

SERHANT.
LAS VEGAS
FOUNDING MEMBER

OFFERING MEMORANDUM

1900 NORTH BLAGG RD
LAS VEGAS, NV 89060

CONFIDENTIAL INVESTMENT OFFERING

This Offering Memorandum has been prepared for buyers interested in the property located at Northwest Las Vegas, Corridor. All information contained herein is provided for reference purposes only and is subject to verification by the recipient.

N DECATUR BLVD
LAS VEGAS, NV 89130

PROPERTY OVERVIEW

This 2.5 acre lot is zoned Residential and located just off of Highway 160.

Parcel number: 35-051-02

Lot Size: 2.5 Acres

Zoning: Residential Estates (R-E)

MLS #: 2576363

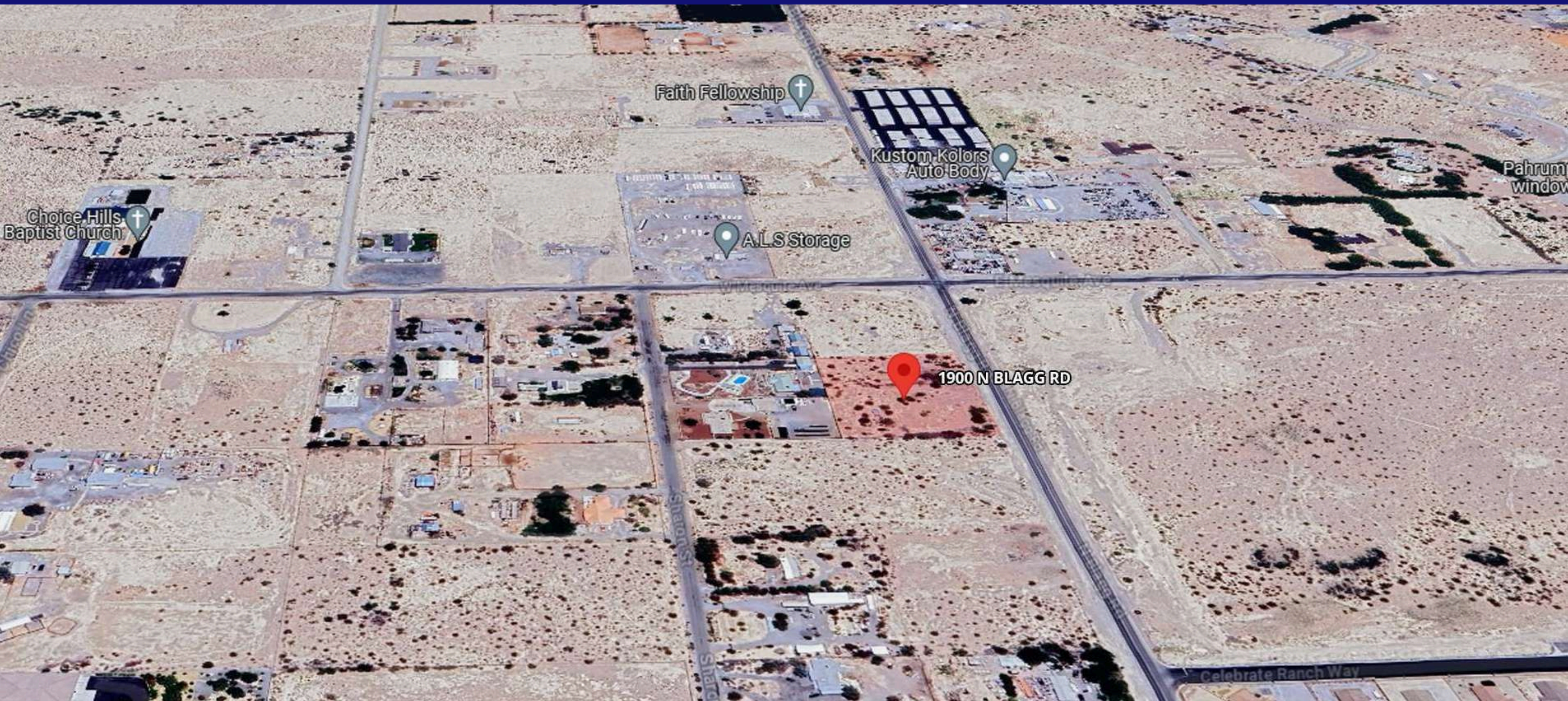
\$225,000

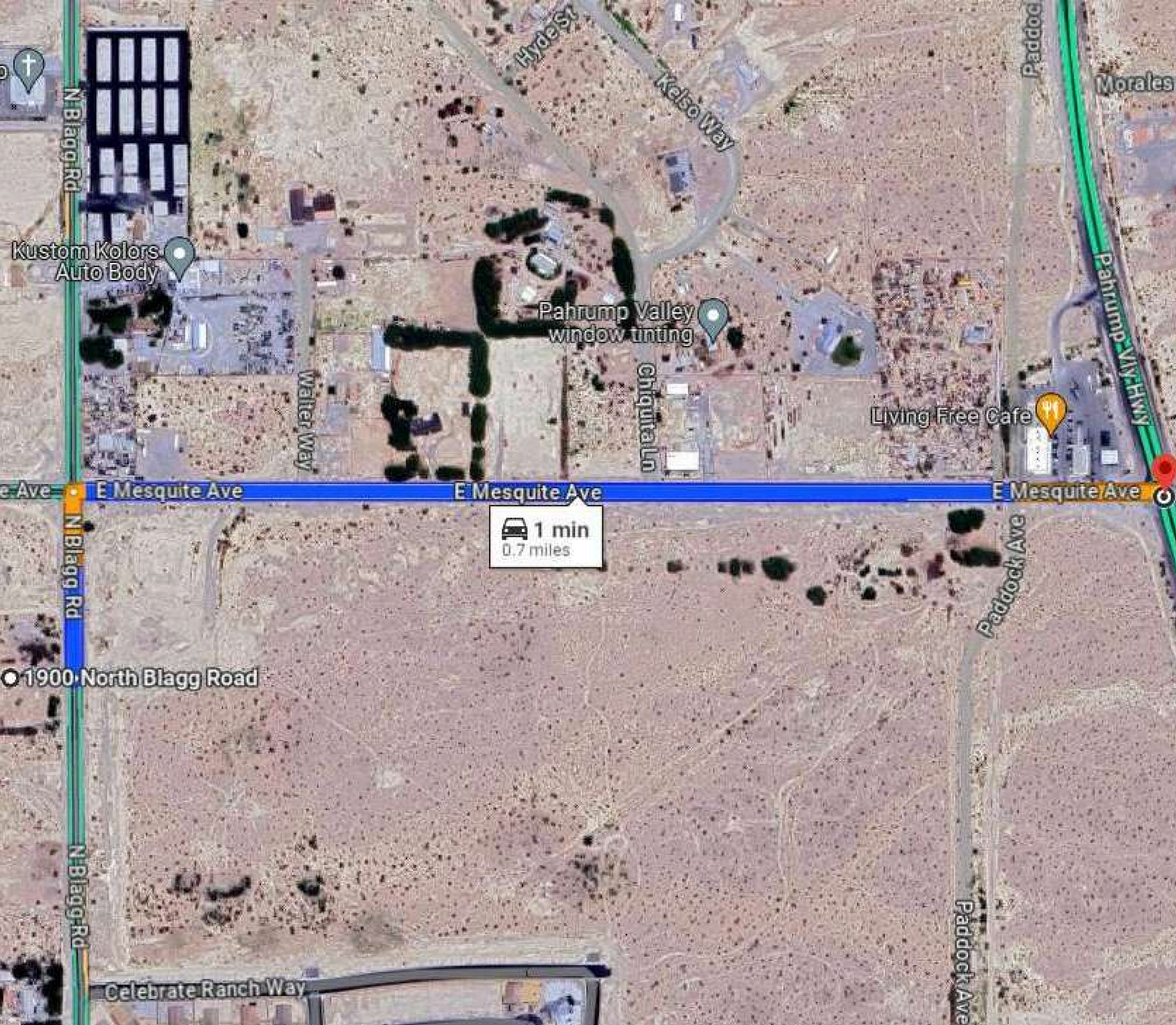


AREA MAP

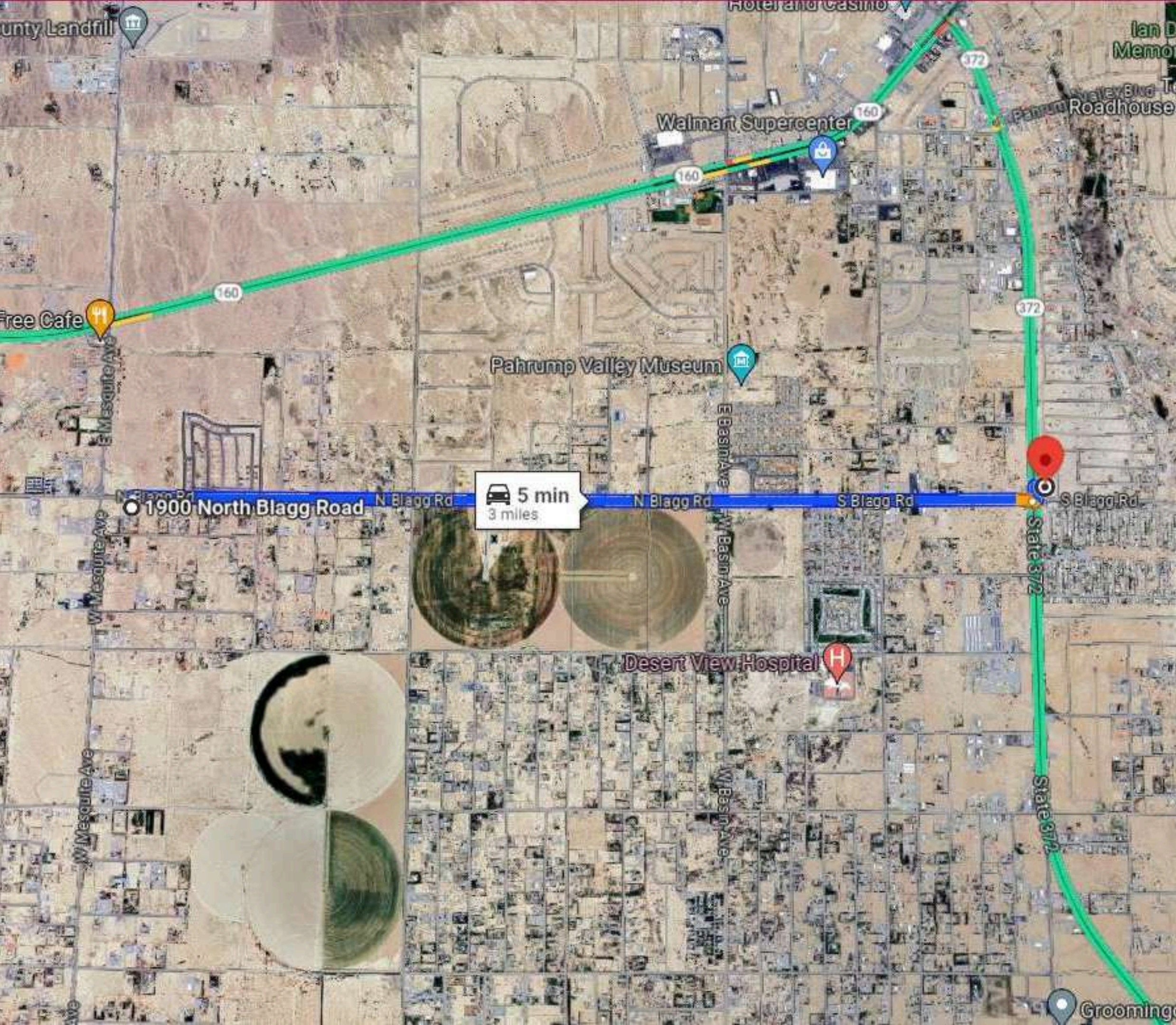


AREA MAP





ACCESS TO PAHRUMP VALLEY HIGHWAY 160



ACCESS TO PAHRUMP VALLEY HIGHWAY 372

LOCATION INSIGHTS

0.5 MILE

A.L.S STORAGE

PAHRUMP VALLEY
WINDOW TINTING

\$5 \$10 \$15 RESTAURANT

KUSTOM KOLORS AUTO
BODY

LIVING FREE CAFE

FAITH FELLOWSHIP

DJ'S COMPUTER SERVICES

CHOICE HILLS BAPTIST
CHURCH

ALL THINGS MOBILE
AUTOMOTIVE

1 MILE

TECHCONNECT

FIRST CHOICE SELF STORAGE

HIGH QUALITY CPR

HEIDI FLIESS
MACAW SANCTUARY
HARRIS FARMS NEVADA

MANSE ELEMENTARY

PAHRUMP HEALTH AND
REHABILITATION CENTER

C&C SOUL CREOLE
CATERING

CRUISING & TRAVEL

NEVADA TREASURE RV RESORT

2 MILES

DMV NOW KIOSK

INFINITY HOSPICE CARE

THE HOME DEPOT

NEVADA SOUTHERN
DETENTION CENTER

CIRCLE K

PAHRUMP VALLEY MUSEUM

DESERT VIEW HOSPITAL

DOLLAR GENERAL

DAVITA PAHRUMP DIALYSIS
CENTER

3 MILES

WALMART SUPERCENTER

NOWHERE ELSE RANCH

PAHRUMP SANITATION

MOM'S DINER



THE SUBURBAN OASIS ON LAS VEGAS' HORIZON

Nestled amidst the vast expanse of the Mojave Desert, Pahrump, Nevada, emerges as a hidden gem in the real estate landscape. With its scenic beauty, burgeoning community, and promising investment opportunities, this quaint town, particularly its ZIP code 89060, is steadily garnering attention as a prime location for property development.

INVESTMENT HIGHLIGHTS

Outdoor Recreation:

- Abundance of outdoor activities such as hiking, biking, and camping.
- Nearby attractions include Spring Mountains National Recreation Area and Red Rock Canyon.

Affordable Housing:

- Offers more affordable housing options compared to Las Vegas.
- Ideal for first-time homebuyers or those seeking a lower cost of living.

Growing Community:

- Anticipated suburbanization by 2032 due to land shortage in Las Vegas.
- Increasing economic development and infrastructure improvements.

Lifestyle:

- Laid-back atmosphere with a close-knit community spirit.
- Local events foster camaraderie and create lasting memories.

Location:

- Convenient proximity to Las Vegas Strip and Downtown Las Vegas.
- Offers the tranquility of desert living with easy access to city amenities.

INVESTMENT HIGHLIGHTS

City Attractions:

- Wineries, casinos, cultural centers, and historical landmarks.
- Diverse array of amenities cater to residents' interests.

Current Developments:

- Surge in residential subdivisions and commercial projects.
- Increasing economic development and infrastructure improvements.

Opportunity Zone:

- Much of Pahrump falls within an Opportunity Zone, offering tax incentives.
- Fosters investment in areas poised for revitalization.

ZONING

R-E (Residential Estate)

Prospective buyers are responsible for verifying all zoning, permitted uses, and development requirements directly with the City of Las Vegas Planning Department.

OFFERING TERMS

Property Sold As-Is

Buyer is Responsible for Conducting their Own Diligence

Proof of Funds or Pre-Qualification May Be Requested

WHY INVEST NOW

Pahrump, Nevada, stands at the cusp of transformation, poised to become a suburban oasis on Las Vegas' horizon. With its scenic beauty, vibrant community, and strategic location, Pahrump offers a compelling proposition for developers and investors seeking to capitalize on its potential. From outdoor enthusiasts to aspiring homeowners, Pahrump beckons with its promise of a lifestyle enriched by nature, community, and opportunity.

1900-1901 N BLAGG
2.5 ACRES





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SERHANT.
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FOUNDING MEMBER

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COLDWELL BANKER
WEST

SOUTHERN CALIFORNIA AREA
LICENSE #: 02200677