



Las Vegas Blvd & Starr Ave +/- 53 Acres Offering Memorandum

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Las Vegas Land Ventures, LLC

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Property Highlights

- +/- 53 Acres Across 8 Contiguous Parcels
- Asking Price: By Inquiry Only.
- Zoning Classification: Commercial Resort (CR)
- Planned Land Use: Entertainment Mixed-Use (EM)
- Utilities: All Utilities are Available to the Property

Executive Summary

- Prime +/- 53 Acre Development Opportunity on Las Vegas Blvd Strategically located at the high-traffic Starr Interchange on Las Vegas Boulevard, this Commercial Resort-zoned site offers unmatched potential for resort, mixed-use, or large-scale commercial development. Surrounded by major regional players and rapid growth, this property sits at the epicenter of the next wave of South Las Vegas Expansion.

APNs: 191-05-502-002, 191-05-502-003, 191-05-501-003, 191-05-501-005, 191-05-501-009, 191-05-501-010, 191-05-503-002, 191-05-501-008; +/- 53 Acres



Investment Highlights

- Located in one of Las Vegas' fastest-growing corridors with strong residential and commercial momentum
- Favorable CR zoning allows for resort, hospitality, casino, retail, and entertainment development
- Adjacent to planned Station Casino Resort and new tower expansion at M Resort
- Major Interest from National Tenants
(Information by Inquiry Only)



Submarket Growth



- Major nearby commercial and industrial developments include:
 - Mosaic Companies's 800MM West Henderson Mixed-Use Project
 - Las Vegas Raiders HQ (50 Acres)
 - Henderson Executive Airport
 - Amazon 600,000 SF Distribution Center
 - HAAS Automation: 2+ million SF manufacturing Campus
- Nearby residential developments by Lennar, KB Home, DR Horton, Toll Brothers, and others

Gisgate Aerial



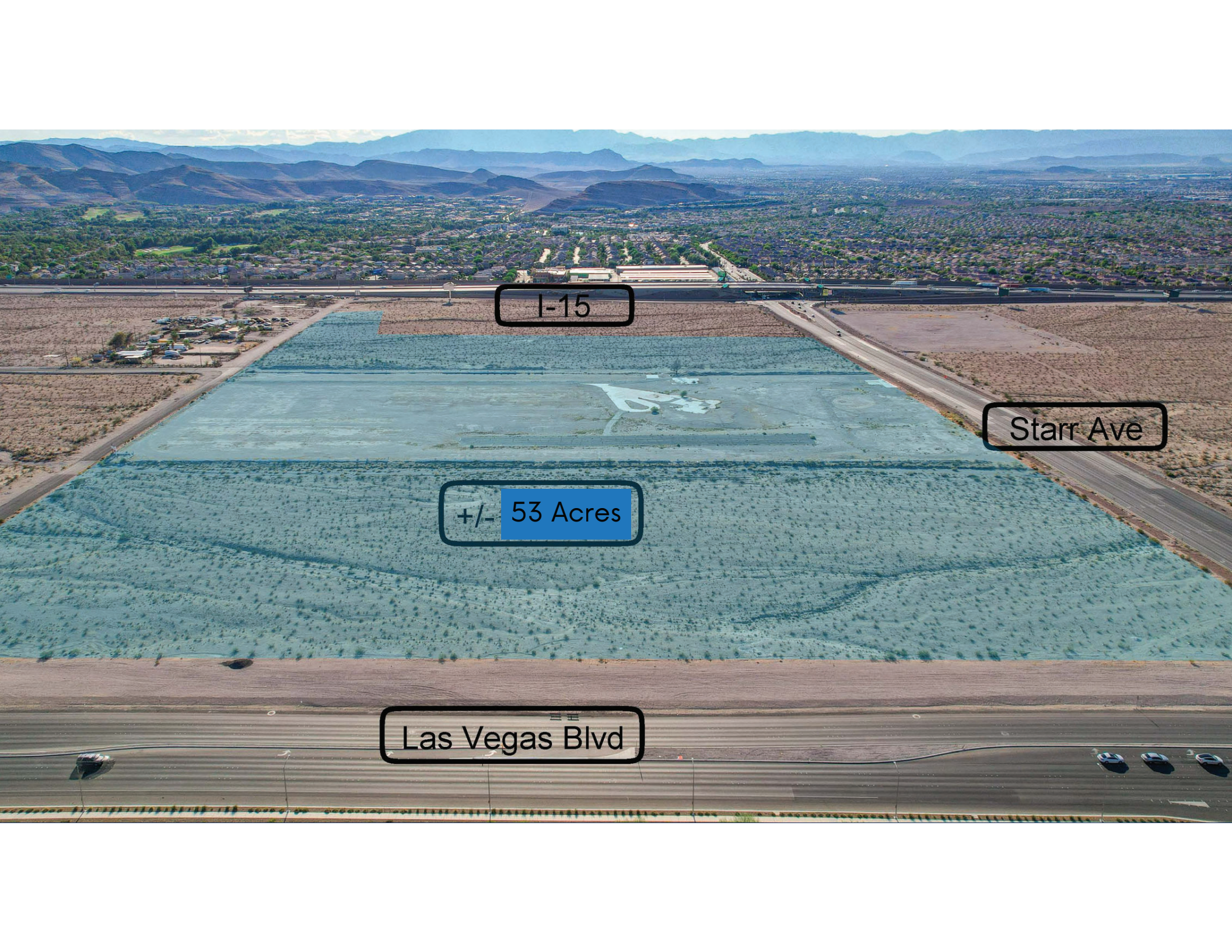


I-15

+/- 53 Acres

Las Vegas Blvd

Starr Ave



I-15

Starr Ave

+/- 53 Acres

Las Vegas Blvd



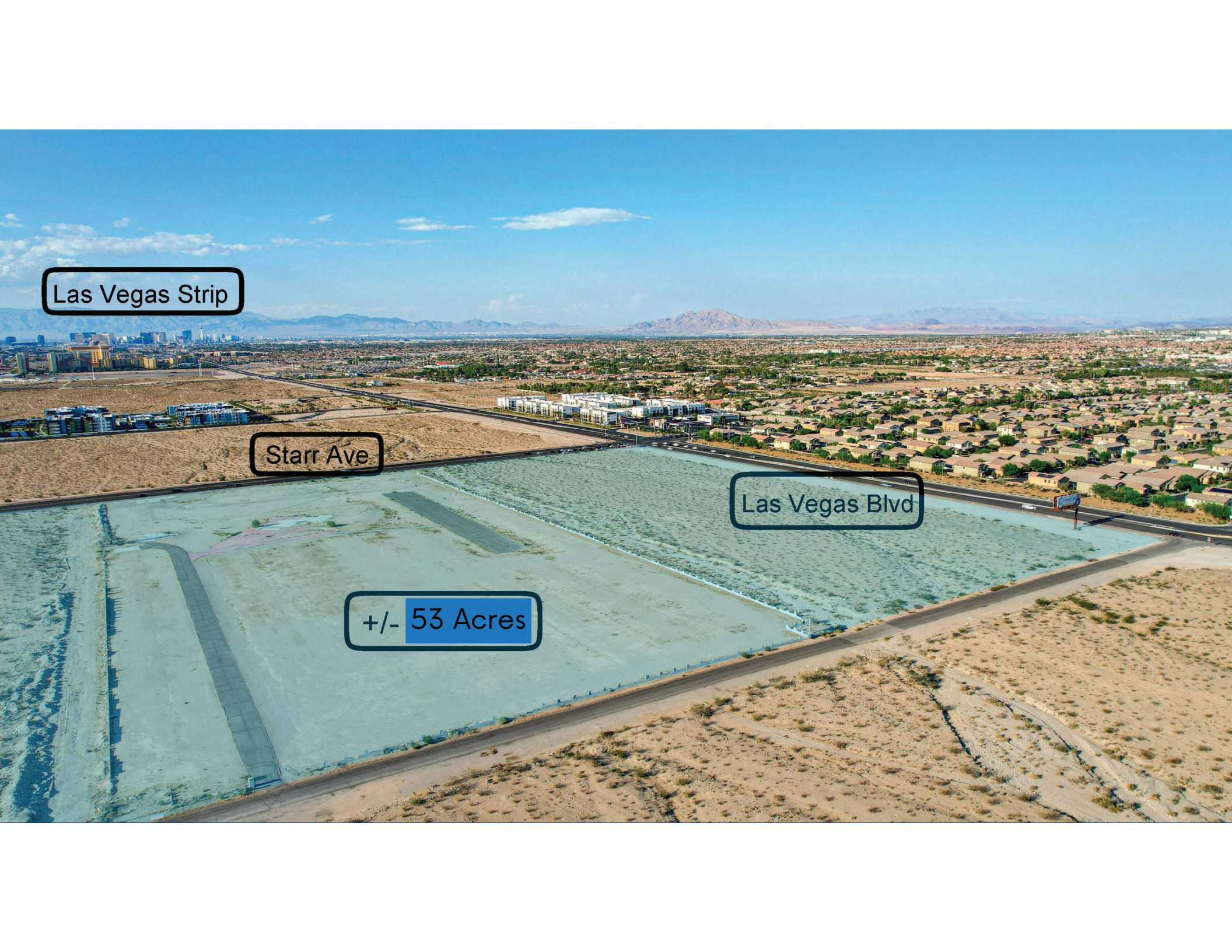
Las Vegas Strip

I-15

Starr Ave

+/- 53 Acres

Las Vegas Blvd



Las Vegas Strip

Starr Ave

Las Vegas Blvd

+/- 53 Acres



I-15

Starr Ave

+/- 53 Acres



Las Vegas Blvd



M Casino and Resort

Las Vegas Blvd

+/- 53 Acres

Starr Ave

LAS VEGAS LAND

Ventures

Disclaimer

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