
FOR SALE
LAS VEGAS BLVD/
CACTUS AVE. / I-15
±56.63 ACRES – H-1 ZONING
LAS VEGAS "STRIP"
LAS VEGAS BLVD.
INTERSTATE 15
SITE
±56.63 ACRES
N.A.P.
N.A.P.
NEW CACTUS AVE. INTERCHANGE
RESORT | MIXED-USE
HIGH DENSITY RESIDENTIAL SITE
NWC OF CACTUS AVENUE & LAS VEGAS BOULEVARD, LAS VEGAS, NEVADA 89183

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LAS VEGAS, NV 89183

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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

The 56.63 contiguous acre parcel is located on the Northwest corner of Las Vegas Boulevard and the newly constructed Cactus Avenue interchange with frontage on I-15.



DEMOGRAPHICS	3 MILE	5 MILE
Population	107,919	235,099
HH Income	$59,260	$61,188

- Zoned H-1 (limited resort and apartment)
- Master planned landuse CT (commercial tourist)
- Potential for resort, mixed-use or high density residential development
- Newly constructed Cactus Ave. interchange
- Interstate 15 frontage
- Las Vegas Blvd. frontage
- 2nd major interchange entering Las Vegas
- Immediate access to Southern Highlands Master Plan, Anthem Country Club, Seven Hills and Green Valley
- Current Billboard Income: ±$2,500/month
- Property being sold with a deed restriction precluding any gaming on entire site

TRAFFIC COUNTS	
I-15 & S. of Cactus Ave.	66,000
Silverado Ranch & Las Vegas Blvd.	31,500
Las Vegas Blvd. & Serene Ave.	25,000
I-15 & S. of Blue Diamond	109,000

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PROPERTY AERIALS









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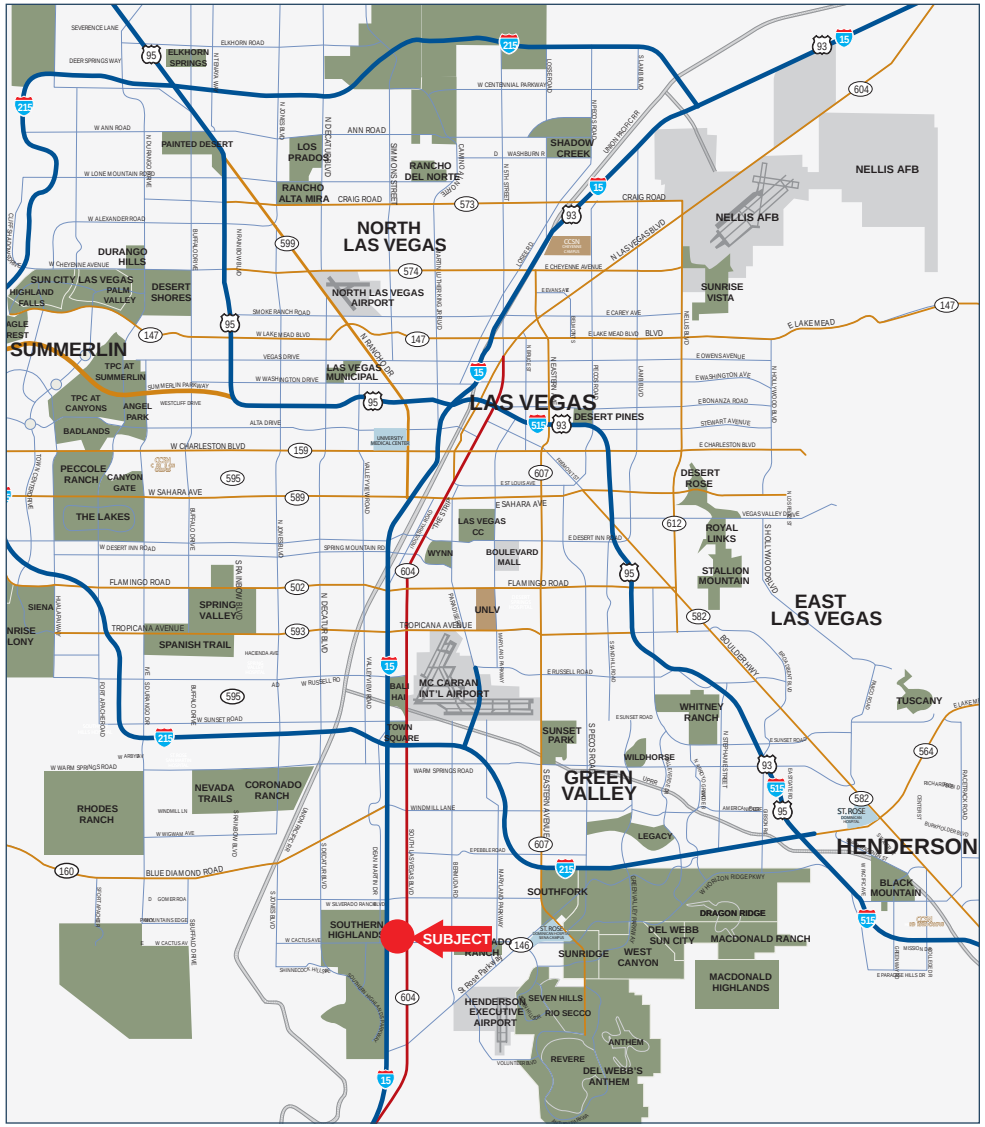
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REGIONAL MAP


SUMMERLIN
NORTH LAS VEGAS
LAS VEGAS
EAST LAS VEGAS
HENDERSON
GREEN VALLEY
SUBJECT
NELLIS AFB
DESERT PINES
MC CARRAN INT'L AIRPORT
TOWN SQUARE
SUNSET PARK
SOUTHERN HIGHLANDS
SOUTHFORK
LEGACY
WHITNEY RANCH
TUSCANY
DESERT ROSE
ROYAL LINKS
STALLION MOUNTAIN
SUNRISE VISTA
LAS VEGAS MUNICIPAL
NORTH LAS VEGAS AIRPORT
RANCHO DEL NORTE
RANCHO ALTA MIRA
SHADOW CREEK
LOS PRADOS
PAINTED DESERT
DURANGO HILLS
SUN CITY LAS VEGAS
PALM VALLEY
DESERT SHORES
HIGHLAND FALLS
TPC AT SUMMERLIN
ANGEL PARK
TPC AT CANYONS
BADLANDS
PECCOLE RANCH
CANYON GATE
THE LAKES
SIENA
SPRING VALLEY
SPANISH TRAIL
NEVADA TRAILS
CORONADO RANCH
RHODES RANCH
BLUE DIAMOND ROAD
LAS VEGAS CC
BOULEVARD MALL
WYNN
UNLV
SUNRIDGE
WEST CANYON
DRAGON RIDGE
DEL WEBB SUN CITY
MACDONALD RANCH
MACDONALD HIGHLANDS
BLACK MOUNTAIN
SEVEN HILLS
RIO SECCO
HENDERSON EXECUTIVE AIRPORT
REVERE
ANTHEM
DEL WEBB'S ANTHEM
ST. ROSE
CRAIG ROAD
ANN ROAD
FLAMINGO ROAD
TROPICANA AVENUE
W CHARLESTON BLVD
W SAHARA AVE
E SAHARA AVE
W RUSSELL RD
E RUSSELL ROAD
W SUNSET ROAD
E SUNSET ROAD
WARM SPRINGS ROAD
WINDMILL LANE
E PEBBLE ROAD
W SILVERADO RANCH BLVD
W CACTUS AVE
SHINNECOCK HILLS
S RAINBOW BLVD
N DECATUR BLVD
S DECATUR BLVD
S JONES BLVD
S VALLEY VIEW BLVD
S LAS VEGAS BLVD
S EASTERN AVENUE
S PECOS ROAD
N LAS VEGAS BLVD
N RANCHO DR
DEAN MARTIN DR
BERMUDA RD
MARYLAND PARKWAY
GREEN VALLEY PARKWAY
S HOUSTON DR
S NELLIS BLVD
S HUALAPAI WAY
S FORT APACHE RD
S TORREY PINES DR
S GRAND CANYON DR
S HUALAPAI WAY
S DURANGO DR
S BUFFALO DR
S TENAYA WAY
S FORT APACHE RD
S GRAND CANYON DR
S TORREY PINES

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PROPERTY PHOTOS



LAS VEGAS BLVD. & CACTUS AVE. INTERSECTION



I-15 & CACTUS AVE. INTERCHANGE



GRANDVIEW TIMESHARES LOOKING NORTH



MULTI-FAMILY LOOKING EAST

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PROPERTY OVERVIEW

Location:	East of I-15, West of Las Vegas Blvd., South of Frias Ave., North of Cactus Ave.
Size:	±56.63 Acres
Price:	$40,000,000.00
Regional Infrastructure:	Cactus Ave. Interchange - Completed 2014
Zoning:	H-1, Limited Resort & Apartment Established to provide for the development of gaming enterprises, compatible commercial, and mixed commercial and residential uses, and to prohibit the development of incompatible uses that are detrimental to gaming enterprises.
Master Plan:	CT, Commercial Tourist The Commercial Tourist category designates areas for commercial establishments that primarily cater to tourists. The predominant land uses include casinos, resorts, hotels, motels (greater than 3 stories), recreational vehicle parks, time shared condominiums, amusement or theme parks. Planned hotel/resort gaming establishments are restricted to the Gaming Enterprise Overlay District as defined by Title 30 (Unified Development Code). Public facility uses are also allowed in this category.
Taxes:	$98,774.05 (Fiscal Tax Year 2013 - 2014)
Utilities: **(To Be Verified)**	Water: 20" line in Las Vegas Blvd., 24" line in Cactus Ave. Sewer: Runs under Cactus Ave. thru I-15 Gas: 4" line at Cactus ave. & Las Vegas Blvd. Power: NV Energy
Municipality:	Clark County
APN's:	177-29-801-001, 177-29-801-002, 177-29-801-004, 177-29-801-005, 177-29-801-006, 177-29-801-007, 177-29-801-009, 177-29-801-010, 177-29-801-011, 177-29-801-012, 177-29-801-014, 177-29-801-015, 177-29-801-016, 177-29-801-017, 177-29-801-018, 177-29-801-020, 177-29-801-022, 177-29-801-023, 177-29-801-024, & 177-29-801-025

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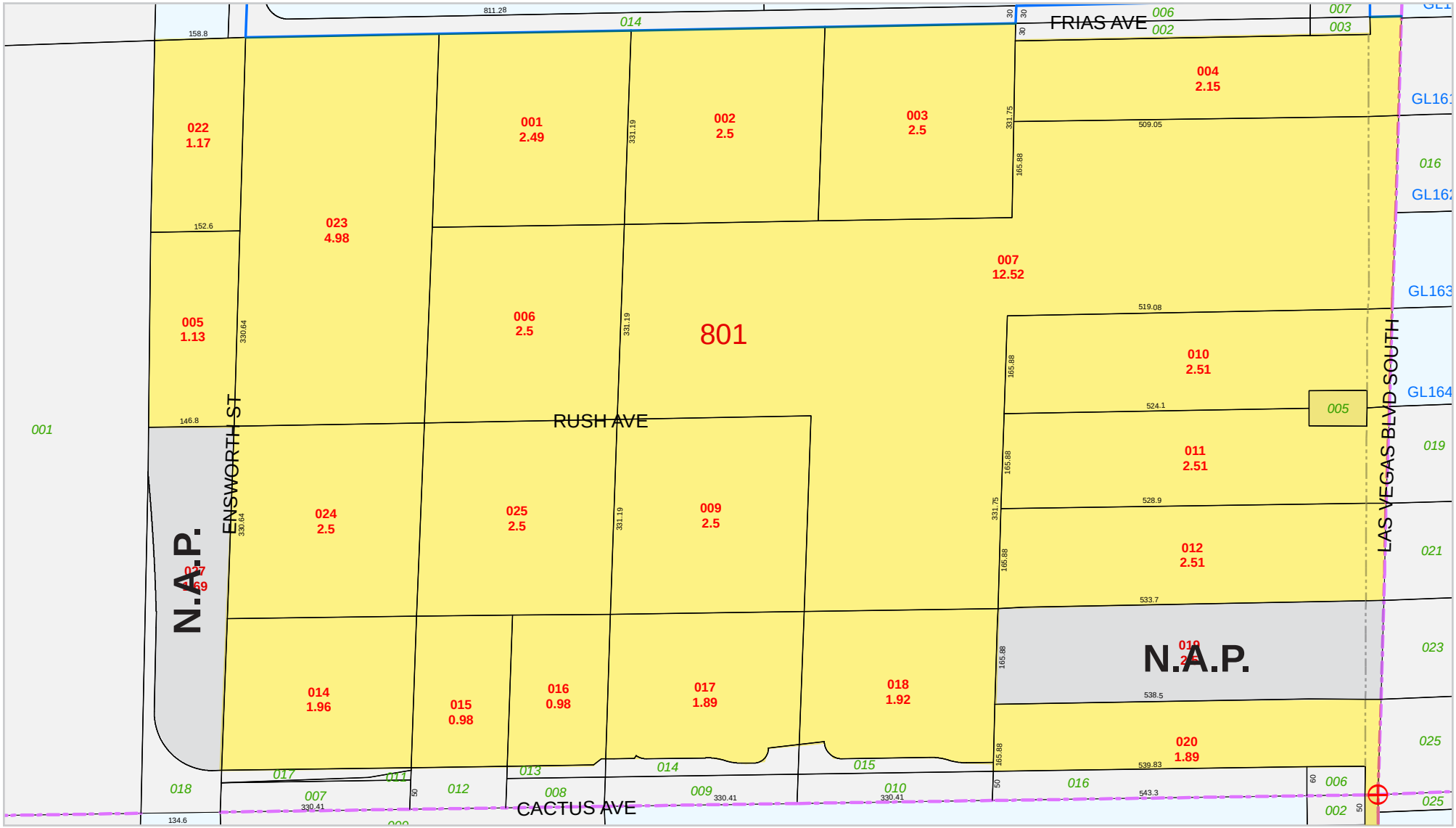
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PARCEL MAP



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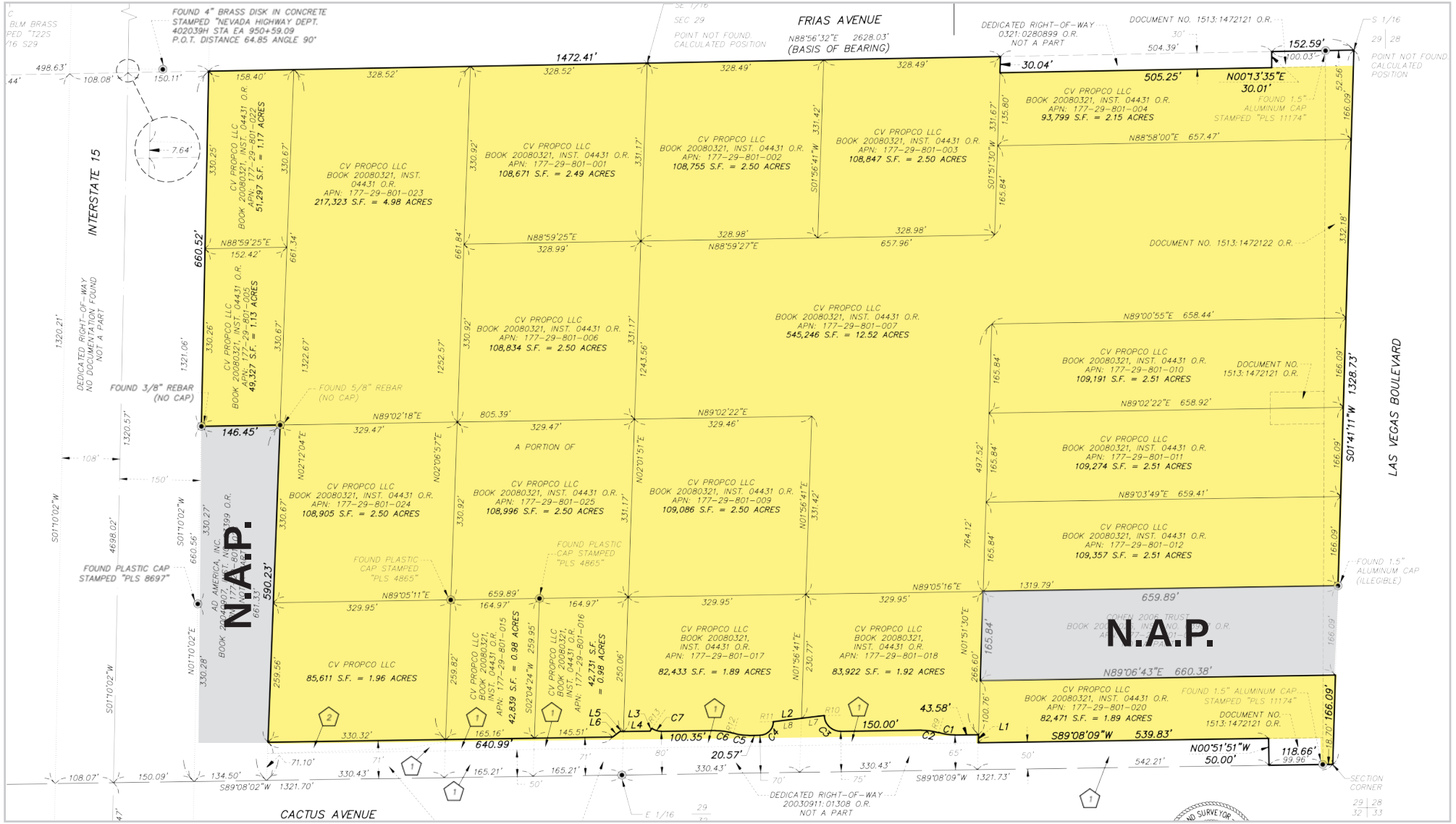
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SURVEY DATED DECEMBER 31, 2012



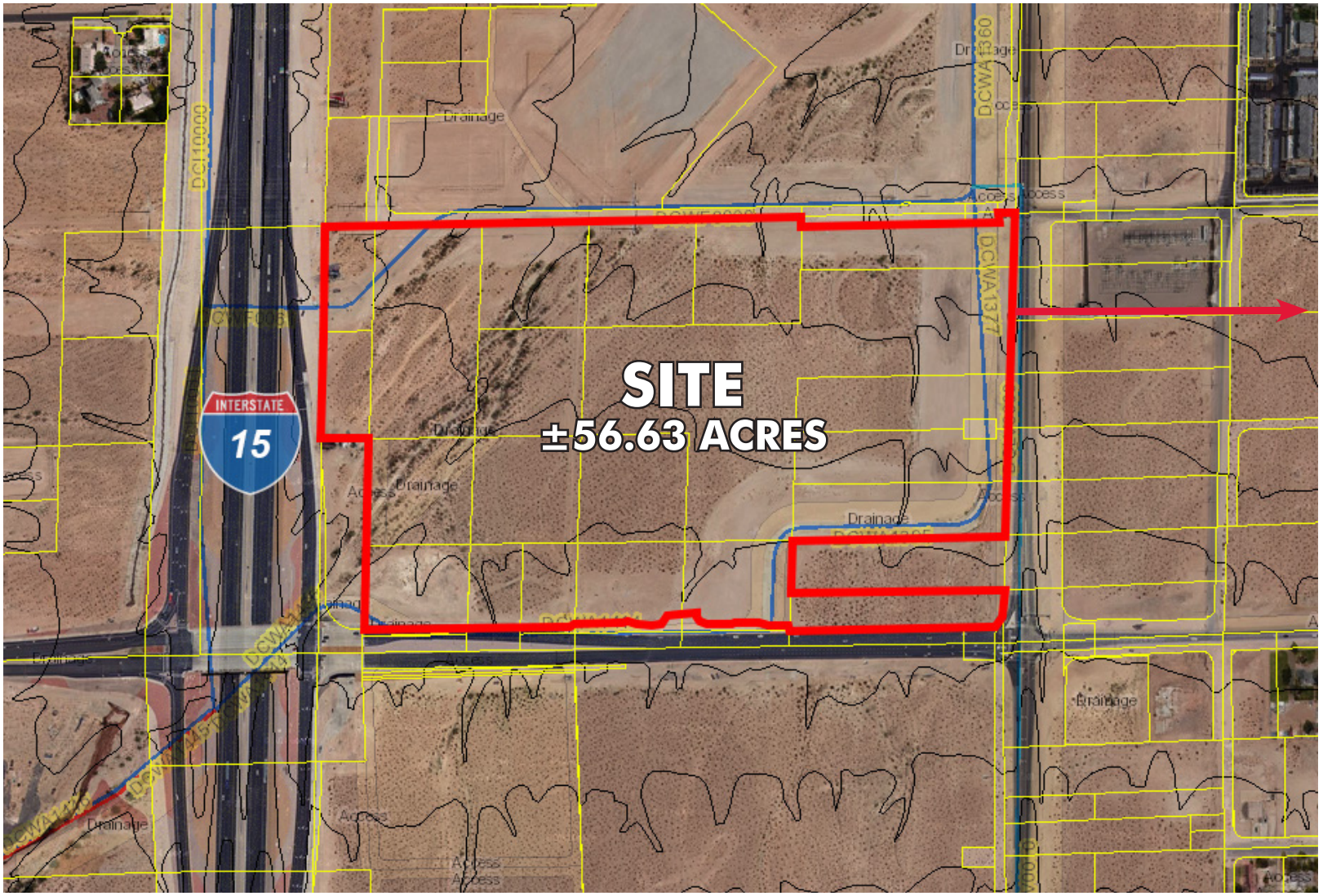
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SURVEY DATED DECEMBER 31, 2012



LEGEND

Drainage Studies

Easements

Entity
- Boulder City
- City of Henderson
- City of Las Vegas
- City of Mesquite
- City of North Las Vegas
- Nellis AFB

Facilities
- Conveyances
  - STATUS
  - Completed
  - Under Construction
  - Estimated Fund Schedule
  - Proposed
  - Ten Year - 1st Five
  - Ten Year - 2nd Five
- Detention Basins
  - STATUS
  - Completed
  - Under Construction
  - Estimated Fund Schedule
  - Proposed
  - Ten Year - 1st Five
  - Ten Year - 2nd Five

FEMA Group
- 500-Year Flood Zone
- 100-Year Flood Zone
- FEMA Panel
- Floodways

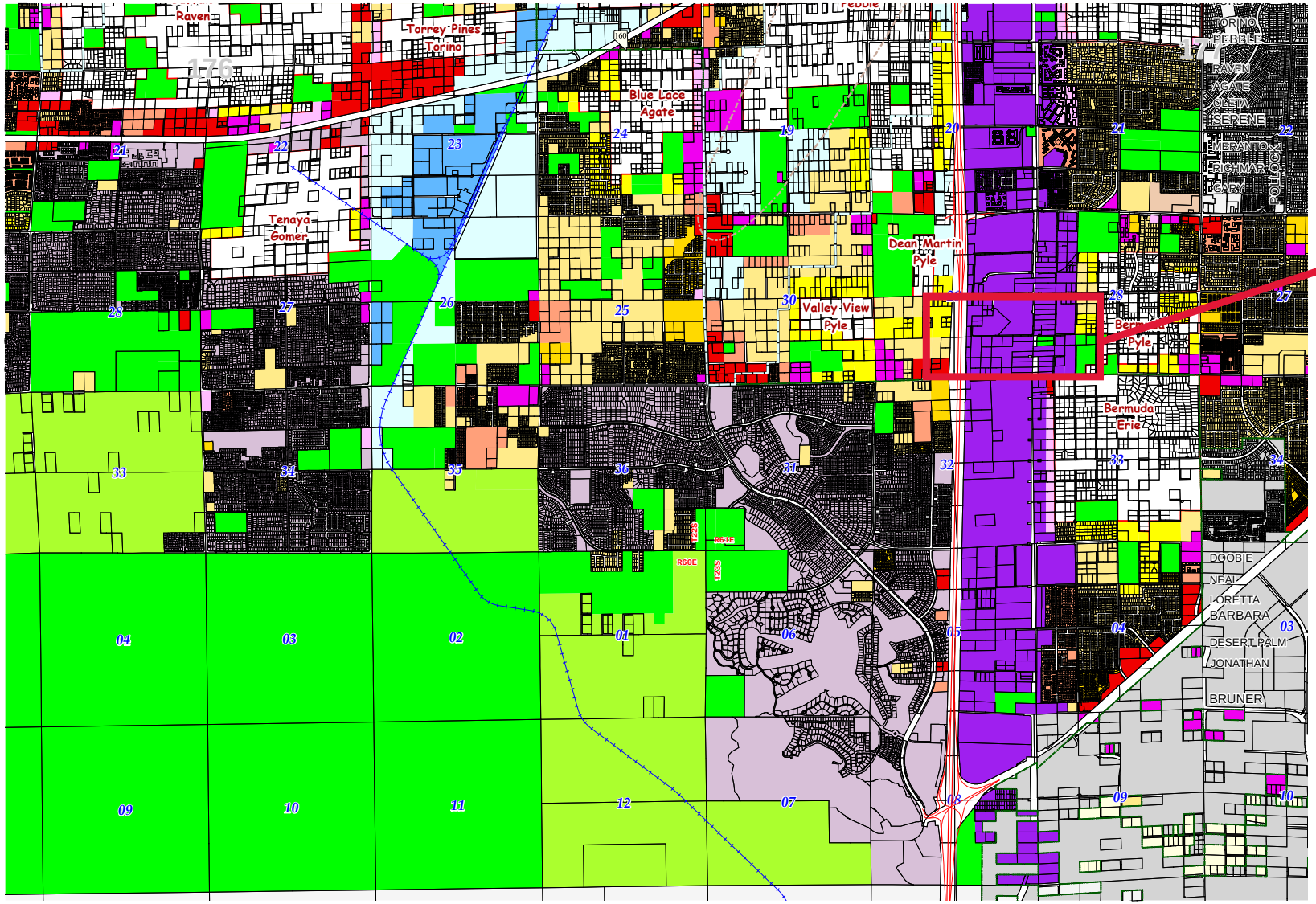
LOMRs
- ADDED
- REMOVED
- STRUCTURE

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COMPREHENSIVE PLANNING LAND USE MAP



Comprehensive Planning

Enterprise Planning Area

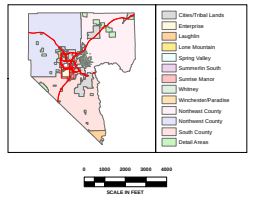
Planned Land Use

Adopted on October 23, 2014

- Open Lands
- Residential Rural — Up to 0.5 du/ac
- Residential Agricultural — Up to 1 du/ac
- Rural Neighborhood Preservation — Up to 2 du/ac
- Rural Neighborhood — Up to 2 du/ac
- Residential Low — Up to 3 du/ac
- Residential Suburban — Up to 8 du/ac
- Residential Medium — From 3 du/ac to 14 du/ac
- Residential High — From 8 du/ac to 18 du/ac
- Residential Urban Center — From 18 du/ac to 32 du/ac
- Residential High Rise Center — Greater than 32 du/ac
- Office Professional
- Commercial Neighborhood
- Commercial General
- Commercial Tourist
- Research Park
- Industrial
- Heavy Industrial
- Public Facilities
- Institutional
- Major Development Projects

- Community Districts
- Planning Area Boundaries
- AE 60 Zone
- AE 65 Zone
- AE 70 Zone
- AE 75 Zone

CCSD	=	School District	L	=	Library
E	=	Elementary	P	=	Park
M	=	Middle	W	=	Place of Worship
H	=	High	SS	=	Electrical Sub-Station
G	=	Government Facility	PW	=	Public Works
GC	=	Golf Course	WD	=	Water District
F	=	Fire Station	U	=	Utility



Map Created On: January 8, 2015

This information is for display purposes only.
No liability is assumed as to the accuracy of the data delineated hereon.
Categories denoted in the legend may not apply to a particular Planning Area.

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PLANNED STARR AVE. & I-15 INTERCHANGE



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NEIGHBORING PROPERTIES



SOUTH POINT HOTEL CASINO SPA

Located in the heart of the premiere southwest Las Vegas valley, just minutes away from the famous Las Vegas Strip. Some of the many amenities include a 16-screen Century Theatre movie complex, 64-lane bowling center and a handful of restaurants that cater to all appetites and tastes. The casino features a large selection of table games and the latest slot and video poker machines. The distinctive hotel features 2,163 spacious rooms and suites with 42-inch LED televisions, Point Plush mattresses and Wireless Fidelity throughout. A unique feature to this property is its Equestrian Center, which is the finest horse facility in the country. South Point also has a fabulous 400-seat showroom that features headliner entertainment and dancing to live bands on weekends.



THE GRANDVIEW LAS VEGAS

Vacationing at The Grandview at Las Vegas Resort affords you and your family the ultimate in entertainment. Situated less than six miles from the famed Las Vegas Strip, the resort features 1,856 spacious one-and two-bedroom floor plans and offers easy access to the glitz and glamour of Las Vegas. Take in a fabulous show or court Lady Luck in one of the areas' famous casinos. Adjacent to South Point Casino, enjoy a meal in one of the many restaurants or create an epicurean delight in your own private kitchen equipped with range, microwave convection oven, full-size refrigerator with ice maker, dishwasher, coffee maker, and toaster. Other accommodation amenities include a washer and dryer in every suite.



MANHATTAN CONDOS

Manhattan is a mid-rise condo project on South Las Vegas Boulevard in the heart of the new Strip featuring 692 elegantly-stylized art deco condominiums overlooking lush parkscape and a supra-contemporary clubhouse. Sitting on the grass of Manhattan's expansive Central Park, it's hard to believe that you're just minutes from the airport and from the heart of the Las Vegas Strip.

NEIGHBORING PROPERTIES



LOFT 5

Live in a luxury loft condominium at Loft 5, where the non-stop excitement of Las Vegas meets modern luxury living. Loft 5 is minutes away from the epic nightlife of the Las Vegas Strip, with world-class dining and entertainment at your beck and call. Loft 5 offers 273 fabulously appointed lofts with open floor plans, huge floor-to-ceiling glass windows and top-of-the-line features and finishes. On the outside, Loft 5 has a minimalist, industrial feel. On the inside, modern, clean lines and daring cantilevers converge to create intimate spaces of openness and light. A centerpiece courtyard is the ultimate playground, with two recreation pools, five hot tubs, a cold pool and private cabanas surrounded by lush landscaping. The Loft 5 amenities are found throughout the courtyard, including a fitness center and lounge. Loft 5 is on the South Strip and stands 5 stories tall.



THE ONE TOWER

ONE Las Vegas is a village of residential lifestyle condominiums. The 19.5-acre master plan contains both private residential towers and residential-friendly retail amenities such as a boutique hotel, 6,800-square-foot health club and spa, and multiple dining venues intermingled with additional residential towers along Las Vegas Boulevard. The private enclave of ONE Lifestyle Condominiums includes five 18- to 21-story, guard-gated residential condominium towers featuring 359 units with beautifully landscaped open space and a massive palm grove swimming pool.



LAS VEGAS PREMIUM OUTLETS SOUTH

With savings of 25 to 65 percent, the 140 stores at Las Vegas Premium Outlets - South includes Adidas, Ann Taylor, Calvin Klein, DKNY, Guess, Kenneth Cole, Levi's, Michael Kors, Nautica, Nike, Reebok, Tommy Hilfiger, True Religion, Polo Ralph Lauren, and Greg Norman Factory. This indoor/outdoor center, complete with two food courts, is located on the southern end of the Strip. The center is a short cab ride from the Strip and is served by the RTC's Strip/Downtown Express bus route.



THE M RESORT SPA CASINO

The M Resort Spa Casino Las Vegas is one of the newest Hotel - Casinos on the south end of the Las Vegas strip with award winning dining and 4 star service. The architecturally-stunning M Resort brings dining, gaming and casual elegance to the south end of the Las Vegas Strip, about 10 miles south of Mandalay Bay. The resort offers 390 guest rooms and suites, over 92,000 square feet of gaming, six restaurants and six destination bars, more than 60,000 square feet of meeting and conference space, a state-of-the-art spa and fitness center and a 100,000 square foot events piazza.

LAS VEGAS OVERVIEW

The southern Nevada economy continues to report positive growth in nearly every measure of economic performance. Overall population growth has been trending in positive territory for three years, and the number of residents is now at a historical high of 2.1 million. The economy has reported annual gains in employment for 44 consecutive months, and the unemployment rate is at levels last seen in 2008. In addition, consumers are continuing to increase spending and visitor volume is at a record high.

EMPLOYMENT/ECONOMIC GROWTH

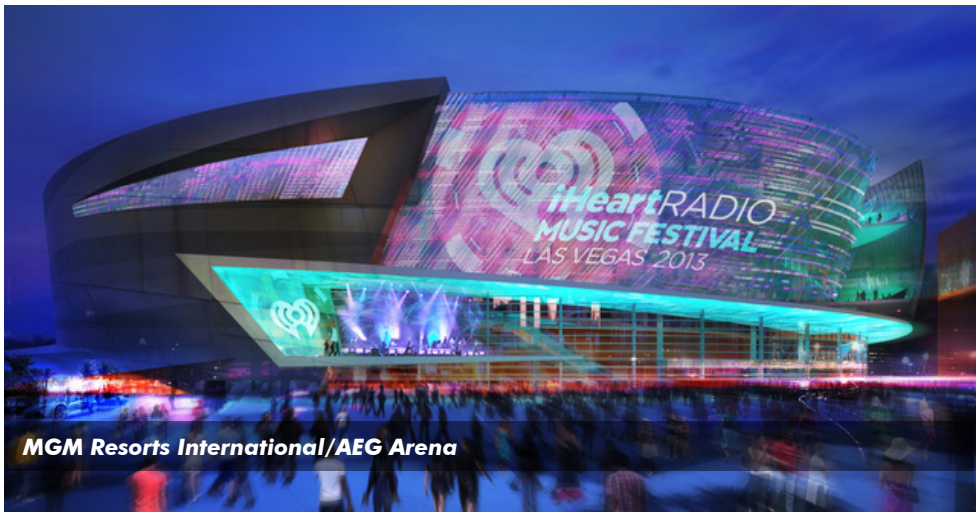
The employment sector witnessed annual gains of 27,500 jobs (+3.2 percent) by the end of February 2015 (latest available data). The most significant growth was reported by the leisure and hospitality sector, which added 10,600 jobs in the past year. The construction sector followed with an annual gain of 5,500 positions. Other sectors witnessing substantial year-over-year employment growth included professional and business services (+4,000 jobs), retail trade (+3,800 jobs) and education and health services (+1,700 jobs).

The gains in employment have helped drive down the unemployment rate in southern Nevada, which fell to 7.2 percent in February 2015. The latest period represents a decline of 1.4 percentage points from the rate of 8.6 percent reported a year ago. In addition, the unemployment rate has declined 7.0 percentage points from the rate of 14.2 percent reported in mid-2010. However, despite recent improvements in southern Nevada's unemployment rate, it remains 1.4 percentage points higher than the national average of 5.8 percent.

With more people going back to work, consumer spending patterns improved overall during the past year, rising 9.3 percent in the 12 months ending January 2015 (latest available data) to a record high of $36.7 billion. The largest category, food services and drinking places, reported a gain of 4.3 percent. Other areas of increased demand include building materials, electronics and appliances, furniture, health and personal care, automobiles and miscellaneous store retailers. The improvements have helped keep the overall commercial retail vacancy rate below 10.0 percent for eight quarters as some larger vacant spaces have been leased up, but vacancies remain elevated.



Resorts World



MGM Resorts International/AEG Arena

LAS VEGAS OVERVIEW

TOURISM

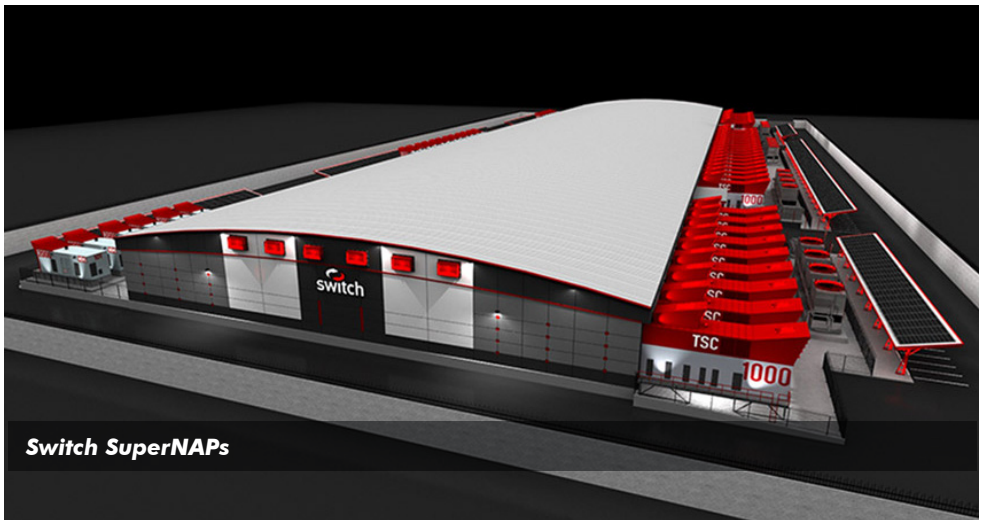
Visitor volume reached an all-time high of 41.2 million for the 12 months ending February 2015 (latest available data), yet McCarran International Airport passenger volume has yet to return to pre-recession levels. Nevertheless, over 43.0 million people passed through airport gates in the 12 months ending February 2015, which is a 2.1-percent increase from the same period of the prior year. The city-wide hotel/motel occupancy rate was 84.7 percent in February 2015, which is was down a modest 0.9 percentage point year-over-year, while average daily room rates increased 3.0 percent to $116.48.

NEW DEVELOPMENT/CONSTRUCTION

More than $10.9 billion in projects are either under construction or planned, including roughly $8.6 billion in the tourism industry. Major investments in the resort corridor include the $4.0-billion Resorts World, which is scheduled to break ground in May 2015. MGM Resorts International and AEG continue to make progress on their $375-million arena with a completion date of April 2016, while TopGolf is building a $50-million facility at MGM Grand. Additional investments on the Strip include the $66-million Mandalay Bay Convention Center expansion, the $55-million Bellagio room remodel and the $20-million MGM Resorts International Outdoor Entertainment Venue, which will host Rock in Rio in May. Non-tourism investments include the $1.2-million Union Village, more than $1.0 billion in Switch SuperNAPs and the $23-million facility for Catamaran, among others.



TopGolf at MGM Grand



Switch SuperNAPs

MORE THAN $10.9 BILLION IN PROJECTS ARE PLANNED

INCLUDING $8.6 BILLION IN THE TOURISM INDUSTRY

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

FOR MORE INFORMATION CONTACT:

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