

FOR SALE
5.0 Acres Neighborhood Commercial Land
with Water Rights - Great C-Store Parcel
Owner Will Carry Partial Financing - Negotiable

6051 S Homestead Rd
Pahrump, NV 89048



THOUSANDAIRE BLVD

HOMESTEAD RD



6064 South Durango Drive,
Las Vegas, NV 89113
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Offering Memorandum

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

Property Overview

LIST PRICE	\$1,250,000.00
PRICE/AC	\$250,000/Ac
PRICE/SF	\$5.74/SF
APN	45-211-30
ZONING	NC (Neighborhood Commercial)
LOT SIZE	±5.0 acres



OR TEXT 22505 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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Land Use Overview

17.04.310: NC Neighborhood Commercial

The NC neighborhood commercial zones are intended to provide small and medium scale commercial development, where the floor area occupied by any one use, or combined floor area of principal and accessory uses is less than seventy five thousand (75,000) square feet in floor area. Office, service, institutional and commercial uses in this district shall provide for the day to day needs of residential areas.

Accessory uses customarily incidental thereto, providing they are not closer than ten feet (10') to any main building on the same or adjoining lot.

Allowed/Permitted Uses:

- Adult daycare facility.
- Antique sales.
- Art gallery/studio.
- Bakery.
- Bank.
- Barber and beauty shops.
- Bed and breakfast inns.
- Childcare facilities, provided such uses comply with the requirements set forth in article V of this chapter.
- Churches, temples, mosques and related facilities and accessory uses.
- Convenience store.
- Greenhouses and nurseries.
- Grooming facility.
- Kennel, commercial (indoor only).
- Kennels.
- Laundry and dry cleaning pick up and drop off.
- Ministorage facilities with or without a caretaker's residence.
- Office

On premises advertising in connection with uses set forth in this section shall be subject to requirements of article VI of this chapter; however in no instance shall an on premises sign be permitted as a principal use.

- Park and ride temporary facilities (not to exceed 50 stalls).
- Pet store.
- Print shop.
- Printing and desktop publishing shops.
- Professional services (doctors, attorneys, realtors, etc...)
- Public or private recreation areas including campgrounds.
- Public or private schools.
- Public, quasi-public and institutional uses.
- Restaurants, including fast food and drive-in establishments.
- Alcoholic drinks may be sold under a license for sale of beer, wine and spirits.
- Retail sales food, merchandise, hardware, etc.).
- Supermarket, grocery store.
- Veterinary facility (small animal).
- Veterinary hospitals.

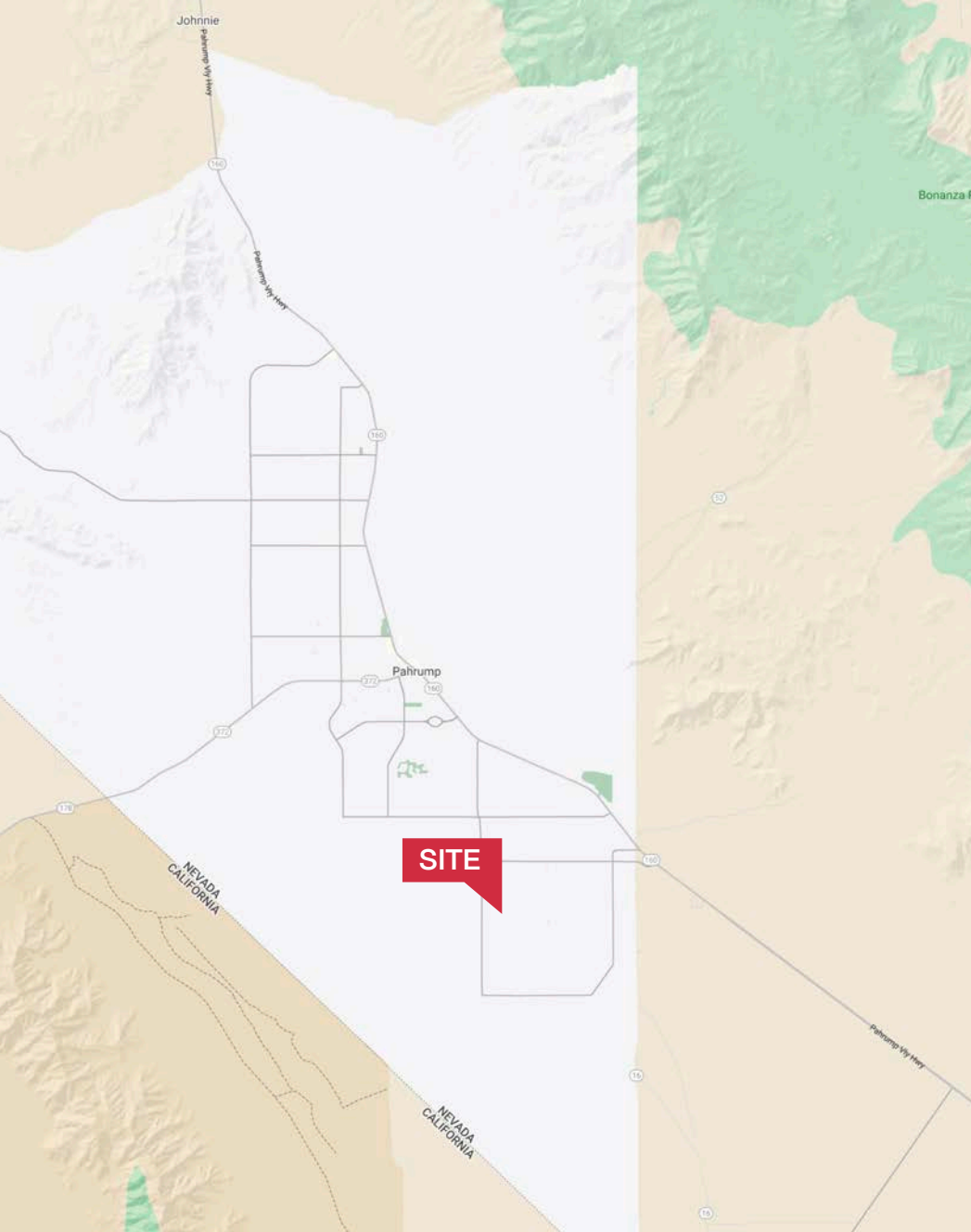
E. Uses Subject To A Conditional Use Permit: The following are subject to a conditional use permit as provided for in articles V and VIII of this chapter:

- Auction houses, indoor.
- Veterinary hospitals.
- Uses Subject To A CUP/SUP (Conditional Use Permit): The following are subject to a conditional use permit as provided for in articles V and VIII of this chapter:
 - Auction houses, indoor.
 - Body art.
 - Fuel dispensing facility.
 - Funeral and interment services.
 - Liquor sales establishments (classes I, II and 1I).
 - Recreational vehicle park (subject to article VI of this chapter).



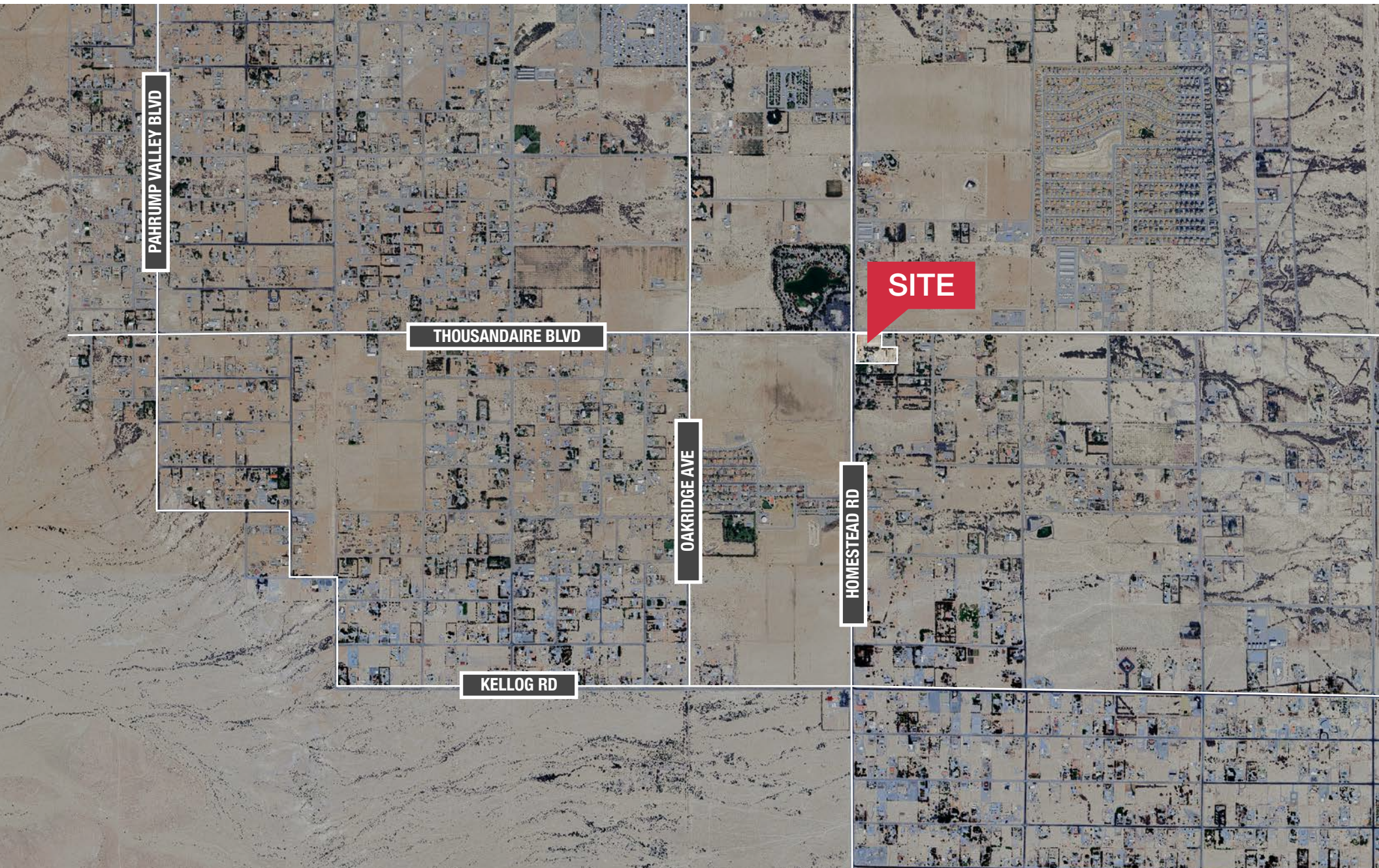


Area Map



Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

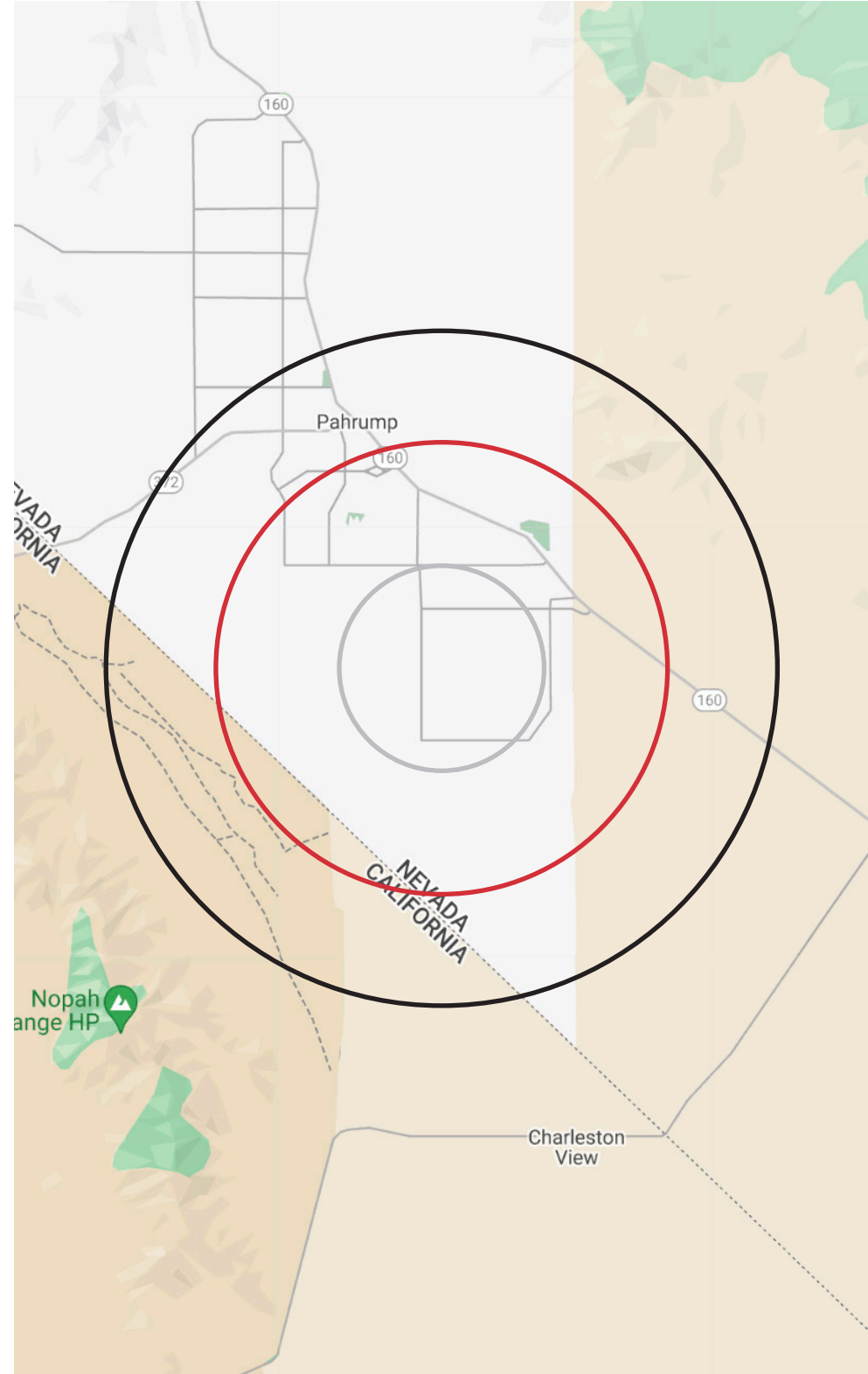


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	1,446	15,179	26,560
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	670	6,436	11,565
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$66,305	\$71,777	\$70,303

Traffic Counts

STREET	CPD
State Hwy 160 / E Calvada Blvd	16,600
Pahrump Valley Hwy / State Hwy 160	23,600
Charles Brown Hwy / West St	54,218





Distance to Major Cities

Las Vegas, NV	63 miles
Phoenix, Arizona	353 miles
Salt Lake City, Utah	420 miles
Los Angeles, California	260 miles
San Diego, California	327 miles
Denver, Colorado	809 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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INDUSTRIAL & MULTIFAMILY**

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