

Eastern Avenue & 25th Street, Downtown Las Vegas, Nevada 89101
4.391 ACRES- RESIDENTIAL DEVELOPMENT

DISTRESSED SALE!



LINDSEY BUTLER
REAL ESTATE

OFFERING
MEMORANDUM

PROPERTY OVERVIEW

Eastern Avenue & 25th Street

DOWNTOWN LAS VEGAS, Nevada 89101

This location presents a premier investment opportunity. With ongoing growth and revitalization, this sought-after area offers the potential for strong long-term equity and consistent cash flow.

Property Description: 4.391 Acres of Land with residential development. Zoned for Townhomes, Row Houses, and Rental Community.

The Area: Located in Downtown Las Vegas, this desirable location is in a highly trafficked area just minutes from The Fremont Street Experience and the Las Vegas Strip, with quick & easy access to Highways US-95 and the I-15.

The Neighborhood: Downtown Las Vegas is booming with revitalization, attracting young professionals, creatives, and entrepreneurs—driving up demand for modern, centrally located housing. With rising rental rates and continued growth in tourism, tech, and small business development, investing in this community is a smart move.



PROPERTY FEATURES

COUNTY	Clark
ZONING	SFR Residential- Row House, Townhouse, Rental Community
APN	139-35-818-032 + 31 Individual Parcels
LAND ACRES	Total - 4.391 Acres Lot A- 2.42 Acres Lot B- 1.971 Acres

PROPERTY OVERVIEW

- ✓ DISTRESSED SALE- In Receivership
- ✓ Great Investment Opportunity:
 - Continue to Build
 - Build Something New
 - Change Zoning to Commercial
- ✓ Acres: 4.391
- ✓ Plotted Into 31 Individual Lots with 15 Townhomes Under Construction
- ✓ One Parcel, 48 Lots without Infrastructure
- ✓ Opportunity to Plot Back into One Large Commercial Lot
- ✓ Highly Trafficked Downtown Area, Seeing a VPD of Over 79,000 Daily
- ✓ Located Minutes from The Fremont Street Experience and the Las Vegas Strip

SCAN THE QR CODE
TO LEARN MORE!



FINANCIAL INFORMATION

FOR SALE PRICE: **\$5,000,000**

FINANCING AVAILABLE:

- Down Payment: 20%
- Interest Rate: TBD
- Term: 2-Years
- No Prepayment Penalty! Inquire Today!

HARRY REID
INTERNATIONAL
AIRPORT

LAS VEGAS STRIP



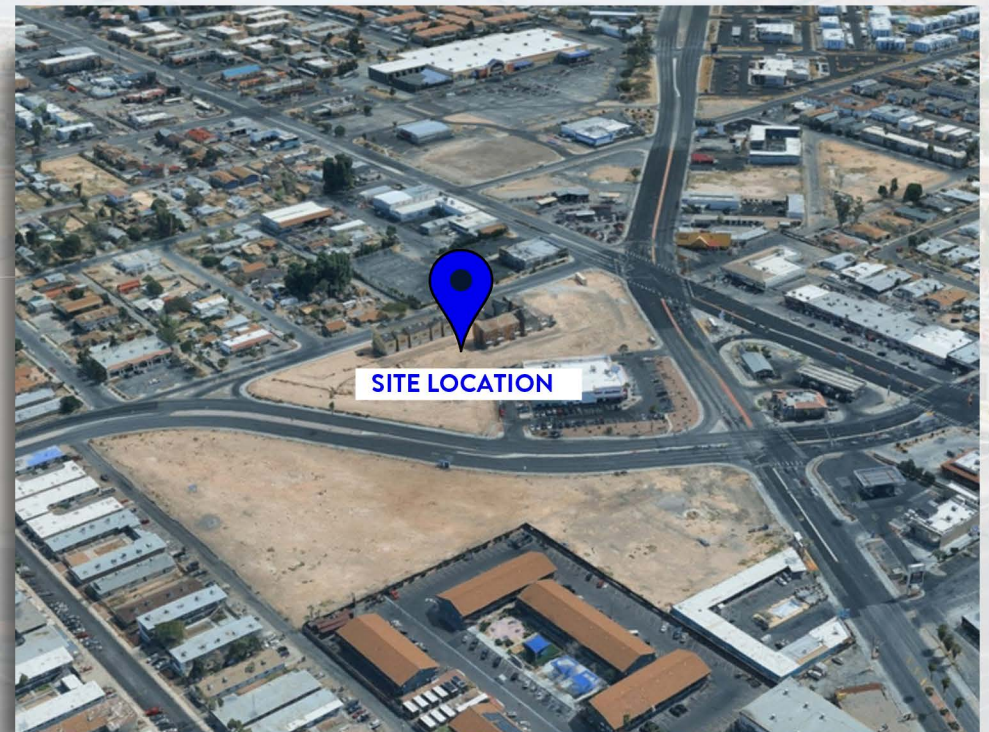
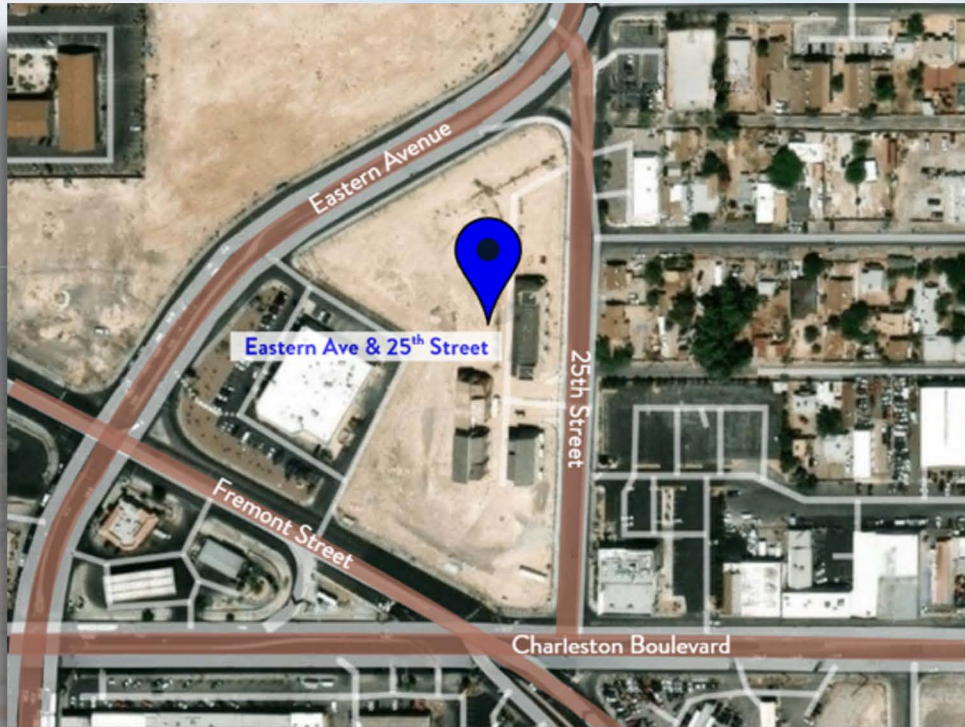
SUBJECT
PROPERTY

- Sunrise Acres Elementary
- Roy W. Martin Middle School
- Downtown Boys & Girls Clubs of Southern Nevada

East Las Vegas
Community Center

Stewart Square

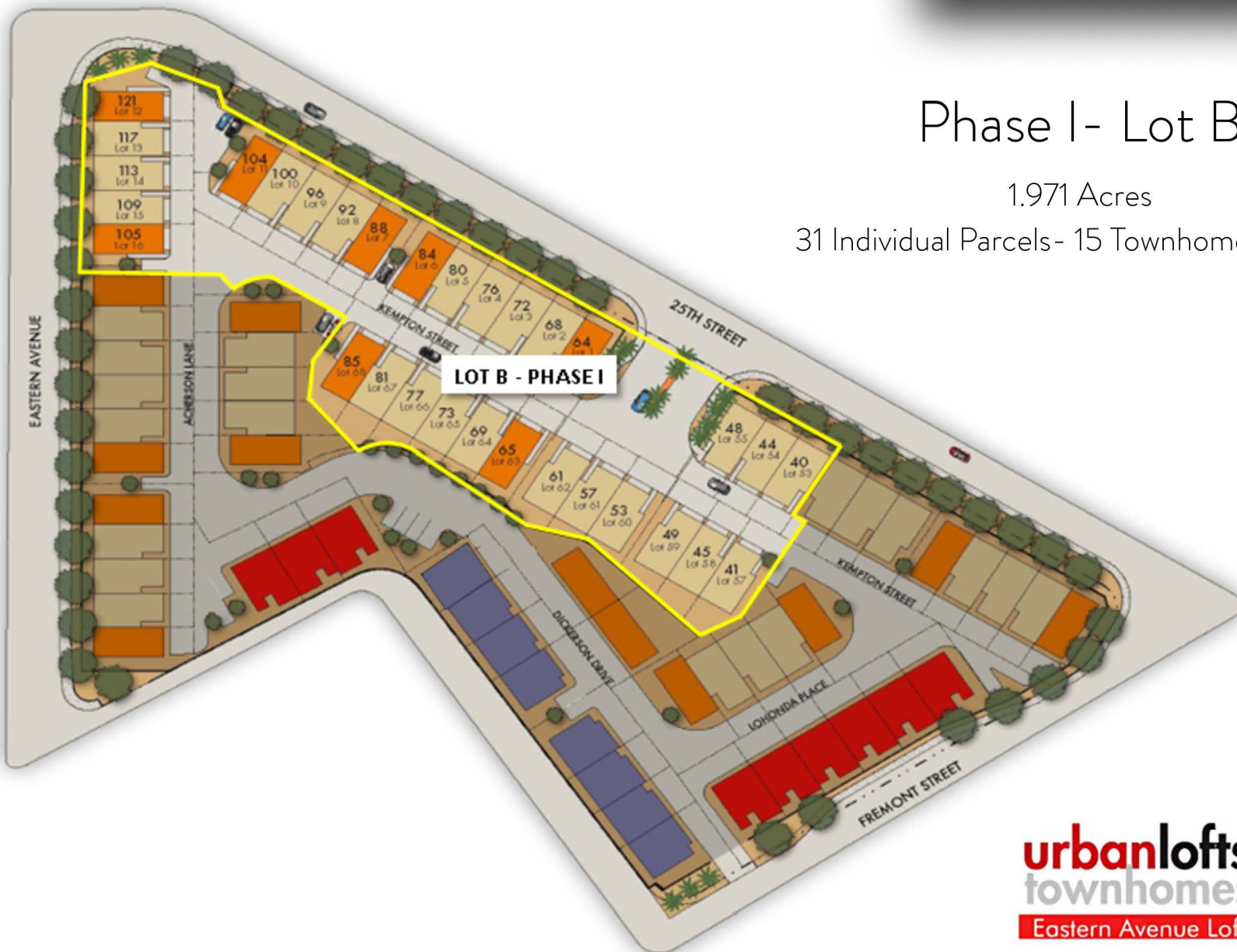
AERIAL MAP



Phase I- Lot B

1.971 Acres

31 Individual Parcels- 15 Townhomes Started



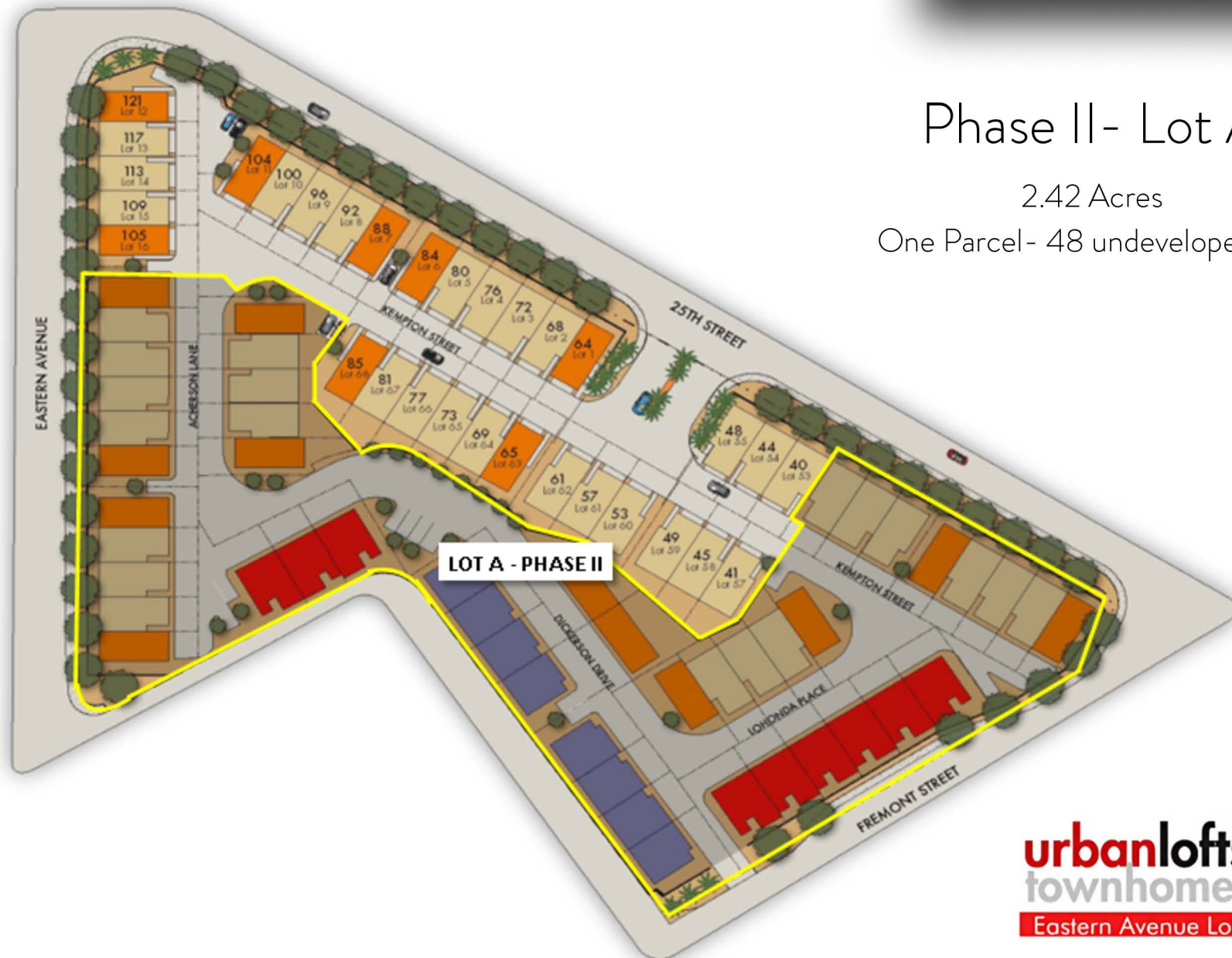
urbanlofts
townhomes
Eastern Avenue Lofts

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Phase II- Lot A

2.42 Acres

One Parcel- 48 undeveloped lots



urbanlofts
townhomes
Eastern Avenue Lofts

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AERIAL PHOTOS



AERIAL PHOTOS



AERIAL PHOTOS



AERIAL PHOTOS





LAS VEGAS MARKET OVERVIEW

Las Vegas is considered one of the premier entertainment cities of the world thanks to its abundance of resorts, restaurants, shopping, and entertainment options. The Las Vegas-Henderson-Paradise MSA is one of the fastest-growing metros in the nation with a population of nearly 2.33 million. The metro has become a fully diversified economy, with logistics groups, tech firms, and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets.

METRO HIGHLIGHTS



WELL-PAYING JOBS

Professional and business office positions accounted for more than 20 percent of the metro's job count at the onset of 2023.



STRONG POPULATION GAINS

The metro continues to draw residents. Over the next five years, Las Vegas' population is forecast to increase by nearly 6 percent.



VAST TOURISM INDUSTRY

Visitor volume reached 40.83 million in 2023, ranking Las Vegas among the top tourist destinations in the country.



NEVADA'S TAX ADVANTAGE

Nevada is one of the nation's most business-friendly states, offering many reasons for small businesses and corporations to conduct business in the state.

According to Tax Foundation's 2024 State Business Tax Climate Index, Nevada ranks 7th best. This independent study includes five areas of taxation including taxes, individual income taxes, unemployment insurance taxes, and property taxes (including both residential and commercial).

TAX ADVANTAGES INCLUDE:

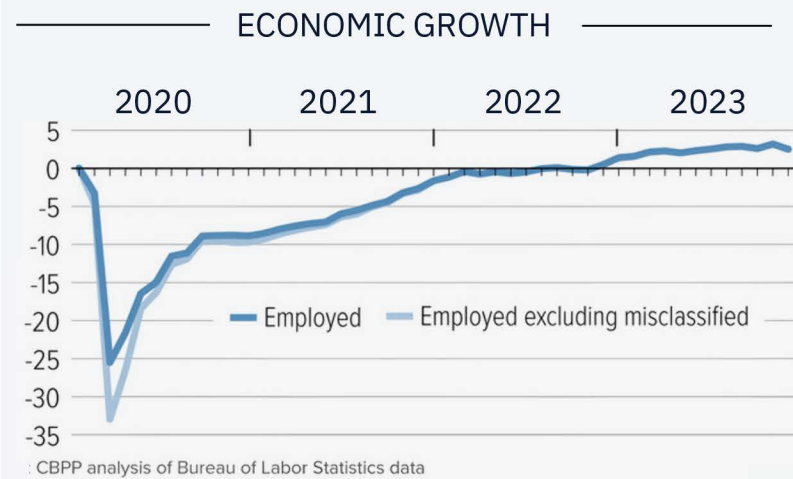
- No Corporate Income Tax
- No Taxes on Corporate Shares
- No Franchise Tax
- No Inheritance or Gift Tax
- No Estate Tax
- No Unitary Tax
- Competitive Sales and Property Tax Rates
- No Personal Income Tax
- Nominal Annual Fees
- No Franchise Tax on Income
- Nevada corporations may purchase, hold, sell, or transfer shares of its own stock
- Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options. The directors may determine the value of any of these transactions, and their decision is final.

LAS VEGAS ECONOMY

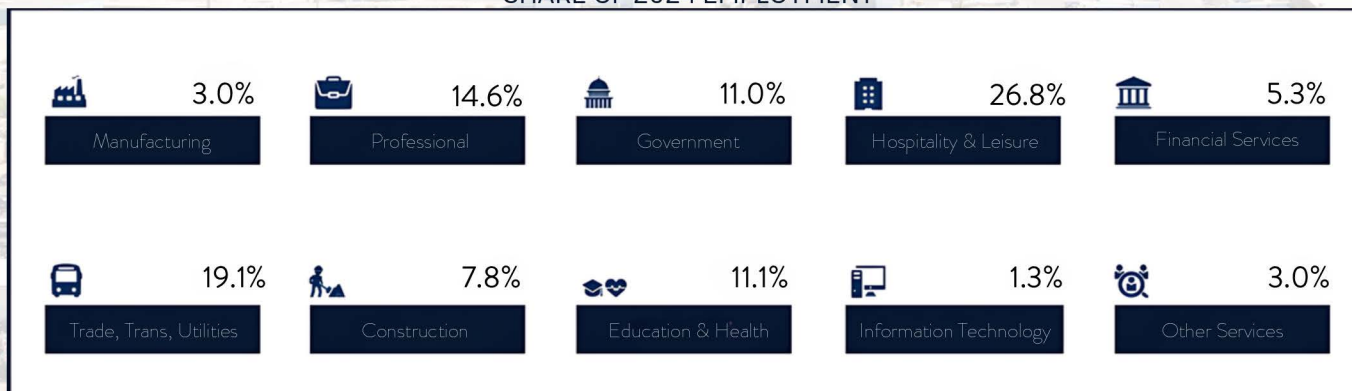
With all 10 of the nation's largest hotels located in Las Vegas, tourism and entertainment are the most significant drivers of the Las Vegas economy; however, the economy has diversified into distribution, back-office operations and manufacturing.

The metro's business-friendly environment, access to Western markets, growing labor force and availability of high-speed data have attracted companies such as Switch, Amazon, K2 Energy, Scientific Games, Tectonics, Virtual Guard, Vada Tech and Zappos.

The 2.3 million-square-foot Las Vegas Convention Center is one of the largest in the world and will feature a new underground people mover upon its reopening.



SHARE OF 2024 EMPLOYMENT



CITY DEMOGRAPHICS

The population will expand by more than 125,000 residents over the next five years, resulting in the formation of nearly 52,700 households. The homeownership rate of 53 percent is well below the national rate of 64 percent, creating a strong rental market. Roughly 23 percent of the population age 25 and older have attained a bachelor's degree, and 8 percent also hold a graduate or professional degree.

QUALITY OF LIFE

With approximately 300 days of sunshine annually and an average temperature near 80 degrees, Clark County offers residents and visitors alike plenty to do besides enjoy the resorts and casinos. Water-sports enthusiasts can take advantage of various activities at Lake Mead and the Colorado River, including boating, fishing, water skiing and sailing. Red Rock Canyon Conservation Area, located off the Strip, offers outstanding hiking and mountain-climbing opportunities. Las Vegas is home to the University of Nevada-Las Vegas (UNLV), which has received national recognition for its hotel management, criminal justice and social-work programs.

POPULATION BY AGE

0-4 YEARS	6%
5-19 YEARS	19%
20-24 YEARS	6%
25-44 YEARS	29%
45-64 YEARS	25%
65+ YEARS	15%

DEMOGRAPHICS & PROJECTIONS

POPULATION	2.3 MM	5.5 Growth 2020-2025
HOUSEHOLDS	837K	6.3% Growth 2019-2024
MEDIAN AGE	37.3 Years	U.S. Median: 38.2
MEDIAN HOUSEHOLD INCOME	\$60,300	U.S. Median: \$63,000

POPULATION COMPARISON BY AREA

	Las Vegas	Clark County	Nevada	USA
Population	645K	2.27M	3.1M	331M
Population Density per Sq Mi	4.55K	287	28.3	93.6
Population Change since 2020	+2.3%	+4.2%	+4%	+1.8%
Median Age	38	38	39	39
Male / Female Ratio	50%	50%	51%	50%

POPULATION NEAR

	1 Mile	3 Mile	5 Mile
2024 Population	8,247K	169,634K	424,259K
2029 Population	8,786K	182,170K	455,160K
Population Growth 2024-2029	+6.54%	+7.39%	+7.28%
Median Age	33	34	35
2024 Total Households	2,322	50,338	134,636
Household Growth 2024-2029	+6.50%	+7.48%	+7.28%
Median Household Income	\$44,172	\$51,199	\$48,789
Average Household Size	3.30	3.20	3.00
2024 Average Household Vehicles	2.00	2.00	2.00
Median Home Value	212,455	272,317	281,099
Median Year Built	1983	1994	1994

TRANSPORTATION NEAR

TRANSIT/SUBWAY



Sahara Station- Las Vegas Monorail	13 min
Las Vegas Convention Center Station	15 min
Las Vegas Hilton Station	16 min
Harrah's Station	16 min
Flamingo/Ceasar's Palace Station	16 min



Harry Reid International Airport	22 min
Boulder City Municipal	40 min



Port of Long Beach	323 min
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AMENITIES & ATTRACTIONS LAS VEGAS



LAS VEGAS STRIP



FREMONT STREET EXPERIENCE



FREMONT EAST DISTRICT



MSG SPHERE



RAIDERS HEADQUARTERS



LAS VEGAS BALL PARK



UNLV SCHOOL OF MEDICINE



CONVENTION CENTER



RED ROCK CANYON

LAS VEGAS RAIDERS

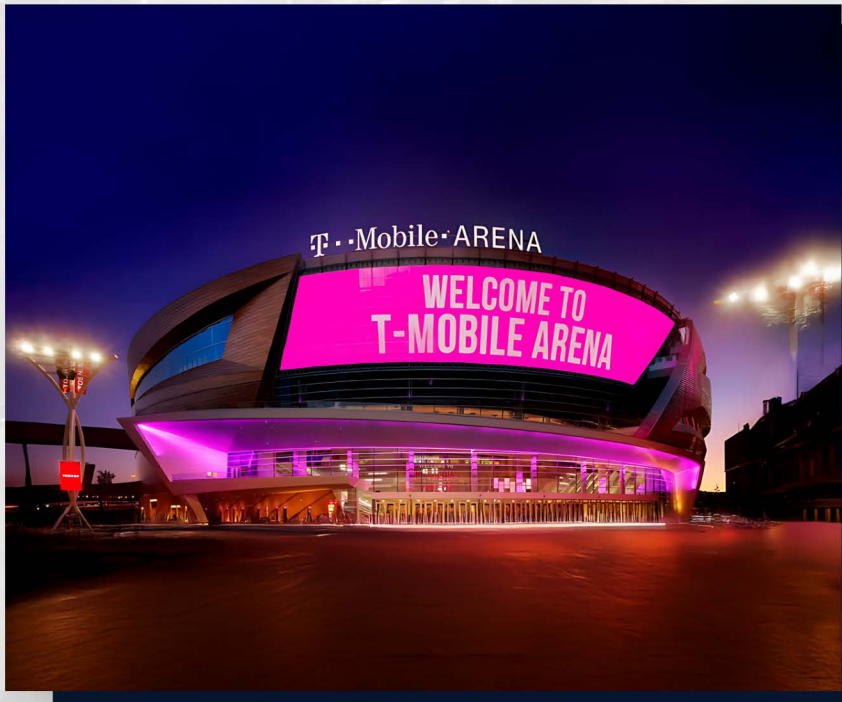
Allegiant Stadium is a domed stadium located in Paradise, Nevada. It serves as the home stadium for the National Football League (NFL)'s Las Vegas Raiders and the University of Nevada, Las Vegas (UNLV) Rebels college football team.

It is located on about 62 acres (25 ha) of land west of Mandalay Bay at Russell Road and Hacienda Avenue and between Polaris Avenue and Dean Martin Drive, just west of Interstate 15. Construction of the \$1.8 billion stadium began on November 13, 2017, and its certificate of occupancy was issued on July 31, 2020.

This stadium is a state-of-the-art facility. It will host championship games and will be the new home of the Las Vegas Bowl.



LAS VEGAS GOLDEN KNIGHTS



The Vegas Golden Knights are a professional ice hockey team based in the Las Vegas metropolitan area. They compete in the National Hockey League (NHL) as a member of the Pacific Division of the Western Conference.

Founded as an expansion team, they began play in the 2017-18 NHL season. The team is owned by Black Knight Sports & Entertainment, a consortium led by Bill Foley and the Maloof family.

The team plays home games at T-Mobile Arena on the Las Vegas Strip. Unlike most expansion teams, the Golden Knights have obtained great success in their first three seasons as a professional team, reaching the Stanley Cup Finals in their very first year.

The team's name includes "Knights" as a homage to the Black Knights of the United States Military Academy, Foley's alma mater, and because knights were, according to Foley, "the epitome of the warrior class".

AMENITIES & ATTRACTIONS LAS VEGAS

SPORTS



EDUCATION



ART & ENTERTAINMENT



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DISTRESSED SALE!

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