

# Prime Development Opportunity

The property at **4815 S Las Vegas Blvd** is a **2.48-acre** parcel of prime land located directly on the iconic Las Vegas Strip.

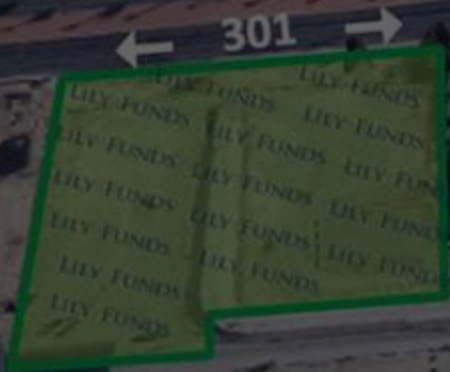
Its location offers excellent proximity to key attractions, including **Harry Reid International Airport** and **Allegiant Stadium**, making it an ideal spot for commercial development, hospitality, retail, or entertainment ventures.

Additionally, its strategic placement near major private aviation hubs and the **Las Vegas Loop** expansion adds significant value, particularly for businesses catering to high-net-worth clients and tourists.



# Property Information

- **Sale Price: \$12,000,000**
- **Acres: +/- 2.4 Acres**
- **Zoning: Hard Zoned H-1 Limited Resort and Apartment District**
- **301 ft of frontage on the Las Vegas Strip.**
- Directly across from the Mandalay Bay Convention Center and next door to McCarran International Airport. The property is less than 1/2 mile to the Allegiant Stadium, host to the Las Vegas Raiders NFL team. This new stadium will also host world-class events including college football games, big-name concerts, major UFC fights, soccer matches, and political events. The property is a prime location for luxury high-rise condominiums with the greatest of strip views. Located just north of the famous "Welcome to Las Vegas" sign.
- Located in a **Qualified Opportunity Zone.**



# Neighbor to the Allegiant Stadium

- The Las Vegas Raiders are a highly popular sports team in Nevada, bringing a strong fan base and a sense of excitement to the region.
- The Allegiant Stadium is a landmark venue hosting major events, attracting tourists and residents alike. It's a hub for entertainment and community gatherings.
- Your investment in this location will benefit from the stadium's proximity and the vibrancy it brings to the surrounding area.

1/2 mile

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# Location Overview

- **Strategic Location on Las Vegas Boulevard:** The property is situated on the iconic **South Las Vegas Boulevard**, also known as the Strip. It benefits from proximity to major Las Vegas landmarks, including **Harry Reid International Airport**, **Allegiant Stadium**, and the emerging entertainment venues like **The MSG Sphere** and the **Raiders Training Facility**.
- **Proximity to Private Aviation:** Located near **Harry Reid International Airport**, the property offers easy access to one of the busiest private aviation hubs in the U.S. The airport's **FBOs (Fixed Base Operators)**, including **Signature Flight Support** and **Atlantic Aviation**, cater to private jets and executive travelers, making the property an ideal location for businesses targeting high-net-worth individuals and corporate aviation clients.

# McCarran International Airport

- McCarran International Airport is a major hub for air travel in Las Vegas. It is the 8th busiest airport in the United States, handling over 51.5 million passengers in 2019. In recent years, traffic has rebounded, and in 2023, the airport saw around **52.7 million passengers**.

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<b>Year Opened</b>	1948
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<b>Runways</b>	4
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<b>Passenger Terminals</b>	2
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<b>Visitors Per Year</b>	40 Millions
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<b>Visitors in 2024 (so far)</b>	As of mid-2024, it's estimated that around <b>36 million passengers</b> have passed through the airport, given the steady recovery and growth in tourism.
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# Las Vegas Development

## Las Vegas Sphere



The Las Vegas Sphere, officially known as the **MSG Sphere**. Opened in 2023, offers an immersive entertainment experience with the world's highest-resolution LED screen, measuring **160,000 square feet** can seat around **17,600 people** and also offers standing room for up to **20,000 attendees**.

## Formula 1 Las Vegas Grand Prix



The Formula 1 Las Vegas Grand Prix is returning in November 2024, bringing world-class racing to the Strip. The first modern F1 race in Vegas was a major success in 2023, attracting an estimated **100,000 spectators**. The 3.8-mile track will pass iconic landmarks, attracting motorsports fans and global tourists.

## Vegas Loop by Boring Company



The **Vegas Loop by The Boring Company** is an underground transport system in Las Vegas using **Tesla vehicles** to avoid surface traffic. Currently, a **1.7-mile** tunnel operates at the **Las Vegas Convention Center**, cutting travel time to just **2 minutes**. Plans for a **34-mile** network will connect the **Strip, Allegiant Stadium, Harry Reid Airport, and Downtown Las Vegas**, transporting up to **57,000 passengers per hour**.

# Las Vegas Development

## Allegiant Stadium



**Allegiant Stadium** is a multi-purpose venue in **Las Vegas**, opened in **2020**. Home to the **Las Vegas Raiders** (NFL) and **UNLV Rebels** football teams, it seats **65,000**, expandable to **72,000** for events like **Super Bowl LVIII** in **2024**. Located near **Mandalay Bay**, it features a **retractable field** and **translucent roof** for weather protection. The stadium also hosts major concerts, the **Las Vegas Bowl**, and international sporting events, making it a key entertainment hub in the city.

## Las Vegas Convention Center



The Las Vegas Convention Center underwent a \$980 million expansion, adding **1.4 million square feet** of space, including a **600,000-square-foot** exhibit hall. This makes Las Vegas even more competitive for hosting major conventions and trade shows. The expansion also includes the **Vegas Loop**, an underground tunnel system created by **Elon Musk's Boring Company** that uses Tesla vehicles to transport visitors.

## Brightline West



**Brightline West** is a high-speed rail project connecting **Las Vegas** and **Southern California**, offering a fast, eco-friendly alternative to the congested I-15 freeway, reducing travel time in approximately **2 hours and 15 minutes**, much faster than the typical 4-5 hour car ride. Groundbreaking is set for **2024**, with completion expected by **2027**, aimed at boosting tourism.

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# Who's Moving to Nevada

## 1. Technology and Innovation Hubs

- **Expansion of Tesla's Gigafactory:** Tesla is continuing to expand its **Gigafactory** near Reno. The factory will further scale up production of electric vehicles (EVs) and batteries, creating high-paying jobs in engineering, manufacturing, and R&D.
- **Data Centers Growth:** Companies like **Amazon** and **Google** are investing in data centers across Nevada, thanks to the state's favorable conditions (low natural disaster risk and affordable energy). This expansion is expected to create jobs in IT, data management, and infrastructure over the next decade.

## 2. New Sports Teams and Events

- **MLB and NBA Teams:** Las Vegas is a leading candidate for an **NBA** expansion team, with plans for a new arena to be developed. Discussions are also ongoing about bringing a **Major League Baseball** team to the city, which would drive tourism, create thousands of jobs, and bolster the city's reputation as a premier sports destination.
- **NFL Draft (2025), NHL All-Star Game, UFC Mega Events:** Las Vegas continues to solidify itself as a **sports capital** by hosting large-scale events like the draft, which enhances its global visibility and reputation as a premier event destination, attracting future sporting events and large-scale conventions. Las Vegas is transitioning from a **casino-focused economy** to a **sports and entertainment hub**, providing a more resilient economic base.

# Who's Moving to Nevada

## 3. Renewable Energy and Sustainability Projects

- **Solar and Wind Energy Projects:** Nevada's commitment to renewable energy will continue to grow, with significant investments in solar farms and **wind energy**. This includes expanding solar projects in southern Nevada, creating more green jobs and positioning the state as a leader in clean energy technology.
- **EV Infrastructure Expansion:** As Nevada strengthens its role in EV production through Tesla and other automakers, the state will also develop a comprehensive EV charging infrastructure. This expansion will create new opportunities in construction, tech, and energy sectors.

## 4. Healthcare and Biotechnology Investments

- **Medical and Biotech Development:** Las Vegas is increasingly attracting biotech and medical research companies. In the next decade, new medical campuses and research facilities are expected to develop, creating jobs in healthcare, biotechnology, and pharmaceuticals.

## 5. Tourism and Hospitality Expansion

- **Fontainebleau Las Vegas:** Set to open in 2024, the **Fontainebleau Las Vegas** is a long-awaited luxury resort on the north end of the Strip. It will feature over **3,600 hotel rooms**, a massive casino, dining options, and an expansive convention space, adding another luxury experience to the city's offerings.
- **Resorts World:** A major addition to the Las Vegas Strip, Resorts World opened in 2021 as a \$4.3 billion integrated resort. It features over 3,500 rooms, a massive casino, numerous dining options, and one of the largest pool complexes on the Strip. It also has state-of-the-art entertainment venues and a partnership with **Zouk Nightclub** for nightlife experiences.



# Conceptual Rendering M Tower

This is a conceptual rendering of the M Tower, a potential development project on the 2.48 acres of land located at 4815 S Las Vegas Boulevard.

This prime location is adjacent to Allegiant Stadium, providing direct access to the Strip, and is less than 5 minutes from McCarran International Airport and next to principal private aviation companies.

# Conceptual Rendering M Tower

- Located across the street from the Mandalay Bay Resort, this ±2.48-acre land offers incredible potential for development. Imagine a towering structure with breathtaking views of the Strip, a world-class hotel, and a bustling commercial space.
- The M Tower can be a landmark destination for visitors and locals alike. With access to McCarran International Airport, the Las Vegas Strip, and the thriving Las Vegas market, this location is ideal for a mixed-use development.





# Conceptual Rendering M Tower

Introducing a modern, multi-use development concept for a prime 2.48-acre lot on the Las Vegas Strip. This visionary project offers striking views of the Strip, featuring vibrant commercial spaces on the first floors, including **retail, dining, and entertainment venues**. The upper floors house a luxury **hotel** with exclusive **pool suites** and a sleek **casino**, providing guests with a world-class experience. Located minutes from **Harry Reid International Airport** and **Allegiant Stadium**, this development is perfectly positioned to capture the excitement of Las Vegas' booming tourism.

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# VIDEO

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- Imagine the possibilities of this land.
- Experience the vibrant energy of Las Vegas.
- View the potential of this property from a Bird's eye perspective.

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# Contact Information

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