



41.63  
Acres

Landmark Golf  
Course &  
Entertainment  
Destination

# REQUEST FOR PROPOSAL



## PREMIER LAS VEGAS GOLF COURSE REDEVELOPMENT OPPORTUNITY

A rare opportunity to redevelop and reposition one of Southern Nevada's premier golf course properties located adjacent to the world-famous Las Vegas Strip.

Harry Reid International Airport is seeking a qualified golf operator to reimagine a highly visible golf-oriented destination site in the heart of the Las Vegas Strip.

Strategically located just minutes from the Las Vegas Strip, Interstate 15, and the 215 Beltway, the property offers exceptional regional access, visibility, and connectivity. The site is also conveniently positioned near Allegiant Stadium, the future A's stadium site, T-Mobile Arena, Mandalay Bay, MGM Resort, and other premier resort destinations, shopping, and convention facilities.

With its large contiguous footprint and superior location, the property presents a unique opportunity to create a next-generation golf and entertainment destination serving Southern Nevada's expanding tourism, sports, hospitality, and convention markets.

## RARE OPPORTUNITY!!

SEEKING AN EXPERIENCED AND WELL-CAPITALIZED OPERATOR FOR A GOLF COURSE, DRIVING RANGE, OR GOLF-THEMED ENTERTAINMENT DESTINATION UNDER A NEW 20-YEAR GROUND LEASE

### INVESTMENT HIGHLIGHTS

- Immediate access to Interstate 15 and the 215 Beltway
- Minutes from the Las Vegas Strip and Harry Reid International Airport
- Exceptional visibility and accessibility
- Strong year-round tourism and regional demographics

### REDEVELOPMENT OPPORTUNITY

- Significant redevelopment footprint in a high-growth market
- Opportunity to renovate existing golf facilities or develop an innovative golf-oriented concept
- Potential for phased redevelopment and long-term value creation

## STRONG MARKET FUNDAMENTALS

Las Vegas continues to experience sustained growth driven by:

- Tourism and hospitality demand
- Convention and trade show activity
- Sports and entertainment tourism
- Corporate travel and population growth

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Respondents are encouraged to submit creative concepts demonstrating:

Vision and innovation  
Operational expertise  
Financial strength  
Long-term stability

### INVITATION TO RESPOND

Proposals are being sought from a qualified golf course operator. Proposed development concepts must consist of a golf-oriented business.

To submit a Request for Proposal visit:  
[www.NGEMNV.gov](http://www.NGEMNV.gov)  
RFP# 137-26