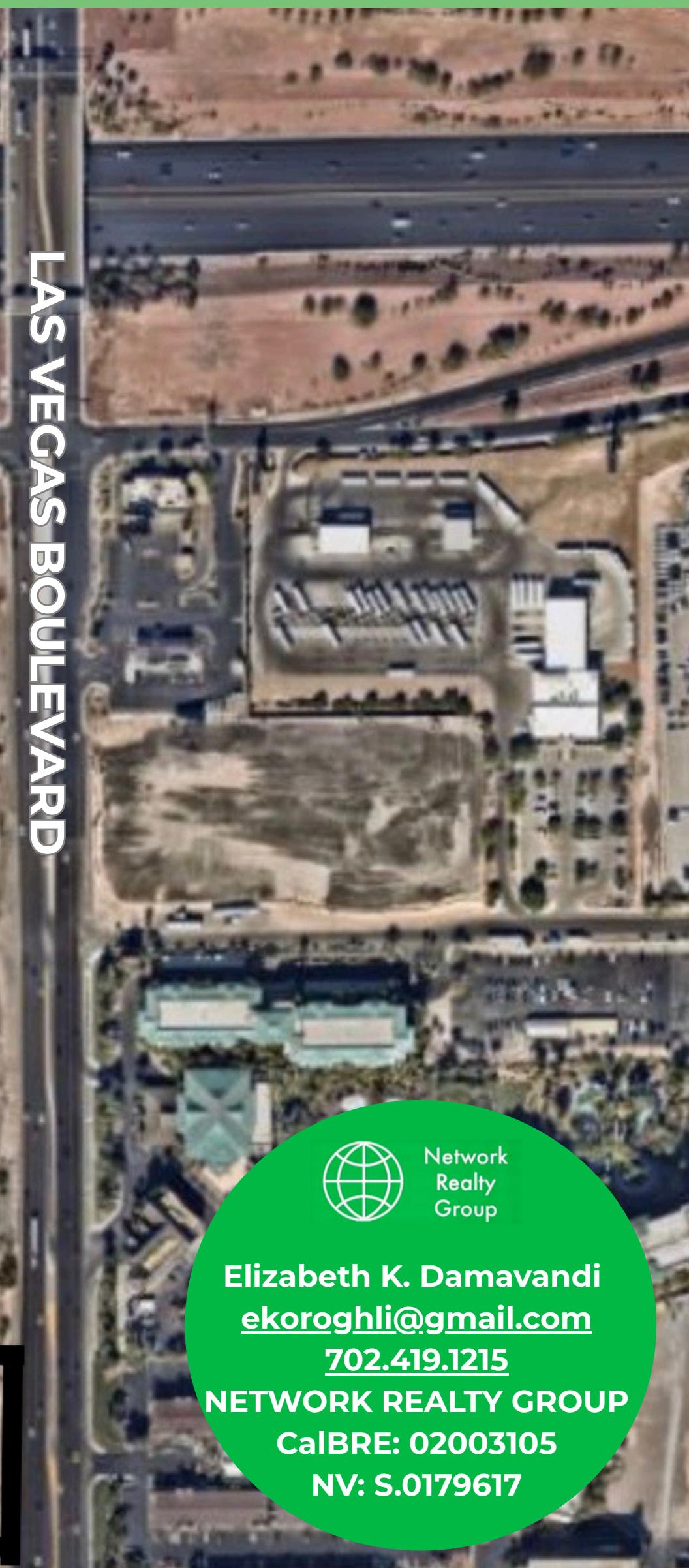


+/- 19.18 AC WITH PRIME LAS VEGAS BLVD FRONTAGE FOR SALE OR LEASE



Network
Realty
Group

Elizabeth K. Damavandi
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702.419.1215

NETWORK REALTY GROUP

CalBRE: 02003105

NV: S.0179617

FOR SALE OR LEASE



OVERVIEW

- Approximatley 19.18 Gross Acres with prime frontage along Las Vegas Boulevard, offering direct access to the renowned Las Vegas Strip.
- Outstanding visibility and high traffic counts on one of the most iconic boulevards in the world.
- Immediate access to full interchanges for both Interstate 15 and the 215 Beltway, ensuring superior regional connectivity.
- Convenient proximity to the Brightline West High-Speed Rail, Harry Reid International Airport and the 17,148-square-foot Las Vegas Rental Car Center.
- Premier land use designations, including Entertainment Mixed-Use (EM)
- Zoning Classification: Commercial Resort (CR)

LAS VEGAS INNOVATION

Major Projects Fueling Growth

Brightline West High-Speed Rail – Connecting Vegas to Los Angeles

A 260-mile high-speed rail line currently under development is expected to significantly improve accessibility between Las Vegas and Southern California, enhancing tourism, workforce mobility, and cross-state commerce.

Google Data Center Expansion – Multi-Billion-Dollar Investment

Google operates and continues to expand large-scale data center campuses in Southern Nevada, supporting cloud and AI infrastructure across North America while generating high-paying technology jobs and reinforcing the region's growing tech ecosystem.

Gemini Solar + Storage Project – \$1+ Billion Renewable Energy Facility

Now operational, the 690-MW Gemini Solar + Storage project is one of the largest solar-plus-battery facilities in the United States, highlighting Southern Nevada's leadership in renewable energy, grid resilience, and long-term sustainability.

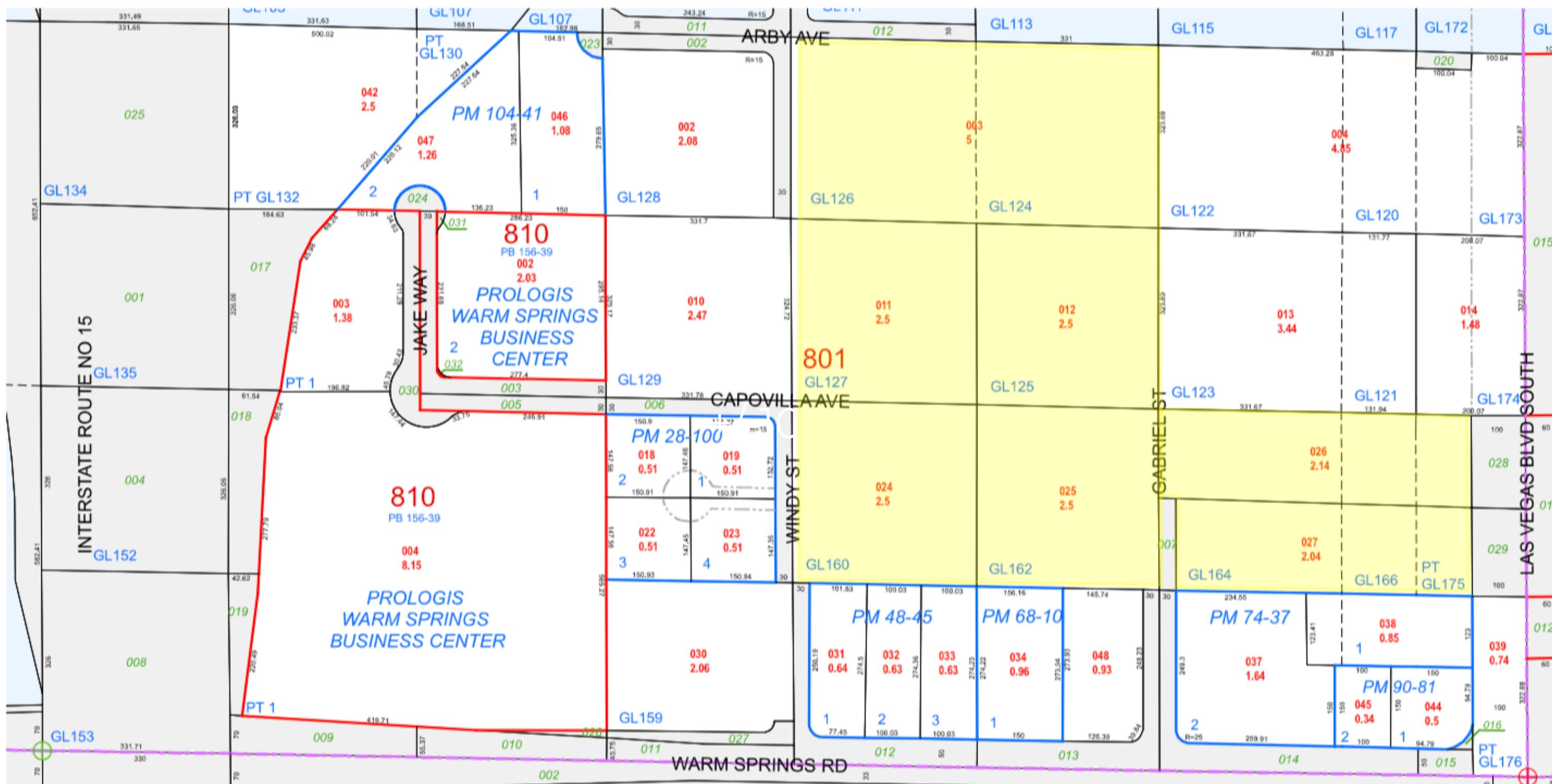
The Boring Company's Las Vegas Loop (Convention Center & Expansion)

Elon Musk's underground transportation system is operational at the Las Vegas Convention Center, with ongoing and planned expansions intended to connect major resort corridors, the airport, stadiums, and other key destinations.

Acres +/- 19.18

APNS: 177-05-801-003, 011, 012, 024, 025, 026 AND 027

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| NOTES | <p>This map is for assessment use only and does NOT represent a survey.</p> <p>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.</p> <p>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.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>MAP LEGEND</p> <table border="1"> <tr> <td>PARCEL BOUNDARY</td> <td>CONDOMINIUM UNIT</td> </tr> <tr> <td>SUB BOUNDARY</td> <td>AIR SPACE PCL</td> </tr> <tr> <td>PM/LD BOUNDARY</td> <td>RIGHT OF WAY PCL</td> </tr> <tr> <td>ROAD EASEMENT</td> <td>SUB-SURFACE PCL</td> </tr> <tr> <td>MATCH / LEADER LINE</td> <td></td> </tr> <tr> <td>HISTORIC LOT LINE</td> <td></td> </tr> <tr> <td>HISTORIC SUB BOUNDARY</td> <td></td> </tr> <tr> <td>HISTORIC PM/LD BOUNDARY</td> <td></td> </tr> <tr> <td>SECTION LINE</td> <td></td> </tr> </table> | | | | | | | | | | PARCEL BOUNDARY | CONDOMINIUM UNIT | SUB BOUNDARY | AIR SPACE PCL | PM/LD BOUNDARY | RIGHT OF WAY PCL | ROAD EASEMENT | SUB-SURFACE PCL | MATCH / LEADER LINE | | HISTORIC LOT LINE | | HISTORIC SUB BOUNDARY | | HISTORIC PM/LD BOUNDARY | | SECTION LINE | | | |
| PARCEL BOUNDARY | CONDOMINIUM UNIT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUB BOUNDARY | AIR SPACE PCL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PM/LD BOUNDARY | RIGHT OF WAY PCL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ROAD EASEMENT | SUB-SURFACE PCL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MATCH / LEADER LINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HISTORIC LOT LINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HISTORIC SUB BOUNDARY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| SECTION LINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>ASSESSOR'S PARCELS - CLARK CO., NV. Briana Johnson - Assessor</p> <table border="1"> <tr> <td>BOOK</td> <td colspan="3">T22S R61E</td> </tr> <tr> <td>SEQ</td> <td colspan="3">5</td> </tr> <tr> <td>MAP</td> <td colspan="3">S 2 SE 4</td> </tr> <tr> <td colspan="4">177-05-8</td> </tr> <tr> <td colspan="4">  </td> </tr> </table> | | | | | | | | | | | BOOK | T22S R61E | | | SEQ | 5 | | | MAP | S 2 SE 4 | | | 177-05-8 | | | |  | | | |
| BOOK | T22S R61E | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SEQ | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAP | S 2 SE 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 177-05-8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <table border="1"> <tr> <td>001</td> <td>ROAD PARCEL NUMBER</td> </tr> <tr> <td>001</td> <td>PARCEL NUMBER</td> </tr> <tr> <td>1.00</td> <td>ACREAGE</td> </tr> <tr> <td>202</td> <td>PARCEL SUB/SEQ NUMBER</td> </tr> <tr> <td colspan="2">PB 24-45 PLAT RECORDING NUMBER</td> </tr> <tr> <td>5</td> <td>BLOCK NUMBER</td> </tr> <tr> <td>5</td> <td>LOT NUMBER</td> </tr> <tr> <td>GL5</td> <td>GOV. LOT NUMBER</td> </tr> </table> | | | | | | | | | | | 001 | ROAD PARCEL NUMBER | 001 | PARCEL NUMBER | 1.00 | ACREAGE | 202 | PARCEL SUB/SEQ NUMBER | PB 24-45 PLAT RECORDING NUMBER | | 5 | BLOCK NUMBER | 5 | LOT NUMBER | GL5 | GOV. LOT NUMBER | | | | |
| 001 | ROAD PARCEL NUMBER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 001 | PARCEL NUMBER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.00 | ACREAGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 202 | PARCEL SUB/SEQ NUMBER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PB 24-45 PLAT RECORDING NUMBER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | BLOCK NUMBER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | LOT NUMBER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GL5 | GOV. LOT NUMBER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tr> <td>7138</td> <td>139</td> <td>140</td> </tr> <tr> <td>54163</td> <td>162</td> <td>161</td> </tr> <tr> <td>75176</td> <td>177</td> <td>178</td> </tr> <tr> <td>13192</td> <td>191</td> <td>190</td> </tr> </table> | | | | | | | | | | | 7138 | 139 | 140 | 54163 | 162 | 161 | 75176 | 177 | 178 | 13192 | 191 | 190 | | | | | | | | |
| 7138 | 139 | 140 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 54163 | 162 | 161 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 75176 | 177 | 178 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13192 | 191 | 190 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Scale: 1" = 200' Rev: 6/27/2022</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



TAX DIST 635

Convenient proximity to the Brightline West, The Strip, Harry Reid International Airport and the 17,148-square-foot Las Vegas Rental Car Center.



Opportunity to assemble an additional +/- 10 AC



CALL FOR MORE DETAILS



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CalBRE: 02003105

NV: S.0179617

The information provided is believed to be accurate but is not guaranteed. Prospective buyers are strongly encouraged to independently confirm all details relevant to the property to their full satisfaction before entering into any contractual agreements. The stated acreage reflects gross land area and may be subject to reduction for roadways or other dedications.