



SERHANT.
LAS VEGAS
FOUNDING MEMBER

OFFERING MEMORANDUM

2030 EAST KELLY WAY
PAHRUMP, 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.

2030 EAST KELLY WAY
PAHRUMP, NV 89060

PROPERTY OVERVIEW

One lot zoned
residential totaling
2.2 acres.

Parcel number: 35-253-10

Lot Size: 2.2 Acres

Zoning: Residential Estates (R-E)

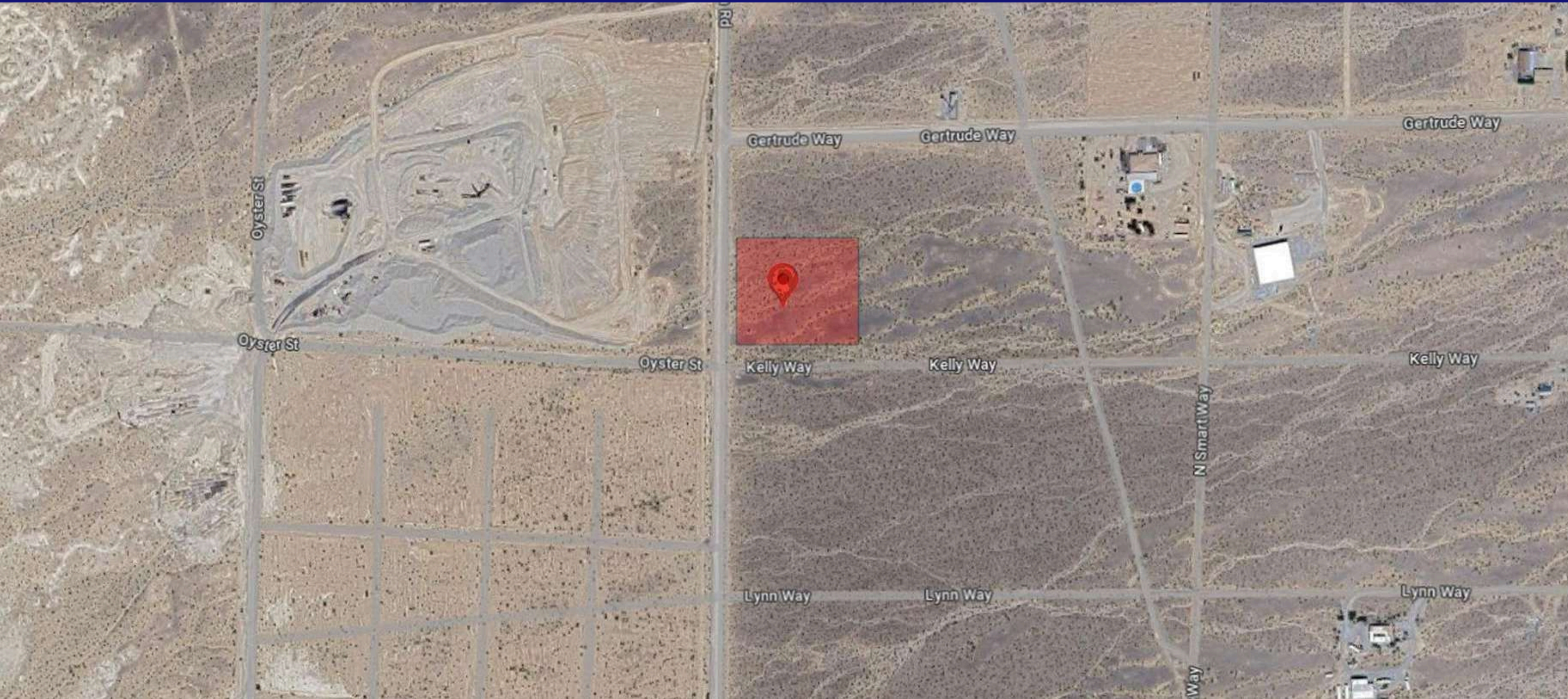
Single Family

MLS #: 2576385

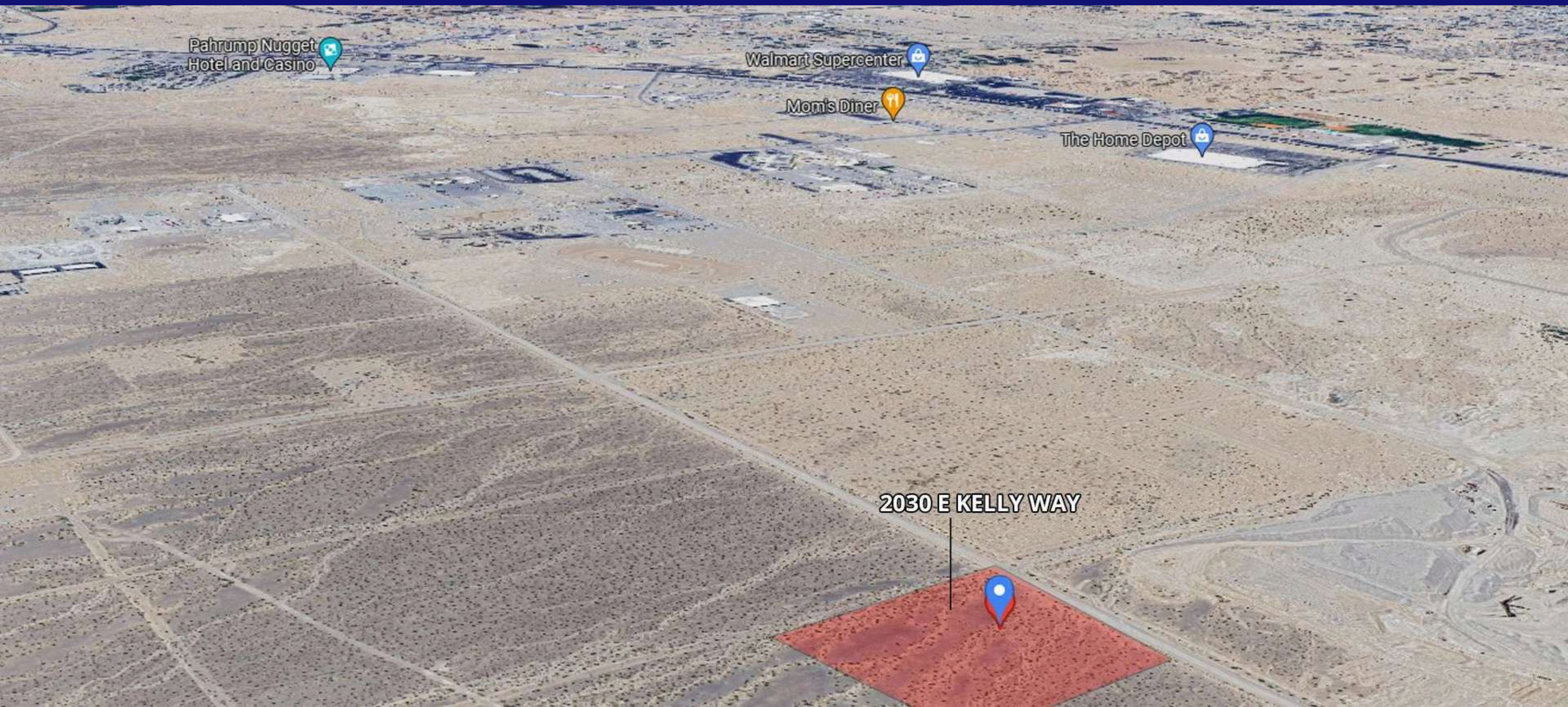
\$60,000



AREA MAP



AREA MAP





ACCESS TO PAHRUMP VALLEY HIGHWAY 160

LOCATION INSIGHTS

0.5 MILE	1 MILE	2 MILES	3 MILES
WSIGN CENTERS	NEVADA DEPARTMENT OF MOTOR VEHICLES	FOSCO'S COMPUTER REBUILDING	DISCOVERY PARK
ARMSCOR PRECISION	PAHRUMP JUSTICE COURT	PAHRUMP VALLEY JUNCTION	ANDERSON AND COMPANY CPA, ANDERSON TAX
VALLEY BLOCK	NYE COUNTY ANIMAL SHELTER	WALMART SUPERCENTER	JACKPOT VENDING
	NYE COUNTY SHERIFFS OFFICE	ALBERTSONS	MEADOWS EYE PHYSICIANS AND SURGEONS
	U-HAUL NEIGHBORHOOD DEALER	NYE COMMUNITIES COALITION	CALVADA EYE
	PAHRUMP ELKS LODGE 2796	PAHRUMP COMMUNITY LIBRARY	IAN DEUTCH MEMORIAL PARK
	ALL CREATURES ANIMAL HOSPITAL	THE MOOSE - PAHRUMP LODGE 808	ARTESIAN CELLARS WINERY AND RESTAURANT
	MOM'S DINER	IRENE'S CASINO	A1 AUTO BODY CONNECTION
	THE HOME DEPOT	JOHNNY'S	EL JEFE'S RESTAURANT
	2ND AMENDMENT GUNS & RANGE	MCDONALD'S	TERRIBLE'S ROADHOUSE
		WALMART BUSINESS CENTER	CASINO INSPIRATIONS



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.

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.

Z O N I N G

R-E (Residential Estate) Single Family

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

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.



2030 EAST KELLY

2.2 ACRES



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SERHANT.
LAS VEGAS
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COLDWELL BANKER
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