



Zoning:
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Realtor/Owner Contact

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Property and Area Description


A ONCE IN A LIFETIME OPPORTUNITY | +/-94.61 ACRES IN THE LAS VEGAS RESORT CORRIDOR! The largest assemblage in the Best Location. Located at Tropicana Ave and Interstate-15, the Property is easily accessible from local and drive-in tourist traffic. Interstate-15 connects Las Vegas to other major metropolitan areas such as: Los Angeles, Orange County, San Diego, and Salt Lake City. Tropicana is a major arterial road which crosses Las Vegas Boulevard, and the intersection houses four major resort properties: MGM Grand, NewYork-New York, Tropicana, and Excalibur. The intersection of Las Vegas Boulevard and Tropicana contains 11,470 hotel rooms, more than any intersection in the world. Tropicana Ave is also the primary route from Harry Reid international Airport to and from the Strip. Located in the Center of the Las Vegas Resort Corridor Superior location next to Las Vegas sporting venues; Allegiant Stadium & T-Mobile

Population

	1,675,208	2,351,991	2,367,759
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	643,805	888,170	895,187
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown