

Accelerating success.



FOR SALE
±8.15 Acres Land
In The Heart Of The Las Vegas Resort Corridor



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FOR SALE

±8.15 Acres Land

In The Heart Of The Las Vegas Resort Corridor

Las Vegas Resort Development Site

FOR SALE: MARKET PRICE

Property Highlights

- 8.15 Acres
- H-1 Zoning, best zoning in Las Vegas
- Inside Gaming Overlay
- Direct access to the Strip via busy Flamingo Road
- Ideal location between McCarran International Airport & Las Vegas Convention Center
- Development uses include hotel, residential, retail, office, restaurant, timeshare

Las Vegas Market Highlights

- Las Vegas is poised to set another visitor volume record in 2017 – over 43 million
- Average city wide hotel occupancy is now over 90%
- Convention business is booming: Record convention delegate attendance in 2016 (6.3 million attendees)
- \$1.4 billion Las Vegas Convention Center expansion approved
- Airline passengers to McCarran International Airport to hit new passenger record in 2017 – over 47.8 million passengers expected
- Multi-family vacancy in Southern Nevada is now down to 4.2%

377 E FLAMINGO ROAD, LAS VEGAS, NV 89169



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RECENT SALES

This map depicts the areas most recent and relevant comparable sales. The subject property enjoys a premium location and excellent zoning. Pricing guidance will fall at the higher end of the comparable sales range.

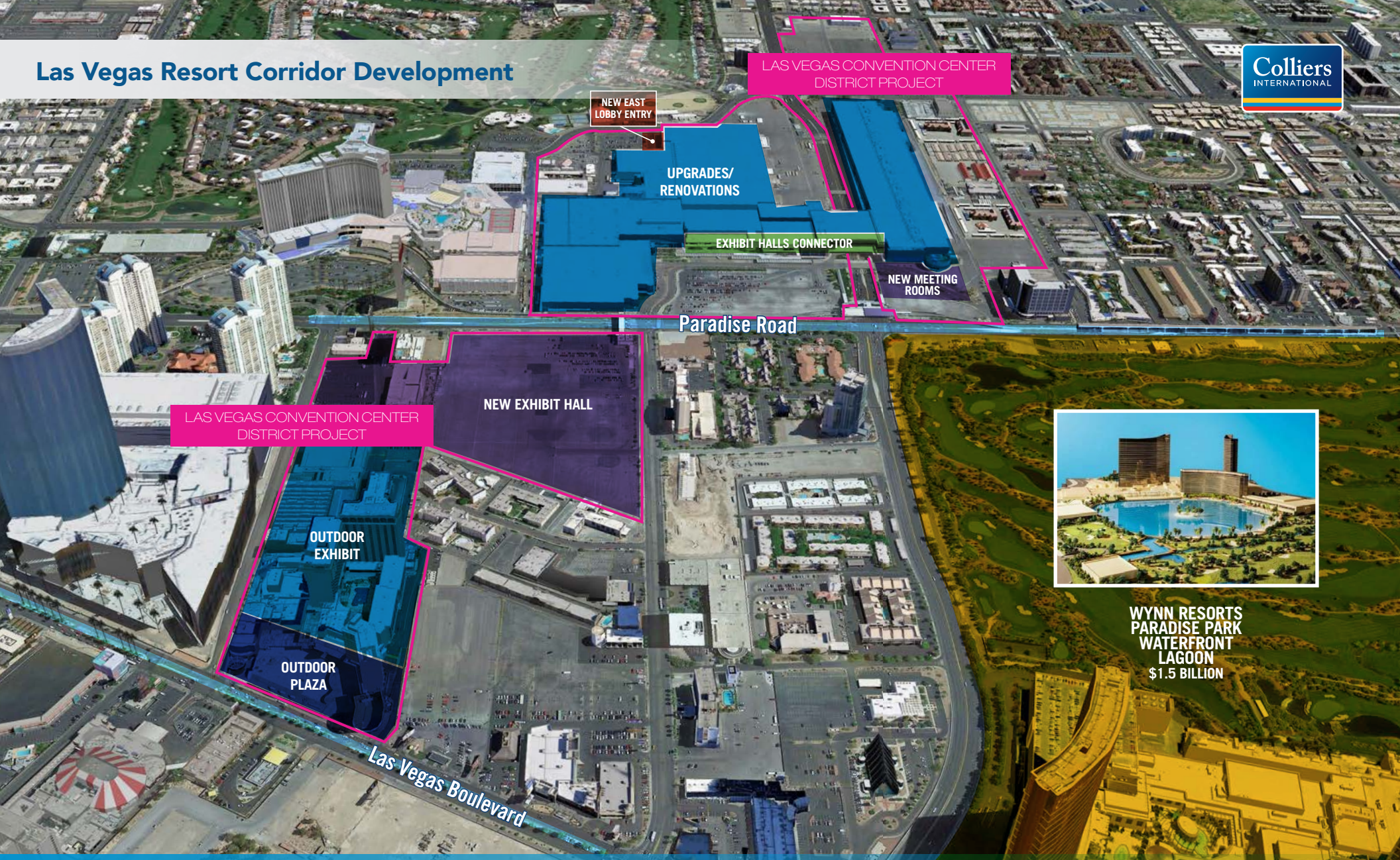
- Record Las Vegas visitor volume has driven land prices on the Strip to \$10M+ per acre
- Resort Corridor land pricing east of the Strip has now surpassed \$3M per acre
- Recent comparable sales in the resort corridor demonstrate a steady rise in land valuations and signal the return of new development in the corridor

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Las Vegas Resort Corridor Development



**WYNN RESORTS
PARADISE PARK
WATERFRONT
LAGOON
\$1.5 BILLION**

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