



**2341** EAST  
POSTAL  
DRIVE  
PAHRUMP, NV 89048

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**SVN**  
THE EQUITY GROUP

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## CONTACTS

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# EXECUTIVE SUMMARY

SVN | The Equity Group is pleased to present 2341 E Postal Drive, a  $\pm 4,800$  SF flex building with a large gated yard, offering a prime opportunity for an owner-user or investor in Pahrump's expanding commercial market. This versatile property is well-suited for a variety of uses, including industrial, warehouse, contractor, or service-related businesses, benefiting from its secure outdoor storage and strategic location.

ADDRESS:	2341 E Postal Drive, Pahrump, NV 89048
PURCHASE PRICE:	\$902,400
BUILDING SIZE:	$\pm 4,800$
PRICE PER SF:	\$188/SF
YEAR BUILT:	2006
APN:	035-381-08
LOT SIZE:	$\pm 0.83$ Acres
ZONING:	General Commercial (GC)

DO NOT DISTURB TENANTS- CONTACT BROKER

**2341 E Postal Drive**



OFFERING MEMORANDUM | PAGE 3



# PROPERTY HIGHLIGHTS

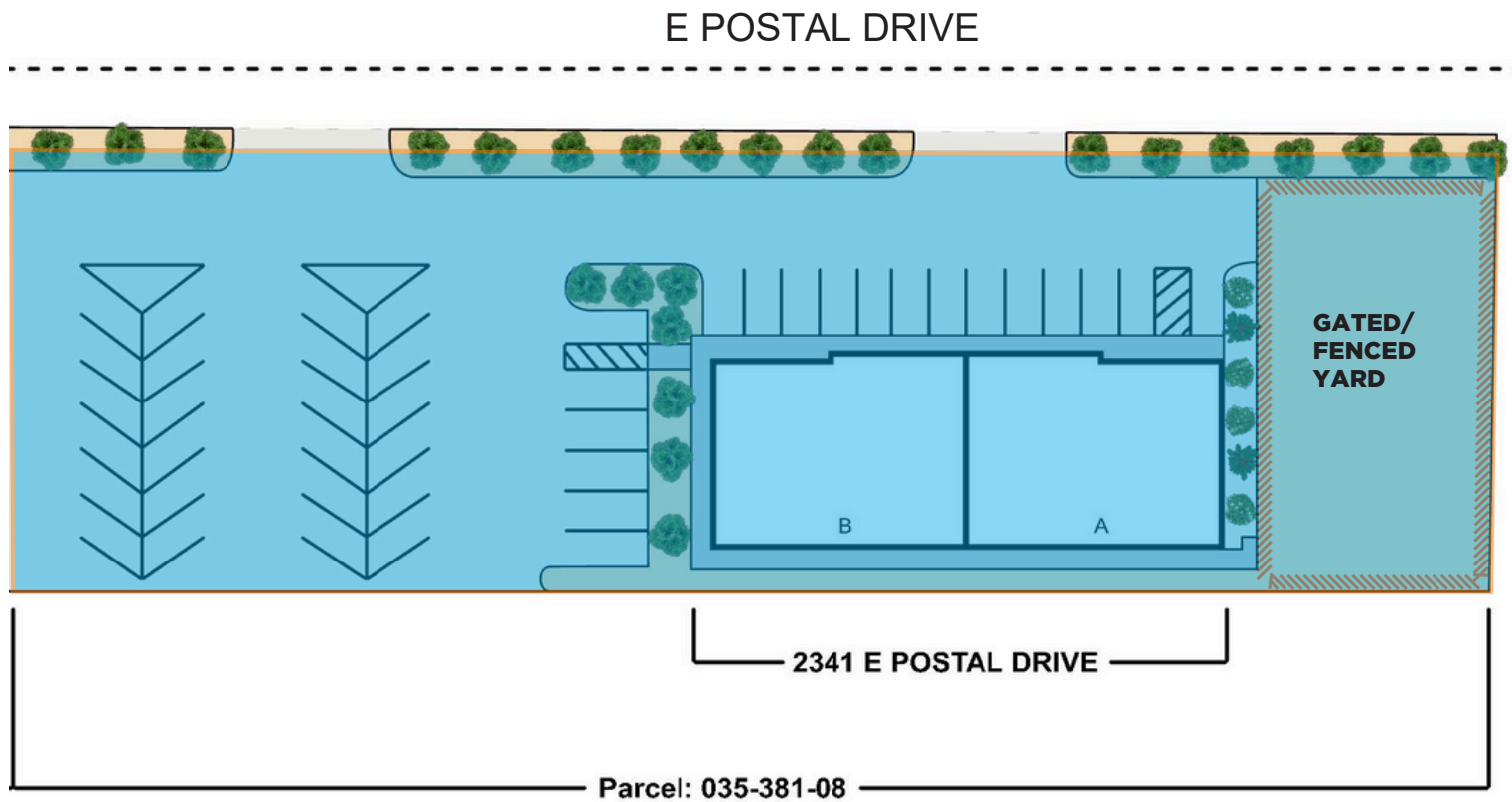
- **Ideal for Owner-Users: Move-in-ready flex building with ample space for industrial, warehouse, or service-based operations**
- **Investment Opportunity: Strong leasing potential with limited supply of similar properties in the area**
- **4,800 SF Flex Building: Well-designed space suitable for a variety of business uses**
- **Large Gated Yard: Secure outdoor area for equipment storage, fleet parking, or operational expansion**
- **Versatile Use Potential: Suitable for both owner-users and investors looking to capitalize on Pahrump's growing demand for flex and industrial space**
- **Strategic Location: Easy access to State Route 160, connecting Pahrump to Las Vegas and surrounding markets**
- **Growing Market: Pahrump's commercial sector is expanding, increasing demand for well-located flex and industrial properties**



**2341 E Postal Drive**

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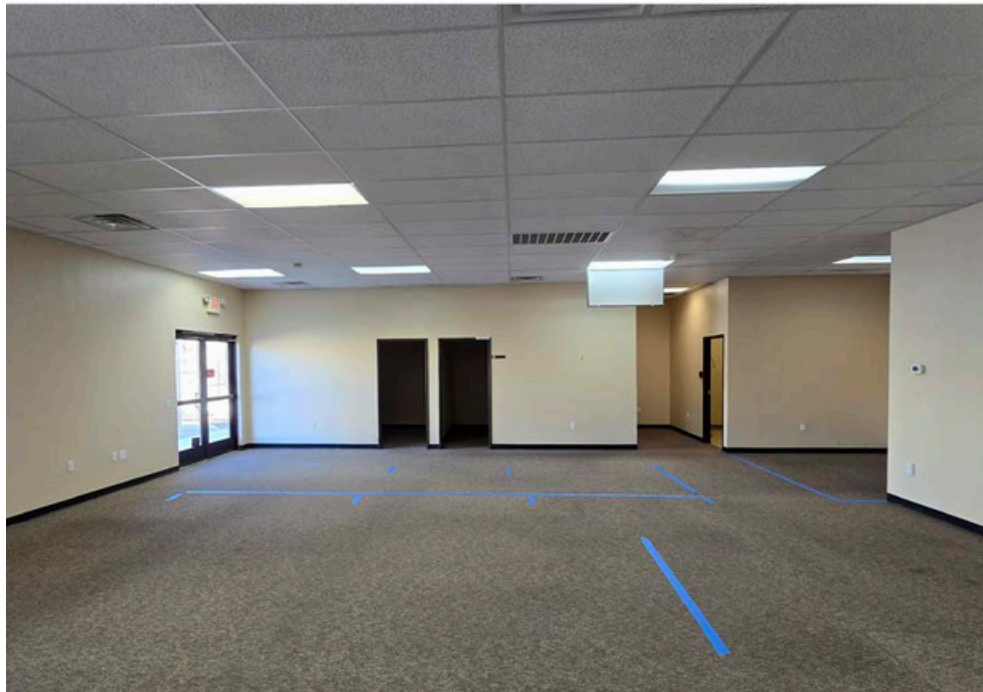
# SITE PLAN



NOT TO SCALE

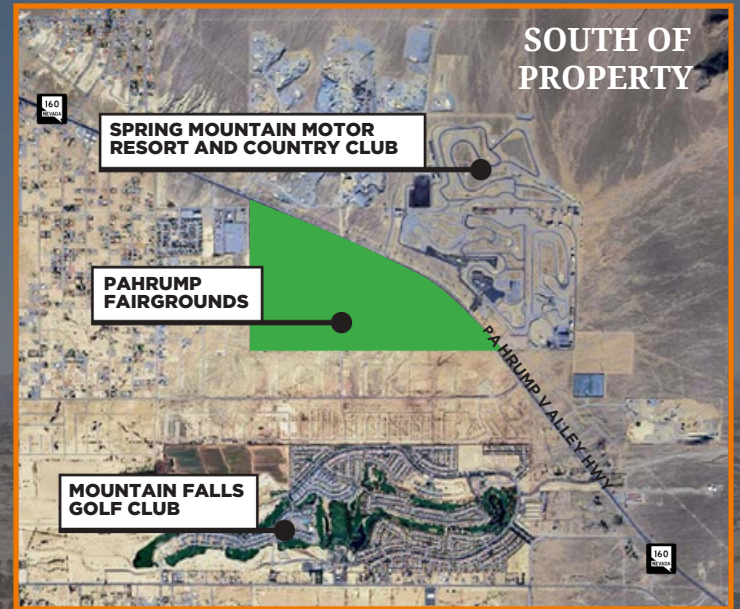


# PROPERTY PHOTOS

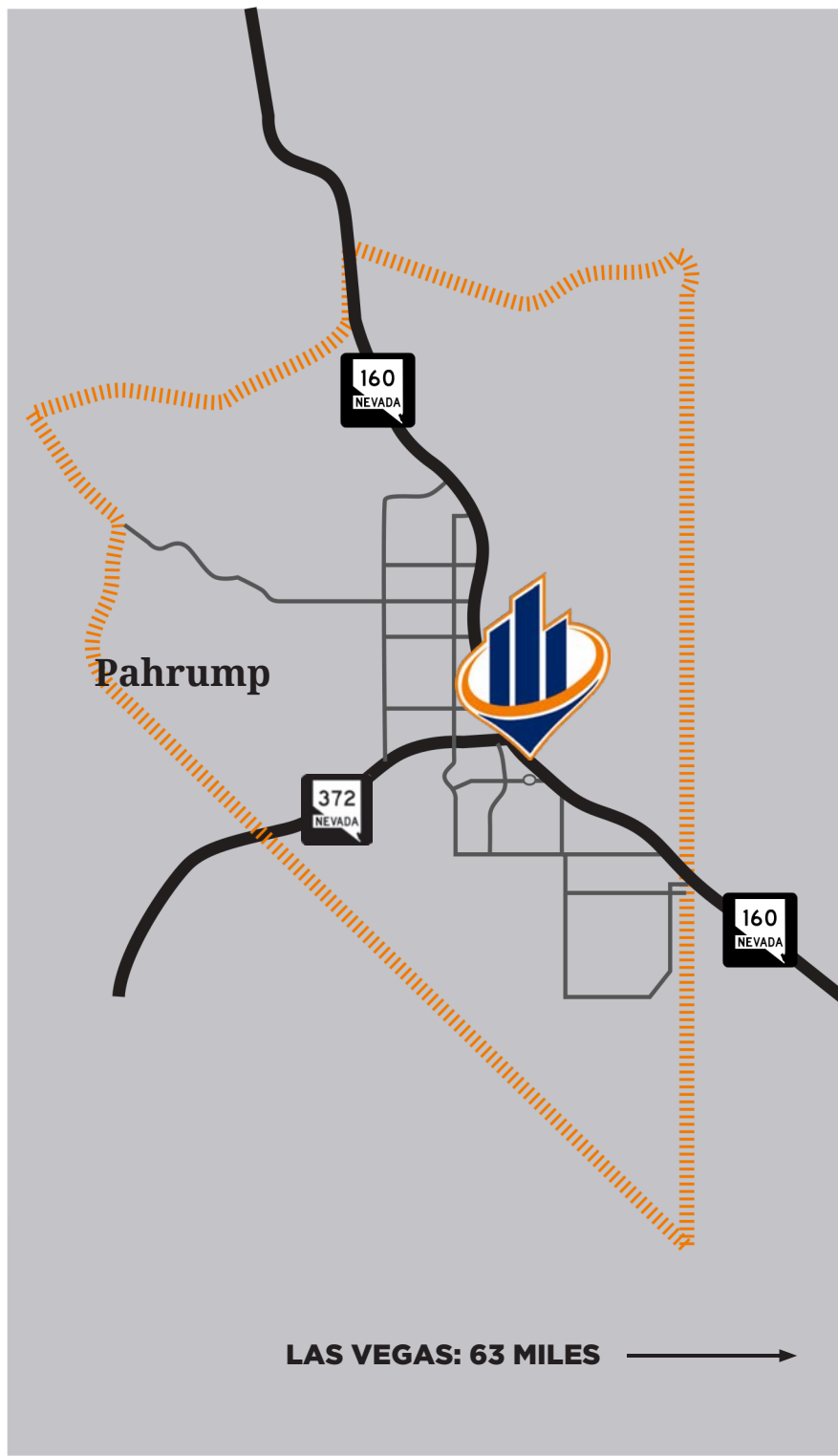




# AERIAL



# LOCATION HIGHLIGHTS



**2341 E Postal Drive** Nestled in Nye County, Pahrump, Nevada, offers a unique blend of scenic beauty and vibrant community life. With a population of 49,191 in 2024, Pahrump has experienced a notable 4.77% growth over the past year, and 28.13% since the most recent census (2020) reflecting its increasing appeal as a place to call home.

## KEY DEMOGRAPHICS:

- Median Age: 53.7 years, with a slight 0.37% decrease over the past year.
- Median Household Income: \$54,988, showing a 2.32% rise.
- Median Property Value: \$251,100, a substantial 16.7% increase, reflecting the growing real estate market

## ECONOMIC LANDSCAPE:

**Pahrump's economy is diverse and thriving. Major industries include:**

- Retail Trade: 1,850 employees
- Construction: 1,408 employees
- Educational Services: 1,166 employees the growing real estate market

## TOP-PAYING SECTORS:

- Mining, Quarrying, & Oil & Gas Extraction: \$105,531
- Utilities: \$86,736
- Agriculture, Forestry, Fishing & Hunting, & Mining: \$73,523

**2341 E Postal Drive**



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# PAHRUMP HIGHLIGHTS

**Historical and Cultural Context:** Pahrump's history stretches back thousands of years, initially inhabited by the Southern Paiute tribe. European settlers arrived in the early 19th century, with significant growth occurring in the late 1800s. The 20th century saw a rise in agriculture, with Pahrump gaining fame for its high-quality grapes used in winemaking.

**Attractions and Activities:** Pahrump is ideally situated between the Entertainment Capital of the World and Death Valley National Park. It serves as a gateway to a diverse range of experiences, including:

- **Death Valley National Park**
- **Ash Meadow National Wildlife Refuge**
- **PrairieFire Shooting Range and School**
- **Multiple Casinos and Hotels**
- **Spring Mountain Motor Resort and Country Club**
- **Mountain Falls Golf Club**
- **Pahrump Valley Winery**
- **Various RV Resorts and Campgrounds**

**Events and Festivals:** Pahrump hosts a variety of exciting events throughout the year, including:

- **Silver State Chili Cook-Off**
- **Pahrump Fireworks Over Pahrump Series (Memorial Day, July 4th, Labor Day, New Year's Eve)**
- **Pahrump Fall Festival**
- **Coffinwood: A "Scary Christmas"**
- **Balloons Over Pahrump**

**Whether you're looking to invest in real estate, start a new chapter, or simply explore a charming community with rich history and diverse opportunities, Pahrump offers a welcoming environment and promising future.**



# PORTFOLIO OPTION



**1141-1151 S HWY 160 & 2201 E POSTAL DR, PAHRUMP, NV 89048**

<b>PURCHASE PRICE:</b>	<b>\$2,701,645</b>
<b>BUILDING SIZE:</b>	<b>±23,840 SF</b>
<b>IN-PLACE NOI:</b>	<b>\$216,131.59</b>
<b>IN-PLACE CAP RATE:</b>	<b>8.0%</b>



**2340 E POSTAL DRIVE, PAHRUMP, NV 89048**

<b>PURCHASE PRICE:</b>	<b>\$901,988</b>
<b>BUILDING SIZE:</b>	<b>±10,000 SF Total - 2 Buildings</b>
<b>IN-PLACE NOI:</b>	<b>\$71,842.00</b>
<b>IN-PLACE CAP RATE:</b>	<b>7.96%</b>



**2281 E POSTAL DRIVE, PAHRUMP, NV 89048**

<b>PURCHASE PRICE:</b>	<b>\$973,399</b>
<b>BUILDING SIZE:</b>	<b>±7,160 SF</b>
<b>IN-PLACE NOI:</b>	<b>\$77,871.89</b>
<b>IN-PLACE CAP RATE:</b>	<b>8.0%</b>



**1210 E BASIN AVENUE, PAHRUMP, NV 89048**

<b>PURCHASE PRICE:</b>	<b>\$990,000</b>
<b>BUILDING SIZE:</b>	<b>±6,510 SF</b>
<b>PROFORMA NOI:</b>	<b>\$117,180.00</b>
<b>PROFORMA CAP RATE:</b>	<b>12.0%</b>

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LAS VEGAS, NV 89113

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