

**SERHANT.**  
LAS VEGAS  
FOUNDING MEMBER

# OFFERING MEMORANDUM

---

**640 EAST STREET**

PAHRUMP, NV 89048



# CONFIDENTIAL INVESTMENT OFFERING

---

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

**640 EAST STREET**  
P A H R U M P , N V 8 9 0 4 8



# PROPERTY OVERVIEW

---

Discover a rare opportunity to own 4.9 acres of prime commercial land in the rapidly growing area of Pahrump, Nevada.

Parcel number: 35-302-01

Lot Size: 4.9 Acres

Zoning: Commercial

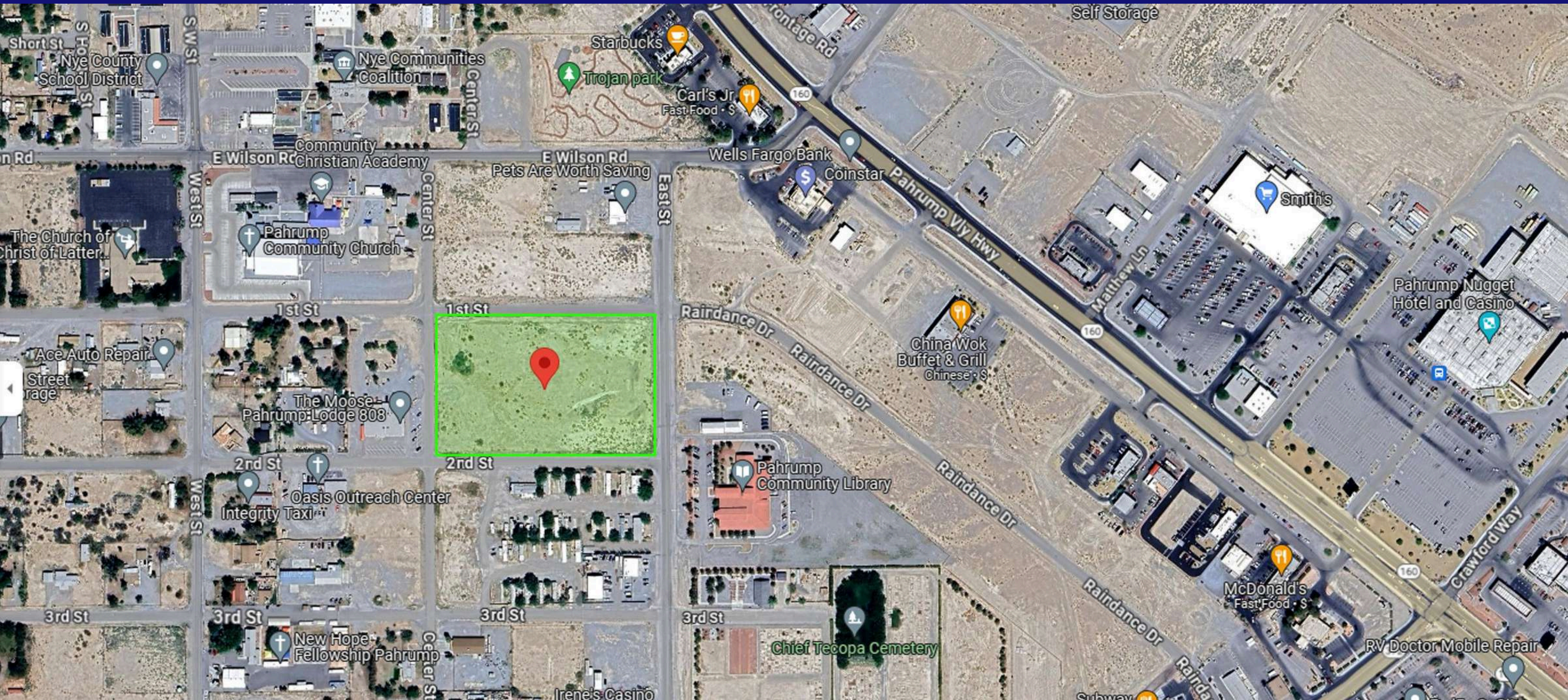
MLS #: 2702075

## \$500,000



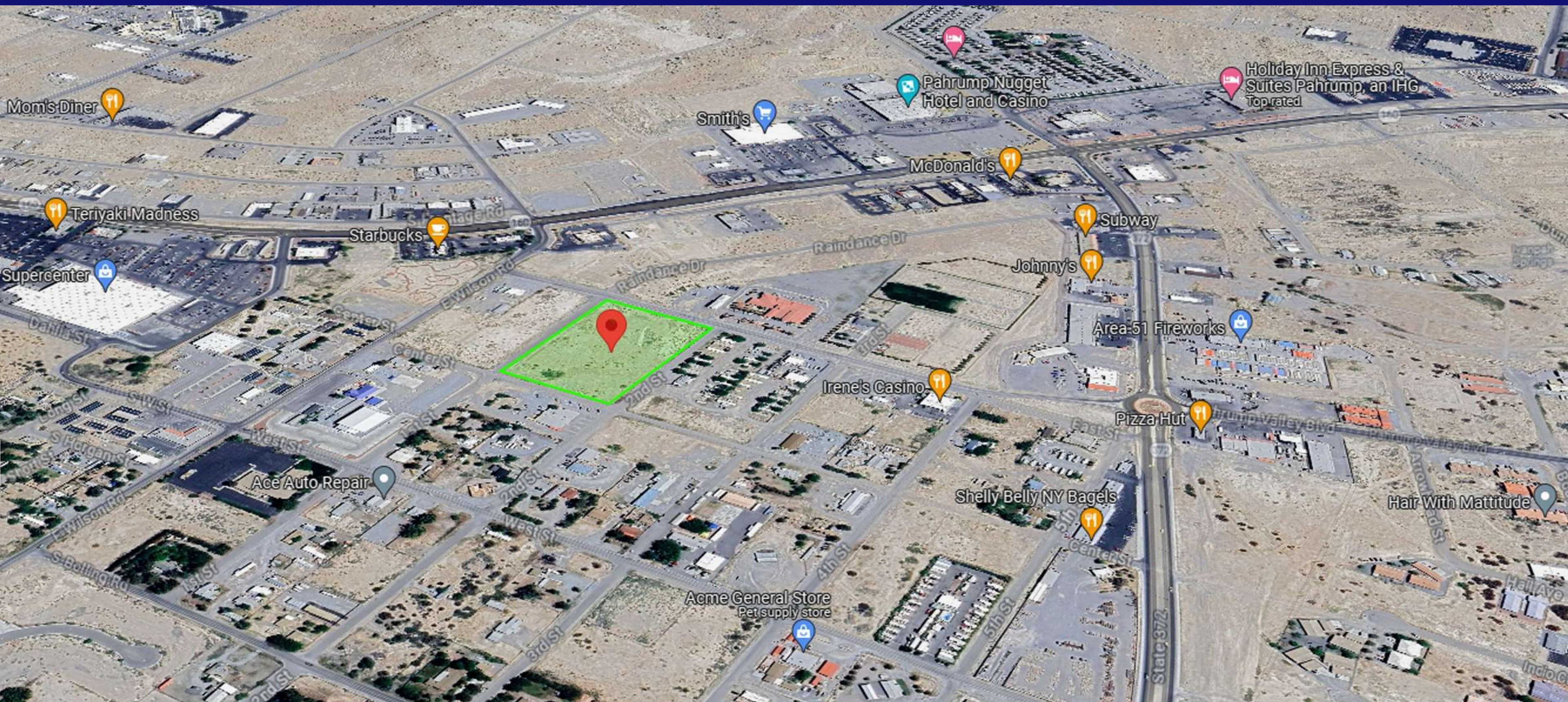


# AREA MAP

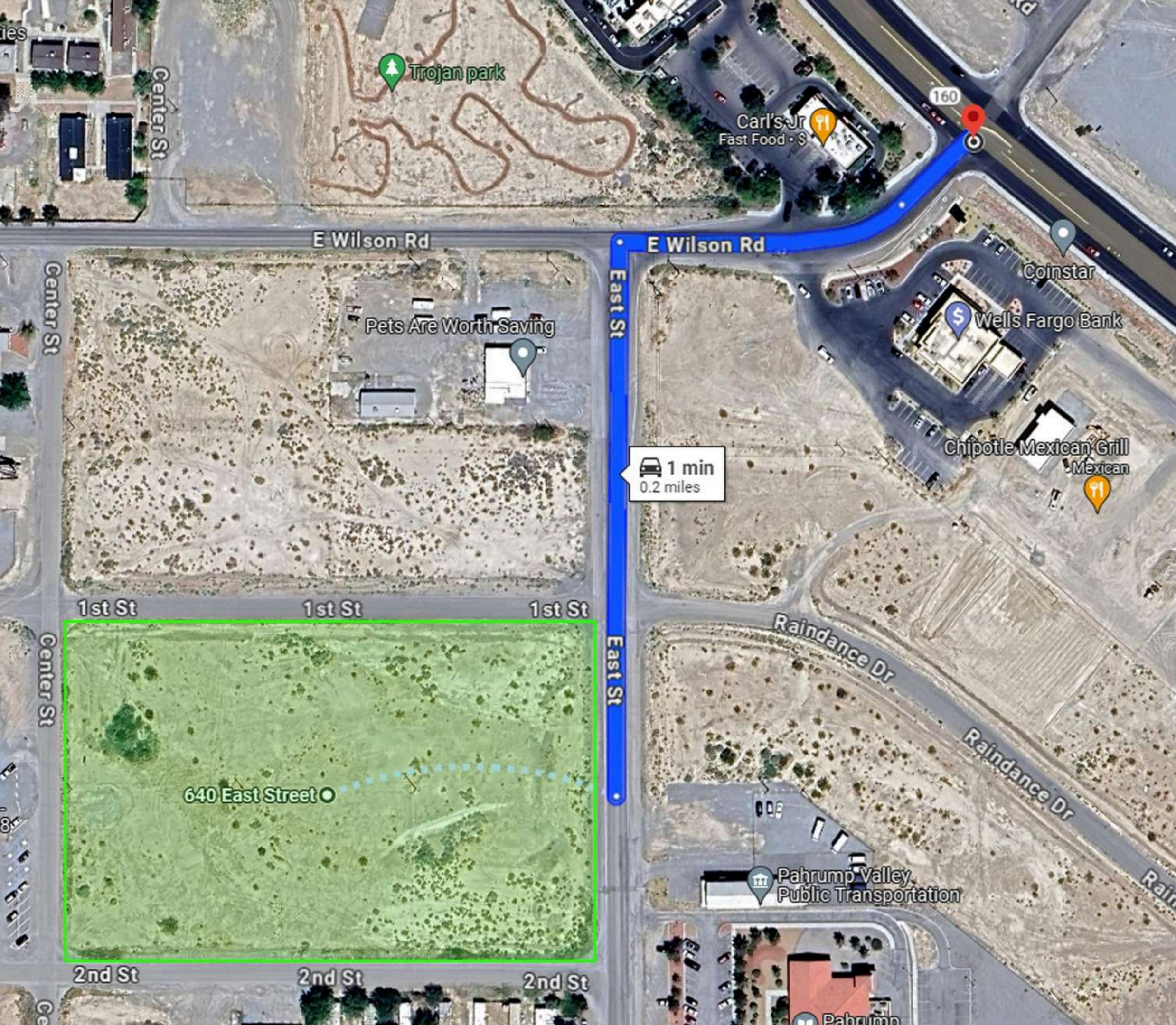




# AREA MAP

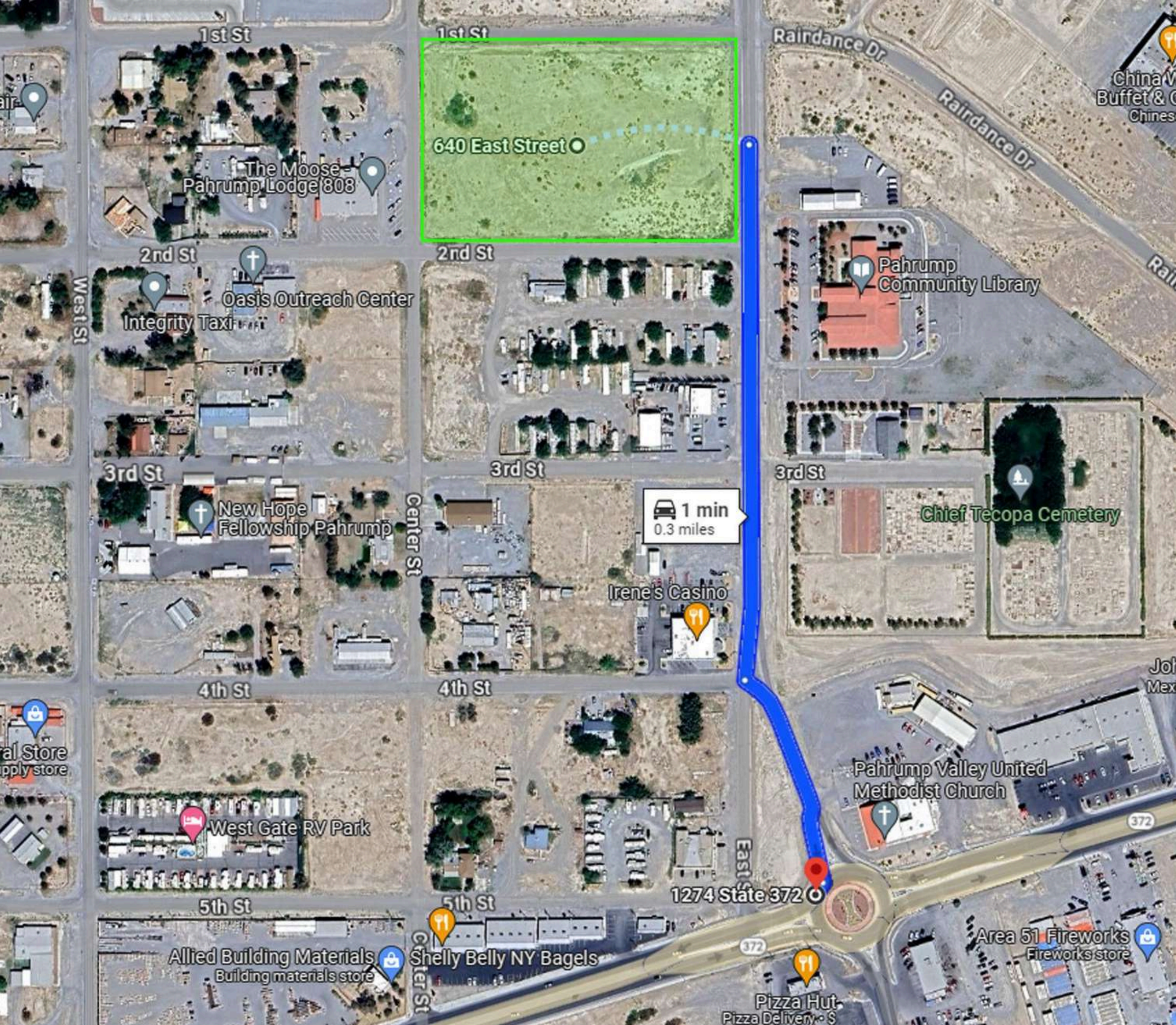






# ACCESS TO PAHRUMP VALLEY HIGHWAY 160





# ACCESS TO STATE 372 HIGHWAY



# LOCATION INSIGHTS

0.5 MILE	1 MILE	2 MILES	3 MILES
WALMART SUPERCENTER	MCDONALD'S	INTERMOUNTAIN HEALTHCARE PAHRUMP INSTACARE CLINIC	\$5 \$10 \$15 RESTAURANT
STARBUCKS	HOLIDAY INN EXPRESS & SUITES	RV EXCHANGE	LIVING FREE CAFE
CHINA WOK BUFFET & GRILL	BEST WESTERN PAHRUMP OASIS	ARTESIAN CELLARS WINERY AND RESTAURANT	GROOMINGDALE'S LAKE VIEW EXECUTIVE GOLF COURSE
AREA 51 FIREWORKS	GOLD TOWN CASINO	PAHRUMP FAMILY DENTAL SUMMIT	RED APPLE FIREWORKS WINE
PIZZA HUT	ALBERTSONS	MD DERMATOLOGY PAHRUMP	RIDGE RV RESORT & COTTAGES
ACME GENERAL STORE	MCCULLOGH RODEO ARENA	CALVADA EYE	PAHRUMP RV PARK AND LODGING
ACE AUTO REPAIR	PAHRUMP VALLEY FIRE RESCUE	EL JEFE'S	PAHRUMP STORAGE KINGS
SMITH'S	VISIT PAHRUMP	OPTIMUM URGENT CARE	GARDNER ORTHODONTICS PC
SUBWAY	SAITTA TRUDEAU COLLISION CENTER	MERCY FLIGHT SERVICES	JM CONCRETE TODAY'S IMAGE HAIR & NAIL STUDIO
JOHNNY'S	THE HOME DEPOT	SUPER WASH	
NYE COMMUNITIES COALITION	KASTLE DYNAMICS	TERRIBLE'S ROADHOUSE CASINO	
LIVING FREE GYM			







## **PRIME COMMERCIAL PROPERTY OPPORTUNITY IN PAHRUMP, NV**

---

This outstanding commercial property, located at 640 East Street, Pahrump, NV 89048, offers an exceptional investment opportunity for developers, investors, and business owners. With a sprawling 4.9-acre lot, this property is strategically positioned to capitalize on Pahrump's growing market, providing unmatched visibility and accessibility.



# KEY FEATURES

---

## **Size and Zoning:**

- The property spans 4.9 acres, zoned for commercial use, making it versatile for various business ventures including retail, office spaces, and multi-family developments. The generous lot size offers ample space for parking, future expansions, or additional buildings.

## **Location and Accessibility:**

- Situated on East Street, the property benefits from high traffic exposure and easy access to major roads and highways. This prime location ensures seamless connectivity to Pahrump's central business district and surrounding areas, enhancing the potential for customer footfall and business growth

## **Utilities and Infrastructure:**

- Essential utilities such as electricity are readily available, with public water sources nearby. The infrastructure supports immediate development, reducing initial setup costs and time for prospective buyers.

## **Economic and Community Insights:**

- Pahrump is experiencing significant growth, with a supportive local government keen on attracting new businesses. The community is well-served by educational institutions, including Manse Elementary School and Pahrump Valley High School, which are within close proximity to the property, adding value to the location for businesses catering to families and young professionals



# INVESTMENT HIGHLIGHTS

---

## **Growth Potential:**

- Pahrump's commercial real estate market is expanding, driven by increasing population and economic activities. Investing in 640 East Street positions you at the forefront of this growth, offering a high return on investment potential.

## **Versatility:**

- The property's zoning and size allow for diverse commercial uses, from retail centers to office buildings or mixed-use developments. This flexibility enables investors to tailor their projects to market demands and maximize profitability.

## **Community and Amenities:**

- The property is located near several amenities, including grocery stores, restaurants, and parks, making it an attractive location for businesses aiming to serve the local community. Additionally, the property's proximity to educational institutions makes it ideal for family-oriented businesses and services .



# Z O N I N G

---

## Commercial

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

---

640 East Street presents a remarkable opportunity for investors and developers looking to capitalize on Pahrump's growing market. Its strategic location, coupled with significant lot size and commercial zoning, provides a robust foundation for various business ventures. Whether expanding an existing business or starting anew, this property offers the perfect blend of visibility, accessibility, and potential for success.



640 EAST ST  
4.90 ACRES







*Nathan Strager*  
REAL ESTATE AGENT

702 301-1091



nates@serhant.com



www.NathanStrager.com

**SERHANT.**  
LAS VEGAS  
FOUNDING MEMBER

**LAS VEGAS AREA**  
LICENSE #: S.064342



**COLDWELL BANKER**  
**WEST**

**SOUTHERN CALIFORNIA AREA**  
LICENSE #: 02200677