

# A ONCE IN A LIFETIME OPPORTUNITY ±96 ACRES IN THE LAS VEGAS RESORT CORRIDOR



**CBRE**

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# A HISTORY FULL OF EXCITEMENT,



1946

Bugsy Siegel opens the Flamingo Hotel



1948

Alamo Airport Purchased by Clark County and eventually named McCarran International Airport now Harry Reid



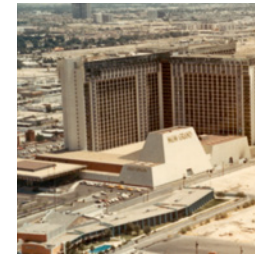
1957

Tropicana Casino Hotel Opens



1959

Las Vegas Convention Center opens with 90,000 SF convention space



1973

MGM Grand Hotel opens with 2,100 Guest rooms at cost of \$106 Million



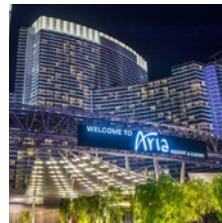
1989

Mirage is the first hotel built on the strip in 16 years. Costing \$640 Million with 3,000 hotel rooms



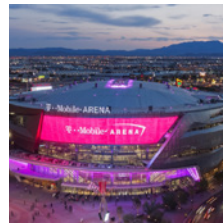
1999

Mandalay Bay Opens / Venetian Resort opens



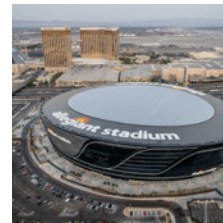
2009

Project City Center Opens: Aria, Vdara, Crystals, and Mandarin Oriental



2016

T-Mobile Arena Opens



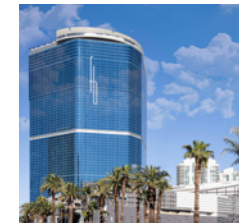
2020

Allegiant Stadium opens to host the Las Vegas Raiders



2021

Resorts World Las Vegas opens



2023

Fountainbleu Las Vegas opened December 2023

# A FUTURE FULL OF POSSIBILITY. WHAT'S NEXT?





## Unparalleled Development Potential



Located in the Center of the Las Vegas Resort Corridor



Superior location next to Las Vegas sporting venues; Allegiant Stadium & T-Mobile



Exceptional visibility and access that will be further enhanced by current and planned infrastructure projects



In-place cash flow covers carrying costs prior to the redevelopment of the site



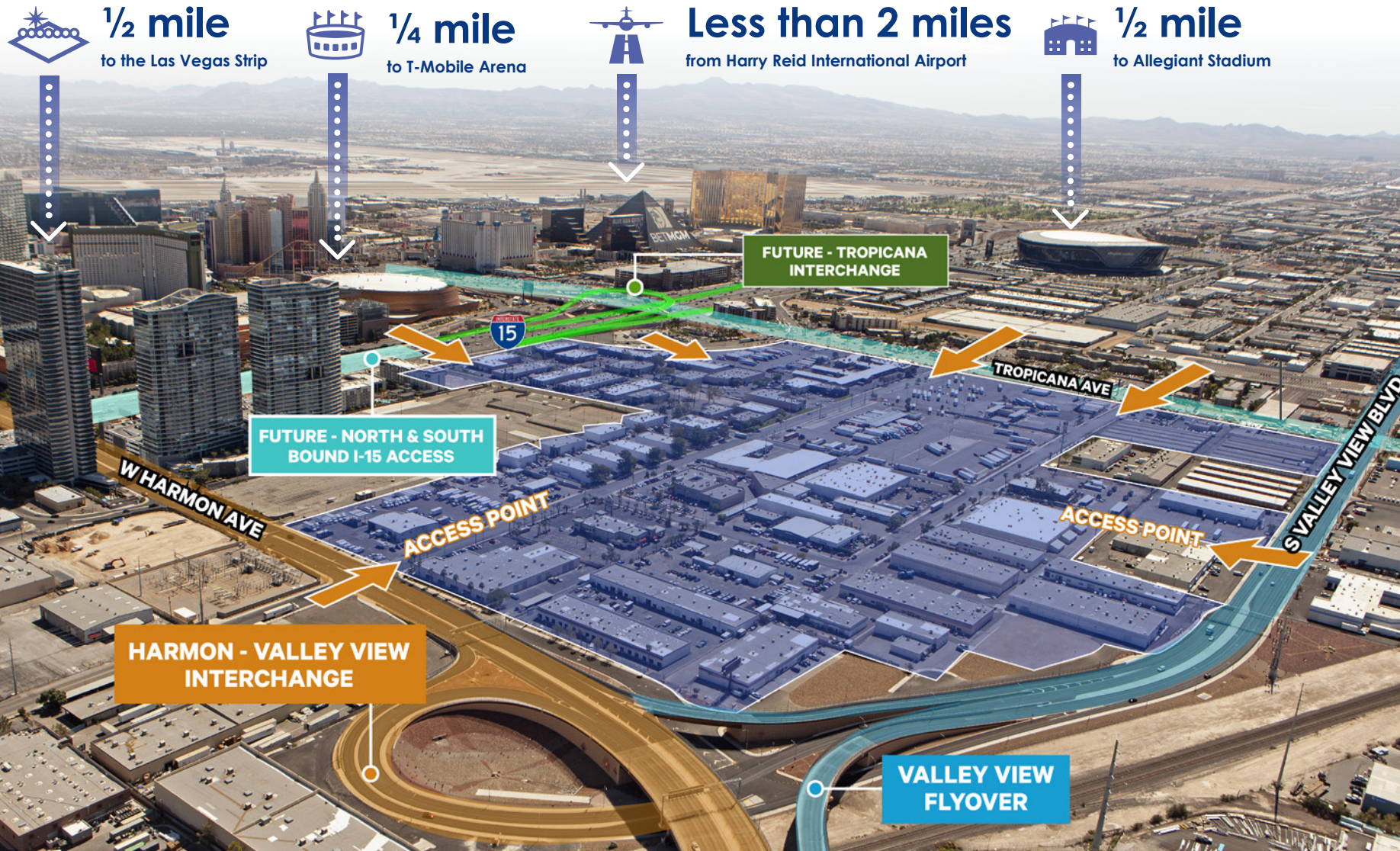
The continued long-term growth prospects of the Las Vegas metro area



# INVESTMENT HIGHLIGHTS

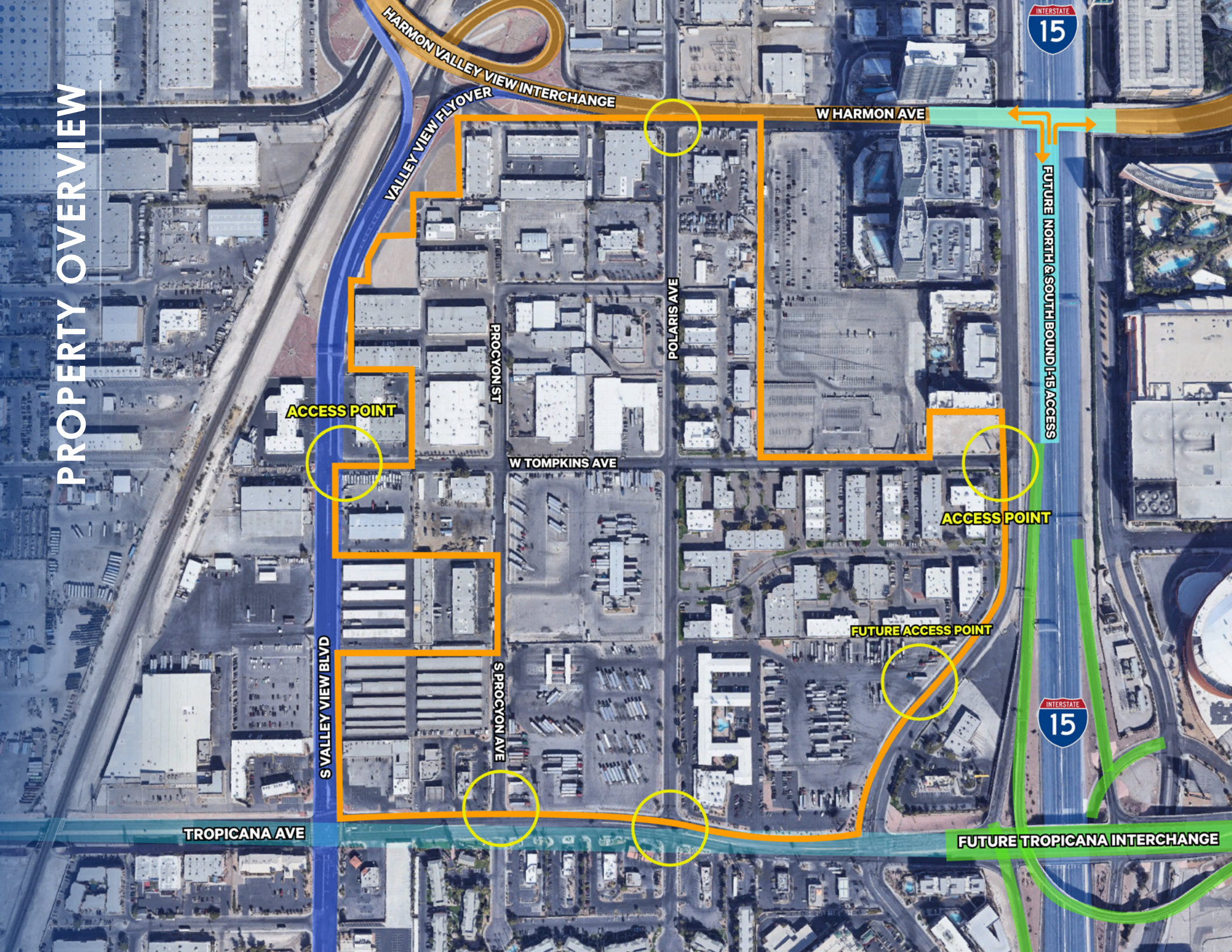
## The largest assemblage in the Best Location

Located at Tropicana Ave and Interstate-15, the Property is easily accessible from local and drive-in tourist traffic. Interstate-15 connects Las Vegas to other major metropolitan areas such as: Los Angeles, Orange County, San Diego, and Salt Lake City. Tropicana is a major arterial road which crosses Las Vegas Boulevard, and the intersection houses four major resort properties: MGM Grand, New York-New York, Tropicana, and Excalibur. The intersection of Las Vegas Boulevard and Tropicana contains 11,470 hotel rooms, more than any intersection in the world. Tropicana Ave is also the primary route from Harry Reid international Airport to and from the Strip.





# PROPERTY OVERVIEW



HARMON VALLEY VIEW INTERCHANGE  
VALLEY VIEW FLYOVER

INTERSTATE  
15

W HARMON AVE

FUTURE NORTH & SOUTH BOUND I-15 ACCESS

ACCESS POINT

PROCYON ST

POLARIS AVE

W TOMPKINS AVE

ACCESS POINT

FUTURE ACCESS POINT

S VALLEY VIEW BLVD

S PROCYON AVE

TROPICANA AVE

INTERSTATE  
15

FUTURE TROPICANA INTERCHANGE



# PROPERTY OVERVIEW





## ZONING



**The site is located within Clark County, NV and is designated as MUD-1 within the County's Mixed-Use Overlay District.**

The purpose of the Mixed-Use Overlay District (Overlay) is to encourage a diversity of compatible land uses, including a mixture of residential product with at least one or more of the following: commercial, office, educational, institutional, and other appropriate urban uses. The Overlay provides a mechanism to encourage new housing and innovative urban design that is less dependent on automobile transit and can be used to revitalize older commercial corridors and increase opportunities for infill housing. Mixed use projects are intended to create and sustain pedestrian oriented neighborhoods where residents have convenient access to jobs, schools, shops, public facilities, transit, and various services.

MUD-1 – Most intense urban form. The MUD-1 subdistrict will permit a highly concentrated and intense development of mixed residential, commercial, employment, and recreational uses. It is common for high-rise, midrise, and high density uses to already exist within the redevelopment of high-intensity central business districts. The MUD-1 is characterized by a highly developed pedestrian network and accessibility to various transportation modes, including high frequency bus service, light rail, monorail, freeway, and other rapid transit modes of transportation.

**Portions of the site are in the Gaming Enterprise Overlay district.**

The specific purpose of the Gaming Enterprise (G) overlay is to comply with NRS Chapter 463, as amended, by seeking to ensure adequate roads, water, sanitation, utilities and related services to areas where nonrestricted gaming establishments are proposed. Establishments shall not unduly impact public services, consumption of natural resources, the surrounding quality of life or the surrounding area, and shall not be detrimental to the health, safety, or general welfare of the community.



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#### Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



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