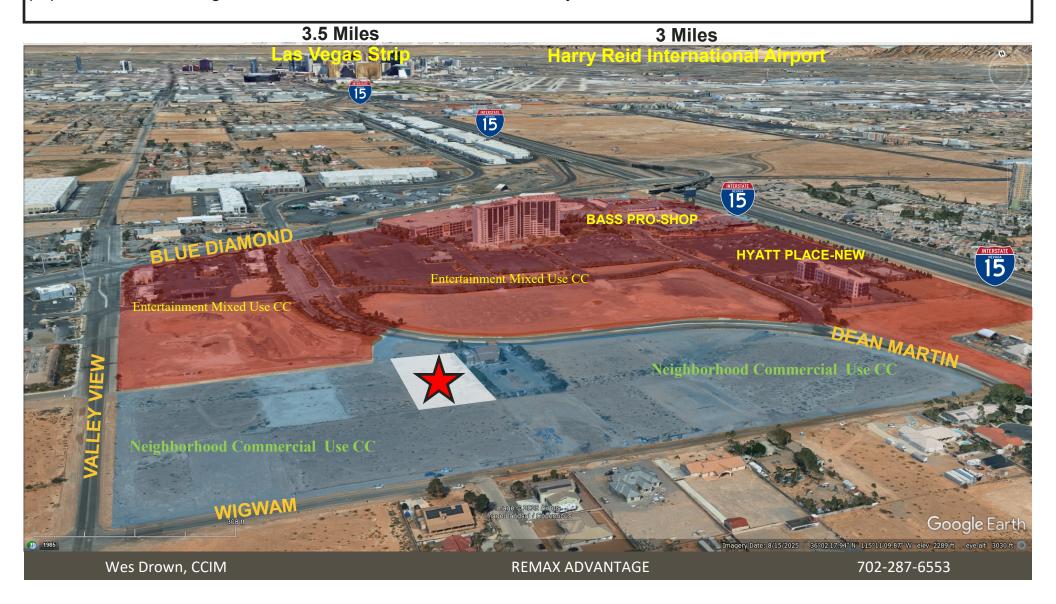
## 1.02 Acre Commercial Lot—Next to Silverton Casino Lodge



## APN 177-172-02-005 DON'T MISS OUT AUCTION PRICING WITHOUT THE BIDDING!!!

As Clark County continues to Auction off in-fill parcels to release to Private Ownership, including over 8 Acres on this map coming up October 2025 (This Month) the Available Commercial land bank continues to shrink drastically due to population and visitor growth. This 1.02 Acre Parcel is individually owned and on the Market for Immediate Sale





## Do you play?

RE/MAX

Great Leverage Parcel for Sale. Ultra Low Priced to sell fast.



Wes Drown, CCIM REMAX ADVANTAGE 702-287-6553





Rare Opportunity to create Your Dream Come True.

9-Months with a 9-Month extension if needed. Use our money to execute your vision.



Wes Drown, CCIM REMAX ADVANTAGE 702-287-6553

## The Las Vegas Marketplace 2025





Expansion Growth Diverse Young

Entertainment

Sports Aerospace

DOD

#1 State and Metro in the West US for Business

New Commercial Construction in all Quadrants.

One Day Drive to 60-million People

Most Secure Area in the US (FEMA)

**Prime Tech-Company Migration** 

Formula One NASCAR Electric Daisy Carnival

MSG Sphere OPEN, Universal Studios Horror Adventure OPEN

**BORING Company Tunneling in Progress** 

#1 State for Job Growth

Welcome: NFL, NHL, WNBA, UFC, and the A's

Over 44—Million Visitors in 2024

**#1 Best State for Digital Infrastructure** 

PBR World Finals Rodeo World Series of Poker

1/3 COLA of San Francisco

3 Times national average for Population Growth

99% Indoor water supply Recycling

7,453 MILES of Fiber Optic Cable-installed

Civilian & DOD Drone proving grounds