

GRAND CANYON LAND FOR SALE

close to LAS VEGAS



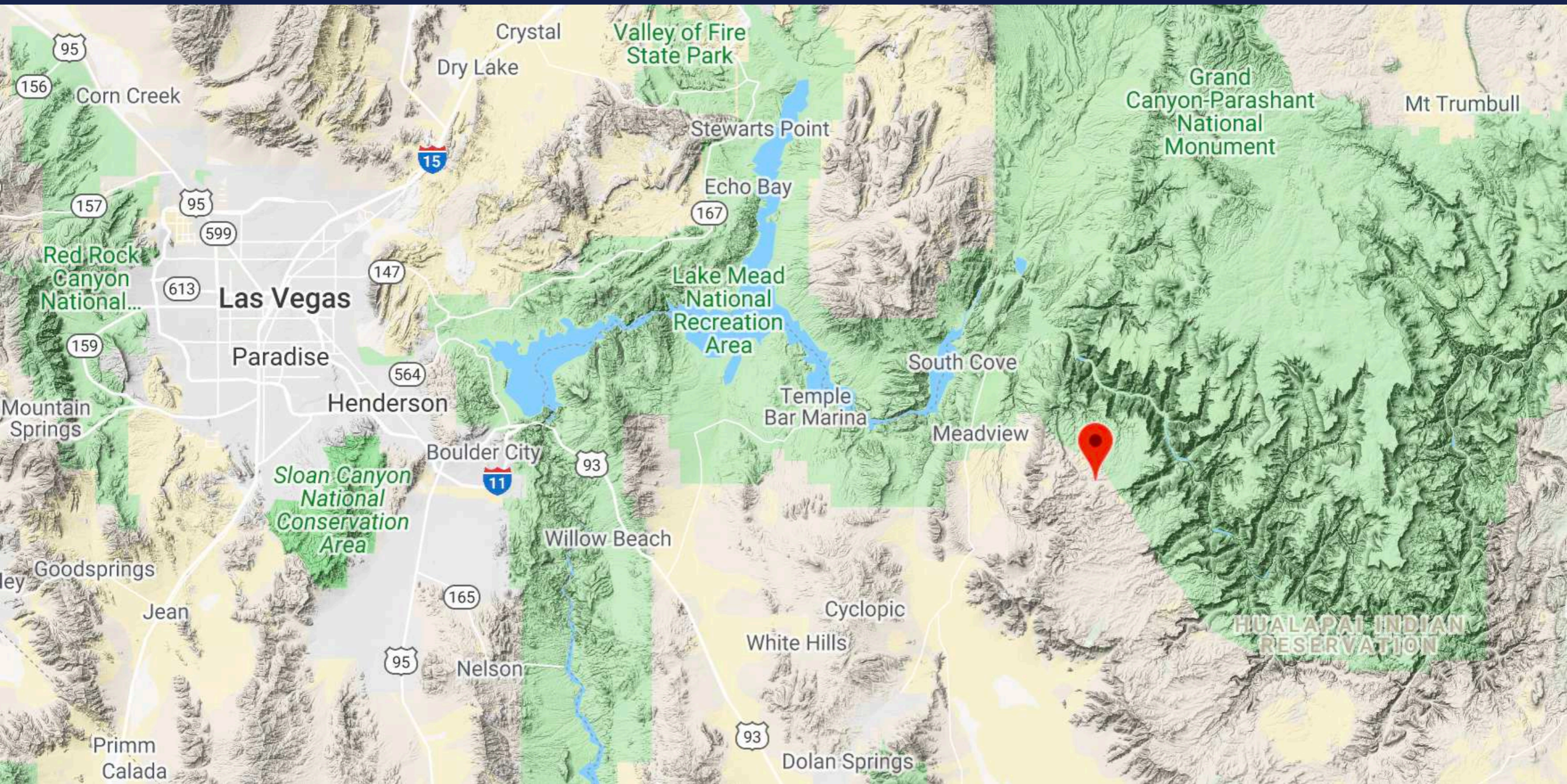
THE PROPERTY:

This one of a kind parcel of 190+ acres is located minutes from the West Rim of the Grand Canyon. The parcel rests in a beautiful valley of ancient Joshua Trees, Juniper and Pinion Pine, native Cacti and Desert Flora.

190 PRISTINE ACRES
Unparalleled Investment
Opportunity

Will Tryon - Owner Call Any Time 702-219-9038

Las Vegas the Main Feeder Market



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There is a 20 acre Mesa in the southwest corner of the property which would be perfect for a hotel project.

Current zoning allows for a wide variety of development including:

- Hotel
- Motel
- Resort
- Retail
- RV Park
- Golf Course
- Hiking
- Mountain-biking
- and other Commercial – Recreation uses

Zoning for a Helicopter operation is also possible.



The property is literally, a blank and stunningly beautiful canvas for development, capitalizing on the world's #1 natural sightseeing attraction, The Grand Canyon. When you quietly stand overlooking the property it becomes clear, it is a very special place. In addition the entire property has strong cellular signal.

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The property is surrounded by Bureau of Land Management land on the North and West and rugged unbuildable land on the East and South. Therefore, we should never see any commercial development around this property.

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This is the largest and by far the prettiest, privately owned parcel near the West Rim of the Grand Canyon. In addition, capitalizing on the "Las Vegas feeder market of 50+ million tourists per year" is a real plus for this location.

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It is truly a beautiful setting in a tranquil valley surrounded by mountains that look similar to Monument Valley. In my opinion the less disturbance to the natural beauty of this property the better a development will look.

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The property is in a gorgeous gentle valley with 900 year old Joshua Trees, Pinion Pine and Juniper. It has a beautiful, natural park feel and look.

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There is a 200 foot mesa on the South West corner of the property, [as shown in the aerial view] with gentle sloping sides, and a 20+ acre flat top with a stunning 360 degree view that would be perfect for clubhouse, hotel or restaurant.

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Zoning:

The property has been zoned Commercial/Recreational. The CR-E Zoning allows for a wide variety of uses including Resort/Hotel, Motel, RV Park, Equestrian Trails and Food Service. Additional uses include single family homes. Parcel numbers:

Mohave County, Arizona
318-18-003 100 ACRES
318-18-030 10 ACRES
318-18-037 10 ACRES
318-18-002 20 ACRES
318-18-029 30 ACRES
318-18-040 10 ACRES
318-18-021 10 ACRES

T29N, R15W, S17



(Property is marked with a small X just on the west side of the Hualapai Reservation, below the name Diamond Bar & above the word Land)

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Will has put roads on approximately 25% of the property.

 Will's AZ Land

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Water: We are under contract to drill a commercial well at this time. Water rights come with property ownership in Arizona. Multiple wells can be drilled on this property.

Electric: Solar

Sewer: Septic tanks/processing.

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The scenic drive from Las Vegas skirts Boulder City and Hoover Dam offering beautiful views of the Dam and Lake Mead. Cars pass over the Colorado River via the new Mike O'Callaghan-Pat Tillman Memorial Bridge and travel the four lanes US93 Highway to the Meadview/West Rim turn off. The drive from Las Vegas to the West Rim is absolutely stunning. Twenty miles of the drive is through the most dense & beautiful Joshua Tree Forrest in the southwest which brings us to the property gate.

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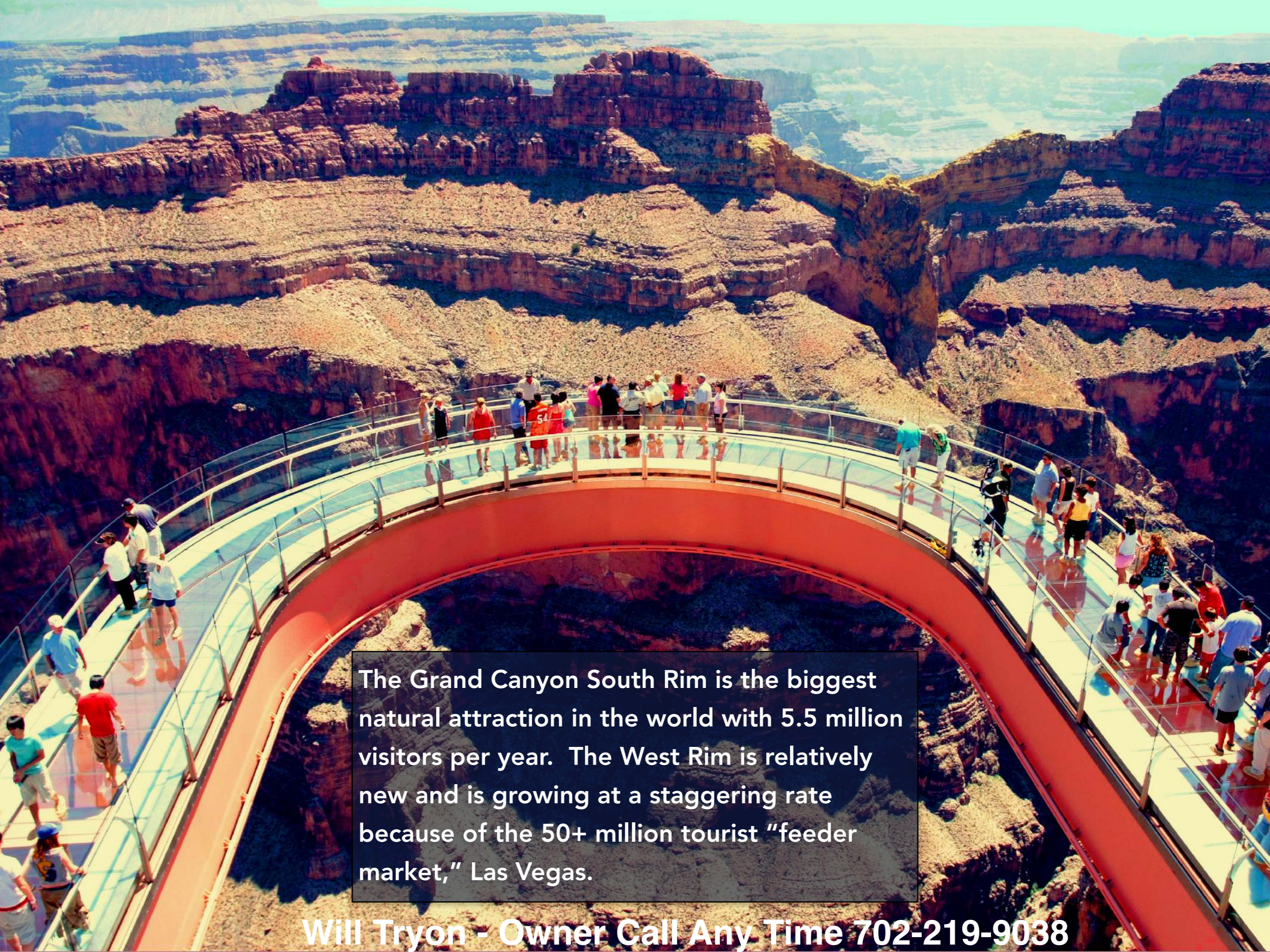


The West Rim, with its famous Skywalk attraction, has an airport with a 6000' paved jet strip.

The Grand Canyon National Park (South Rim) as of January 2012 moved to further restrict scenic over flights (which in itself is a booming business). Because of the tremendous popularity of Grand Canyon "scenic flights" (both by Helicopter and Airplane) this will push a great deal of tourist traffic to the west rim (where there are limited flight restrictions. In addition, the Hualapai allow landing in the bottom of the Canyon. The experience of landing at the bottom of the canyon is a huge attraction to visiting tourists.

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The Grand Canyon South Rim is the biggest natural attraction in the world with 5.5 million visitors per year. The West Rim is relatively new and is growing at a staggering rate because of the 50+ million tourist "feeder market," Las Vegas.

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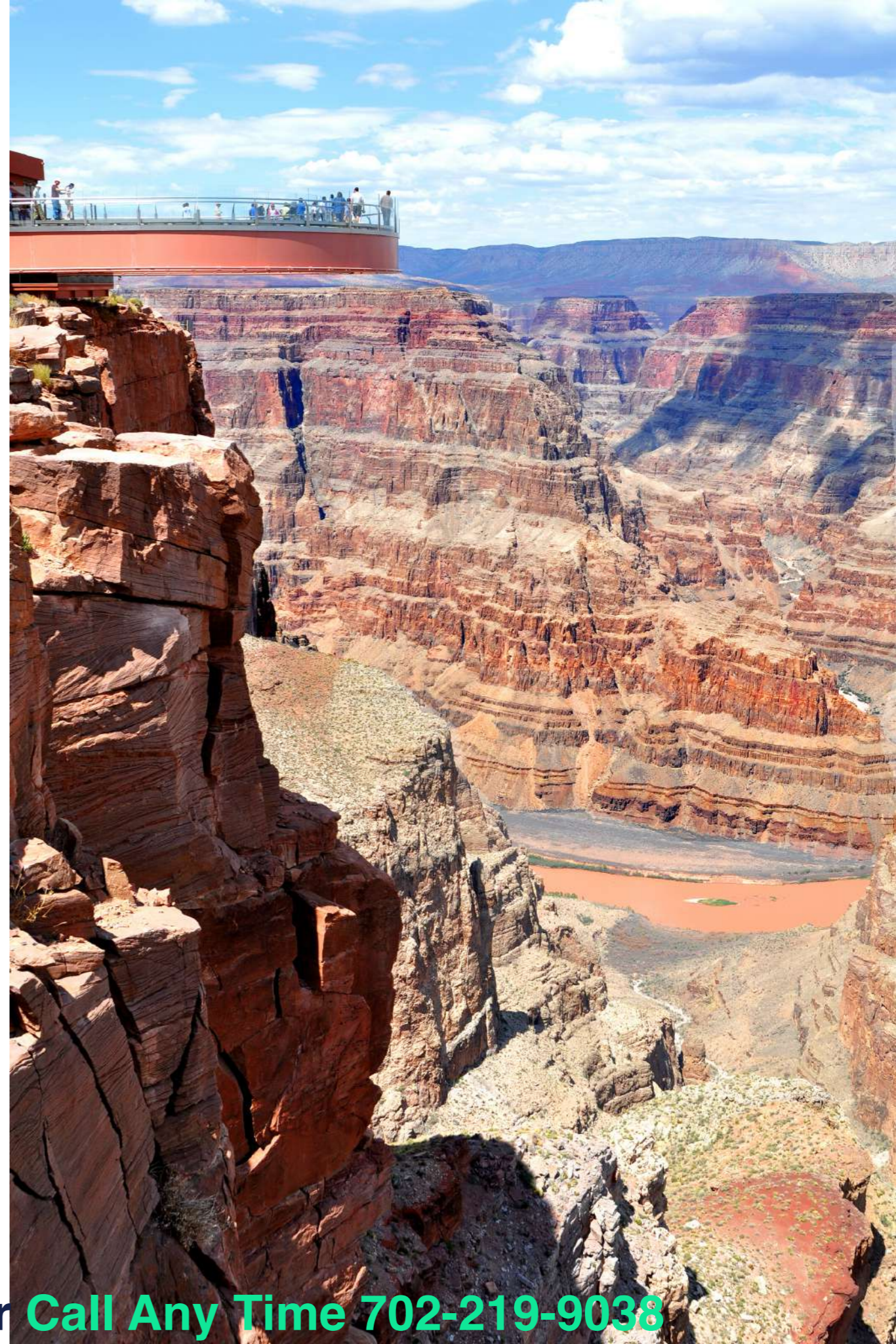
The Skywalk

Visitation to the Grand Canyon West Rim is skyrocketing. Until recently the last fourteen miles of road to the West Rim was a jarring, very rough dirt road. This road has been redesigned, paved and now provides a scenic sweeping drive through a **900 year old Joshua Tree Forest** to the **Hualapai Visitor Center** and a **6,000' Jet Strip & Airport**.

All vehicle travel to the Grand Canyon must pass by this property. Traffic is now exploding at the West Rim. Tourism companies globally market this location because it's factually the most popular of all natural attractions in the world and its close proximity to the busiest tourist city in the world, Las Vegas.

The addition of the **Grand Canyon Skywalk**, a new and phenomenal attraction, has certainly added to the marketability of the area.

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The West Rim

The West Rim of the Grand Canyon as a tourist attraction is growing in popularity at a staggering rate. In 2005 there were 120,000 visitors to the West Rim. In 2010 that number had grown by 625% to 750,000, and recently exceeded one million.

Visitors experience stunning vistas, the Skywalk, Guano Point and Eagle Point during their visit. The cantilevered glass bottom bridge is a point of pride to the Hualapai Tribe and it is fast becoming one of the most talked about destinations at the Grand Canyon.

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Alcohol is not allowed on the Hualapai Reservation, no hotel, limited food service and only a few cabins for overnight stay. Because the Indian Reservation is a Sovereign Nation, hotel chains that have explored this opportunity have opted out as they will never own the land the hotel sits on. Our property, because we sit just outside the Hualapai border, is the perfect solution.

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The parcel is approximately 1-1/4 miles off the Diamond Bar Road just outside the main gate of the Hualapai Reservation and accessible by a mildly improved road. Ingress and egress to the site is guaranteed by Arizona Statute.



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Price: **Will Tryon - Owner Call Any Time 702-219-9038**

\$3,900,000.00 (USD) Owner will carry with qualified buyer.