



OFFERING MEMORANDUM

360 EAST COUNTRY PLACE
LAS VEGAS, NV 89060

CONFIDENTIAL INVESTMENT OFFERING

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

360 EAST COUNTRY PLACE
PAHRUMP, NV 89060

PROPERTY OVERVIEW

One parcel totaling 1.5 acres.
High traffic area and Great
location for a Gas Station or
Convenience Store. Easy Access
to Highway 160.

Parcel number: 29-233-01

Lot Size: 1.5 Acres

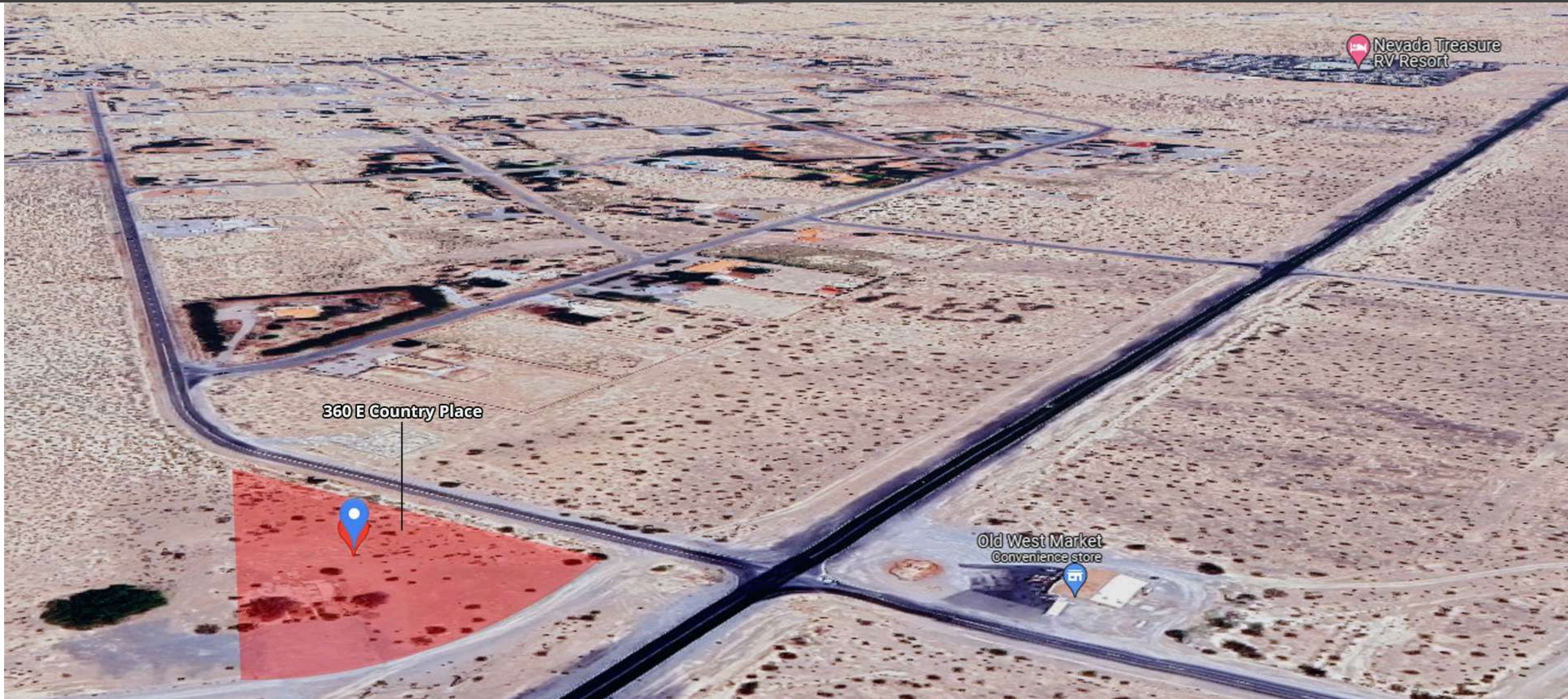
Zoning: Commercial

MLS #: 2576361

\$ 225,000



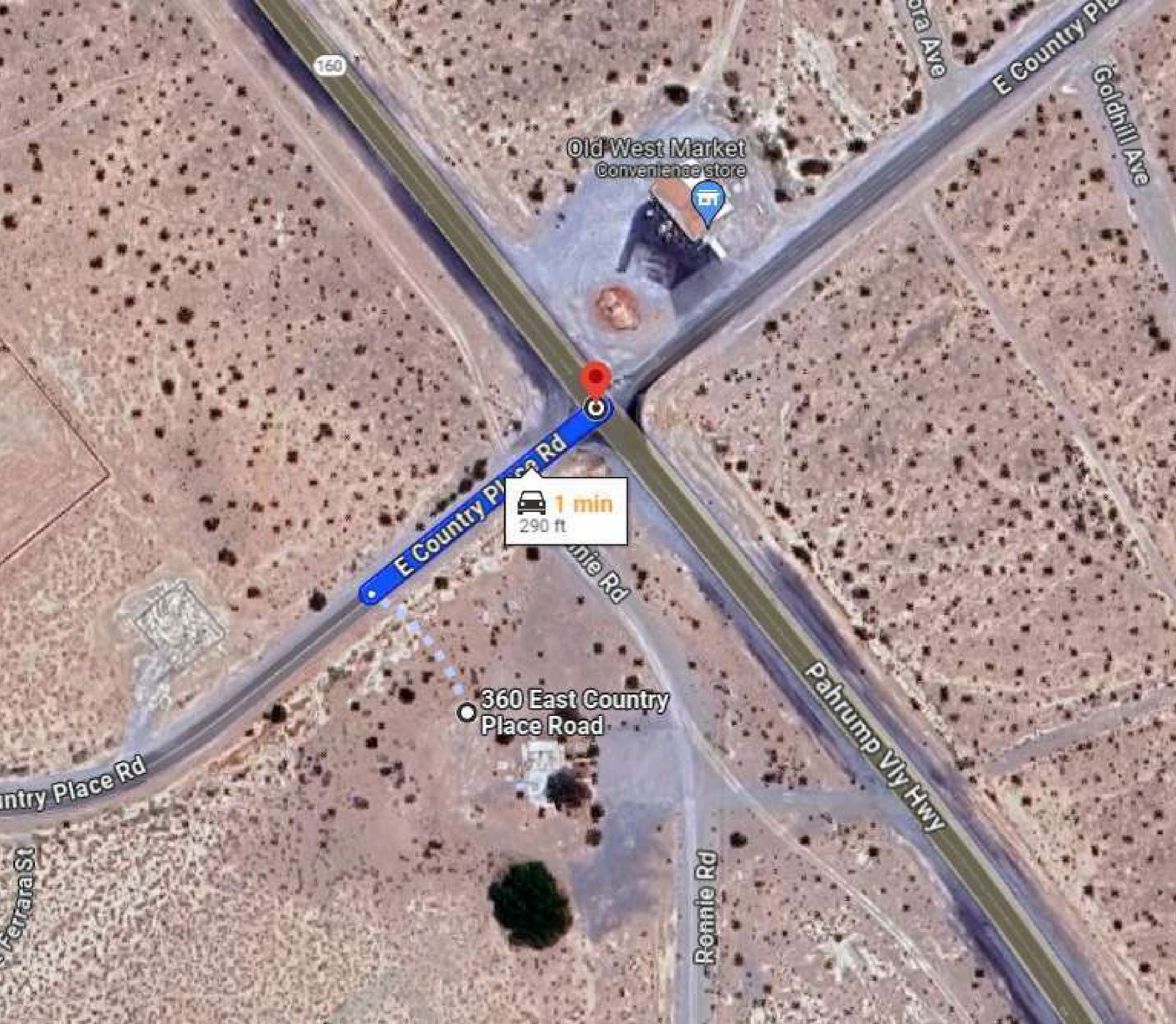
AREA MAP



Nevada Treasure
RV Resort

360 E Country Place

Old West Market
Convenience store



ACCESS TO PAHRUMP VALLEY HIGHWAY 160

LOCATION INSIGHTS

0.5 MILE

OLD WEST MARKET

PAHRUMP VALLEY FIRE
AND RESCUE STATION 5

AXE EXTERMINATORS LLC

JMC ROOFING

1 MILE

TECHNOCONNECT

ASPEN MOVING COMPANY LLC

HIGH QUALITY CPR HEIDI FLIESS

MACAW SANCTUARY

HARRIS FARMS NEVADA

MANSE ELEMENTARY

PAHRUMP HEALTH AND
REHABILITATION CENTER

C&C SOUL CREOLE CATERING

ROSEMARY CLARKE MIDDLE
SCHOOL

NEVADA TREASURE RV RESORT

2 MILES

BADFISH MOTORWRX

SIMKINS PARK

TACOS FIESTA

SEAN WILSON CREATIVE STUDIOS

CALVADA MEADOWS AIRPORT

VEGAS TRIKE FLIGHTS

INFINITY HOSPICE CARE

3 MILES

REAM DRILLING LLC

DOLLAR GENERAL

NOWHERE ELSE RANCH

INTROFLIGHTS.COM

NATURE HEALTH FARMS
PETTING ZOO



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.

ZONING

Commercial

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

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.

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.



360 E COUNTRY PLACE
1.5 ACRES



Nathan Strager
LUXURY REAL ESTATE ADVISOR

702 301-1091

✉ nate@virtuelre.com

🌐 www.NathanStrager.com



LAS VEGAS AREA
LICENSE #: S.064342



COLDWELL BANKER
WEST

SOUTHERN CALIFORNIA AREA
LICENSE #: 02200677