

Opportunity
Zone

Las Vegas Blvd and the 215 Beltway (SWC)

~10.07 acres — EM zoning (Entertainment Mixed Use)

Opportunity
Zone

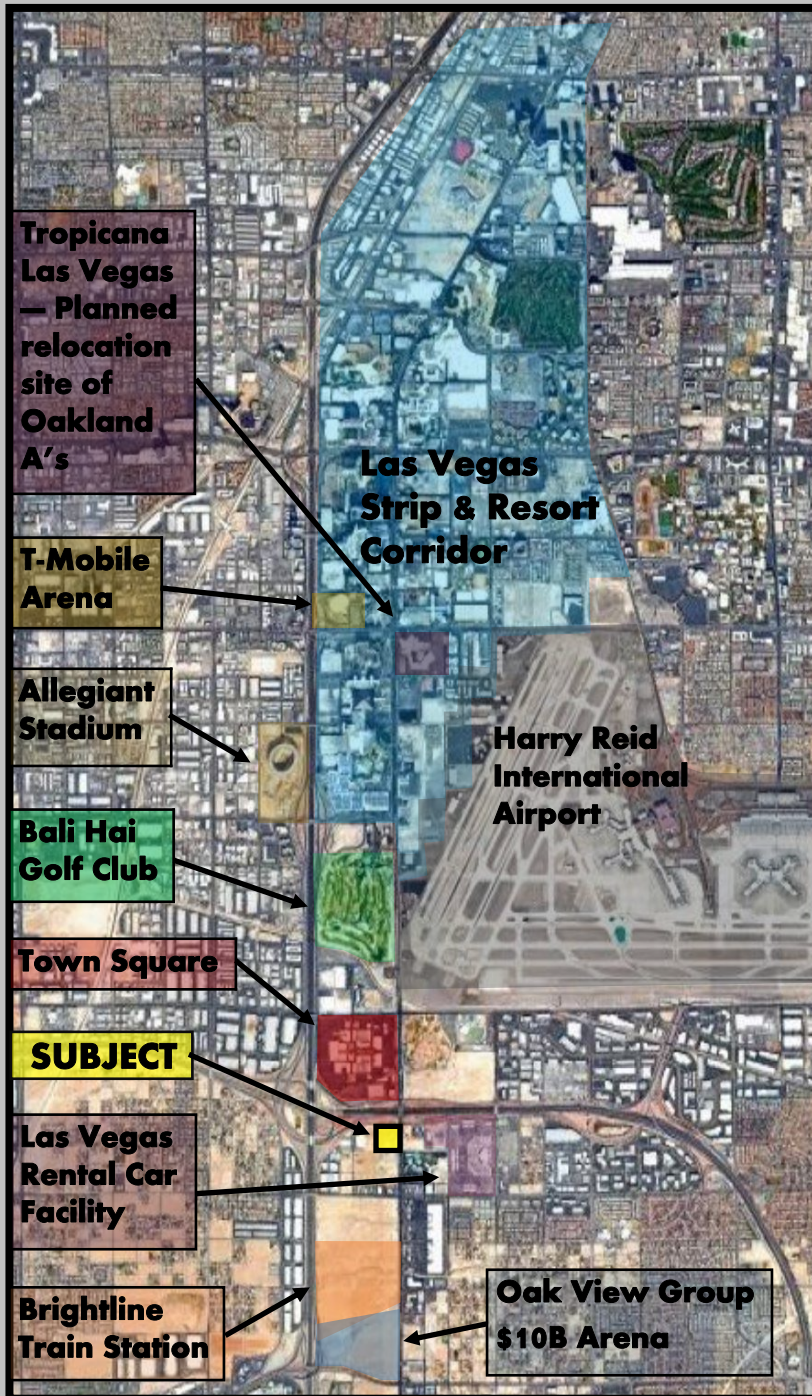


Glenn Dulaine, CCIM — (702) 596-9890 Direct
Realty Executives SNV - 300 S 4th Street #600 - Las Vegas, NV 89101

**All information deemed reliable, but not guaranteed. Buyer is urged to verify all information prior to signing any legal documents.*

Las Vegas Blvd Frontage

- ◆ A rare chance to own ~10.07 acres on the southwest corner of Las Vegas Blvd and the 215 Beltway, with direct access to the Las Vegas Resort Corridor, which includes 18 of the 30 largest resorts in the world, with over 160,000 rooms.
- ◆ Nearby Allegiant Stadium, the home to the Las Vegas Raiders and venue of the 2024 Super Bowl, 2022 NFL Draft, and many world class events and concerts, annually.
- ◆ The site enjoys the best of the best in Las Vegas land use designations/qualifications: EM zoning (Entertainment Mixed Use), and within the Gaming Overlay and Commercial Resort general plan.
- ◆ Located within a Qualified Opportunity Zone (QOZ) offering significant potential tax benefits to developers and investors who participate in improving property in a QOZ.
- ◆ Immediate proximity to interchanges for both Interstate 15 and the 215 Beltway.
- ◆ Centrally located between Summerlin and Henderson, and at the entrance (from California) to the world famous Las Vegas Strip.
- ◆ Less than 1 mile north of the Brightline High Speed Train Station (the under-construction planned route between Southern California and Las Vegas), and the proposed \$10 billion Oak View Group mega-development and sports complex at the northwest corner of Las Vegas Blvd & Blue Diamond Rd.
- ◆ Close proximity to Harry Reid International Airport, numerous private air charter service providers, and the 1.8 Million square foot Las Vegas Rental Car Facility.
- ◆ Very high traffic counts and visibility on one of the most recognizable boulevards in the world.



- ◆ Price: \$40,000,000
- ◆ Zoning: EM (Entertainment Mixed Use)
- ◆ APNs: 177-05-701-019, -025 and -026

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- ◆ Las Vegas is on the move! With many new hotels, restaurants and attractions, Southern Nevada's economic engine is strong and building momentum with visitor volume exceeding 41 million annually.
 - ◆ After smashing records and achieving new highs in gaming revenue and hotel room rates in 2024, Las Vegas is poised to see substantial growth in 2025!
 - ◆ Major hotel room renovations are underway and close to completion at MGM Grand, New York-New York and Wynn, with many others being regularly announced. Hard Rock International has taken over the Mirage from MGM Resorts and has exciting plans for its new theme.
 - ◆ The Venetian and Palazzo are in the final stages of completing a 25th anniversary \$1.5 Billion renovation. FontaineBleau, the newest and tallest hotel in Las Vegas has opened. Four Seasons at Mandalay Bay completed a high-end upgrade to its rooms, and new projects and renovations are being announced regularly throughout the resort corridor.
 - ◆ Las Vegas is considered one of the world's ultimate sports destinations featuring NFL, NHL, UFC, NASCAR, WNBA, USL, and following its inaugural race in November 2023, the Las Vegas Formula 1 Grand Prix is now an ongoing annual extravaganza expected to bring billions of dollars in revenue to the Las Vegas economy over the next 10 years. Major League Baseball is coming to Las Vegas! The Oakland A's state-of-the-art 33,000 seat stadium development is now underway with an anticipated completion in time for MLB's Opening Day 2028!



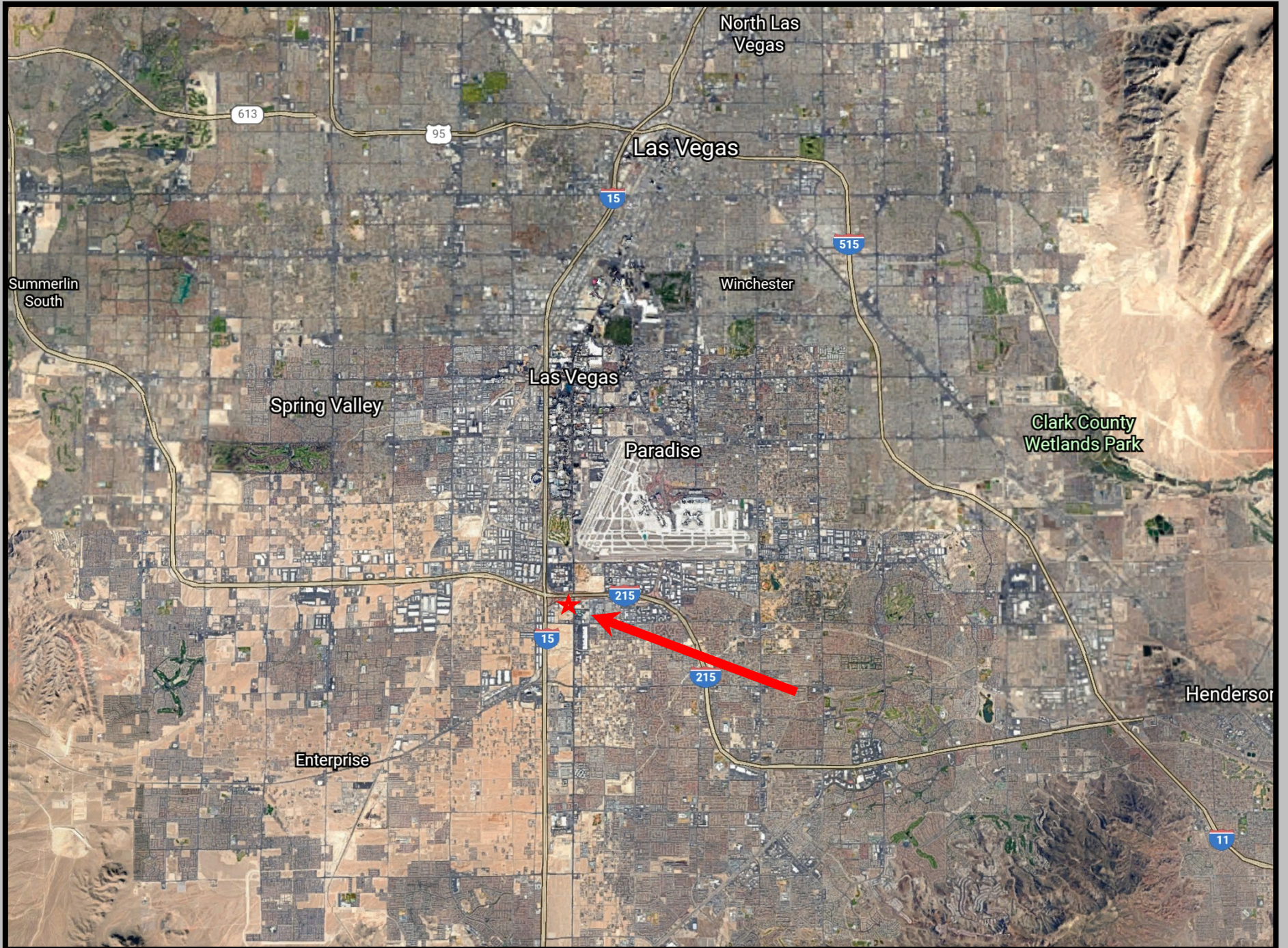
Town Square

SUBJECT

Las Vegas Rental Car Facility

Brightline High Speed Rail Train

Sky Zone Trampoline Park





146

15

15

15

15

15

215

Proposed \$10B Oak View Group Development

Proposed Brightline High Speed Rail Train Station

Subject

Las Vegas Rental Car Facility

Town Square

Sky Zone Trampoline Park

Bermuda Rd

Bermuda Rd

E Starr Ave

E Cactus Ave

E Richmar Ave

E Pebble Rd

Barbara Ln

Southern Highlands Pkwy

Somerset Hills Ave

Gilespe St

Gilespe St

E Warm Springs Rd

E Arby Ave

W Warm Springs Rd

W Arby Ave

Kett Rd

Hidden Well Rd

Bruce Woodbury Beltway

S Las Vegas Blvd

Town Square Pkwy

Town Square Pkwy

South St

North Dr

N Main St



S Buffalo Dr S Rainbow Blvd S Buffalo Dr S Buffalo Dr S Buffalo Dr W Sunset Rd W Sunset Rd W Patrick Ln S Rainbow Blvd

W Windmill Ln S Jones Blvd

215

W Sunset Rd W Sunset Rd W Sunset Rd

W Warm Springs Rd

Windy St

Town Square

Subject

Las Vegas Blvd S

S Las Vegas Blvd



East Ave

Las Vegas Rental Car Facility

George Crockett

Budget Rent A Car Rental



Clark County
Wetlands Park

Henderson

It's All Volleyball

Las Vegas Rental Car Facility

Subject

Town Square

Las Vegas Fwy

Vegas Fwy

Las Vegas Fwy

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

ASSESSOR'S PARCELS - CLARK COUNTY, NV. Briana Johnson - Assessor

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|--|------------------------|--|------------------|--------------------------------|
| | PARCEL BOUNDARY | | CONDOMINIUM UNIT | 001 ROAD PARCEL NUMBER |
| | SUB BOUNDARY | | AIR SPACE PCL | 001 PARCEL NUMBER |
| | PMLD BOUNDARY | | RIGHT OF WAY PCL | 1.00 ACREAGE |
| | ROAD EASEMENT | | SUB-SURFACE PCL | 202 PARCEL SUB/SEQ NUMBER |
| | MATCH / LEADER LINE | | | PB 24-45 PLAT RECORDING NUMBER |
| | HISTORIC LOT LINE | | | 5 BLOCK NUMBER |
| | HISTORIC SUB BOUNDARY | | | 5 LOT NUMBER |
| | HISTORIC PMLD BOUNDARY | | | GL5 GOV. LOT NUMBER |
| | SECTION LINE | | | |

BOOK T22S R61E

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| 198 | 199 | 200 |

Scale: 1" = 200'

SEC. 5

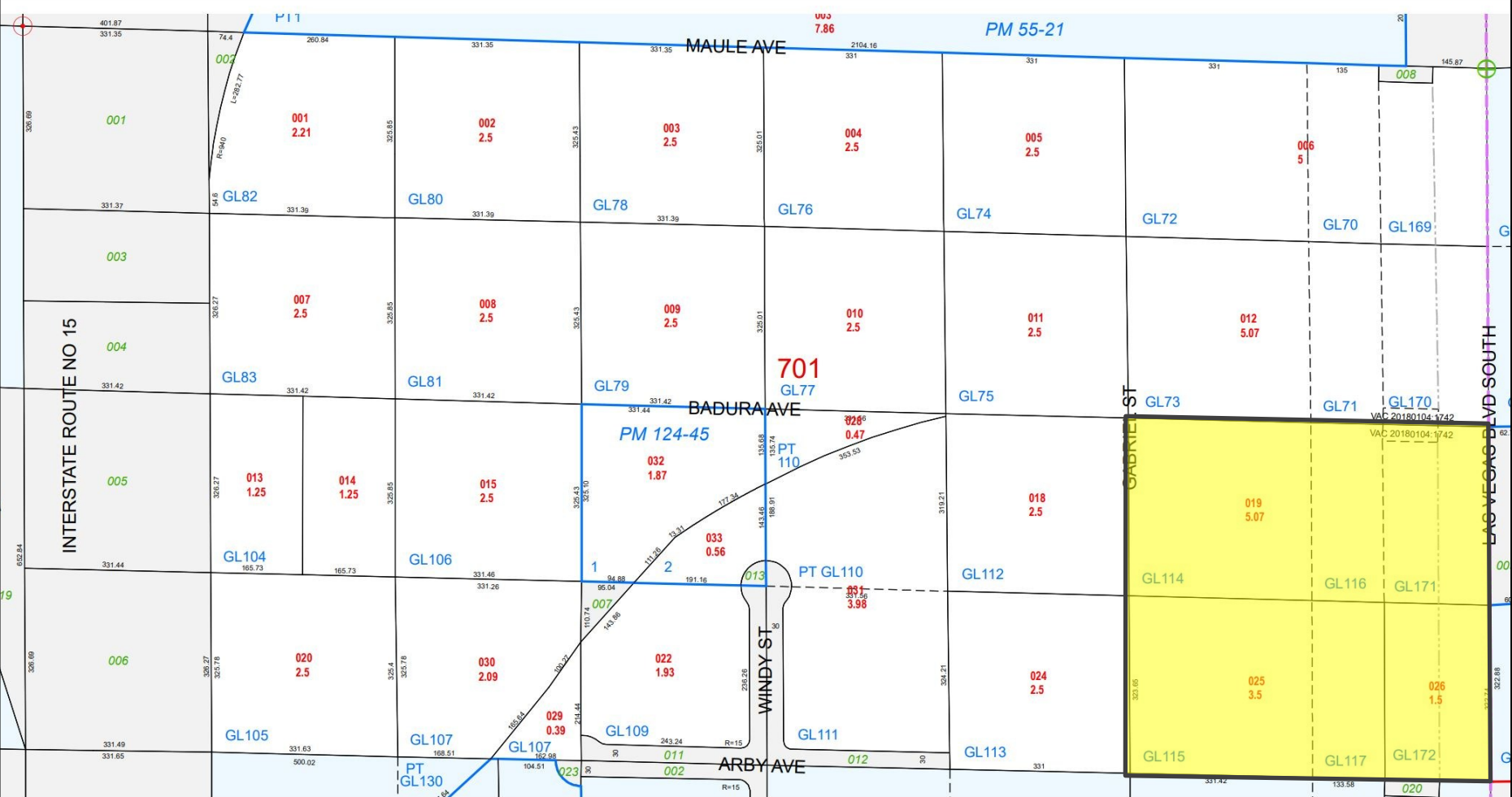
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| 31 | 32 | 33 | 34 | 35 | 36 |

Rev: 4/30/2019

TWP N 2 SE 4

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| 7 | 3 | 7 | 3 |
| 8 | 4 | 8 | 4 |
| 5 | 1 | 5 | 1 |

177-05-7



TAX DIST 635

SOUTHERN NEVADA IS STAYING ON THE CUTTING EDGE WITH NEW TECH & HIGH SPEED RAIL

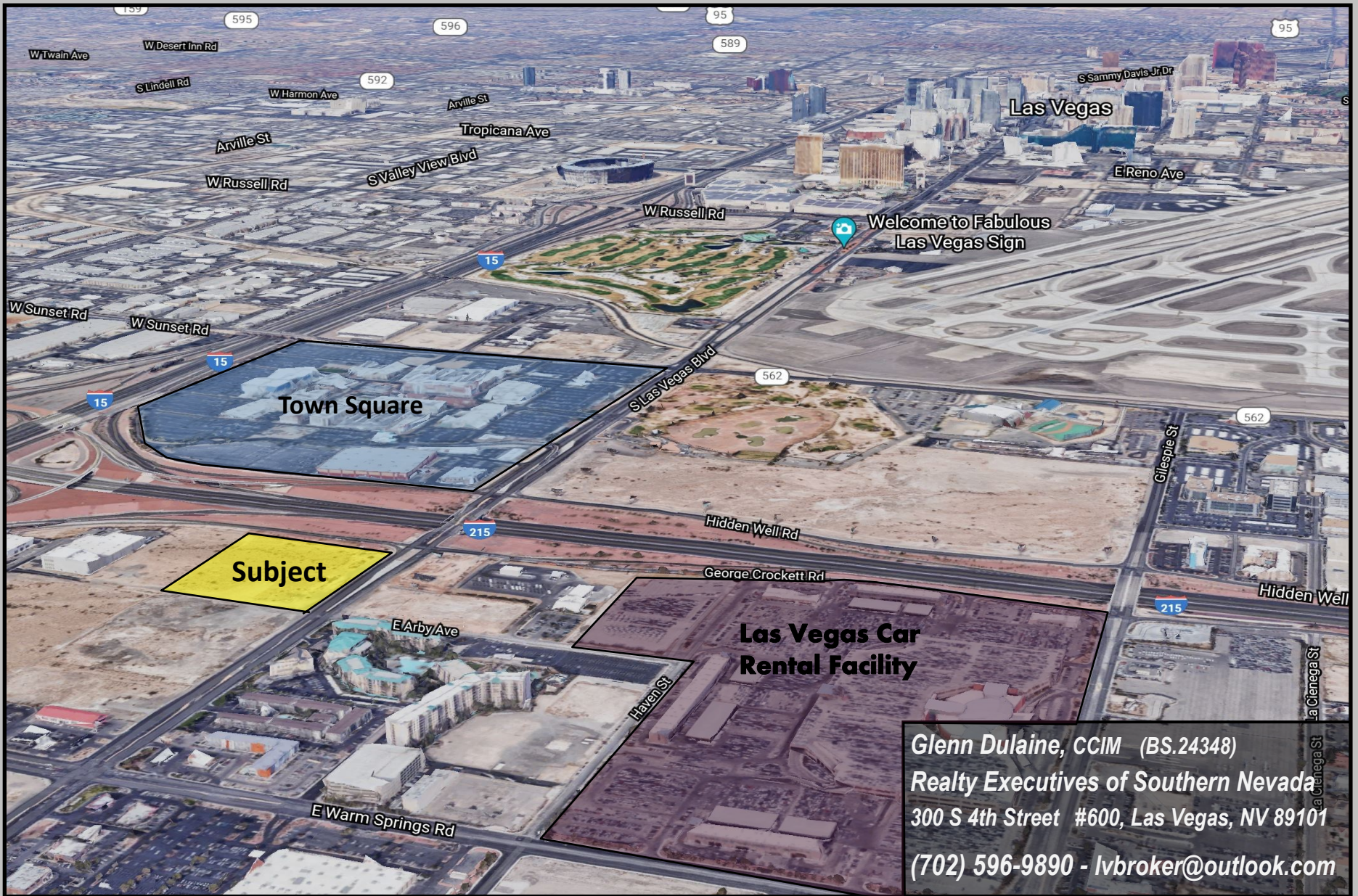
- ◆ The **Google Data Center** is a new \$1.2 billion ground-up development demonstrating the strong desire by high tech to invest in Southern Nevada. It is creating high paying tech jobs by supporting Google services across North America, further diversifying the workforce and economic capabilities within Southern Nevada.
- ◆ The **Convention Center Loop**, built by Elon Musk's The Boring Group, is a high tech underground transportation system. Initially built under the 200 acre Las Vegas Convention Center, it is expanding and will eventually include locations across the entire resort corridor, Harry Reid International Airport, Allegiant Stadium and possibly, the new Brightline High Speed Rail Station.
- ◆ **Gemini Solar Project**, finalized construction and commissioned the largest and most advanced *Solar + BESS project* in the United States to date. Its 690 megawatt power generation capacity includes 1.8 million solar photovoltaic cells integrated with 380 megawatt lithium ion battery storage system, making it one of the largest renewable energy projects in the world!
- ◆ **Brightline's** \$12 Billion under-construction 260 mile high speed train between Las Vegas and Southern California will be on the front edge of new high speed rail development across the U.S. Traveling at speeds of over 200 mph it is expected to reduce travel time between Southern California and Las Vegas to just over 2 hours, around half of the current 4+ hour drive time.

LAS VEGAS CONTINUES ITS ECONOMIC DIVERSIFICATION WITH OFF-STRIP DEVELOPMENT

- ◆ **Billion's in non-resort related new development** is in the pipeline, as Las Vegas Las Vegas continues to diversify its economic core to include other industries, enabling strong growth in non-gaming and non-tourism sectors. Less publicized, but no less incredible projects are being built throughout the Greater Las Vegas Valley.
- ◆ **Haas Automation** (the largest international machine tool builder) is investing \$325 million to build a state-of-the-art 2.4 million square foot manufacturing facility in Henderson, which will employ up to 2,500. The facility is under construction with an expected opening in 2026.
- ◆ **UnCommons**, a \$400 million, newly developed 40 acre mixed-use workplace campus based in strong cultural and wellness fundamentals, is open, and expanding as the residential, retail and office destination continues to evolve. Finished around unique architecture, and to very high standards, it is fast becoming the premiere location for many of the area's highest profile companies including Draft Kings, Morgan Stanley, CBRE, Deloitte and Newmark, BDO, and Colliers International.

LAS VEGAS — THE SPORTS CAPITAL OF THE WORLD!

- ◆ Las Vegas is now considered by many as the **"Sports Capital of the World"**, as home to teams from the National Football League (NFL), National Hockey League (NHL), American Hockey League (AHL), Ultimate Fighting Championship (UFC), National Association for Stock Car Auto Racing (NASCAR), Women's National Basketball Association (WNBA), Minor League Baseball (MiLB), and United Soccer League (USL). Formula 1 Las Vegas is now an annual extravaganza, and the Major League Baseball (MLB) Oakland A's is now under construction on its new state-of-the-art stadium scheduled to open in 2028! High-level discussions continue with the National Basketball Association (NBA) and Major League Soccer (MLS) as Las Vegas works its magic to add home teams from those organizations to our exciting town!



Glenn Dulaine, CCIM (BS.24348)
Realty Executives of Southern Nevada
300 S 4th Street #600, Las Vegas, NV 89101
(702) 596-9890 - lvbroker@outlook.com

Disclaimer: Information herein deemed reliable, but not guaranteed. Purchaser is urged to verify all information affecting subject property to its sole and complete satisfaction prior to signing any legal documents. Acreage listed is gross acreage, which is subject to change, and may be reduced for any county required road or other dedications as determined by county. Due to comprehensive county requirements for Las Vegas Blvd frontage property, interested parties are urged to conduct preliminary due diligence with Clark County, FAA, and utility providers ahead of submitting any proposals.