



SOUTH WARREN STREET

WEST CHARLESTON PARK AVENUE

±200 ACRE INDUSTRIAL DEVELOPMENT OPPORTUNITY

5250 & 5318 W. CHARLESTON PARK AVENUE, PAHRUMP, NV 89048



PROJECT OVERVIEW

Embrace the opportunity to acquire a remarkable property in Pahrump, NV. Spanning 200 acres, this property consists of two (2) separate parcels and is zoned RH4.5, offering potential for versatile development.

**5250 & 5318 W.
CHARLESTON PARK
AVENUE**

ADDRESS

**200
ACRES**

LAND SIZE

**027-481-04
027-561-02**

PARCEL #

RH-4.5

ZONING

**PAVED ACCESS TO
BOTH SITES FROM
CHARLESTON PARK
AVENUE**

ACCESS

DEVELOPMENT HIGHLIGHTS



SCARCITY & SCALE

Rare large-scale development opportunity in a market with limited industrial land supply.



FLEXIBLE DEVELOPMENT POTENTIAL

Suitable for a wide range of uses, from industrial warehouses to solar facilities, accommodating diverse investor and developer strategies.



STRATEGIC PRICING ADVANTAGE

Competitive per-acre values create room for attractive pricing model.



TRANSPORTATION CONNECTIVITY

Direct access to SR-160 links Pahrump directly to the Las Vegas Valley, serving as a major conduit for logistics, freight, and distribution efficiency.



COST-TO-BENEFIT EDGE

Lower land costs compared to Las Vegas, while maintaining convenient proximity to the metro area—appealing to both value-driven and strategic investors.



PROXIMITY TO LAS VEGAS WITH AFFORDABILITY ADVANTAGE

Pahrump benefits from being a cost-effective alternative to Las Vegas—retaining proximity to a major metropolitan market without premium prices.

OVERALL MAP



BUSINESS FRIENDLY ENVIRONMENT

Nevada attracts numerous companies from a diverse range of industries to relocate to Nevada from surrounding states due to its pro-business environment, which includes extensive business assistance programs and attractive tax benefits.

ATTRACTIVE TAX STRUCTURE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

KEY DEMOGRAPHICS



45,630

TOTAL
POPULATION



\$54,988

MEDIAN
HOUSEHOLD INCOME



\$251,100

MEDIAN
HOME VALUE



39%

PERCENT OF POPULATION IN
CIVIL LABOR FORCE (AGE 16+)



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SOUTH WARREN STREET

C O N T A C T S

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