

# HELIPAD

## 1500 RAILROAD PASS CASINO RD.

LOCATED AT RAILROAD PASS FRONTING INTERSTATE 11



FIRST FEDERAL REALTY



# 1.15 ACRE HELIPAD OFFERED AT \$2,000,000

FIRST FEDERAL REALTY  
50 South Stephanie Street  
Henderson, NV 89012



FIRST FEDERAL REALTY

### PRESENTED BY: FIRST FEDERAL REALTY

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# PROPERTY SUMMARY

1500 RAILROAD PASS CASINO ROAD



## Property Summary

Parcel Number:	189-02-711-003
Lot Size:	±50,094 SF
Price:	\$2,000,000
Zoning:	CT
Zoning Description:	Tourist Commercial
Sales Type:	Owner User

## Property Overview

±50,094 SF helipad for helicopter touring operator. The helipad is newly constructed with integrated fueling system. The pad offers four staging areas and one landing pad with fuel storage and supply lines built into site and is ready for operation.

## Location Overview

Prime location along the 1-11/US 95 transportation corridor with great access to Arizona & Southern California markets.

Adjacent to the Railroad Pass Hotel and Casino & Holiday Inn Express.

Located ±20 miles from Harry Reid International Airport.

±19 miles to the Las Vegas Strip.

±19 miles to the I-215/I-15 Interchange.

±2 miles to to the newly constructed Eldorado Pass Truck Stop & Travel Center.

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# PROPERTY DESCRIPTION

1500 RAILROAD PASS CASINO ROAD



±50,094 SF helipad for helicopter touring operator. The site, which fronts the newly constructed Interstate 11 in Henderson, Nevada, is located adjacent to the 26-acre Railroad Pass Hotel and Casino property which includes a new Holiday Inn Express hotel, and new Silver Bullet Restaurant. The historical Railroad Pass Casino is the oldest operating casino in Nevada and has been serving residents and travelers for 87 years. Its hotel has 120 rooms and suites and has been renovated since 2015 when the property was purchased by Joseph DeSimone who is local developer and real estate broker. There are several dining options within the Hotel including a 24-hour cafe, Sbarro, and Desimone's Steakhouse. The property also includes access and dedicated parking lot to the popular River Mountains Loop biking and walking trail which provides a nice midway point between Henderson and Boulder City, Nevada for cyclists and pedestrians to access or rest along the way. The travel center opened in 2018 and consists of eight diesel fueling station for trucks, a 20-pump TA gas station for cars, an 8,000-square-foot convenience store with sandwich shop, propane sales,



# PROPERTY PHOTOS

1500 RAILROAD PASS CASINO ROAD



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# REGIONAL MAP

1500 RAILROAD PASS CASINO ROAD



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# DISCLAIMER

1500 RAILROAD PASS CASINO ROAD

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