

NE CORNER OF RUSSELL RD & EDMOND ST

INDUSTRIAL PARK PROPERTY • LAS VEGAS, NV 89118



FOR SALE

+/- 2 ACRES (EST.)

JAMES S. HAN, CCIM

Managing Director | Commercial Sales & Leasing

📞 702.825.2125

✉️ james@northcap.com

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DEREK BELANUS

Executive VP | Commercial Sales & Leasing

📞 702.286.2355

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License: NV BS.0143114.PC

NORTHCAP 
COMMERCIAL

Tivoli Village

400 S Rampart Blvd. Ste 220

Las Vegas, NV 89145

www.northcapcommercial.com

HIGHLIGHTS



SALE PRICE:

CALL BROKER



ACREAGE:

+/- 2 ACRES (EST.)



PROPERTY TYPE:

LAND

NO. LOTS:

1

ZONING:

IP
(INDUSTRIAL PARK)

PARCEL
NUMBER:

163 - 25 - 814 - 001

- 2+ Acres of Raw Land
- Easy And Convenient Access to I-15 & 215
- In The Highly Desired Southwest
- Close To The Strip, Allegiant Stadium And Harry Reid International Airport

THE OPPORTUNITY • NE CORNER OF RUSSELL RD & EDMOND ST

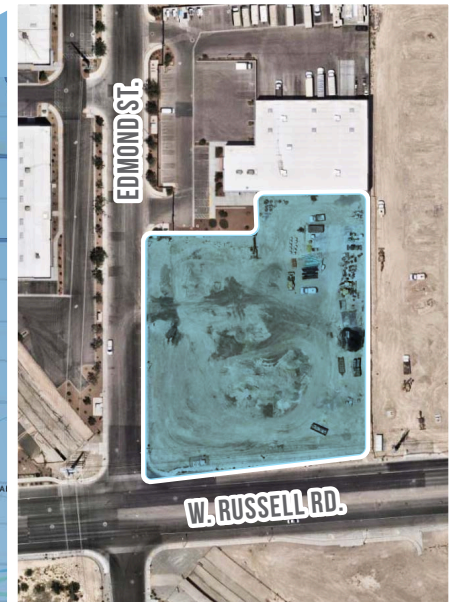
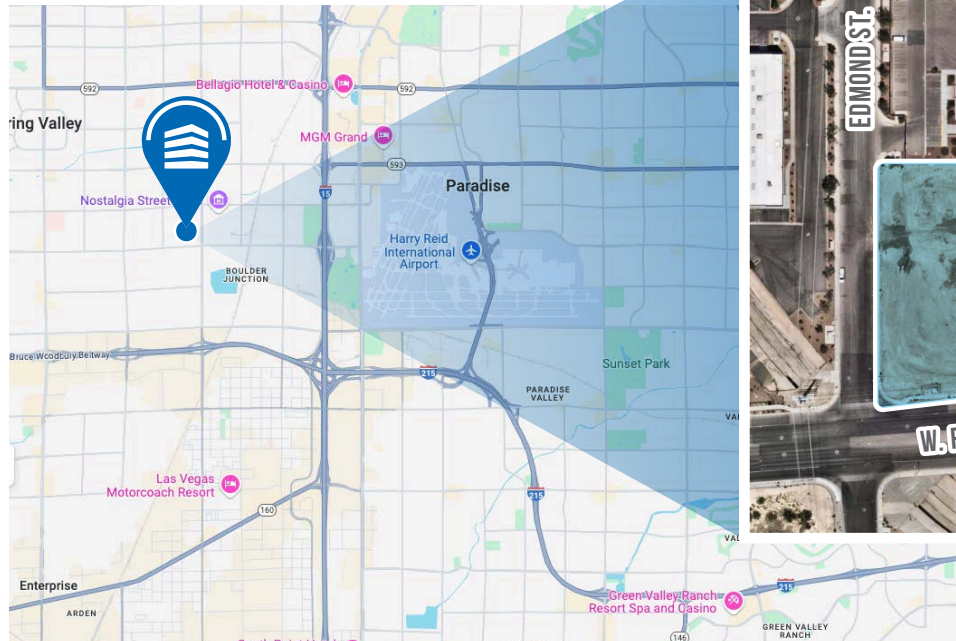
NE CORNER OF RUSSELL RD & EDMOND ST

Las Vegas, NV 89118

OVERVIEW

2+ Acres Developable Land with frontage on Russell Road. Zoned Industrial Park (IP). Perfect for Industrial/Office Development with (potential) Yard. Within One Mile From The Allegiant Stadium and Easy Access to I-15 & 215. *buyer to verify all information*

Prime Development, Owner/User or Investment Opportunity. Looking To Capitalize On Russell Road Frontage Location.



*Disclaimer: Our information is deemed reliable but not guaranteed. Buyer to verify all information.



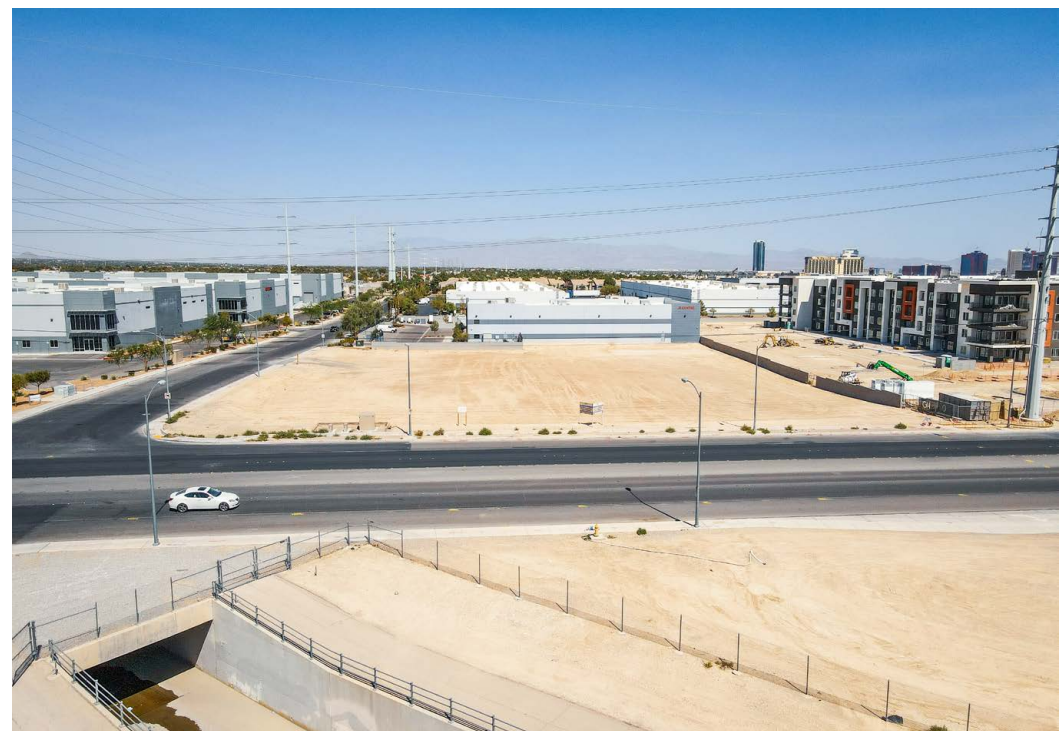
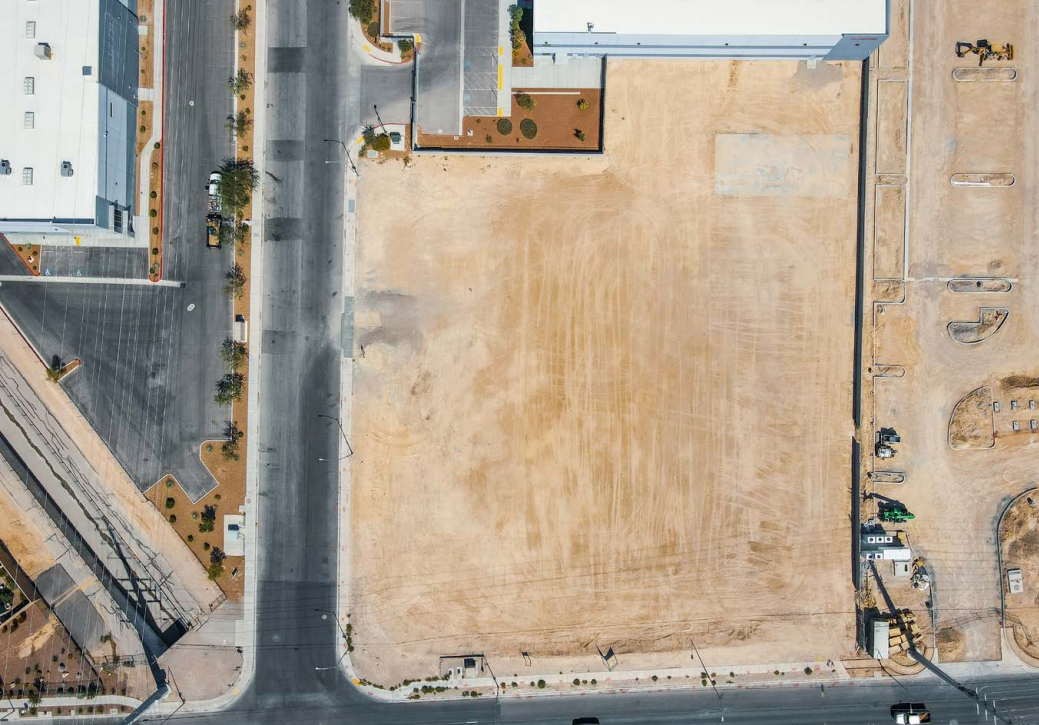
SUBJECT PROPERTY

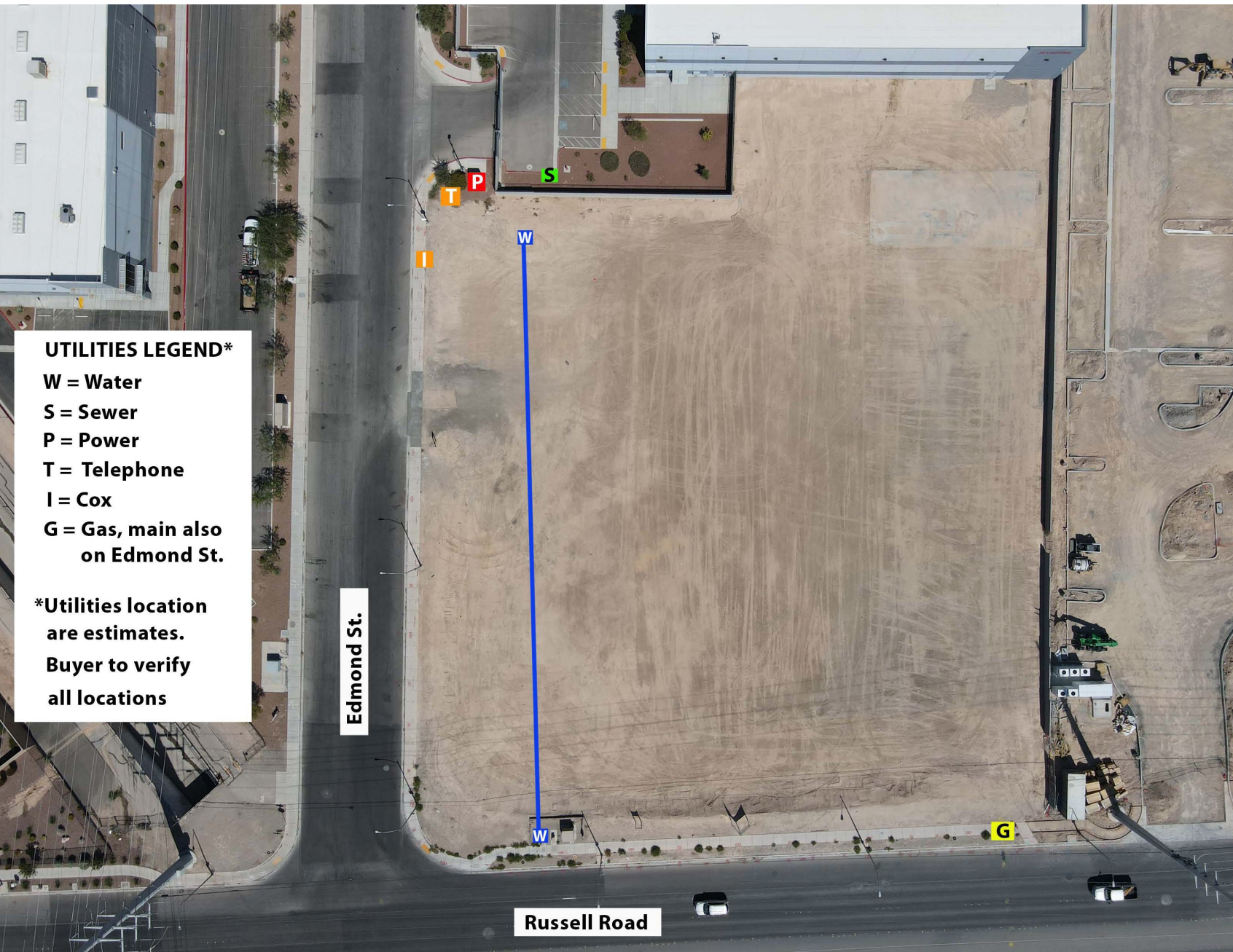




AERIALS • NE CORNER OF RUSSELL RD & EDMOND ST







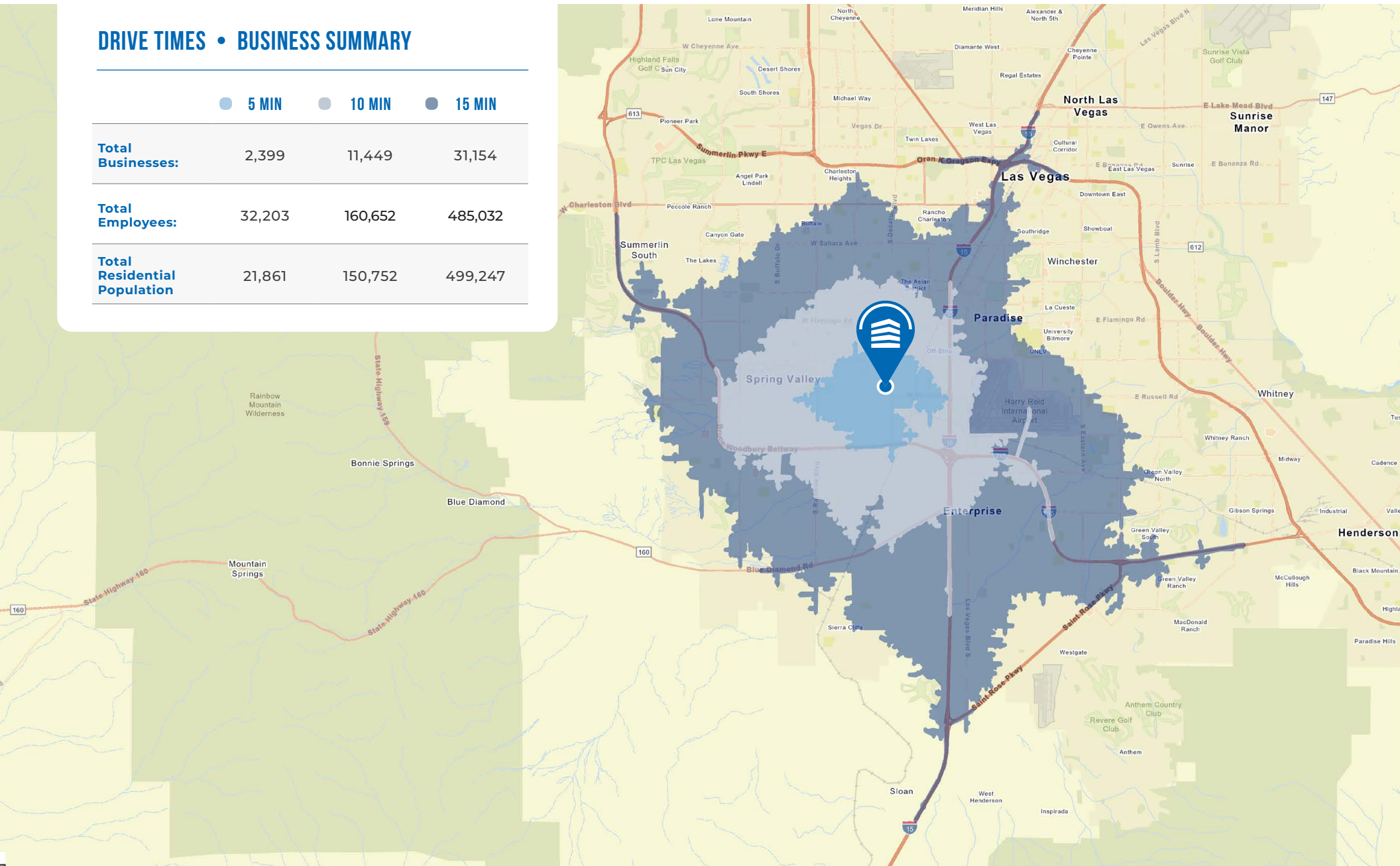
UTILITIES LEGEND*

- W = Water
- S = Sewer
- P = Power
- T = Telephone
- I = Cox
- G = Gas, main also on Edmond St.

***Utilities location are estimates.
Buyer to verify all locations**

DRIVE TIMES • BUSINESS SUMMARY

	5 MIN	10 MIN	15 MIN
Total Businesses:	2,399	11,449	31,154
Total Employees:	32,203	160,652	485,032
Total Residential Population	21,861	150,752	499,247



1 MILE

KEY FACTS

14,890

Population



Average Household Size

39.5

Median Age

\$60,647

Median Household Income

EDUCATION

9%

No High School Diploma



35%
High School Graduate



33%
Some College



23%
Bachelor's/Grad/Prof Degree

BUSINESS



1,344

Total Businesses



18,153

Total Employees

EMPLOYMENT



44%

White Collar



22%

Blue Collar



34%

Services

8.0%

Unemployment Rate

INCOME



\$60,647

Median Household Income



\$36,773

Per Capita Income



\$45,755

Median Net Worth

3 MILES

KEY FACTS

116,880

Population



Average Household Size

38.9

Median Age

\$62,609

Median Household Income

EDUCATION

13%

No High School Diploma



31%
High School Graduate



31%
Some College



25%
Bachelor's/Grad/Prof Degree

BUSINESS



11,170

Total Businesses



202,798

Total Employees

EMPLOYMENT



50%

White Collar



20%

Blue Collar



30%

Services

6.4%

Unemployment Rate

INCOME



\$62,609

Median Household Income



\$36,025

Per Capita Income



\$88,022

Median Net Worth

5 MILES

KEY FACTS

361,803

Population



Average Household Size

38.5

Median Age

\$64,153

Median Household Income

EDUCATION

12%

No High School Diploma



30%
High School Graduate



30%
Some College



28%
Bachelor's/Grad/Prof Degree

BUSINESS



25,334

Total Businesses



417,514

Total Employees

EMPLOYMENT



54%

White Collar



19%

Blue Collar



28%

Services

6.4%

Unemployment Rate

INCOME



\$64,153

Median Household Income



\$37,708

Per Capita Income



\$81,680

Median Net Worth

1 MILE RADIUS



Demographic and Income Profile

Ring: 1 mile radius

James S. Han, CCIM - 702.825.2125

Latitude: 36.08743

Longitude: -115.21148

Summary	Census 2010	Census 2020	2024	2029
Population	13,013	14,615	14,890	15,345
Households	5,837	6,416	6,523	6,778
Families	2,944	3,373	3,313	3,424
Average Household Size	2.21	2.26	2.27	2.25
Owner Occupied Housing Units	1,905	1,882	2,182	2,373
Renter Occupied Housing Units	3,932	4,534	4,341	4,405
Median Age	37.3	38.0	39.5	41.2
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.60%	0.77%	0.38%	
Households	0.77%	1.02%	0.64%	
Families	0.66%	0.96%	0.56%	
Owner HHs	1.69%	1.30%	0.97%	
Median Household Income	3.22%	3.23%	2.95%	
Households by Income		2024	2029	
	Number	Percent	Number	Percent
<\$15,000	663	10.2%	588	8.7%
\$15,000 - \$24,999	435	6.7%	332	4.9%
\$25,000 - \$34,999	656	10.1%	557	8.2%
\$35,000 - \$49,999	792	12.1%	730	10.8%
\$50,000 - \$74,999	1,355	20.8%	1,334	19.7%
\$75,000 - \$99,999	938	14.4%	1,061	15.7%
\$100,000 - \$149,999	969	14.9%	1,215	17.9%
\$150,000 - \$199,999	314	4.8%	445	6.6%
\$200,000+	401	6.1%	515	7.6%
Median Household Income		\$60,647		\$71,051
Average Household Income		\$83,925		\$97,985
Per Capita Income		\$36,773		\$43,290
Population by Age	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
0 - 4	713	5.5%	883	6.0%
5 - 9	600	4.6%	755	5.2%
10 - 14	596	4.6%	670	4.6%
15 - 19	622	4.8%	561	3.8%
20 - 24	992	7.6%	919	6.3%
25 - 34	2,508	19.3%	2,718	18.6%
35 - 44	2,089	16.1%	2,438	16.7%
45 - 54	2,008	15.4%	2,001	13.7%
55 - 64	1,475	11.3%	1,744	11.9%
65 - 74	888	6.8%	1,227	8.4%
75 - 84	430	3.3%	525	3.6%
85+	92	0.7%	175	1.2%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
White Alone	6,627	50.9%	5,041	34.5%
Black Alone	2,109	16.2%	3,731	25.5%
American Indian Alone	93	0.7%	106	0.7%
Asian Alone	2,079	16.0%	2,393	16.4%
Pacific Islander Alone	98	0.8%	136	0.9%
Some Other Race Alone	1,350	10.4%	1,539	10.5%
Two or More Races	656	5.0%	1,669	11.4%
Hispanic Origin (Any Race)	2,782	21.4%	3,078	21.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

October 22, 2024



Demographic and Income Profile

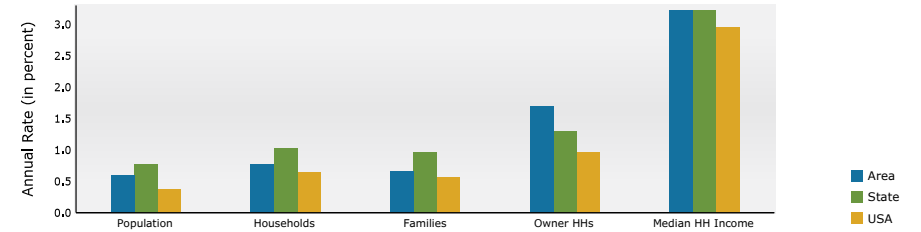
Ring: 1 mile radius

James S. Han, CCIM - 702.825.2125

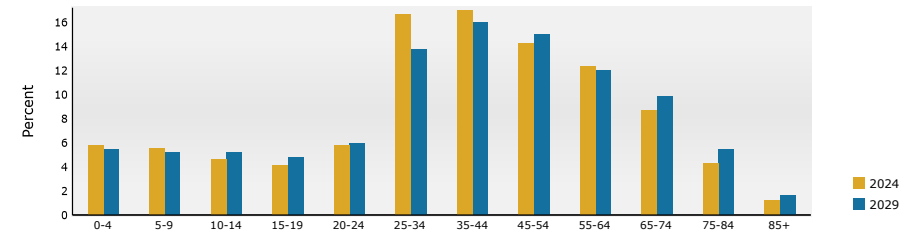
Latitude: 36.08743

Longitude: -115.21148

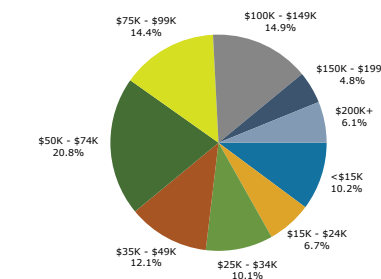
Trends 2024-2029



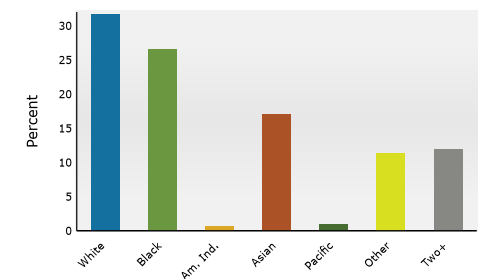
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 22.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

October 22, 2024

3 MILE RADIUS



Demographic and Income Profile

Ring: 3 mile radius

James S. Han, CCIM - 702.825.2125
Latitude: 36.08743
Longitude: -115.21148

Summary	Census 2010	Census 2020	2024	2029
Population	104,920	112,771	116,880	120,865
Households	43,274	46,008	47,910	50,017
Families	23,929	26,259	26,530	27,593
Average Household Size	2.41	2.44	2.43	2.41
Owner Occupied Housing Units	18,963	18,859	21,652	23,098
Renter Occupied Housing Units	24,312	27,149	26,258	26,919
Median Age	36.6	38.2	38.9	40.2
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.67%	0.77%	0.38%	
Households	0.86%	1.02%	0.64%	
Families	0.79%	0.96%	0.56%	
Owner HHs	1.30%	1.30%	0.97%	
Median Household Income	3.31%	3.23%	2.95%	
Households by Income	2024	2029		
	Number	Percent	Number	Percent
<\$15,000	3,746	7.8%	3,426	6.8%
\$15,000 - \$24,999	3,317	6.9%	2,620	5.2%
\$25,000 - \$34,999	4,585	9.6%	3,958	7.9%
\$35,000 - \$49,999	6,156	12.8%	5,590	11.2%
\$50,000 - \$74,999	10,168	21.2%	9,781	19.6%
\$75,000 - \$99,999	6,435	13.4%	7,159	14.3%
\$100,000 - \$149,999	7,268	15.2%	9,188	18.4%
\$150,000 - \$199,999	3,144	6.6%	4,364	8.7%
\$200,000+	3,092	6.5%	3,930	7.9%
Median Household Income	\$62,609		\$73,667	
Average Household Income	\$88,037		\$102,216	
Per Capita Income	\$36,025		\$42,232	
Population by Age	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
0 - 4	6,366	6.1%	6,348	5.6%
5 - 9	5,661	5.4%	6,062	5.4%
10 - 14	5,537	5.3%	6,076	5.4%
15 - 19	5,711	5.4%	5,741	5.1%
20 - 24	7,705	7.3%	6,933	6.1%
25 - 34	18,836	18.0%	19,265	17.1%
35 - 44	16,064	15.3%	17,211	15.3%
45 - 54	14,891	14.2%	15,210	13.5%
55 - 64	12,223	11.6%	14,161	12.6%
65 - 74	7,120	6.8%	10,042	8.9%
75 - 84	3,554	3.4%	4,449	3.9%
85+	1,253	1.2%	1,274	1.1%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
White Alone	58,060	55.3%	40,790	36.2%
Black Alone	11,338	10.8%	17,208	15.3%
American Indian Alone	833	0.8%	1,075	1.0%
Asian Alone	16,453	15.7%	21,624	19.2%
Pacific Islander Alone	865	0.8%	1,220	1.1%
Some Other Race Alone	12,316	11.7%	16,056	14.2%
Two or More Races	5,054	4.8%	14,799	13.1%
Hispanic Origin (Any Race)	28,091	26.8%	30,797	27.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

October 22, 2024

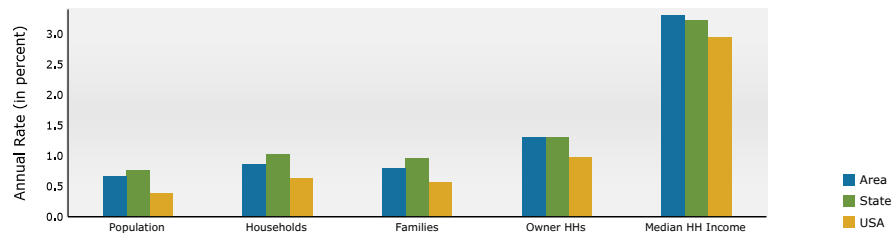


Demographic and Income Profile

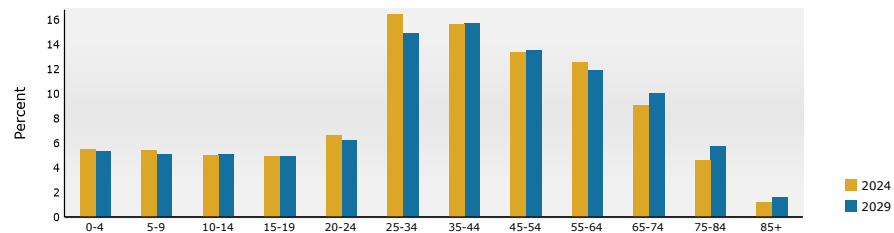
Ring: 3 mile radius

James S. Han, CCIM - 702.825.2125
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Longitude: -115.21148

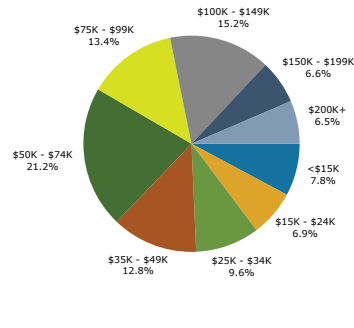
Trends 2024-2029



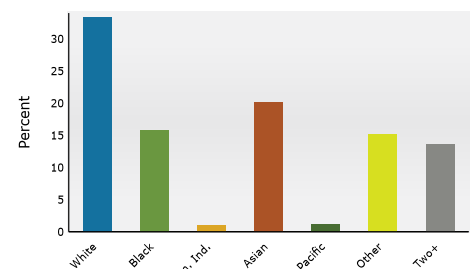
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 28.7%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

October 22, 2024

5 MILE RADIUS



Demographic and Income Profile

Ring: 5 mile radius

James S. Han, CCIM - 702.825.2125
Latitude: 36.08743
Longitude: -115.21148

Summary	Census 2010		Census 2020		2024		2029	
Population	300,144		346,194		361,803		378,610	
Households	121,937		141,795		149,299		158,095	
Families	67,718		79,502		81,330		85,731	
Average Household Size	2.44		2.43		2.41		2.38	
Owner Occupied Housing Units	51,716		55,764		64,041		68,353	
Renter Occupied Housing Units	70,221		86,031		85,258		89,741	
Median Age	36.1		37.8		38.5		39.8	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.91%		0.77%		0.38%			
Households	1.15%		1.02%		0.64%			
Families	1.06%		0.96%		0.56%			
Owner HHs	1.31%		1.30%		0.97%			
Median Household Income	3.64%		3.23%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			13,454	9.0%	12,750	8.1%		
\$15,000 - \$24,999			10,524	7.0%	8,588	5.4%		
\$25,000 - \$34,999			13,030	8.7%	11,339	7.2%		
\$35,000 - \$49,999			19,226	12.9%	17,241	10.9%		
\$50,000 - \$74,999			28,045	18.8%	27,228	17.2%		
\$75,000 - \$99,999			18,961	12.7%	20,962	13.3%		
\$100,000 - \$149,999			23,694	15.9%	29,719	18.8%		
\$150,000 - \$199,999			11,136	7.5%	15,790	10.0%		
\$200,000+			11,221	7.5%	14,467	9.2%		
Median Household Income			\$64,153		\$76,726			
Average Household Income			\$91,428		\$106,453			
Per Capita Income			\$37,708		\$44,434			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,209	6.4%	19,146	5.5%	19,709	5.4%	20,070	5.3%
5 - 9	17,284	5.8%	19,218	5.6%	19,483	5.4%	19,387	5.1%
10 - 14	16,521	5.5%	19,237	5.6%	18,625	5.1%	19,555	5.2%
15 - 19	17,699	5.9%	18,405	5.3%	18,626	5.1%	19,258	5.1%
20 - 24	22,852	7.6%	22,835	6.6%	23,998	6.6%	24,121	6.4%
25 - 34	51,368	17.1%	58,801	17.0%	59,901	16.6%	56,576	14.9%
35 - 44	44,801	14.9%	51,570	14.9%	56,787	15.7%	61,120	16.1%
45 - 54	42,256	14.1%	45,993	13.3%	47,355	13.1%	50,262	13.3%
55 - 64	34,620	11.5%	42,717	12.3%	43,557	12.0%	43,722	11.5%
65 - 74	19,921	6.6%	30,556	8.8%	32,462	9.0%	36,944	9.8%
75 - 84	10,184	3.4%	13,660	3.9%	16,691	4.6%	21,527	5.7%
85+	3,427	1.1%	4,056	1.2%	4,608	1.3%	6,068	1.6%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	166,039	55.3%	131,041	37.9%	126,746	35.0%	124,880	33.0%
Black Alone	30,309	10.1%	49,621	14.3%	53,274	14.7%	55,204	14.6%
American Indian Alone	2,126	0.7%	3,360	1.0%	3,607	1.0%	3,765	1.0%
Asian Alone	43,473	14.5%	64,678	18.7%	72,138	19.9%	79,687	21.0%
Pacific Islander Alone	2,399	0.8%	3,738	1.1%	4,032	1.1%	4,316	1.1%
Some Other Race Alone	40,696	13.6%	48,430	14.0%	52,949	14.6%	57,691	15.2%
Two or More Races	15,101	5.0%	45,326	13.1%	49,057	13.6%	53,068	14.0%
Hispanic Origin (Any Race)	85,808	28.6%	93,906	27.1%	102,597	28.4%	111,501	29.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

October 22, 2024

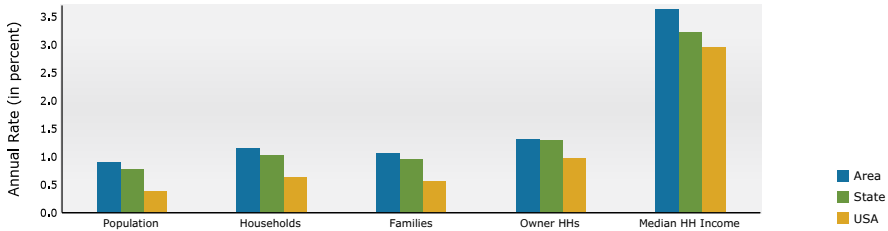


Demographic and Income Profile

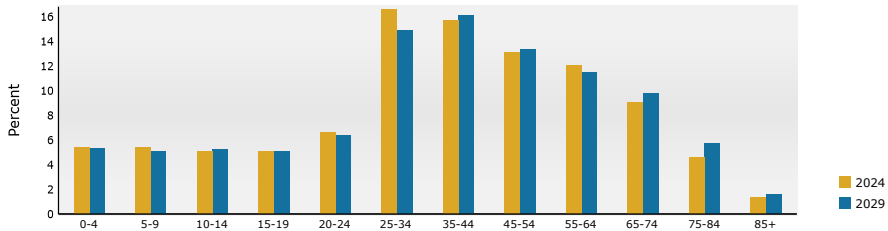
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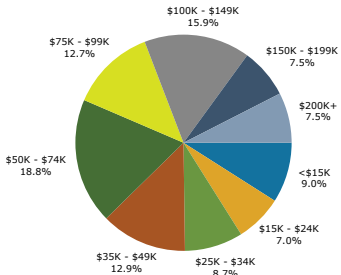
Trends 2024-2029



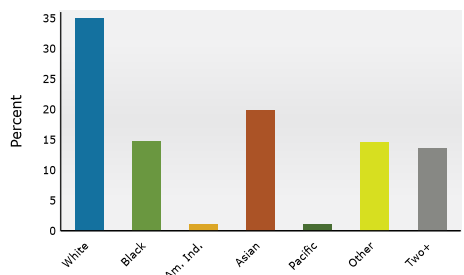
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 28.4%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

October 22, 2024

LAS VEGAS MARKET

NORTHCAP 



LAS VEGAS IMMERSIVE DISTRICT

Excerpt from lasvegasnevada.gov/News
May 2025

"More than 35 acres near AREA15 will officially be called the Vegas Immersive District, a new entertainment district. More than 35 acres near AREA15 will officially be called the Vegas Immersive District, a new entertainment district that will include housing, businesses, new immersive experiences and much more. It will include:

- 100,000-square-feet of horror themed immersive entertainment
- 418,000-square-feet of retail space
- 320,000-square-feet of office space
- 200 hotel rooms
- 585 multi-family housing units

They expect to welcome 3.5 million annual visitors with \$796 million in annual on-site spending. It will create 4,086 jobs. A maximum of \$15.8 million annually in eligible sales tax revenues from this district will support the rest of the buildout until at least 2037."

VEGAS LOOP, THE BORING CO.



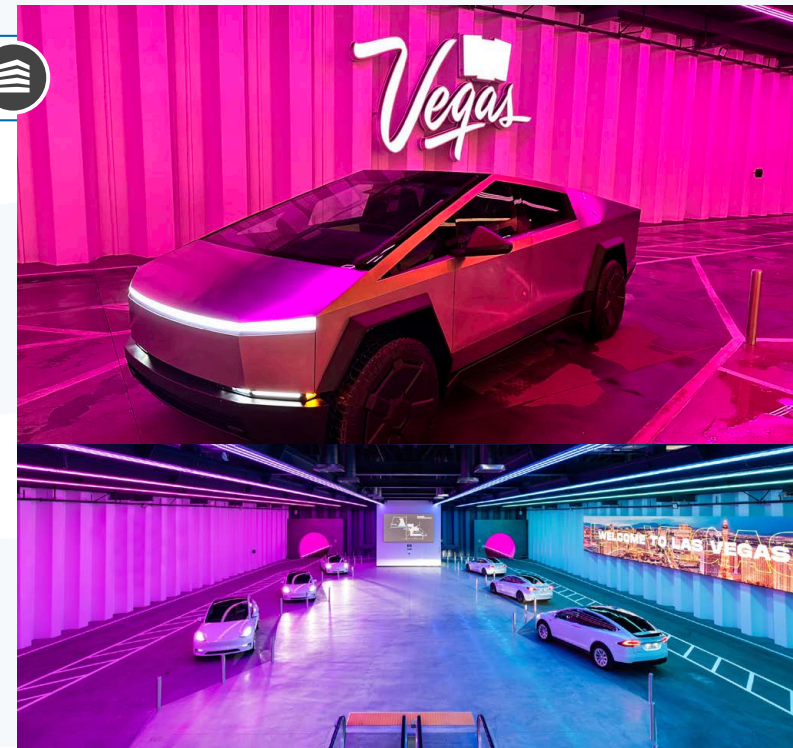
Excerpt from teslarati.com
May 2025 | by Maria Merano

"The Boring Company clears fire safety delays, paving the way to accelerating its Vegas Loop expansion plans. After overcoming fire safety hurdles, the Boring Company is accelerating its Vegas Loop expansion. The project's progress signals a transformative boost for Sin City's transportation and tourism.

Elon Musk's tunneling company, along with The Las Vegas Convention and Visitors Authority (LVCVA) and Clark County, resolved fire safety concerns that delayed new stations. 'It's new. It's taken a little time to figure out what the standard should be," said Steve Hill, LVCVA President and CEO, during last week's board meeting. "We've gotten there. We're excited about that. We're ready to expand further, faster, than we have."

Last month, the company submitted permits for tunnel extensions connecting Encore to a parcel of land owned by Wynn and Caesars Palace. The three tunnels are valued at \$600,000 based on country records.

Plans for a Tropicana Loop are also advancing, linking UNLV to MGM Grand, T-Mobile Arena, Allegiant Stadium, Mandalay Bay, and the upcoming Athletics' ballpark. Downtown extensions from the convention center to the Strat, Fremont Street Experience, and Circa's Garage Mahal are also in the permitting process..."





A'S BASEBALL STADIUM

Excerpt from kslsports.com

April 2025 | by Mark Anderson

"The Las Vegas A's are moving toward the next major step in their relocation to Sin City, a ballpark groundbreaking.

They cleared a significant hurdle last week when the Clark County Commission approved land-use permits. That approval followed the unveiling of new stadium renderings and the announcement of a Las Vegas patch on players' uniform sleeves for the next three seasons under a sponsorship with the Las Vegas Convention and Visitors Authority.

There are some documents that still need to be completed and submitted, but there appears to be nothing major that would block putting shovels in the ground.

A's President Marc Badain the team is on track for a June groundbreaking for the \$1.75 billion, 33,000-person capacity ballpark intended to open for the 2028 season. The club is playing the first of at least three seasons in a Triple-A ballpark at West Sacramento, California.

"Locally, everybody knows this project's going to happen," Badain said. "Nationally, there are a lot of skeptics. There will always be a lot of skeptics. There's a lot of people that make a living out of questioning the success of sports venues and what they actually do for a community. You're never going to eradicate that negativity. It's just out there."

"The community has obviously seen the impact that the sports facilities and the sports teams have had on the diversification of the economy as well as the enhancement of the Las Vegas brand and what the city can offer," Badain said. "It used to be the entertainment capital of the world. Now, everybody refers to it as the sports and entertainment capital of the world."

BRIGHTLINE WEST RAILWAY PROJECT



Excerpt from en.as.com

May 2025 | by William Allen

"Brightline West: Inside the ambitious \$12-billion high-speed rail project transforming travel in the U.S.

A planned rail line connecting Nevada and Southern California will be "the greenest form of transportation in America", according to the company leading the project.

Scheduled for completion later this decade, a planned high-speed rail line aims to halve travel times between Las Vegas and Los Angeles - and significantly reduce pollution caused by road traffic between the two U.S. cities.

Led by the private rail service company Brightline, the project is expected to cost around \$12 billion, boosted by significant federal funding. Notably, in April last year it was announced that construction of the line is to benefit from a \$3 billion grant from the Federal Department of Transportation.

Known as Brightline West, the 218-mile rail route is to run between Las Vegas and Rancho Cucamonga, a city around 35 miles east of downtown. An expected nine million passengers a year are to be carried on a fleet of "zero-emission, fully electric" trains capable of top speeds of around 200 mph."



MIDTOWN PLAZA

Excerpt from [reviewjournal.com](#)
April 2025 | by Eli Segall

"Developers of The English Hotel have kicked off a big project to add several buildings around their Arts District property.

Z Life Co. held a ceremonial groundbreaking Friday for Midtown, a multi-tower project around the intersection of Coolidge Avenue and First Street in Las Vegas. Plans call for condos, hotel rooms and apartments

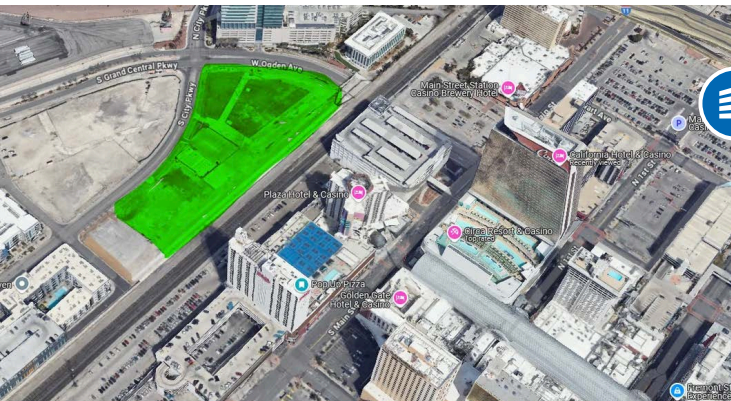
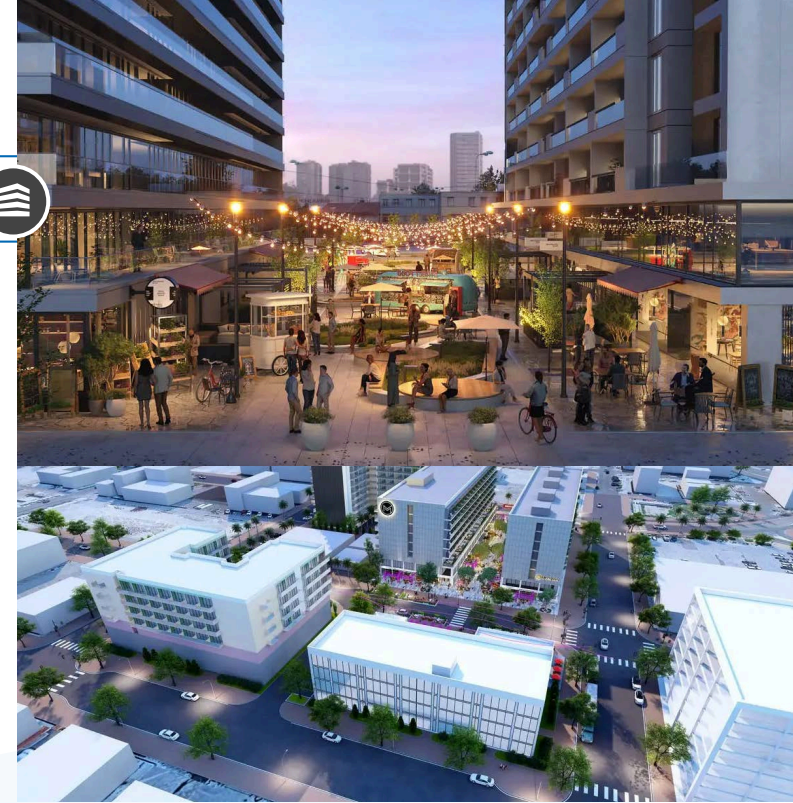
Midtown Plaza, as this first big segment of the broader development is known, will feature six new buildings around The English Hotel, according to Anna Olin, chief operating officer of Z Life.

All told, she said her group is investing roughly \$300 million with Midtown Plaza.

She noted they are developing the project north of Charleston Boulevard in an area that has been "unused for a number of years," while the Arts District south of Charleston has had a surge of new eateries, coffee shops and retailers open.

Las Vegas Mayor Shelley Berkley told attendees Friday that Midtown will offer residents a more urban lifestyle.

"This is going to change downtown Las Vegas and make the Arts District a part of the community that not only do people want to go and visit, but they want to live here," she said."



CIRCA 2 CASINO & RESORT

Excerpt from [8newsnow.com/news](#)
May 2025 | by James Schaeffer

"Las Vegas Mayor Shelley Berkley hyped the new developments and projects in the Symphony Park neighborhood during her State of the City address Wednesday night.

"These projects, along with the new medical office building, plans for a new art museum envisioned by Elaine Wynn and her team," she said. "And a casino developed by Derek Stevens on the northeast corner of Symphony Park, are all in our future."

According to Symphony Park's master plan site map, the new project is titled "Circa 2 Casino & Resort." It is located a few yards behind the existing Circa Parking Garage, otherwise known as the Garage Mahal.

Clark County records show the 6.42-acre property was purchased in July 2017 by PQ Holdings LLC; it is currently zoned as a planned development.

The parcel appeared to be busy with workers driving onto the Tre Builder's site and walking into a modular building."



DEVELOPMENT PROJECTS

HARD ROCK HOTEL



Excerpt from casino.org/vitalvegas
April 2025 | by Scott Roeben,

"After months of demolition and site preparation, the guitar hotel tower at Hard Rock Las Vegas (previously Mirage) is starting to look like a thing. Feel like you've missed something? Don't fret. It's time for a guitar tower construction update. Because guitars have "frets." Please keep up.

Hard Rock Las Vegas is expected to open in 2027, so let's see what's up with this magnificent erection expected to change the Las Vegas skyline forever. The Seminole, owners of Hard Rock, have spent months getting ready for this build, including clearing the space, setting up temporary facilities for workers and digging down to the appropriate depth for foundations. The depth of the building's foundations is determined by things like soil conditions, load-bearing capacity and the building's final height.

Hard Rock's guitar tower will be 660 feet tall, which we consider a missed opportunity because if it was 666, it would be all the numbers on a roulette wheel added up. Circa tried something similar when it announced it would have 777 rooms, but that ended up being a P.R. hook (the industry term is "hooley"). Hard Rock probably made the right decision, especially given nobody wants the "number of the beast" attached to their fancy new casino."



LVXP MEGA PROJECT

Excerpt from lavishvegas.com
May 2025 | by Greg Haas

"The future arrives in Las Vegas as the renowned real estate developer LVXP announced plans to transform the long-vacant 27-acre site on Las Vegas Boulevard, previously home to the classic Wet 'n Wild waterpark, into a multi-billion-dollar entertainment and lifestyle venue. This new mega-complex promises a retail center, casinos, a 752-foot hotel and condo tower featuring a 6,000-seat theater and an arena designed to lure an NBA franchise to Sin City. LVXP is in its early planning stages, so everything remains speculative, but this is one of the most exciting projects to hit Las Vegas this decade.

The growing Henderson community of Inspirada will have its own resort and casino. According to city records, Station Casinos received approval to build Inspirada Station on a nearly 4-acre lot near Via Inspirada and Bicentennial Parkway. The hotel will have just over 200 rooms with a casino, meeting space, three restaurants, a food hall, a bowling alley, and a movie theater. Still, the potential resort isn't a done deal. Station Casinos has multiple properties in development, often filing for permits years in advance; only time will tell if Inspirada Station remains at the top of that list. Rendering courtesy Station Casinos Facebook. The grand opening of Otonomus by AHC, the first-ever Las Vegas hotel built in partnership with Airbnb, is on track for Summer 2025. Minutes from Allegiant Stadium, it promises a blend of cutting-edge AI technology, style, and hospitality. The new resort brings over 300 rooms, retail, multiple tools, a delightful Lebanese restaurant, and a rooftop lounge. Renderings reveal a sleek, modern design, similar to a luxury apartment complex with three centralized courtyard areas. The project is being developed by AHC Global Holdings, who hope to bring the concept to Japan and other destinations around the world..."



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