

FOR SALE

HOME DEPOT OUTPARCELS

NEC Highway 160 & Basin, Pahrump NV 89048



graskiretailteam

roicre.com

Contact our team today!

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PROPERTY HIGHLIGHTS

OUTPARCELS FOR SALE

NEC Highway 160 & Basin,
Pahrump, NV 89048

±0.84 to 3.85 Acres for Sale

Your base camp to adventure awaits as an ideal place to enjoy the best of Southern Nevada. The property is surrounded by wineries, RV resorts, golfing amenities, scenic trails, and several retail powerhouse neighbors located along Hwy. 160.



- ✓ Multiple pad sizes to suit development needs.
- ✓ Excellent frontage on Hwy. 160, Pahrump's main commercial corridor.
- ✓ Anchored by Home Depot, a major traffic generator creating an opportunity for national brand synergy.
- ✓ Off-site improvements in place.
- ✓ Utilities available to property.

 **COMMERCIAL GENERAL (CG)**
ZONING

NEARBY MAJOR RETAILERS



All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

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PARCEL HIGHLIGHTS

OUTPARCELS FOR SALE

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Availability

PARCEL	TENANT	SIZE AC
C	AVAILABLE	±0.84
D	AVAILABLE	±1.01
E	AVAILABLE	±3.85

Improvements:

- Offsites In
- Utilities Available to Property



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TRADE AREA AERIAL

OUTPARCELS FOR SALE

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NEARBY AMENITIES

- 1 | Pahrump Valley Museum
- 2 | McCollogh Rodeo Arena

- 3 | Pahrump Nugget Hotel & Casino
- 4 | Gold Town Casino

- 5 | Saddle West Hotel & Casino
- 6 | Ian Deuch Memorial Park

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AREA DEMOGRAPHICS

OUTPARCELS FOR SALE

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POPULATION

1 MILE	3 MILES	5 MILES
980	12,449	28,384



AVERAGE HOUSEHOLD INCOME

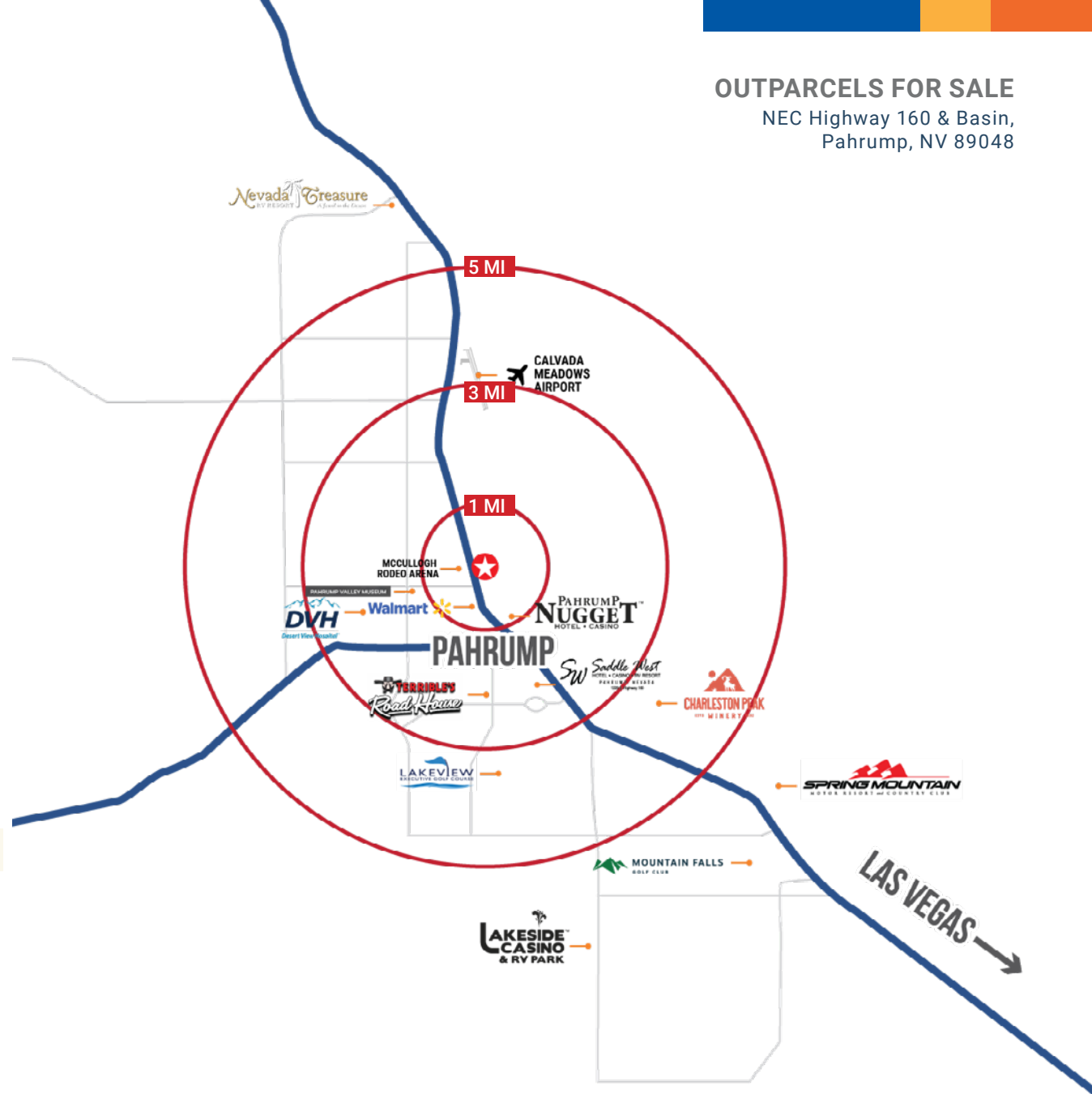
1 MILE	3 MILES	5 MILES
\$63,456	\$77,325	\$83,159



TRAFFIC COUNTS

S HIGHWAY 160

23,600 VPD



Source:
SitesUSA 2025
TRINA, NV DOT 2024

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