

BUILDER IS OUT OF MONEY! HIS LOSS IS YOUR GAIN! CALL NOW!

**Las Vegas
Prime Athletic/Sports Club Site**

~~**\$4,448,000**~~ **REDUCED TO \$2,224,000**



Amato Commercial Group

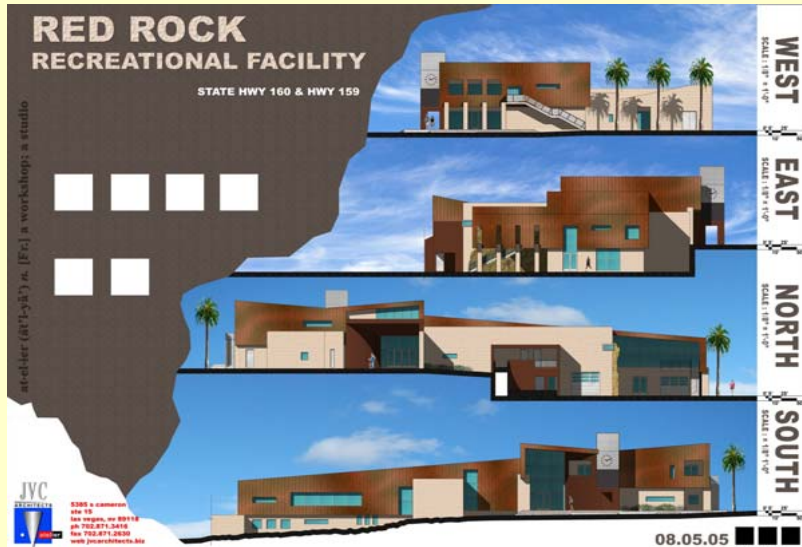
RON YATES, BROKER-SALESMAN • DIRECT: (702)858-5683 • EMAIL: Notes2Ron@gmail.com

7835 SOUTH DECATUR BOULEVARD • LAS VEGAS, NV 89139

The information in this brochure was obtained from sources believed to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representations about it. Any projections, opinions, assumptions or estimates are for example only, and may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

WHAT'S SO GREAT ABOUT THIS SITE?

Visit: www.AdventuresInSummerlin.com

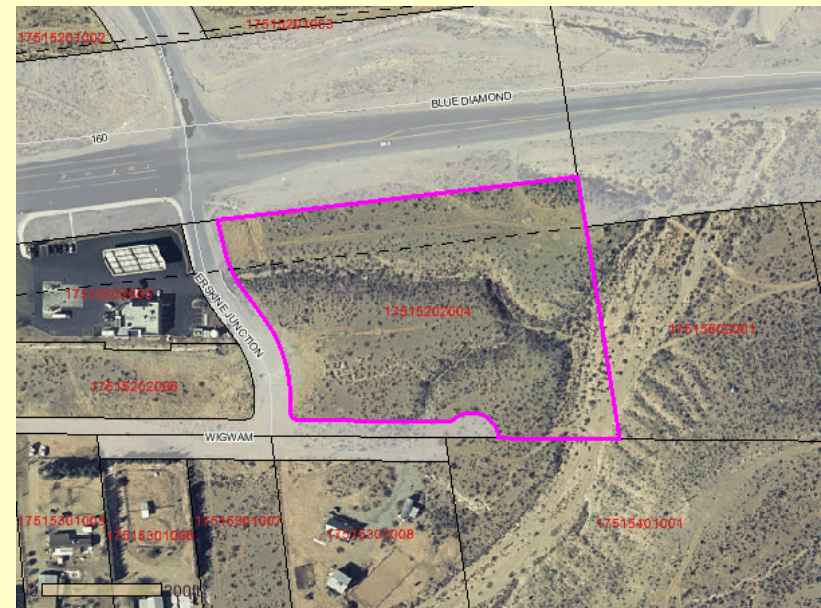


Complete Building Plans Available

- Zoned for ultimate sports complex—includes: outdoor sports and food/beverage public venue
- Public electricity available
- Well permit with water rights Included
- Drainage study, 95% complete; civil plans, 75% complete
- 22,800-sq-ft building—plans available for price
- Site at southeast corner of high-traffic-count intersection
- Located at south entrance to Red Rock Canyon
- Over 2 million visitors each year. Activities include:
 - International rock climbing, competitive road biking and trail head for mountain biking
 - Other outdoor activities include hiking, rock scrambling and trail running
- Over 600 feet of highway frontage with additional frontage right-a-ways

- Highway widening project for an additional two lanes slated for completion by 2012
- Minutes away from major communities of Summerlin, Mountains Edge and Southern Highlands.
- Two billion-dollar casinos within 12 miles from the east and the north. Third casino planned!
- Red Rock Canyon rated most popular outdoor attraction for locals. (Visit: www.AdventuresInSummerlin.com)
- On major highway to Death Valley and Pahrump.
Builder is out of money! His loss is your gain!
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FOR MORE INFORMATION, VISIT:
www.LVCommercialLand.info



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EXCELLENT REAL ESTATE MARKET OPPORTUNITY OFFERED

This location offers a once-in-a-lifetime opportunity to be the first to market a fitness concept that leverages the area's natural surroundings. No other Las Vegas sports club is offering integrated, superior, multi-sport personal training activities in natural surroundings with a state-of-the-art fitness facility.

At present, more than 100,000 higher income residents are within 15 minutes of the proposed health club site. Much of this area's growth is already occurring in the affluent master-planned communities of Summerlin, Mountains Edge and Southern Highlands, ideally surrounding the scenic location of the subject property.

Two billion-dollar casino/hotels are located within 12 miles of the site: Red Rock Casino and Hotel to the north and Silverton Casino and Hotel to the east.

PROPERTY DESCRIPTION

The site's legal description is filed under Clark County Assessor's Parcel #175-15-202-004 • It features 5.56 gross acres or 5.04 net acres • An additional 0.69 acre is available from the Nevada Department of Transportation for additional parking, making a total of 5.73 net acres for land use • There is approximately 608 feet of highway frontage at the intersection of State routes 160 and 159 • State Route 160 will be widened by two lanes scheduled for completion by 2010 to accommodate the additional traffic from Pahrump and the Red Rock Canyon • Site zoning is currently H-2 (General Highway frontage) with an approved Use Permit for a full-service recreational facility of 22,800 square feet • The property is located directly west of Interstate 15 by 12 miles on the way to Death Valley • The small bedroom community of Blue Diamond is located 3 miles north on State Route 159 inside the Red Rock Conservation area • AT&T and another mobile phone company have long-term leases on 400 square feet on the eastern edge of the property for a cellular antenna • Those leases provide \$1,980 per month to the owner (transferable) with an automatic 15% increase every 5 years • The subject property is currently vacant land with natural desert terrain and cover • A well permit has been approved for 2-acre feet of water and additional 2-acre feet of water rights were purchased by the owner; therefore, 4 acre feet or 4,000 gallons of water per day can be utilized.

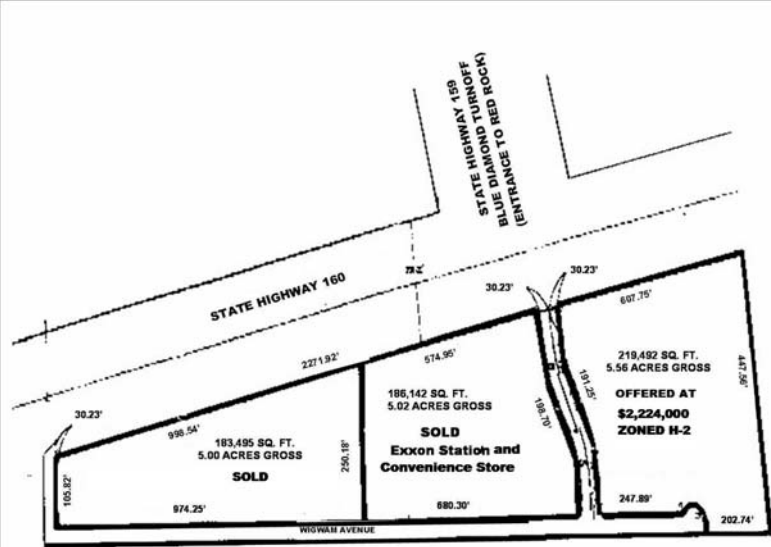


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THIS DRAWING IS NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE. CLARK COUNTY APPROVED PARCEL MAP CAN BE OBTAINED FROM
Ron Yates, Broker-Salesman, West USA Realty—Las Vegas

Simplified Parcel Map



Greater Las Vegas Area Map



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