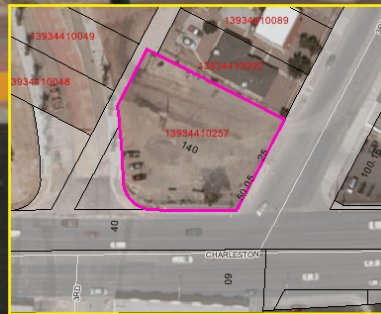


FOR SALE

.40 Acres Bank Owned Land For Sale

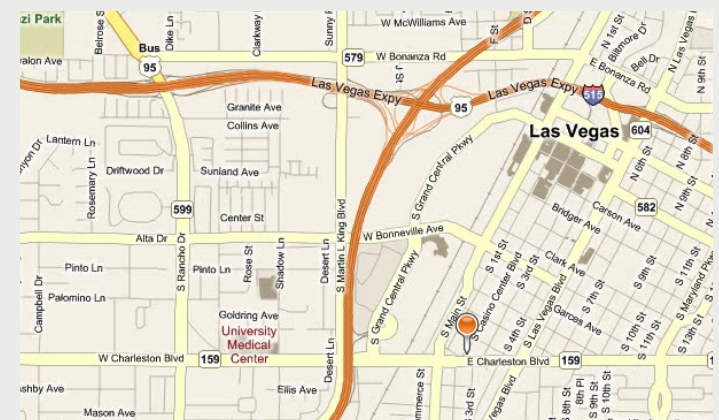
251 East Charleston | Las Vegas, NV 89101



Investment Highlights

Trinan is pleased to represent .40 acres of vacant land for sale located at the northeast corner of Charleston Boulevard and Casino Center. The land is located in the downtown Las Vegas Art District Overlay and offers exceptional frontage on Charleston.

Parcel: 139-34-410-257
 Acres: 0.40
 Square Footage: 17,424
 Zoning: C-2, General Commercial
 Jurisdiction: City of Las Vegas
 Tax District: Las Vegas City – Redv1
 Asking Price: \$275,000



Miles	1	3	5
2009 Total Adult Population	12,669	38,697	374,531
2009 Average Household Income	\$63,803	\$61,223	\$59,765
2000 Total Housing Units	7,001	74,535	198,167

CALL FOR OFFERS
MARCH 18, 2010

jerry horden, *vice president*
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 horden@trinan.com

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The information contained herein deemed reliable, but Trinan cannot guarantee the accuracy & should be verified independently.