



Represented by:

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Offered by:

A. TGI Holdings, LLC - Morgan McEvoy

B. Triple Five - James Grindstaff

C. New World, LLC - Tom McManus

SOUTH LAS VEGAS STRIP

SUMMARY

FOR SALE:

A. 4613-4915 S. Las Vegas Boulevard - 21.91 (+/-) Acres Cleared Land

APN	162-33-101-013	162-33-101-003	162-28-402-007
	162-33-101-002	162-33-101-012	162-28-402-008
	162-33-101-014	162-28-402-003	162-28-402-009
	162-33-101-015	162-28-402-002	

B. 4223 S. Las Vegas Boulevard - 18 (+/-) Acres Cleared Land

APN	162-28-401-003 (plus surrounding parcels)
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C. 5051 S. Las Vegas Boulevard - 5.25 (+/-) Acres Cleared Land

APN	162-33-402-006
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Zoning:

Resort Hotel H-1 zoning allows for a variety of using including hotel, gaming establishment, apartments, commercial, etc.

This Parcel is zoned for Hotel/Resort, with Environmental Studies performed and "Ready to Develop". Design plans need to be submitted for permitted use. Prior permitted use, which was granted in 09/06, was for Hotel/Resort and should be easily re-applied for per Clark County Planning. Access to and use of McCarran Field is an option.

Location:

Entire assemblage of Properties sits directly on the Las Vegas strip, at the southern end near the "Welcome to Fabulous Las Vegas" sign, and adjacent to McCarran International Airport.

This property is located at South Las Vegas Boulevard at Russell Street which has an exit, off Highway 15. Property is just South of the Four Seasons Hotel, Mandalay Bay Casino and Resort Property and directly across from the Bali-Hai Golf Club. Recent purchase of adjacent land to be developed by Harley Davidson.

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AERIAL



A. FOR SALE
21.91 (+/-) ACRES

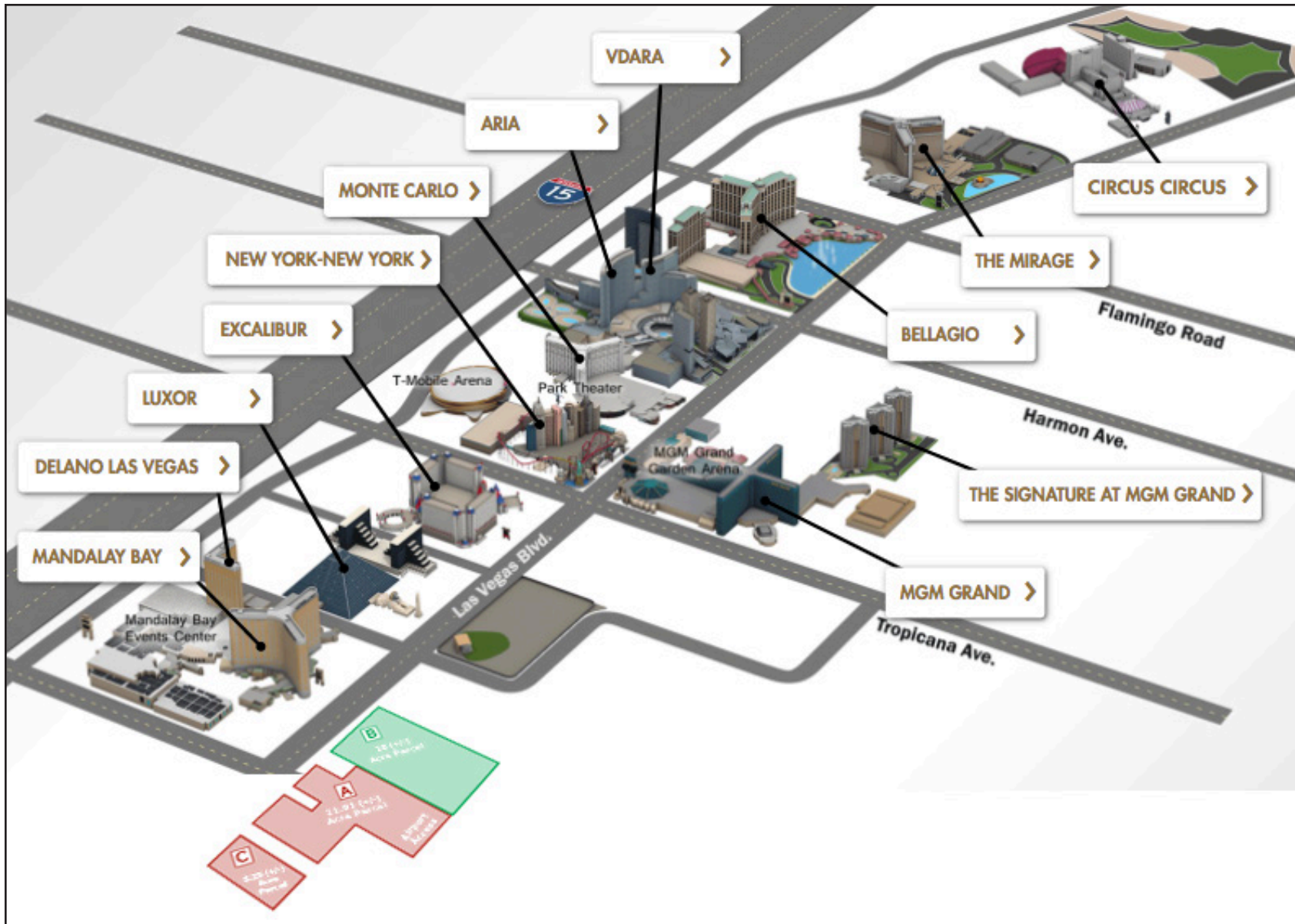
B. ADJACENT LAND
18 (+/-) ACRES

C. FOR SALE
5.25 (+/-) ACRES

1. MGM
2. Tropicana
3. Excalibur
4. Luxor
5. Mandalay Bay
6. Mandalay Bay Convention Center
7. Four Season
8. London Eye (stopped development)
9. Harley Davidson
10. Bali-Hai Golf Club

SOUTH LAS VEGAS STRIP

MAP



SAMPLE DEVELOPMENT PLAN - 40 ACRES

OFFERED BY: TGI HOLDINGS, LLC & TRIPLE FIVE

