies, such as common-use facilities. The airport has four runways and two passenger terminals. East of the passenger terminals is the Marnell Air Cargo Center, and on the west side of the airport are fixed-base operators and helicopter companies.

The airport has nonstop air service to North America, Asia and Europe. It is the operating hub for Allegiant Airlines and crew and maintenance base for Southwest Airlines and Spirit Airlines.

The 8th Busiest Airport in the United States



Las Vegas Development

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LVCC Expansion

Las Vegas Convention Center is currently undergoing a \$2.5 billion, 600,000 square foot expansion to absorb excess demand.



\$1 Billion Public Works Project

Project Neon is the largest and most expensive public works project ever in the state of Nevada. The project widens Interstate 15 from the U.S. 95 interchange to Sahara Avenue. The improvements to the busiest stretch of road in Nevada were completed the summer of 2019.



The Las Vegas Raiders

Ground was broken on November 14, 2017 for the 1.9 billion 65,000 seat, domed stadium that is the new home of the Las Vegas Raiders in 2020 and the UNLV football team. The Raiders are scheduled to begin playing its home games at the Las Vegas Stadium as the Las Vegas Raiders for the 2020 National Football League (NFL) season. A practice facility was built for the team in Henderson.



NHL Team

The Vegas Golden Knights opened their inaugural season on October 10, 2017 at the T-Mobile Arena and the entire city has been rallying behind these golden boys ever since.



Mandalay Bay Convention Center

Recently underwent a 350,000 square foot expansion and is now the 5th largest convention center in North America.



20,000 Seats

The T-Mobile Arena opened April 6, 2016 and seats 20,000 for sporting events, concerts and award shows. The Park, which is just adjacent to the T-Mobile is Las Vegas' newest entertainment spot.



Brightline West

Brightline West is a high-speed rail line to shuttle tourists and conventioners between southern California and the hotels and casinos of Las Vegas. Groundbreaking expected to occur as early as Spring 2021.

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The Boring Company

Elon Musk's Boring Company is creating tunnels underneath the Las Vegas Convention Center, at a cost of \$52.5 million, to build a "people-mover" system to shuttle visitors from one side of the venue to the other.

The people-mover, which is being formally called the Convention Center Loop, is scheduled to open in February 2021.



MSG SPHERE

Madison Square Garden's MSG Sphere, currently under construction, will be a 360-foot-tall and 500-foot-wide concert venue slated to be built by 2023 on land east of the Sands Expo Center. The venue's exterior will be fully programmable, housing a 170,000-square-foot spherical digital indoor display plane.



Google Data Center

Henderson is slated to be home to a new Google data center in December 2020. The company is building the center on 64 acres and is projected to bring in more than \$94.3 million in tax revenue to Nevada.



Dream Las Vegas

The 21-story Dream Las Vegas will have more than 400 chic & stylish rooms, a casino, dining, nightlife, meeting space and a rooftop pool. The resort is set to open in 2023.



Resorts World Las Vegas

Genting Group's new project, otherwise known as Resorts World Las Vegas, is located on 87 acres of the former Echelon site. The Asian-themed resort will cost approximately \$4 billion to construct, and consist of 3,500 guest rooms, convention space, retail and restaurants. Opening is estimated to be in summer of 2021.



Union Village

Union Village, in Henderson, has been dubbed the first integrated healthcare village in the world at \$1.2 billion. It is a 130 acre village that includes Henderson Hospital, multi-family and generational housing, medical office, gym, restaurants and retail.

Who's Moving to Nevada



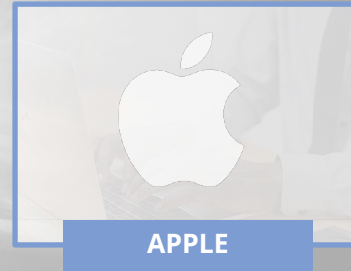
HAAS AUTOMATION

Haas Automation As one of the largest machine tool builders in the world, the innovative manufacturing company is expanding its operations to Southern Nevada. Haas automation plans to bring a multi-phase development to west Henderson. The new facility will include more than 2.3 million square feet of warehouse and manufacturing space, offices, and showroom space for the company. It is estimated that this development will bring more than 4,000 jobs to Southern Nevada.



SWITCH

Switch Founded in 2000 and headquartered in Las Vegas, Nevada, Switch is built on the intelligent and sustainable growth of the Internet. Its Founder and CEO, Rob Roy, developed more than 500 issued and pending patent claims covering data center designs that manifested into their world-renowned data centers and their technology solution ecosystems. Switch is the recognized world leader in data center design, development and mission-critical operations.



APPLE

Apple As part of the company's \$350 billion commitment to support the U.S. economy and its workforce, Apple recently completed construction on the company's downtown warehouse, in addition to completing the east campus at its Northern Nevada Data Center in Sparks. The company also announced plans for new construction for a west campus at the data center, as well as partnering on expanding a solar power project for the region. These expansions, according to a statement provided to the NNBV, will increase the data center's footprint to 1.2 million square feet.



AMAZON

Amazon With significant and growing presence in both Reno and North Las Vegas, (the latest addition is an 850,000 sf fulfillment center). Amazon employs more than 3,000 employees at their Silver State facilities. Amazon has invested millions of dollars into its local fulfillment center infrastructure and through compensation to thousands of employees in the state. Amazon's investments in Nevada contributed an additional \$50 million into Nevada's economy from 2011 through 2016, and it estimates its investments in the state have created an additional 1,300 indirect jobs on top of the company's direct hires.



TESLA

Tesla broke ground on the Gigafactory in June 2014 outside Sparks, Nevada. The Gigafactory is being built in phases so that Tesla can begin manufacturing immediately and continue to expand. Already, the current structure has a footprint of more than 1.9 million square feet. Once complete, Tesla expects the Gigafactory to be the biggest building in the world – and entirely powered by renewable energy sources.

Conceptual Rendering M Tower

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Aerial video from airplane

[2.48 Acres Video \(Click Here\)](#)



2.48 Acres

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Boulevard

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Tom McManus

Managing Director

+1 954 566 0060

+1 954 621 7577

tom@lilyfunds.com

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www.lilyfunds.com