



±1.15 ACRES DUAL BRAND HOTEL PROJECT

LAS VEGAS RESORT CORRIDOR

Colliers is pleased to present the opportunity to acquire approximately ±1.15 gross acres near Tropicana Avenue and Koval Lane in the heart of the Las Vegas Resort Corridor.

The proposed hotel project is set up to develop two branded hotels in one building. The Property is situated just east of the world famous Las Vegas Strip and provides an investor a number of options to maximize the value of this one-of-a-kind development site.

The Property is strategically positioned between McCarran International Airport, which is less than 2 miles to the south, and the Las Vegas Convention Center, which is located less than 2.5 miles to the north. This prime location allows an investor to take advantage of the two major traffic generators to the area. The property is just down the street from Top Golf and is adjacent to the recently acquired UNLV property (Trop42).



450'
TOWER

632,220
TOTAL SQUARE FEET

15,288 SF
MEETING/CONVENTION
SPACE WITH CITY VIEWS

200,000
PARKING SQUARE FEET
552 SPACES TOTAL

598
HOTEL
ROOMS

7,644 SF
OUTDOOR ROOF
DECK

DUAL BRAND HOTEL PROJECT

AVAILABLE IN THE LAS VEGAS RESORT CORRIDOR

±1.15 ACRES



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DUAL BRAND HOTEL PROJECT

AVAILABLE IN THE LAS VEGAS RESORT CORRIDOR

±1.15 ACRES

MGM GRAND

Koval Lane

Deckow Lane



Lamar Court

BLUEGREEN RESORTS
& MCCARRAN VILLAGE

Tropicana Ave

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