

EXCLUSIVE LISTING!

4.33 +/- Acres Near the Strip Listed for Sale for \$23,815,000

OR for Ground Lease

Tropicana and Koval Las Vegas, NV 89169



- APN 162-21-810-008/009
- Clark County Jurisdiction
- Zoned H-1 –Limited Resort and Apartment / Planned Land Use is EM- Entertainment Mixed Use
- Improved roads with utilities-power, water, sewer in Kelch Drive
- Parcels are fenced
- Proposed E Tompkins Ave to the north of parcels and proposed Howard Hughes Pkwy bordering parcels on the west
- Per FAA, the height of construction could be 150 feet above ground level
- The site is located in the Las Vegas Resort Corridor, behind MGM Grand Hotel, across from the Executive Airport, with walkable distance to LV Strip and T-Mobile Arena which is the home venue for the National Hockey League's Vegas Golden Knights. It is approximately 1.5 miles from the \$2 Billion, 65,000-seat Allegiant Raiders' Stadium and less than 2.5 miles from Las Vegas Convention Center.



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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

4.33 +/- Acres Near the Strip
Down the street from T-Mobile Arena and Allegiant Stadium
Available for Sale or Ground Lease



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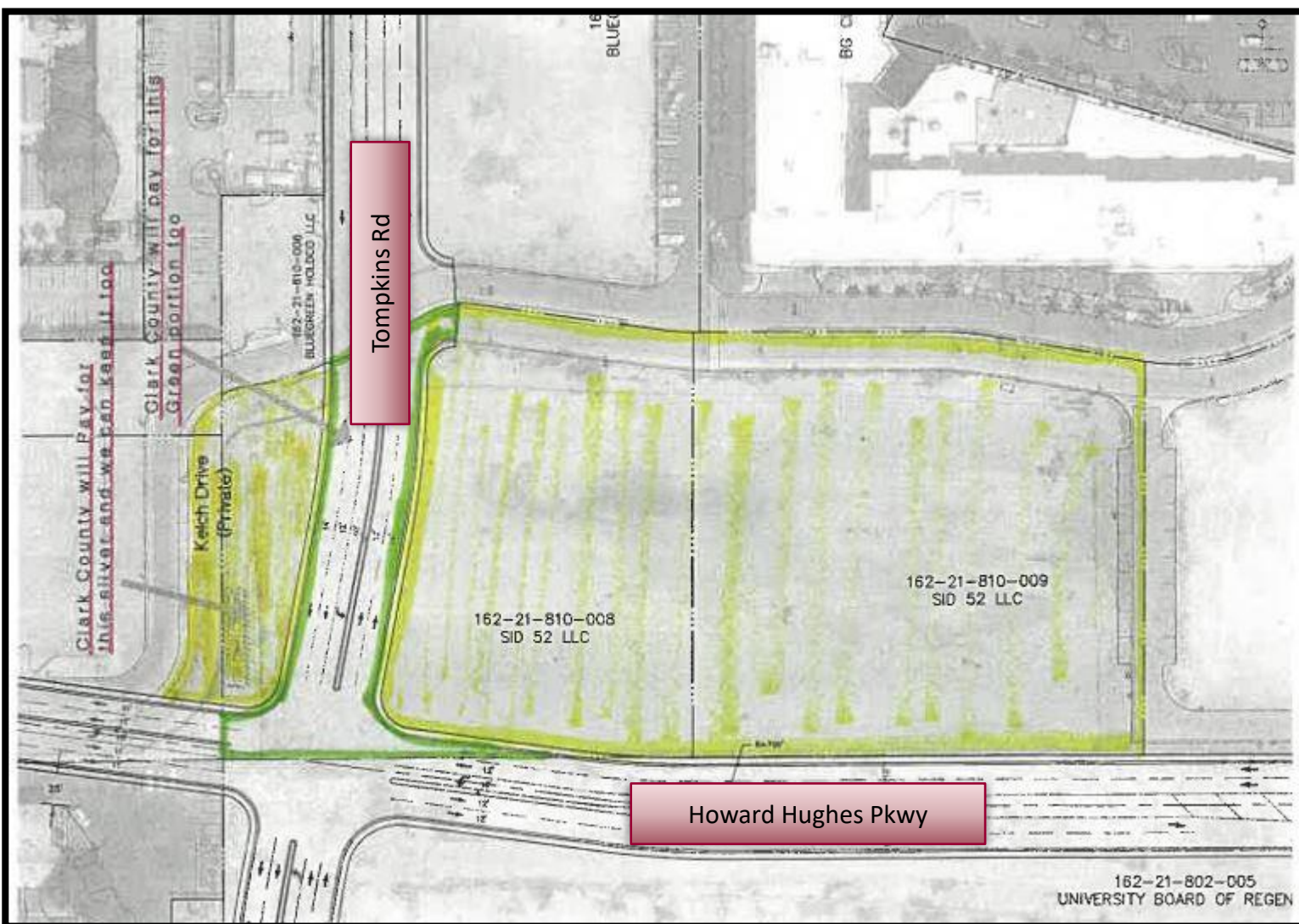
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Proposed Streets adjacent to parcel

Proposed Tompkins Road across the north end of parcel and Howard Hughes Pkwy bordering the west



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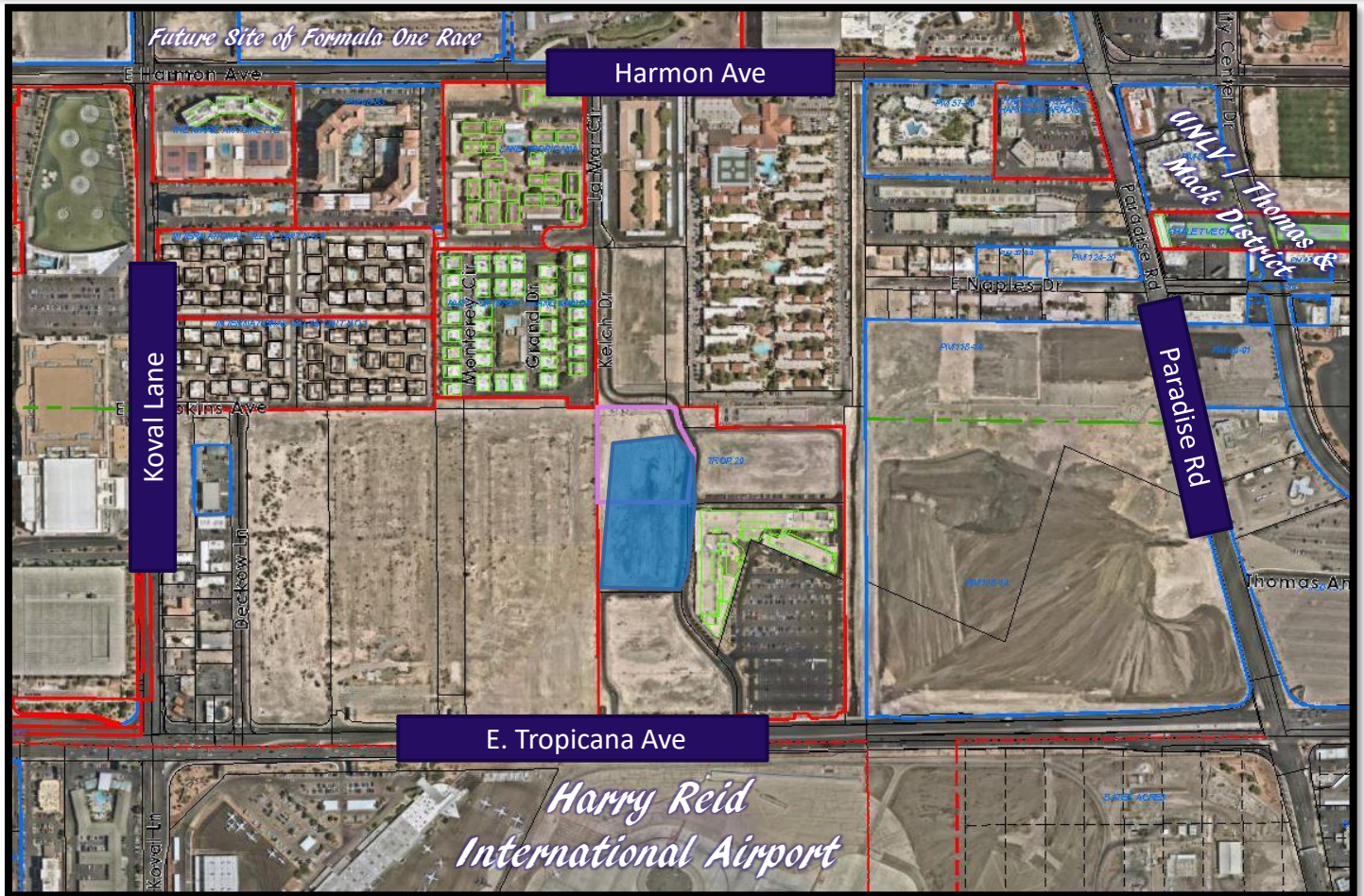
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*North
End*



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South End of both parcels



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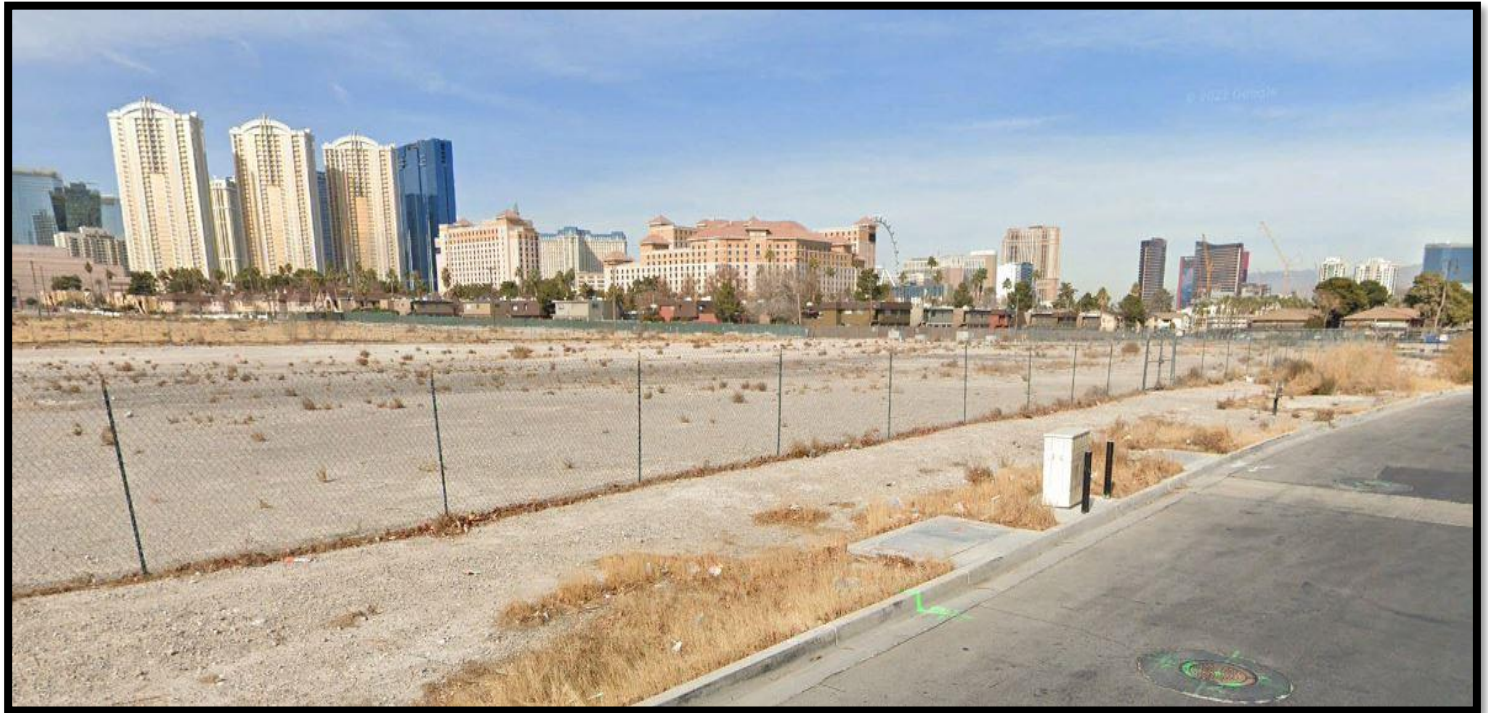
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Blue Green Retail



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Coming Soon to Las Vegas!

UPCOMING PROJECTS



Las Vegas to Host Formula One night race from 2023 / The company will acquire 39 acres east of the Strip for \$260 Million - NEC of Koval Lane and Harmon Ave- according to Greg Maffei, president and CEO of F1 parent Liberty Media Corp. The race is expected to start on that corner. The 14-turn track will run for 3.8 miles, with top speeds expected to reach around 212 mph.

Review Journal, May 6, 2022 by Eli Segall-"Formula One buying land near Strip for \$260M"



Dream Hotels headed to Las Vegas in 2023- Across the street from Mandalay Bay Resort, Adjacent to the private aviation terminal at the Harry Reid International Airport-two blocks from the Allegiant Stadium and near T-Mobile Arena



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REAL ESTATE CONSOLIDATED

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Next Door to Subject Property!

BlueGreen Vacation Resorts Club 36



Established in 1966, Patten Realty, Inc. was a land management company that was later renamed Bluegreen Vacations®. Since that time, Bluegreen has grown to become a leader in vacation ownership. Our 220,000+ owners and their guests enjoy vacation experiences across a range of exciting destinations.

This location at 372 E. Tropicana Avenue boasts Vince Neil's Eat Drink Party, a restaurant and bar with karaoke and a rockin' atmosphere, Einstein Bagel Shop, poolside bar, room service massage, and a Presidential Suite that includes a theater and game room.



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Las Vegas Attractions!



THE WORLD'S TALLEST OBSERVATION WHEEL Soaring 550 feet above the center of the Las Vegas Strip, the High Roller eclipses both the London Eye and Singapore Flyer. With sweeping 360 degree views of the Las Vegas Valley and The Strip, the wheel takes thirty minutes to complete one revolution and features twenty-eight spacious cabins to accommodate guests. Whether enjoying a standard cabin, a Happy Half Hour open bar or one of our uniquely crafted experiences, the High Roller offers stunning views and a memorable turn during your Vegas vacation.



Big Apple Coaster at New York New York Casino

The coaster's theme is New York City taxicabs and New York City Subway stations.



Fremont Street Experience in Downtown features SlotZilla! 12-story, slot machine inspired zip line where you can ride face down as shown above or sitting in the traditional fashion



The Strat Thrill Rides

1. Big Shot-to the right
2. Insanity –below
3. X-Cream-above



Don't Forget the Sky Jump - an open air leap from 829 feet above the Strip which zooms toward the landing pad at speeds topping 40 mph



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Mountains and Hiking Around Las Vegas

Enjoy the rugged beauty of **Mount Charleston** from the lodge (shown right) or from one of the many hiking trails. The hikes vary in difficulty from easy to advanced. Temperatures are much cooler here. The Resort on Mount Charleston is a popular venue for weddings.



Valley of Fire is located about 58 miles northeast of the Las Vegas Strip. It covers about 35,000 acres and famous for its magnificent red sandstone formations. The Mars scenes in the movie "Total Recall" was filmed here.

The Red Rock Casino in Summerlin points the way to Red Rock Canyon. The 13-mile circular loop is a favorite for bicycle enthusiasts and for those who just want a scenic drive. The canyon is famous for its extensive trail system used by novice to experienced hikers and rock climbers.



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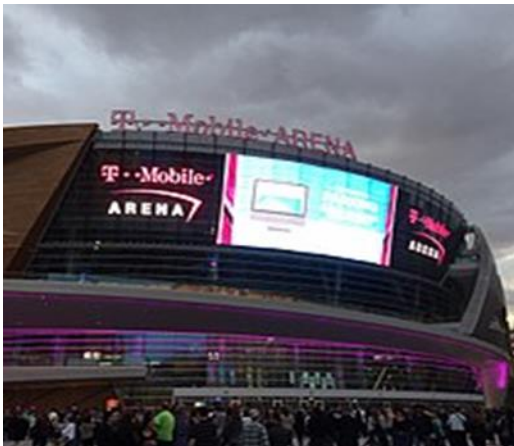


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Las Vegas Hockey

VEGAS

GOLDEN KNIGHTS™



Golden Knight Mania

Las Vegas' New NHL Team made the Stanley Cup Playoffs in 2018! The Golden Knights made history by being only the third team to do so in their inaugural year-after the Toronto Arenas (1918) and St. Louis Blues (1968). The spectacular success of the team serves as an inspiration and unifying force for Las Vegas.



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Las Vegas Football



Located Adjacent to the world-famous Las Vegas Strip, the stadium became home to the iconic Raiders in 2020. This fully-enclosed and climate-controlled venue has a capacity of 65,000. It hosts entertainments including concerts and special sporting events such as Pac-12 Championship Game and Las Vegas Bowl. The UNLV Football team also uses this stadium for games.

Fun Facts: 28,000 Tons of Structural Steel (heavier than the Statue of Liberty);

44 Escalators; 2,200 TV's in the stadium; 75,000 sq. ft. of video boards;

100 yards of turf; 95,000 sq. ft. of field event space; the sliding field tray weighs 19 million pounds (nearly as heavy as the Eiffel Tower in Paris) and is powered by 72 motors;

425 trees planted; 105,000 cubic yards of concrete (257 miles of sidewalk).



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Las Vegas Baseball

Las Vegas Baseball through the years



- **Las Vegas Stars (1983–2000)**
- **Las Vegas 51s (2001–2018)**
- **Las Vegas Aviators (2019–present)**
- The team's new logo depicts a pilot wearing a flight helmet and utilizes their new color scheme of navy blue, orange, tangerine, gold, yellow, and gray. Their first home game at Las Vegas Ballpark was a 10–2 win against the Sacramento River Cats on April 9 before a sellout crowd of 11,036.



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