



FOR  
SALE

1810 W Wahkiakum Ave  
Pahrump, NV 89048

**±1.0 ACRES LAND**

## Property Specs

SALE PRICE	<b>\$599,000.00</b>
TOTAL AVAILABLE	<b>±1.0 Ac</b>
ZONING	<b>CM</b>
COUNTY	<b>Nye</b>
TAX ID	<b>8-242-11</b>
TYPE	<b>Land   Industrial</b>

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- Property sits right off of Highway 160 and part of Downtown Pahrump.
- This parcel is zoned CM Commercial Manufacturing, industrial and non-retail warehouse uses allowed.
- Water is available through Great Basin Water for this parcel.
- Buyer to verify existence of utilities to the site.
- Parcel is within minutes of Highway 160, Gold Town Casino, Pahrump Nugget Hotel, and the well populated commercial area of Downtown.
- NV Hwy 160 traffic count of 23,600 CPD



OR TEXT 23306 TO 39200

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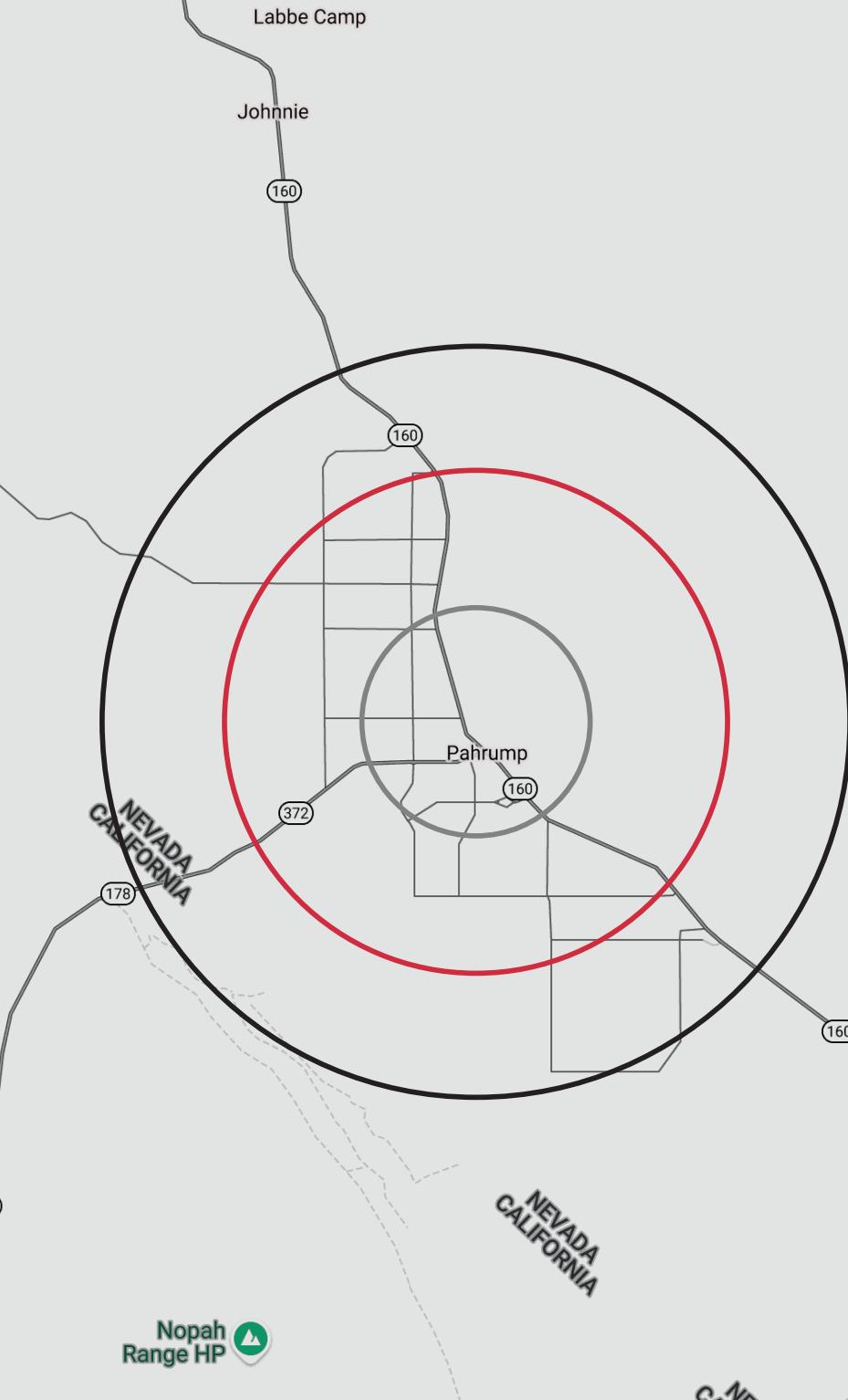


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# AREA MAP





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	2,121	14,005	30,210
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	877	6,080	12,795
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$71,961	\$71,455	\$72,737

## Traffic Counts

STREET	AADT
NV 160	23,300
Pahrump Valley Boulevard	7,800

## Cities Nearby

Los Angeles, California	260 miles
Phoenix, Arizona	351 miles
Reno, Nevada	398 miles
Salt Lake City, Utah	482 miles
Denver, Colorado	809 miles
San Antonio, Texas	1,334 miles

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

## Non-Warranty

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## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



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