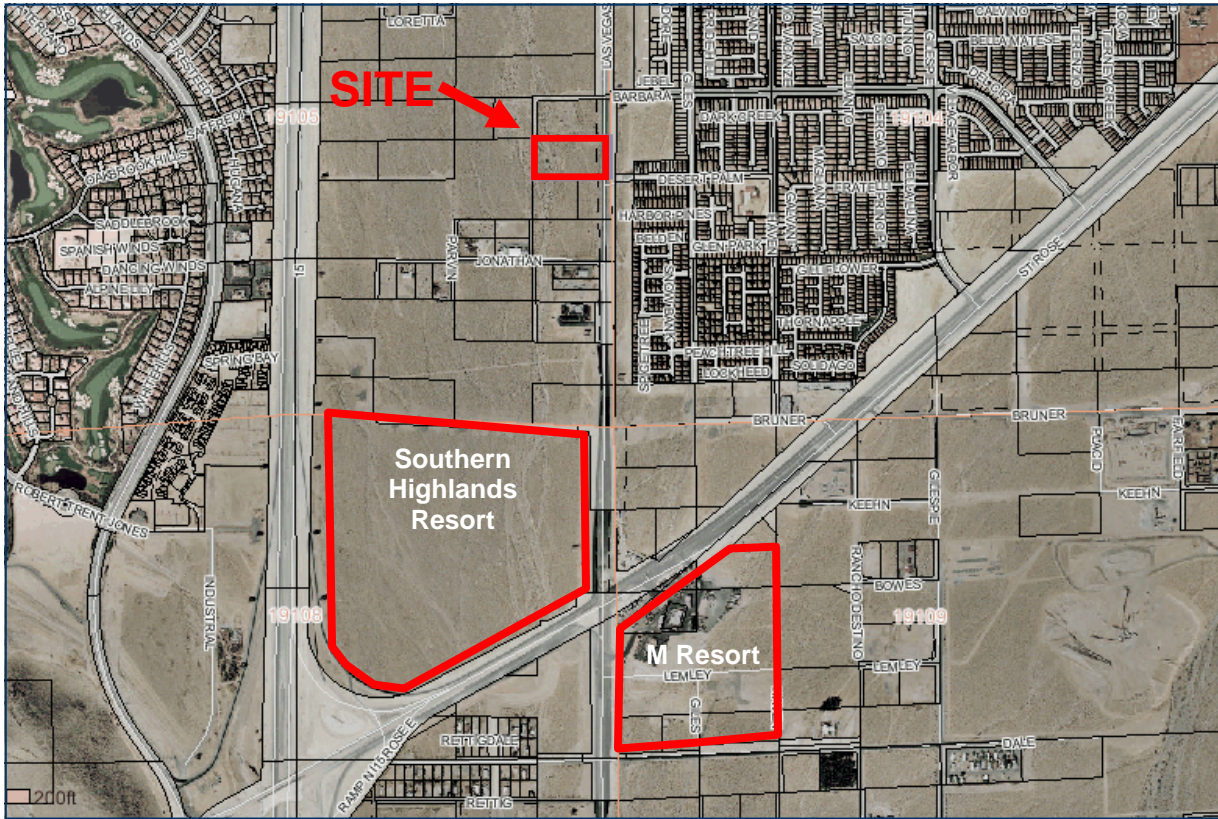
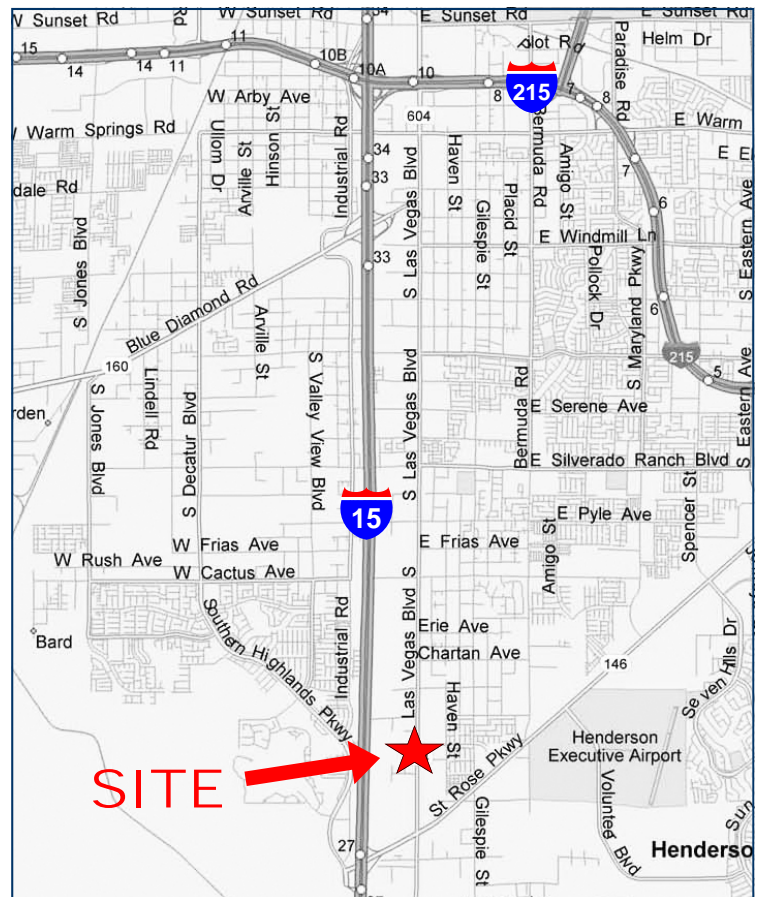


5 ACRES ON THE SOUTH STRIP



11753 LAS VEGAS BLVD SOUTH  
LAS VEGAS, NV 89183

- 5 Acres Located in the Gaming Overlay and Masterplanned for CT (Commercial Tourist)
- ± 335 Feet of Las Vegas Blvd Frontage
- Easy Access from I-15 and St Rose Pkwy
- Located Between the Future Station Resort, Olympia Development to the North of Site and Southern Highlands Resort, M Resort just to the South of the Site
- **Price: \$15,500,000**



Exclusively Marketed By:

**CHRIS LEXIS**

**JOE LEAVITT**

CLexis@LeeLasVegas.com

JLeavitt@LeeLasVegas.com

**702-739-6222**

Lee & Associates-Nevada, Inc. - A Member of the Lee & Associates Group of Companies

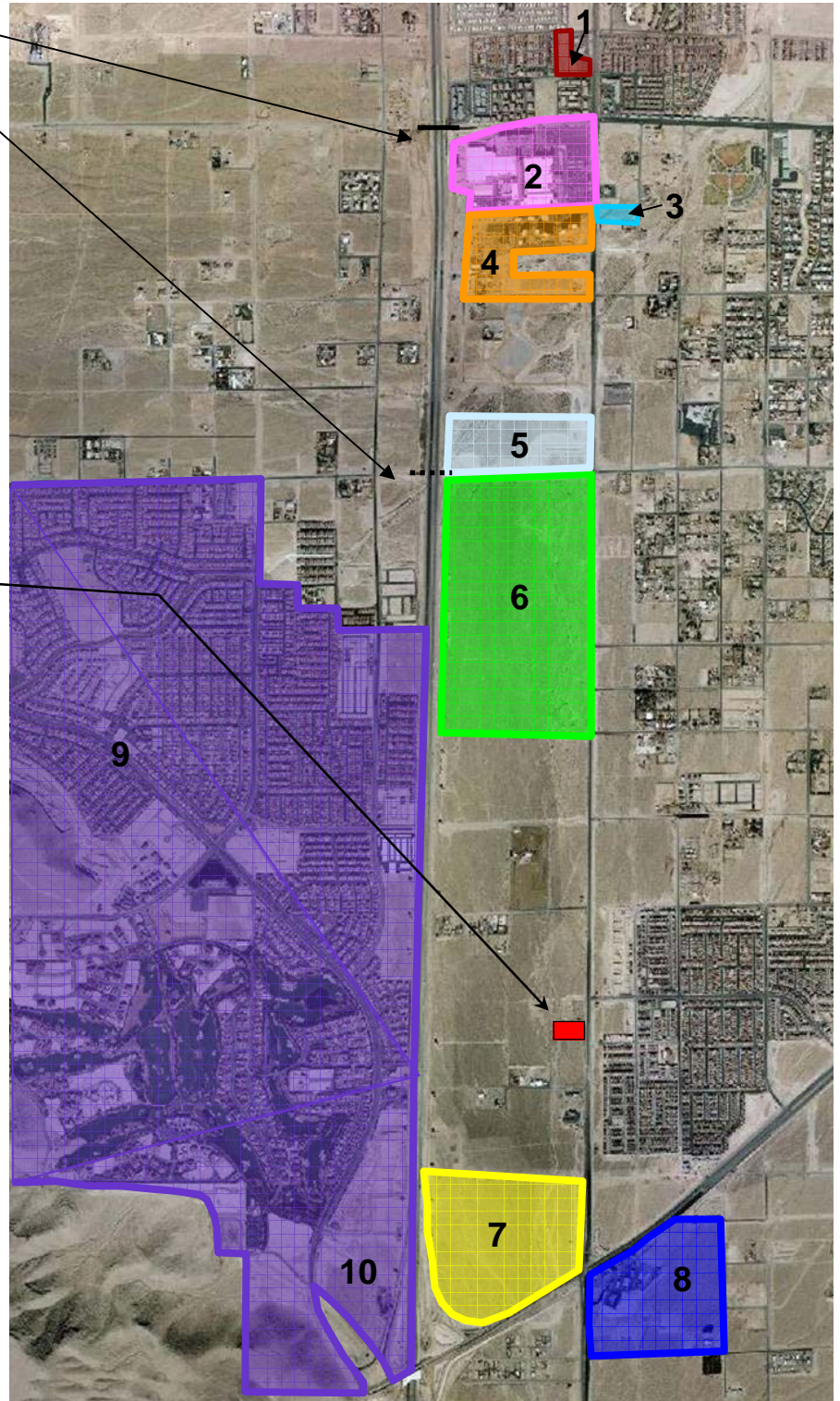
5605 Badura Avenue, Suite 180, Las Vegas, Nevada 89118 - Main 702.739.6222 - Fax 702.369.9012 - www.LeeLasVegas.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

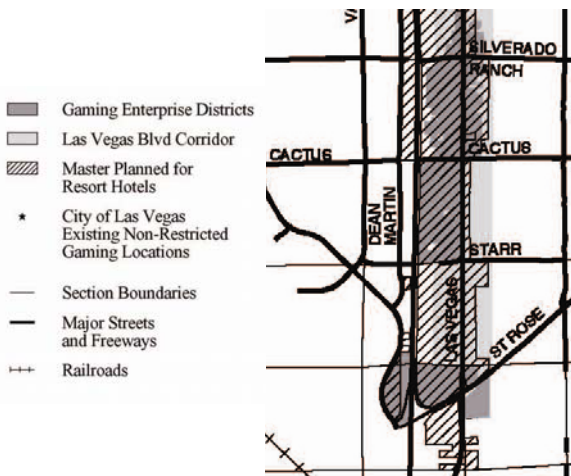
# FOR SALE 5 ACRES ON THE SOUTH STRIP

- 1 South Las Vegas Blvd at Richmar (Condos)
- 2 SouthPoint Resort
- 3 South Las Vegas Blvd at Le Baron (Condos)
- 4 Grandview Timeshares
- 5 Proposed Future Station Resort
- 6 Future Olympia Development
- 7 SITE**
- 7 Future Southern Highlands Resort
- 8 M Resort (Under Construction)
- 9 Southern Highlands Country Club
- 10 Future Southern Highlands Resort

OVERPASS  
FUTURE OVERPASS



## GAMING OVERLAY MAP



Exclusively Marketed By:

**CHRIS LEXIS**  
CLexis@LeeLasVegas.com

**JOE LEAVITT**  
JLeavitt@LeeLasVegas.com

# 702-739-6222