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# 4.68 ACRES

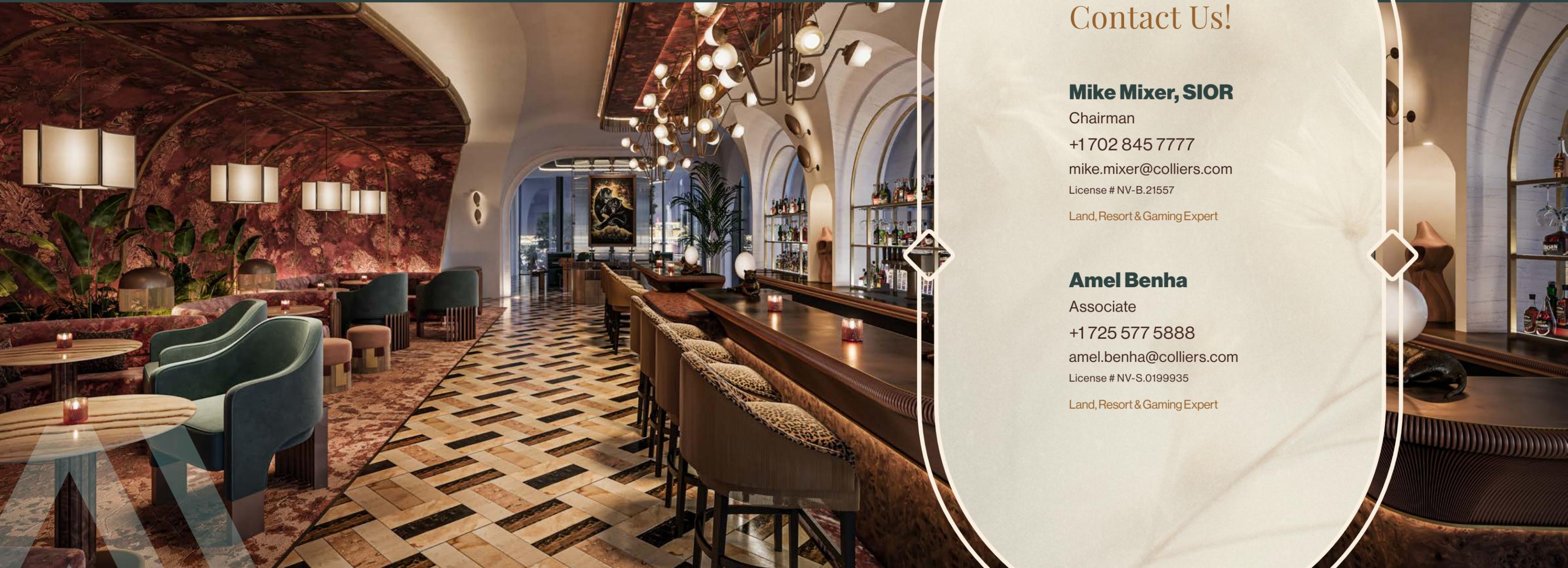
Las Vegas Strip Hotel Development Opportunity



Brand-Agnostic, Construction-Ready Project | 5051 S Las Vegas Boulevard

# 4.68 AC

Las Vegas Strip Hotel Development Opportunity



## Contact Us!

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## Las Vegas Strip Hotel Development Opportunity

This offering represents a rare, construction-ready hotel development opportunity on a high-visibility Strip-front parcel across from Mandalay Bay, 0.5 Mile from the new A's Ballpark, 1 mile from the Allegiant Stadium and adjacent to the Airport. The site sits at the primary arrival gateway to the Las Vegas Strip—steps from the world-famous Welcome to Las Vegas sign—making it one of the best branding and arrival-sequence locations available.

Originally designed by the world renown firm DLR, the project is now brand-agnostic and can be repositioned for any luxury, lifestyle, or upscale flag. The development includes extensive base work already completed and an exceptionally streamlined path to vertical construction: permits and entitlements.

- 🌐 Premier Strip Frontage in an Irreplaceable Location
- 🌐 Construction-Ready with Entitlements, Approvals, and Design
- 🌐 Significant Capital Already Invested
- 🌐 ±4.68 Total Acres





# 4.68 AC

**Premier Strip Frontage**  
In the irreplaceable Las Vegas  
Resort Corridor

**Construction Ready**  
Includes entitlements, approvals,  
and design

**Significant Capital Invested**  
Massively reducing risk for the  
next developer

**Plan-Ready**  
DLR Group completed the  
project's planning and design

**Flexible Branding Opportunity**  
Luxury, Lifestyle, Boutique,  
Soft Brand, or Custom

**High Barriers to Entry**  
Land scarcity and new Strip resorts  
are rare—making existing assets even  
more valuable.

**Strong Long-Term Fundamentals**  
Tourism, Sports, and Convention  
Demand continue to grow



## Exceptional Location

5051 S Las Vegas Boulevard | Las Vegas, NV 89119

Brand-Agnostic, Construction-Ready Project





# 4.68 ACRES

## Unique Resort Corridor Opportunity

New Strip hotels face significant land constraints and multi-year entitlement cycles. Our project bypasses both.

### **Low Risk + High Reward**

The Construction Ready Project is far ahead of any standard ground-up development, reducing both time and risk for a new developer.

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### **Solid Foundation**

Approximately \$20M already invested into the foundation  
*(20% of the structure is already in place)*

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### **Design & Entitlements**

Approximately \$90M invested for the project

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### **2026 Entitlement In-Place**

County Entitlement is in place extended until August 2027

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### **Construction Ready**

Approvals are in place, positioning the project for rapid construction restart

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### **Integrated Global Architectural Firm**

Designed by DLR Group

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ONE-OF-A-KIND  
OPPORTUNITY

## H-1 Zoned

Resort Hotel-Mixed Use  
Best Zoning Classification in Las Vegas

±4.68 AC

Rare Construction-Ready Hotel Development  
Opportunity at the South Las Vegas Resort Corridor Entrance

## 531 Keys Approved

High Visibility Parcel within the Resort Corridor  
±351 Feet of Exposure on Las Vegas Boulevard



Centrally located on famed Las Vegas Boulevard, across the street from the Four Seasons, Mandalay Bay Resort and Bali Hai Golf Club, the property will be one of the first hotel properties seen from the iconic "Welcome to Fabulous Las Vegas" sign.



ONE-OF-A-KIND  
OPPORTUNITY

Embodies both forward-thinking design and world-class hospitality to deliver a one-of-a-kind destination for guests to Las Vegas.

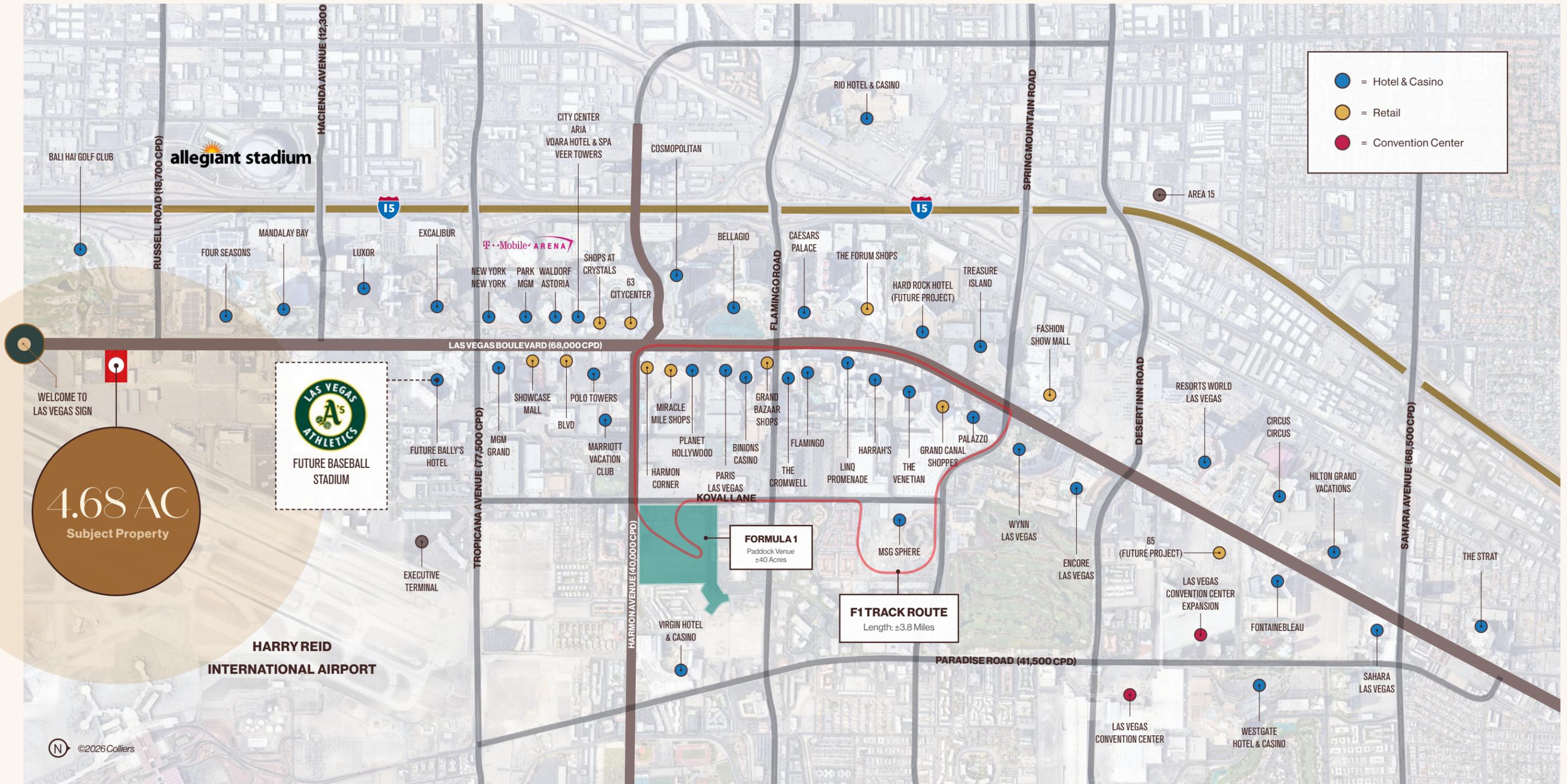
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5051 S Las Vegas Boulevard | Las Vegas, NV 89119



# Visibility & Access

High tourist capture due to constant traffic to the "Welcome to Fabulous Las Vegas" Sign



## Gateway to South Resort Corridor

High tourist capture with constant traffic to the "Welcome to Fabulous Las Vegas" sign

## Proximity to Major Event Venues

Allegiant Stadium, Future A's Ballpark, T-Mobile Arena

## Direct Las Vegas Boulevard Frontage

±351 Feet frontage provides excellent exposure



# Fast & Convenient Transportation

**The Vegas Loop** provides fast and convenient transportation for tourists and convention trade show attendees across the Las Vegas Strip. Clark County and the City of Las Vegas have approved a total of 68 miles of tunnel and 93 stations for the Vegas Loop.

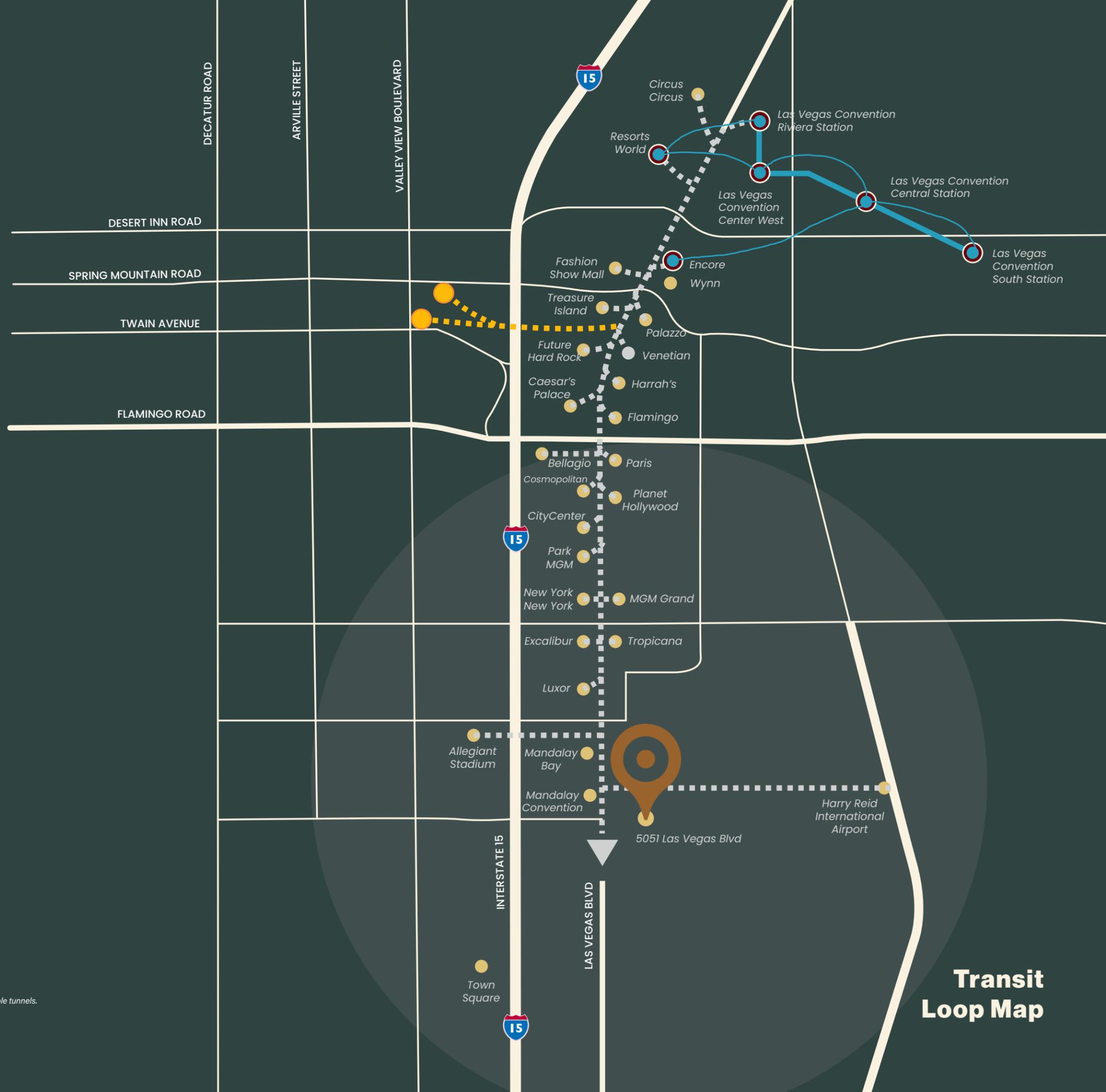
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 = ACTIVE STATIONS

 = CHINATOWN STATIONS  
*Approved Future Site*

 = APPROVED STATIONS  
*Future Sites*

 For illustration purposes only. Not to scale. The lines shown on this map identify Loop Routes which can either be one or multiple tunnels.



**Transit Loop Map**



allegiant stadium

MANDALAY BAY  
RESORT AND CASINO LAS VEGAS

Bali Hai  
GOLF CLUB

HARRY REID  
INTERNATIONAL AIRPORT

4.68 AC  
Subject Property



WELCOME TO  
LAS VEGAS SIGN

LAS VEGAS BOULEVARD (68,000 CPD)

Premier Strip Frontage in an Irreplaceable Location

Direct Las Vegas Boulevard Exposure  
±351 Feet providing excellent exposure

Rare, Construction-Ready Hotel Development Opportunity at the South Las Vegas Resort Corridor Entrance



**Resort Hotel-Mixed Use**  
Best Zoning Classification  
in Las Vegas

**H-1  
Zoned**

**Direct Frontage**  
on Las Vegas Boulevard

**High  
Visibility**

**531 Keys**

**4.68 AC**

## PROJECT HARMONY

### Site Description

#### Existing Work

Approximately 20% Structure in place  
(*foundation and groundwork*)  
-Plans, Studies, Surveys Complete

#### Direct Strip Frontage

Impeccable access with immediate proximity to Harry Reid International Airport and I-15

#### South Resort Corridor Gateway

One of the first properties visible from the "Welcome to Las Vegas" sign, millions of people visit the site every year

# 4.68 ACRES

 All approvals in-place

## Ready to Resume Construction

### Where we are today

#### Fully Entitled

Approvals extend through August 2027

#### Ready for Remobilization

The site is ready to resume construction quickly without delays

#### Documents Complete

Design, civil, and engineering documents are completed *(DLR Group)*



ELEVATED & EXPERIENTIAL APPROACH TO HOSPITALITY

# Fully Designed Luxury Boutique Hotel

## Opportunity is Now

Substructure completed

## Flexible Redesign

Potential for new brand requirements

## Value-Add

Over \$90M Invested into the project

## High-Visibility Site

Approved for 531 Keys seeking Strip Exposure

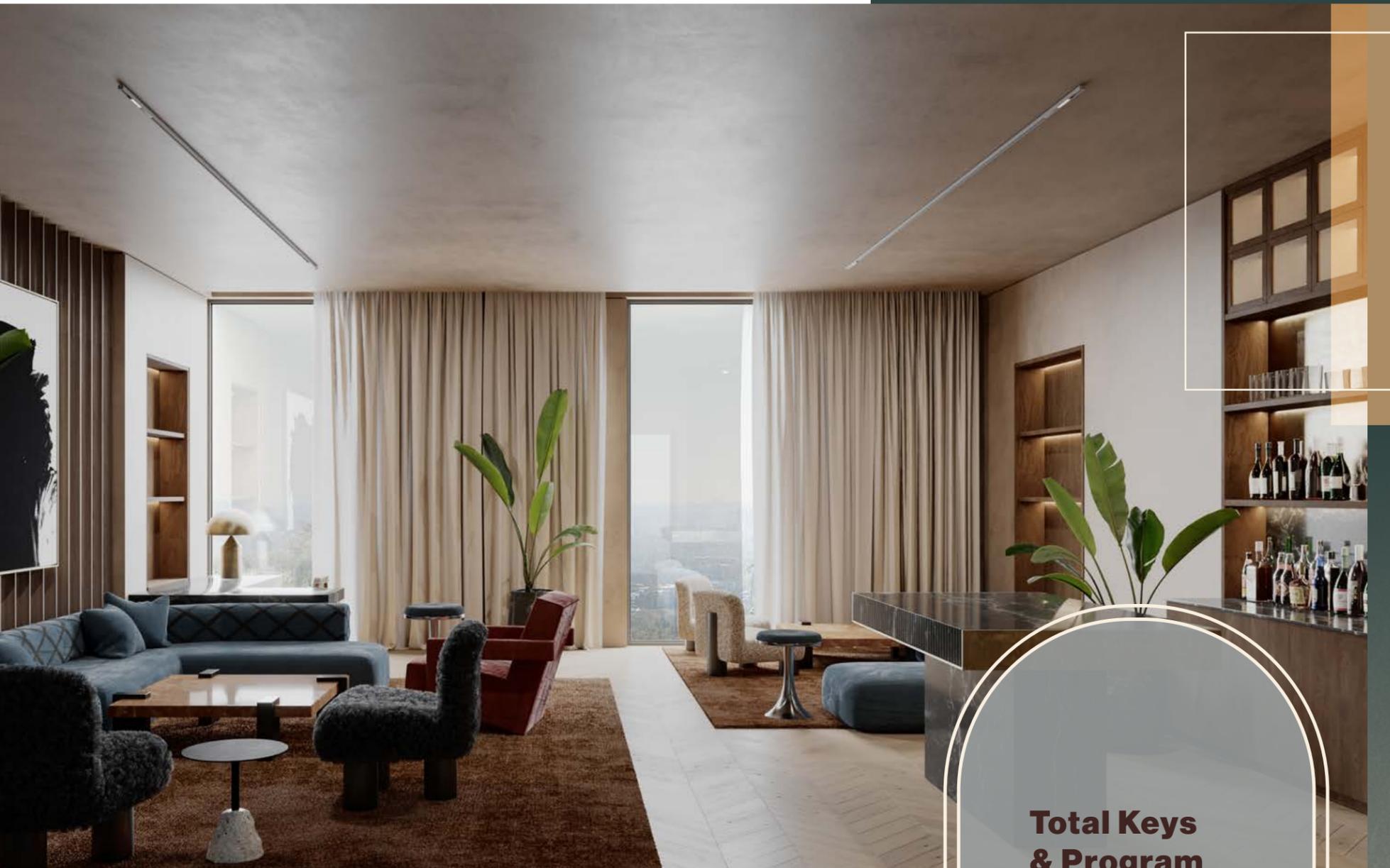
## Condensed Timeline

Shorter development timeline due to completed early-phase work



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## Concepts that fit your needs

- Luxury or Upscale Hotel Brands
- Lifestyle or Boutique Brands
- Soft-branded or Independent Flag
- Hospitality groups seeking Strip exposure without megaresort scale

### Total Keys & Program

531 Keys  
Original Design

Room mix, suite ratio, and amenity program can be adapted for new operators.

Brand Agnostic  
& Flexible

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As designed (Reconfigurable) All plans are complete.

## Attracting Amenities



Vibrant  
Casino  
Space

±20,000 SF



Theater,  
Side Bar &  
Lobby Bar

±7,514 SF



Outdoor  
Pool Deck  
& Dayclub

±13,992 SF



Multiple  
F&B  
Concepts

±19,441 SF



Rooftop Bar  
& Lounge  
Areas

±3,385 SF



Dynamic  
Meeting &  
Event Space

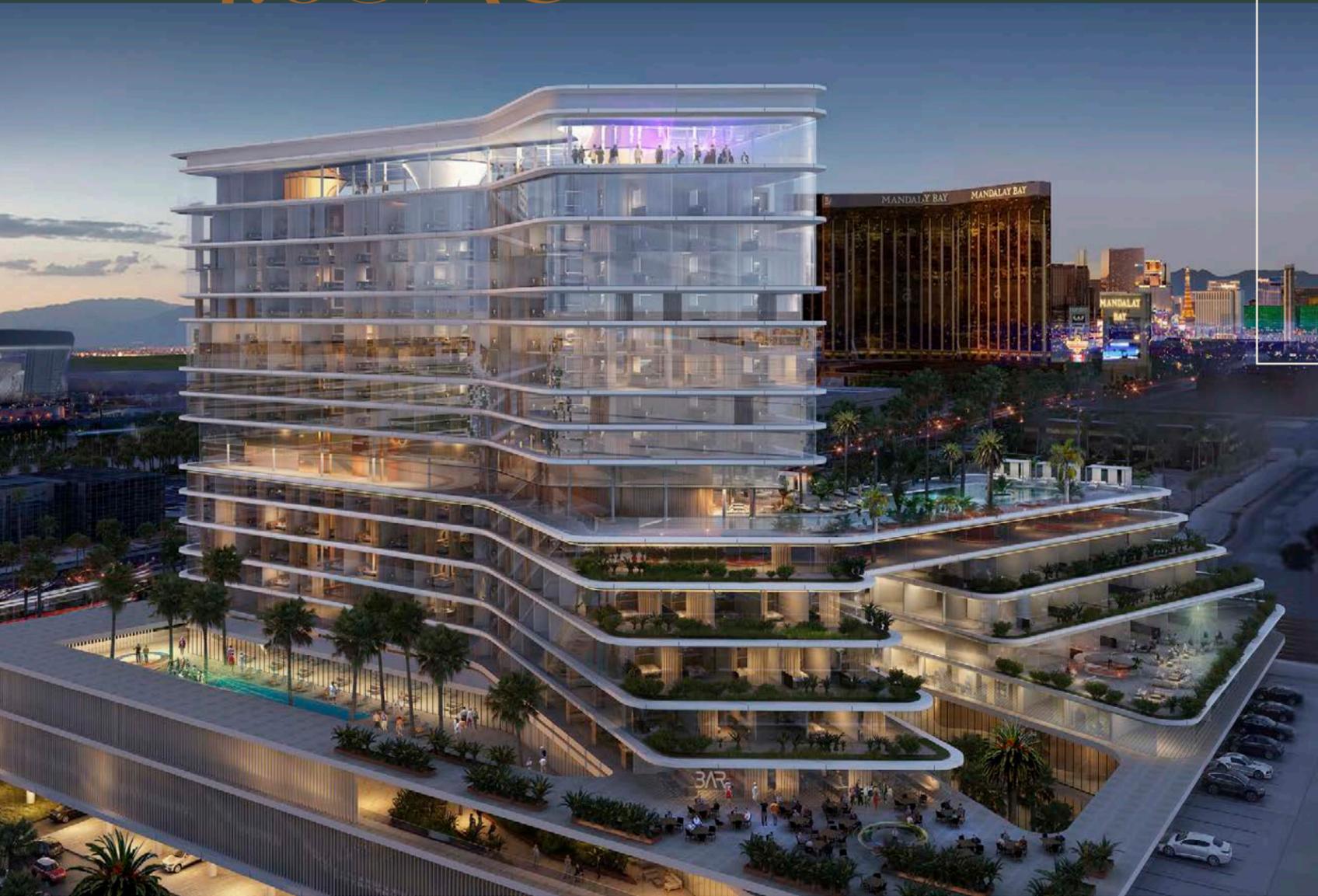
±6,225 SF



Top Tier  
Fitness  
Center

±TBD SF

# 4.68 AC



“ Our design team was inspired by the native desert landscape which transformed the way we sculpted the architectural forms to add a refined and dynamic composition to the hotel. ”

**Rare, construction-ready hotel development opportunity on a high-visibility Strip-front parcel**

## Boutique Destination

Original design features a 531-luxury guestroom hotel tower perched over three sprawling levels of dynamic gaming, dining, and nightlife venues

## Designed with Purpose

Contemporary mid-rise tower with high-impact arrival sequence offering dramatic view of the Resort Corridor

**50% of Earthwork & Site Utilities Complete**  
**Structural, Civil, and Design Documents Ready**

All CAD, structural, interior, and entitlement files can be transferred

# Luxury Hospitality Specialists

**DLRGROUP**  
ARCHITECTURE ENGINEERING PLANNING INTERIORS

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*Renderings throughout package for illustration purposes only. Subject to change.*