

FOR SALE

# ±5.45 ACRES OF LAND

LOCATED IN THE HEART OF THE LAS VEGAS RESORT CORRIDOR



For More Information:

**MICHAEL STUART**

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# ±5.45 ACRES OF LAND

Colliers International is pleased to present the opportunity to acquire approximately ±5.45 acres near Tropicana Avenue and Kelch Drive in the heart of the Las Vegas Resort Corridor.

## PROPERTY INFORMATION

APN:	162-21-810-008 & 009
ZONING:	H-1 (Limited Resort and Apartment) <i>zoning district</i>
LAND USE:	CT – Commercial Tourist
OVERLAY:	MUD-2 Mixed Use Overlay District
AIRPORT ENVIRONS:	AE-65 and AE-70 Airport Overlay District
HEIGHT RESTRICTIONS:	120 -150 Feet
FLOOD ZONE:	This property is NOT in a 100-year flood zone
TAXES:	\$14,816

## ASKING PRICE: \$17,000,000

FOR MORE INFORMATION:

### MICHAEL STUART

Executive Vice President

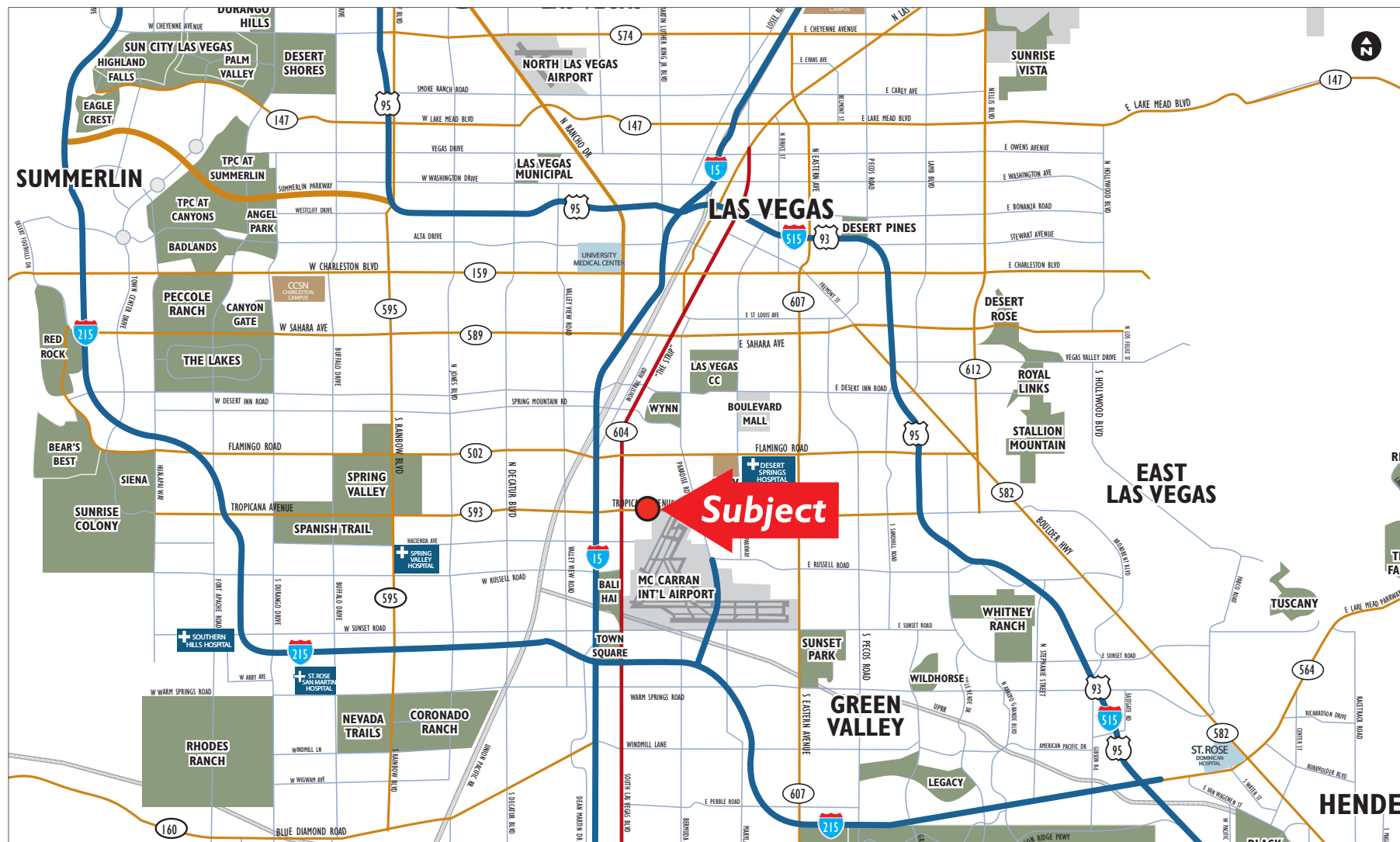
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## LOCAL MAP



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## ABOUT THE AREA

The Property is strategically positioned between McCarran International Airport, which is directly across Tropicana Avenue 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 Topgolf® and is adjacent to the recently acquired UNLV property.

The Property was approved for a Marriot Springhill Suites 10-story concrete and steel frame hotel consisting of 252 guest suites, meeting room, fitness center and rooftop pool with bar. All plans and engineering can be made available.

## PROPERTY REPORTS & ENGINEERING

- Phase 1
- Architecture Drawings
- Drainage Study
- Survey
- FAA Certification Letter
- Geo Tech Study



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