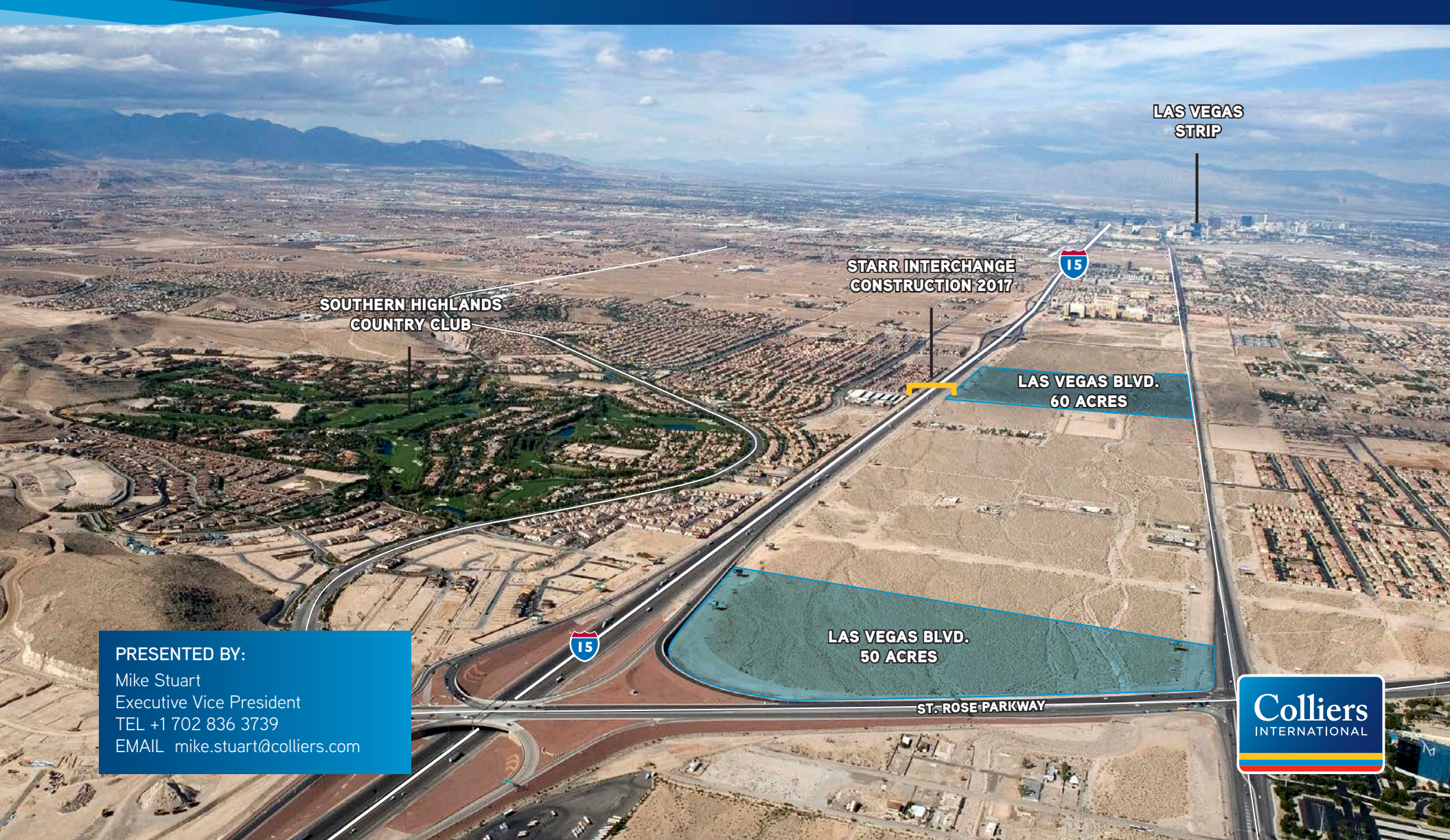


# Las Vegas Boulevard Land

## 50 Acres & 60 Acres

Investment Offering

LAS VEGAS, NEVADA



LAS VEGAS  
STRIP

STARR INTERCHANGE  
CONSTRUCTION 2017

SOUTHERN HIGHLANDS  
COUNTRY CLUB

LAS VEGAS BLVD.  
60 ACRES

LAS VEGAS BLVD.  
50 ACRES

ST. ROSE PARKWAY

**PRESENTED BY:**

Mike Stuart  
Executive Vice President  
TEL +1 702 836 3739  
EMAIL [mike.stuart@colliers.com](mailto:mike.stuart@colliers.com)

**Colliers**  
INTERNATIONAL



# Table of Contents

## > EXECUTIVE SUMMARY

### LAS VEGAS BOULEVARD 50 ACRES

- Property Highlights
- Property Aerials
- Regional Map
- Local Map

### LAS VEGAS BOULEVARD 60 ACRES

- Property Highlights
- Property Aerials
- Regional Map
- Local Map

## > PROPERTY INFORMATION

### LAS VEGAS BOULEVARD 50 ACRES

- Physical Description
- Parcel Numbers
- Taxes
- Zoning
- Reports

### LAS VEGAS BOULEVARD 60 ACRES

- Physical Description
- Parcel Numbers
- Taxes
- Zoning
- Reports

## > OFFER SUBMITTAL

- Terms

#### PRESENTED BY:

Mike Stuart

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Investment Offering

# > Executive Summary

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# Las Vegas Boulevard - 50 Acres



## INVESTMENT HIGHLIGHTS

The 50.09 acre parcel located on the North-west corner of Las Vegas Boulevard and St. Rose Parkway is the first major interchange into the Las Vegas Valley from California. The property is zoned H-1 for a hotel casino and commercial uses.

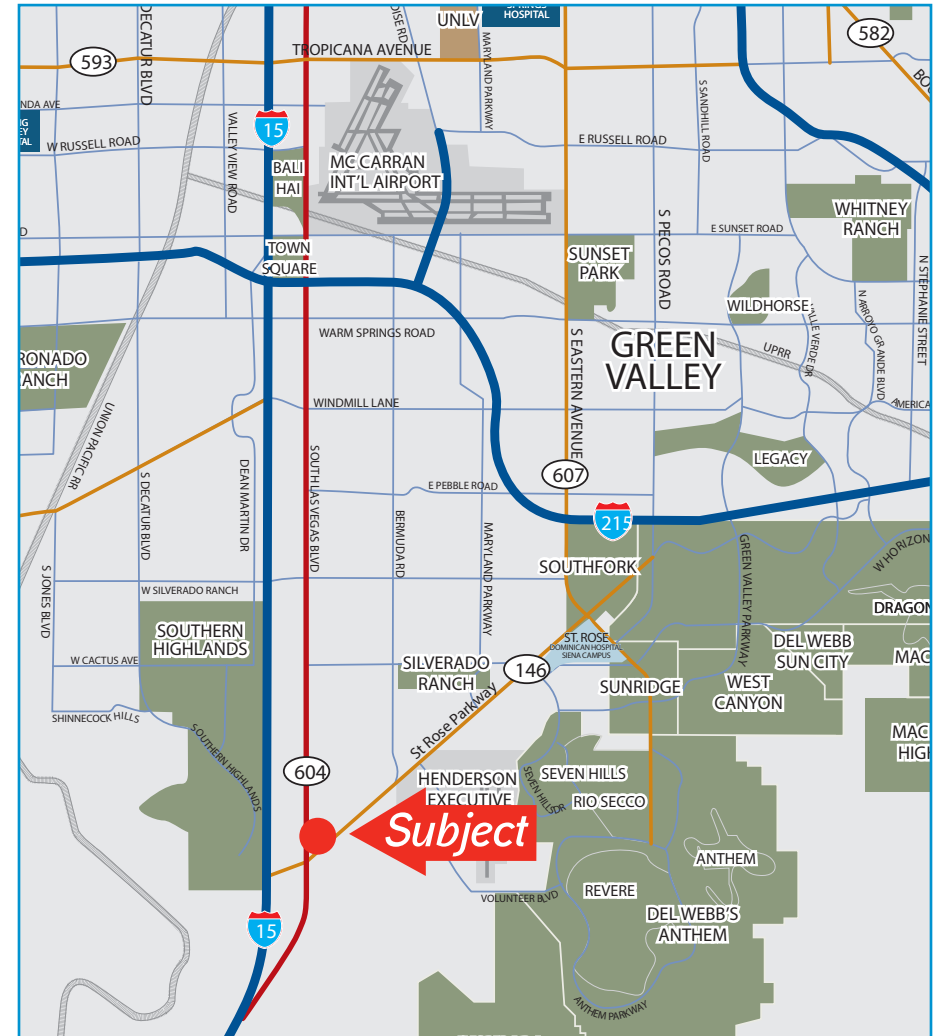
- First major interchange in Las Vegas
- Interstate I-15 frontage
- Las Vegas Boulevard frontage
- St. Rose Parkway off-ramp
- 480' building height
- Across the street from the M Resort
- Immediate access to the Las Vegas "Strip", Southern Highlands Master Plan, Anthem Country Club, Seven Hills and Green Valley

# Las Vegas Boulevard - 50 Acres

REGIONAL MAP



LOCAL MAP





# Las Vegas Boulevard - 60 Acres



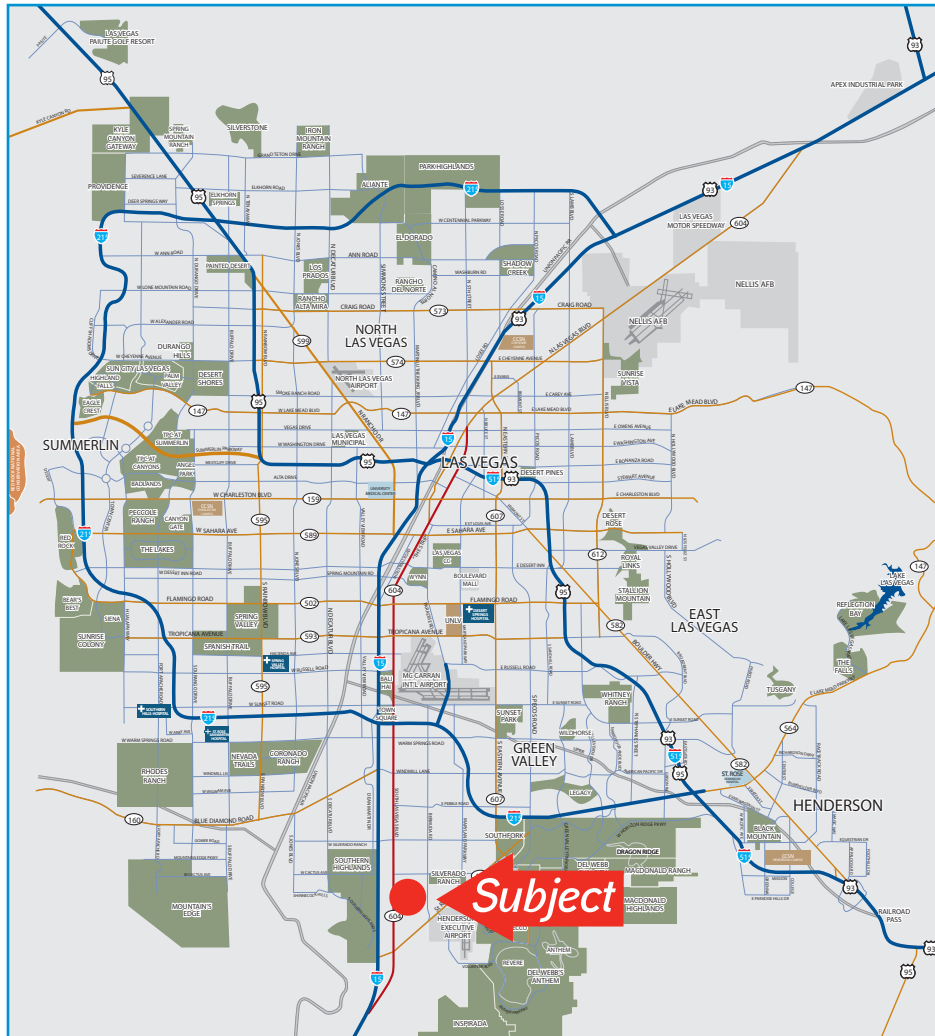
## INVESTMENT HIGHLIGHTS

The 60 acres parcel is part of a larger site, of which, the northern 47 acres is in escrow with an apartment developer. The remaining 60 acre parcel is the NWC of Starr Avenue and Las Vegas Boulevard. The property is soon to be accessed directly from Interstate I-15 when interchange is complete. The interchange is fully funded. The 60 acre site is large enough to support many uses including: hotel and casino, multi-family, high-rise residential and a myriad of commercial uses. It remains the largest tract of privately held land on the Las Vegas "Strip".

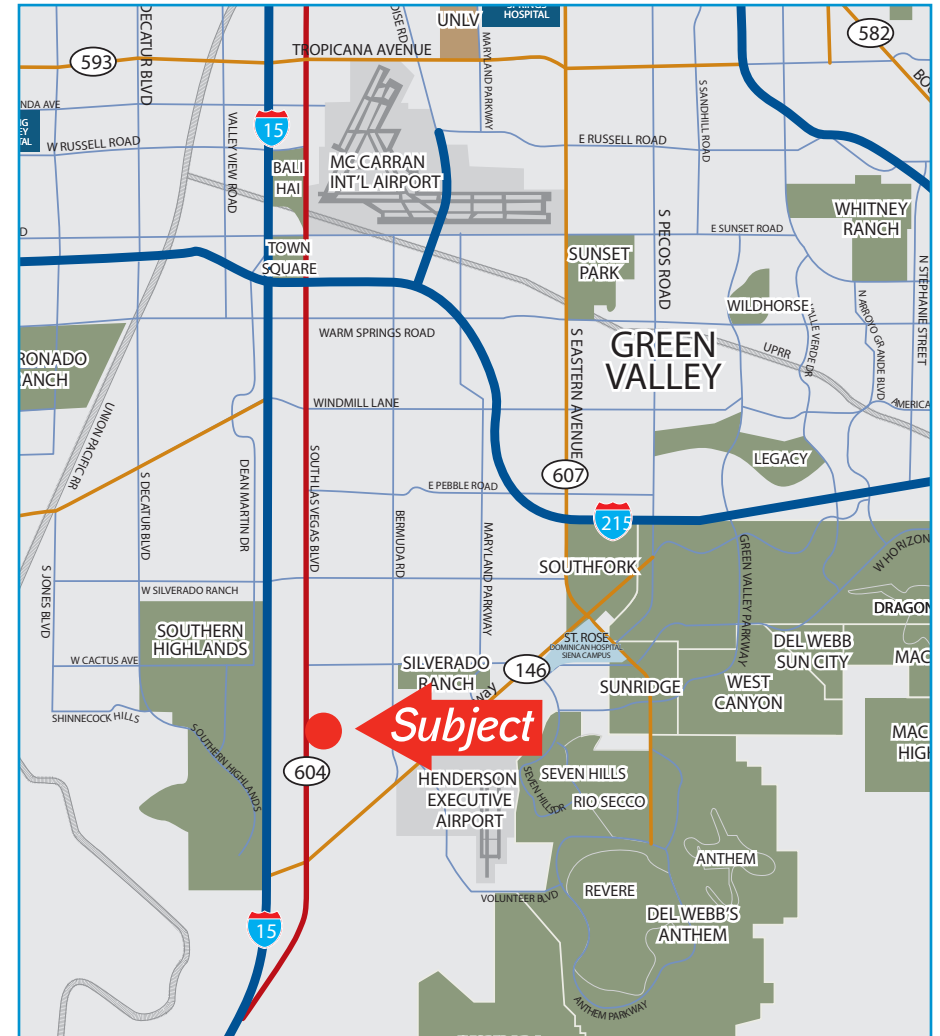
- Two interchanges on North and South ends of the subject property
- Over 2,200 linear feet of frontage on I-15
- 1/2 mile of Las Vegas Boulevard frontage
- One of the largest contiguous parcel on Las Vegas Boulevard
- Fully funded interchange for Starr Avenue to be completed in 2017
- Immediate access to Southern Highlands Master Plan, Anthem Country Club, Seven Hills and Green Valley

# Las Vegas Boulevard - 60 Acres

REGIONAL MAP



LOCAL MAP



Investment Offering

# > Property Information

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# Property Information





# Las Vegas Boulevard - 50 Acres

## LAS VEGAS BOULEVARD - 50.09 ACRES

The 50.09 acre parcel is located on the Northwest corner of Las Vegas Boulevard and St. Rose Parkway. Bounded to the West by Interstate I-15, the project is the literal “gateway to Las Vegas” and the first major casino-resort travelers will see when entering the Las Vegas Valley from California on Interstate I-15.

**Location:** East of I-15, West of Las Vegas Boulevard, South of Bruner Avenue, North of St. Rose Parkway

**Size:** 50.09 acres

**Parcel #:** 191-08-510-003

**Zoning:** H-1 – Resort and Apartment District (same zoning as Bellagio, City Center, MGM, Circus Circus, Wynn, etc). Most permissive zoning category for retail, high density residential, hotel, casino etc uses.

**Master Plan:** CT – Commercial Tourist (same Master Plan designation as Bellagio, City Center, MGM, Circus Circus, Wynn, etc). Most permissive land use category for retail, high density residential, hotel, casino, etc uses.

### Land Use Approvals:

Building Height: 480 feet  
Approved Retail: 750,000 SF  
Approved Rooms: 2,730  
Approved Units: 1,200

**Taxes:** \$150,093.55

**Utilities:** Water: Along Bruner and along Las Vegas Boulevard  
Sewer: 2 miles to North at Cactus Avenue with an approved design  
Power: Keane Substation – Available capacity with conduit in place.

**Regional Infrastructure:** St. Rose Interchange- recently completed interchange providing regional access to site. NDOT approved half signal on St. Rose Parkway, halfway between Interstate I-15 and Las Vegas Boulevard. The site also benefits from the Frank Sinatra frontage road along East side of Interstate I-15 adopted in County Transportation Plan. Las Vegas Boulevard will be improved from a Clark County SID from St. Rose Parkway to Silverado Ranch, including a 6 lane road with median.

**Asking Price:** \$525,000 per acre

### Reports:

Las Vegas Boulevard from St. Rose to Silverado – Improvement Plans  
Infrastructure Improvements  
Phase 1 Environment Assessment – July 2007  
Geotechnical Exploration Report – March 2006  
Construction Plans – entrance Improvements along St. Rose Parkway  
Traffic Impact Study  
Technical Memorandum  
Schematic Design Documents - Southern Highlands Casino Resort & Spa  
Various Architecture Drawings, Rendering, Exhibits





# Las Vegas Boulevard - 60 Acres

## LAS VEGAS BOULEVARD - 60 ACRES

The 60 acre parcel is located on the Las Vegas Boulevard between Starr Avenue and Cactus Avenue just North of St. Rose Parkway. The property is soon to be accessed directly from Interstate I-15 when Starr Avenue is complete. The interchange is fully funded. The 60 acres site is large enough to support many uses including: hotel and casino, multi-family, high-rise residential and a myriad of commercial uses. It remains the largest tract of privately held land on the Las Vegas "Strip".

**Location:** East of I-15, West of Las Vegas Boulevard, South of Cactus Avenue, North of Starr Avenue. The site has direct access to two future interchanges, with 1 mile of Las Vegas Boulevard frontage.

**Size:** 60.00 acres

**Parcel #:** 177-32-801-002

**Zoning:** H-1 – Resort and Apartment District (same zoning as Bellagio, City Center, MGM, Circus Circus, Wynn, etc). Most permissive zoning category for retail, high density residential, hotel, casino etc uses.

**Master Plan:** CT – Commercial Tourist (same Master Plan designation as Bellagio, City Center, MGM, Circus Circus, Wynn, etc). Most permissive land use category for retail, high density residential, hotel, casino, etc uses.

**Taxes:** Approximately \$83,333

**Utilities:**  
Water: Stubbed in Cactus Avenue and Starr Avenue  
Sewer: Stubbed in Cactus Avenue  
Power: Frias Substation with backup required from Keane Station

**Regional Infrastructure:** The Starr Avenue Interchange is designed and fully funded. It is scheduled to start construction in 2017 and complete in 2018. The site also benefits from the Frank Sinatra frontage road along the East side of Interstate I-15 adopted in County Transportation Plan. Las Vegas Boulevard will be improved from a Clark County SID from St. Rose Parkway to Silverado Ranch, including a 6 lane road with median.

**Asking Price:** \$575,000 per acre

### Reports:

Cactus Avenue/I-15 Interchange Construction Drawings  
Starr Avenue/I-15 Interchange Preliminary Design Alternatives  
Las Vegas Boulevard from St. Rose to Silverado – Improvement Plans  
RFI# 601-919-10 I-15 Events Center - May 2010  
Cactus Site Feasibility Study - June 2005  
Phase 1 Environment Assessment – July 2007  
Geotechnical Exploration Assessment - May 2005  
Entitlement Package  
Various Drawings & Exhibits



Investment Offering

> Offer Submittals

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# Offer Submittals & Terms

## OFFER SUBMITTALS

Colliers International (“Colliers”) has been retained by Southern Highlands Investment Partners, LLC and related entities for the disposition of certain land and real property assets and improvements (hereafter “Property or Properties”). The Properties will be sold “AS IS / WHERE IS”.

To qualify for review of this bid, bidders must follow the provisions, requirements, terms, and conditions as outlined below.

The offers should be addressed to the attention of:

Colliers International  
Michael Stuart  
RE: Las Vegas Boulevard  
3960 Howard Hughes Parkway, #150  
Las Vegas, NV 89169  
702-735-5700  
michael.stuart@colliers.com

Bidders may bid on the 50.09 acre parcel, the 60 acres parcel, or both assets. Bidders will be required to break down their pricing on a per property basis if they are submitting bids for more than one Property. There is no bid date deadline.

## TERMS

- All offers shall be submitted with the following terms:
- Earnest money deposit shall be equal to 2% of total purchase price
- At the end of the feasibility period, deposit shall be increased to 10% of the purchase price and shall be considered non-refundable.
- Buyer must provide source of equity and capacity to close escrow
- Buyer and Seller to split closing costs as is customary in the marketplace for the subject product type
- Principles Only. Buyer shall pay any Buyer’s Broker’s fee

A Bid Form will be provided for all offers per request