



THE COSMOPOLITAN



**252 TROPICANA AVENUE**  
**LAS VEGAS, NV**

**PRIME RESORT CORRIDOR**  
**LAND FOR SALE - 42 ACRES**

**Colliers**  
INTERNATIONAL

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# The Offering

On behalf of Redus ALK, LLC, Colliers International is pleased to present the opportunity to acquire ±42 acres of prime vacant land situated in the heart of the Las Vegas Strip corridor. Trop 42 (“The Property”), is strategically located one block east of the MGM Grand Hotel & Casino and directly adjacent to the McCarran International Airport. As one of the most coveted parcels of land remaining, Trop 42 presents a unique investment opportunity for an investor looking to enter the Las Vegas market ahead of the next growth curve.

## Investment Highlights

- ±42 acre vacant land parcel located 1 block east of the historic Las Vegas “Strip”
- Strategically located east of the MGM Grand Hotel & Casino
- A rare vacant development site located within the Las Vegas “Strip” corridor
- Strip access and strong visibility make Trop 42 a unique and highly sought after development opportunity

## Property Highlights

- ± 42 acres of vacant land ready for immediate development
- H-1 Zoning and large parcel size allow for a variety of commercial and residential uses
- Current entitlements include gaming, resort/hotel, condominiums, restaurant, retail and entertainment space
- Inside the gaming overlay, ± 26 acres suitable for casino development

## Location Highlights

- Located to the east of MGM Grand Hotel & Casino and within walking distance to the Las Vegas “Strip”
- ± 1700 feet of road frontage along Tropicana Avenue
- Immediately adjacent to the McCarran International Airport, the 8th busiest airport in the nation
- Situated to the west of the University of Nevada Las Vegas and the Thomas and Mack Arena

## Market Highlights

- Asking prices for land in the resort corridor are trending higher due to increased development activity, supply constraints and record visitor volume
- Las Vegas hosts more conventions and trade shows than any other city in the country
- Recovering land values mark an ideal time to enter the Las Vegas market ahead of the next growth curve
- The resort corridor has over \$3 billion in new development activity and growing



# 42 ACRES

IN THE RESORT CORRIDOR  
OF THE LAS VEGAS STRIP



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