

721 Buol Road, Pahrump, NV 89048

5-ACRES LAND + MIXED-USE BUILDING



LINDSEY BUTLER
REAL ESTATE

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MEMORANDUM

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PROPERTY OVERVIEW

721 BUOL ROAD

PAHRUMP, NV 89048

This location is ideal for any retail-restaurant-office-industrial user who is seeking access to both urban and rural markets.

Property Description: 5,211 square foot mixed-use building on 5- acres zoned general commercial.

The Area: Located on Buol Road approximately a quarter of a mile north of Highway 372 and 1.25 miles west of Highway 160, which is the main thoroughfare of Pahrump in Nye County, Nevada.

The Neighborhood: Pahrump, Nevada, is a rapidly growing community located approximately 50 miles west of Las Vegas, near the Nevada-California border. As of 2025, the town's population is estimated at 46,778, reflecting a 21.85% increase since 2020. The town serves as a gateway to Death Valley National Park, enhancing its appeal to tourists and outdoor enthusiasts.



PROPERTY FEATURES

COUNTY	Nye
ZONING	GC - General Commercial
APN	035-351-04
LAND ACRES	5-ACRES
YEAR BUILT	1997
FLOOD ZONE	Moderate to Low Risk Areas per Nye County Assessor

PROPERTY FEATURES

- ✓ Ownership/Purchase Options:
Owner/User or Investment Purchase
- ✓ Lot Size: 5.0 AC
- ✓ Square Feet: 5,211
- ✓ Year Built: 1997
- ✓ Utilities: Well, Septic, Electric & Gas
- ✓ Zoned: General Commercial
- ✓ Former Use: The Salvation Army
- ✓ Features: Free-Standing Building, Full Kitchen, Fenced Playground, Plenty of Parking

SCAN THE QR CODE
TO VIEW THE VIRTUAL TOUR



PRIME LOCATION FOR...

- Retail
- Restaurant
- Office
- Industrial
- Day Care
- School
- Worship / Church
- Weddings
- Special Events

The possibilities are endless!

FINANCIAL COSTS

FOR SALE
FOR LEASE

\$950,000
\$1.00/SF/MONTH NNN

AERIAL
VIEW

Logos for local services: Fire Department, Police, and Home Depot.

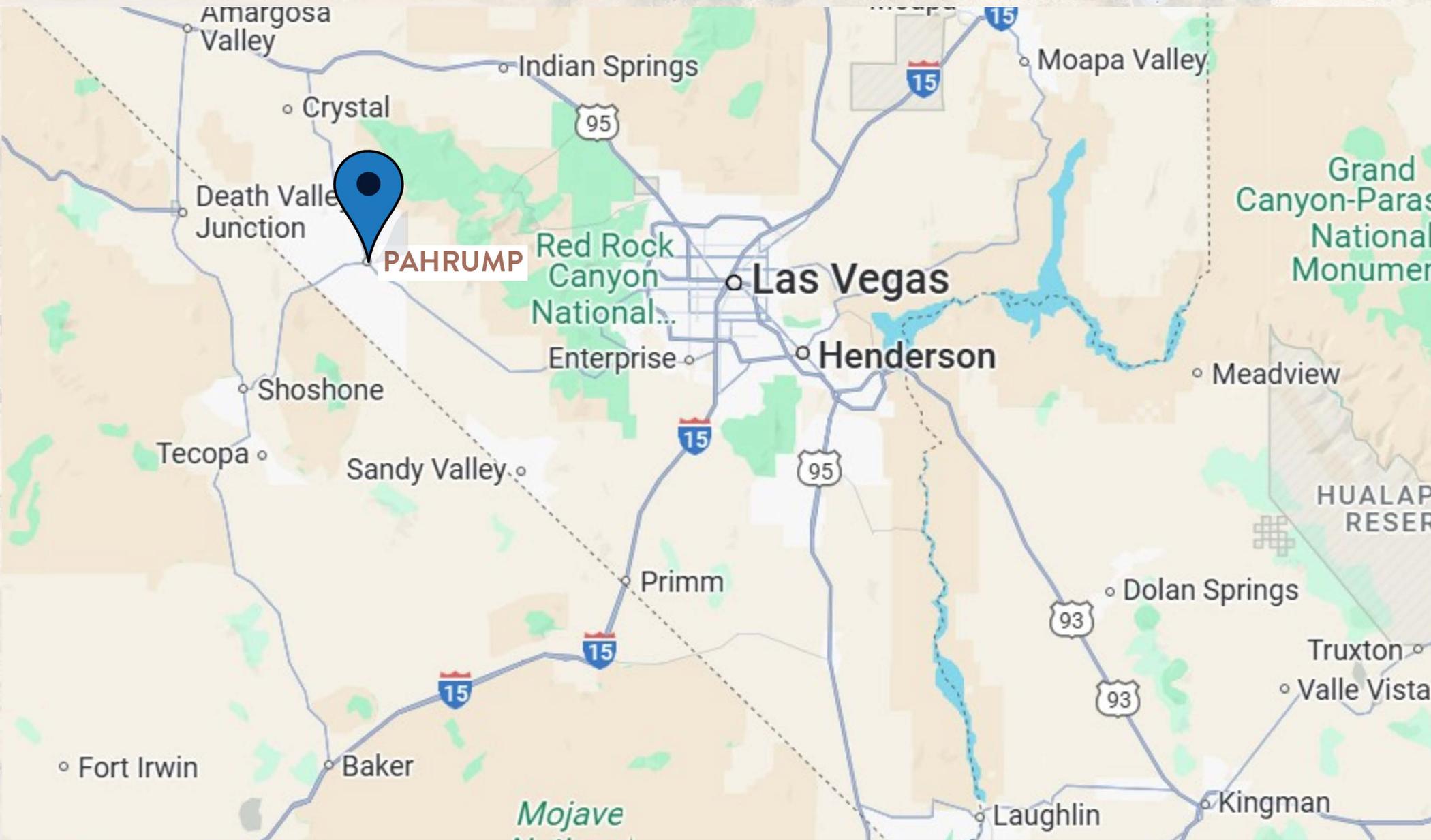
Logos for major retailers and services: ARCO, UPS, Albertsons, Panda Express, Walmart, Johnny's Mexican-American-Seafood, Denny's, Sonic, and O'Reilly Auto Parts.

Logos for dining and entertainment: Trojan Park, Carl's Jr., Starbucks, and McDonald's.

Logos for hotels, casinos, and food services: Smith's, Nugget Hotel-Casino, Gold Town Casino, Preferred RV Resort, IHG Hotels, and Subway.



AERIAL
MAP

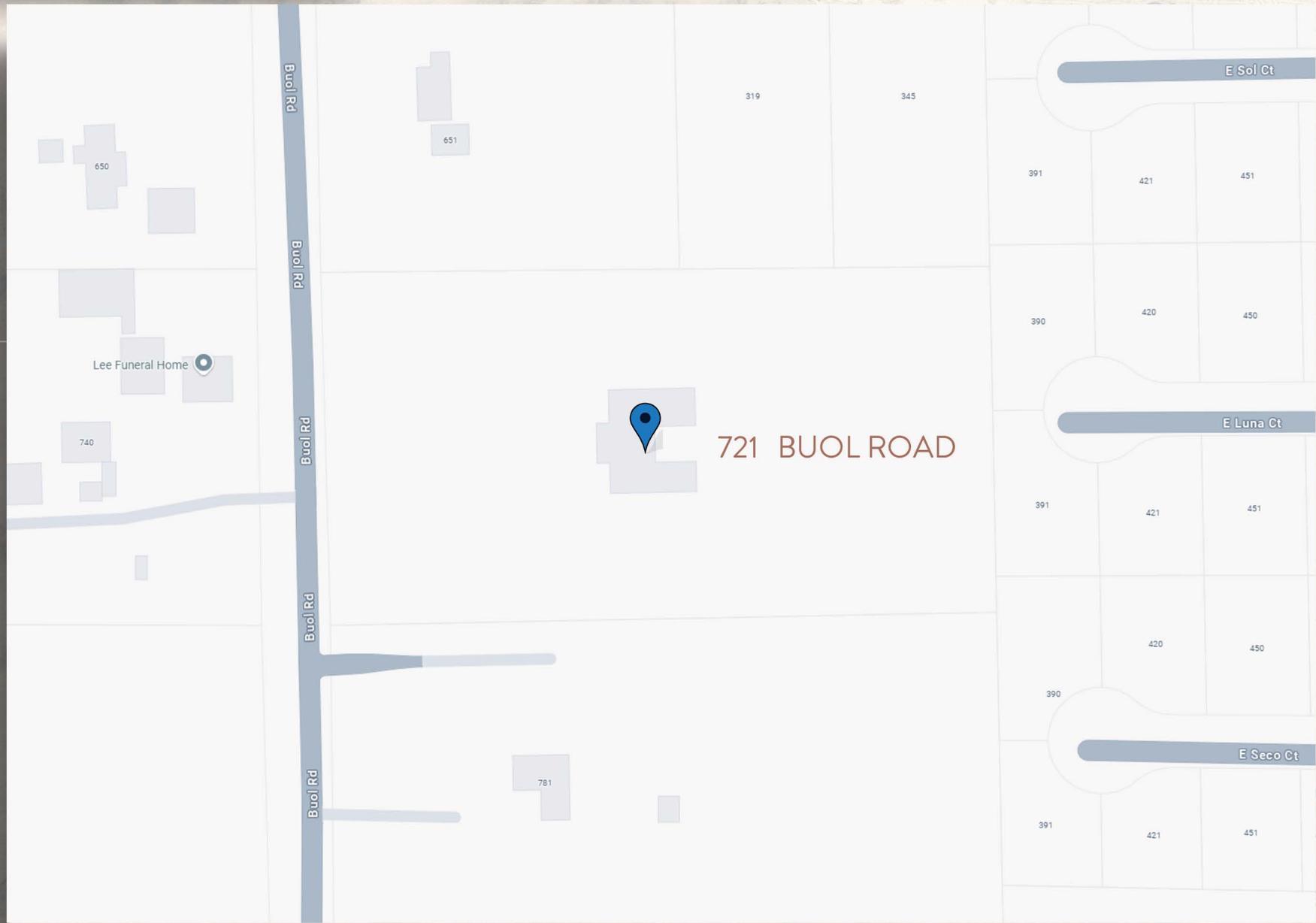


AERIAL
MAP

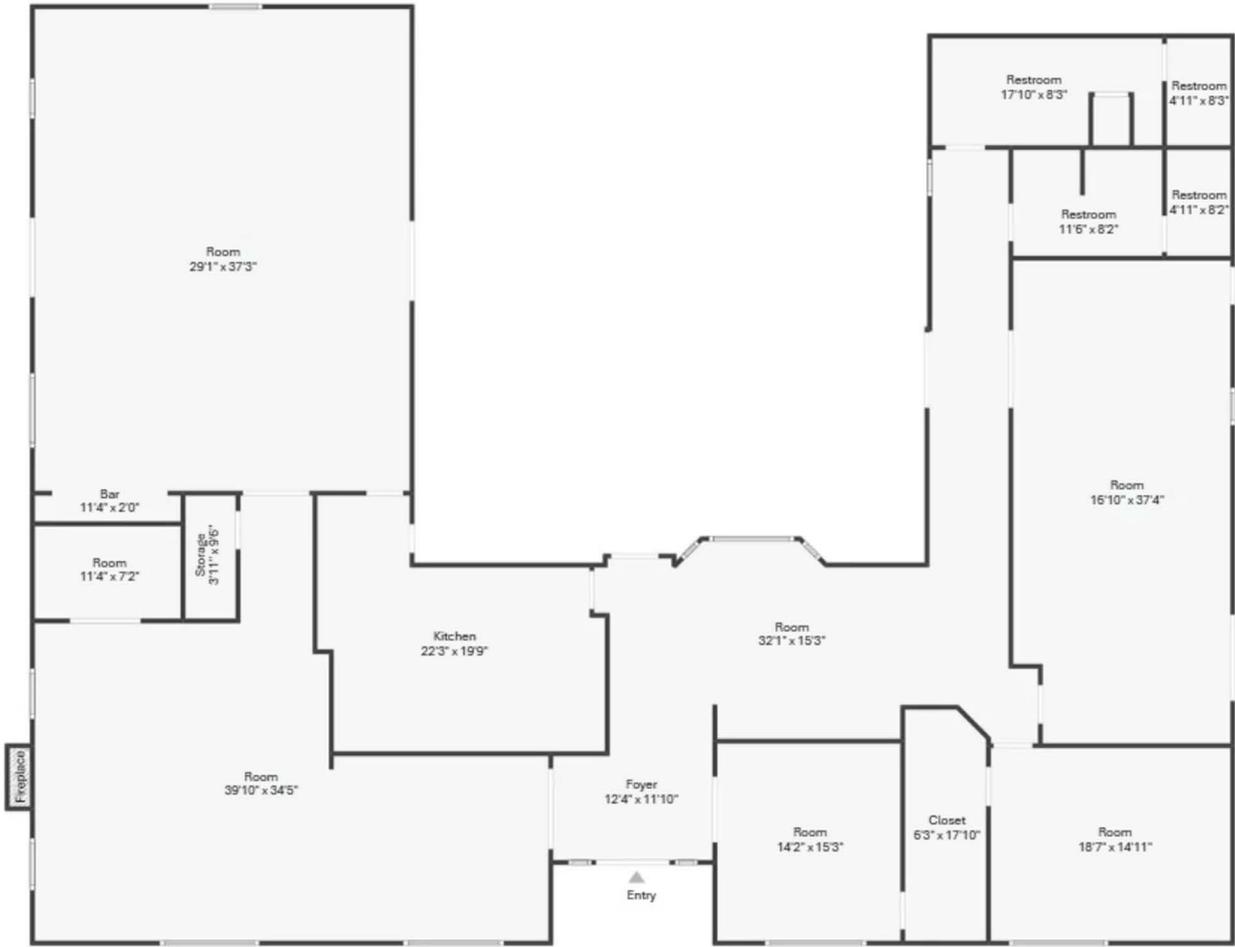


SITE LOCATION

PROPERTY LOCATION



Floor Plan | Mixed-Use Building



Sizes are approximate, actual may vary

AERIAL PHOTOS



AERIAL
PHOTOS



AERIAL PHOTOS



EXTERIOR
PHOTOS



EXTERIOR PHOTOS



EXTERIOR
PHOTOS



INTERIOR PHOTOS



INTERIOR
PHOTOS



INTERIOR PHOTOS



INTERIOR
PHOTOS



INTERIOR PHOTOS





PAHRUMP MARKET OVERVIEW

One of the most significant advantages of living in Pahrump is its affordable cost of living compared to nearby urban areas like Las Vegas. This affordability extends to housing, utilities, and other daily expenses, making it an attractive option for retirees, families, and individuals seeking a budget-friendly lifestyle.

Pahrump offers a range of housing options, from single-family homes and apartments to larger properties with acreage. The median home price in Pahrump is significantly lower than in Las Vegas, providing opportunities for homeownership without the financial burden often associated with city living.

HIGHLIGHTS



EMPLOYMENT OPPORTUNITIES

While Pahrump itself has a growing job market, the proximity to Las Vegas provides additional employment opportunities for those seeking employment in a larger city.



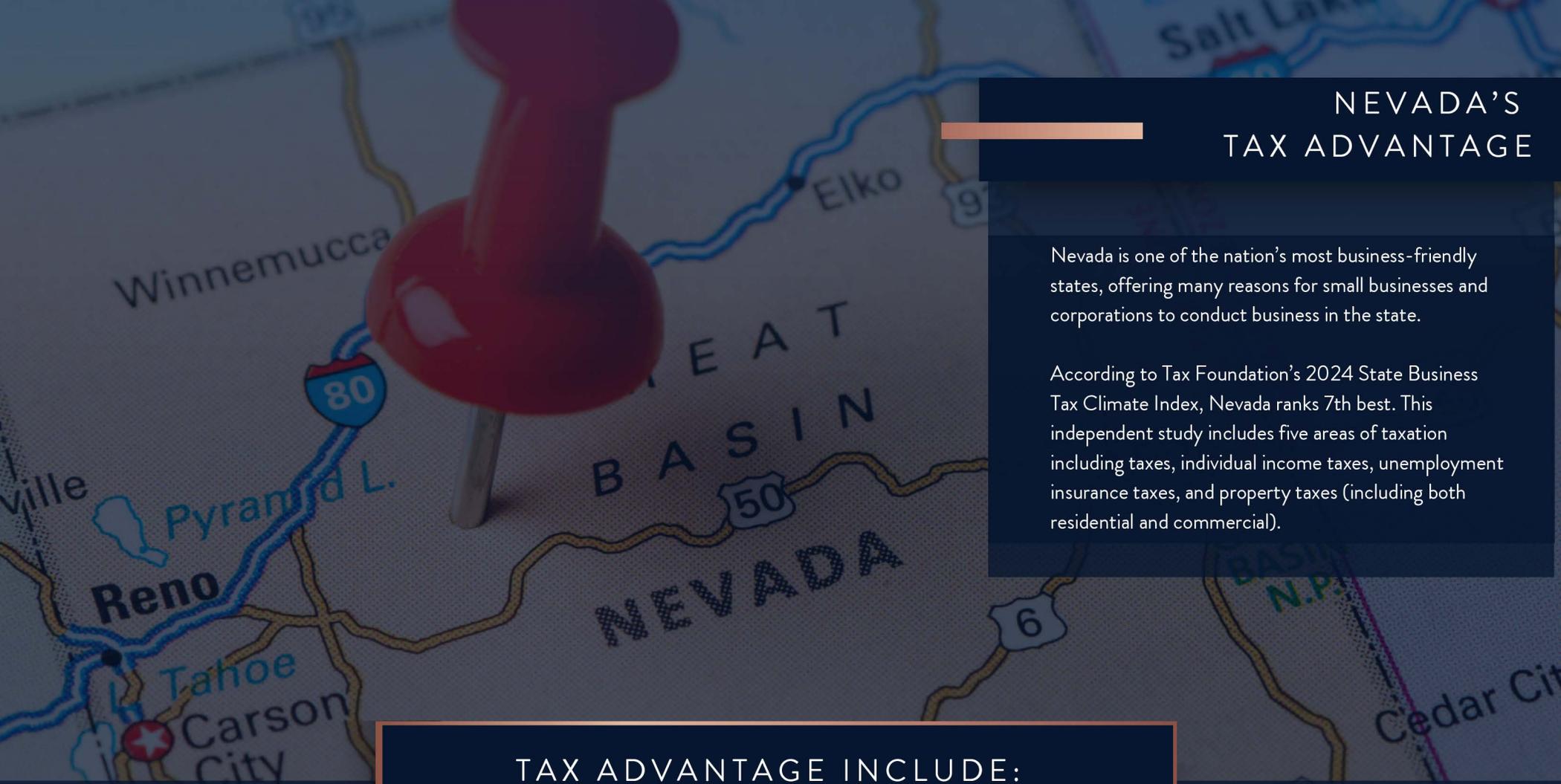
HOUSING COSTS

The median home price in Pahrump is significantly lower than in Las Vegas, providing opportunities for homeownership without the financial burden often associated with city living.



OUTDOOR RECREATION

Pahrump is surrounded by natural beauty, offering residents a stunning backdrop for outdoor recreation and relaxation.



NEVADA'S TAX ADVANTAGE

Nevada is one of the nation's most business-friendly states, offering many reasons for small businesses and corporations to conduct business in the state.

According to Tax Foundation's 2024 State Business Tax Climate Index, Nevada ranks 7th best. This independent study includes five areas of taxation including taxes, individual income taxes, unemployment insurance taxes, and property taxes (including both residential and commercial).

TAX ADVANTAGE INCLUDE:

- No Corporate Income Tax
- No Taxes on Corporate Shares
- No Franchise Tax
- No Inheritance or Gift Tax
- No Estate Tax
- No Unitary Tax
- Competitive Sales and Property Tax Rates
- No Personal Income Tax
- Nominal Annual Fees
- No Franchise Tax on Income
- Nevada corporations may purchase, hold, sell, or transfer shares of its own stock
- Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options. The directors may determine the value of any of these transactions, and their decision is final.

PAHRUMP ECONOMY

Pahrump's economy has experienced significant growth in recent years, mainly driven by its proximity to Las Vegas and Death Valley National Park.

The town provides a unique blend of urban convenience and rural charm, making it an appealing place to live.

With an unemployment rate of approximately 5%, lower than the national average, Pahrump boasts a stable job market. Its economy is primarily supported by the service industry, healthcare, and retail, while opportunities also exist in agriculture, manufacturing, and construction.

Pahrump is an excellent place to start a business, thanks to low taxes, affordable commercial spaces, and cost-effective living. These factors make it attractive for entrepreneurs looking to launch.

The demand for healthcare professionals in Pahrump is also high, with local hospitals and clinics actively seeking qualified nurses, medical assistants, and doctors.

Overall, the town offers employment prospects across various sectors. With steady growth and convenient proximity to major cities, Pahrump is an ideal location for both job seekers and business owners. Whether pursuing opportunities in healthcare, the service industry, or beyond, Pahrump has much to offer.

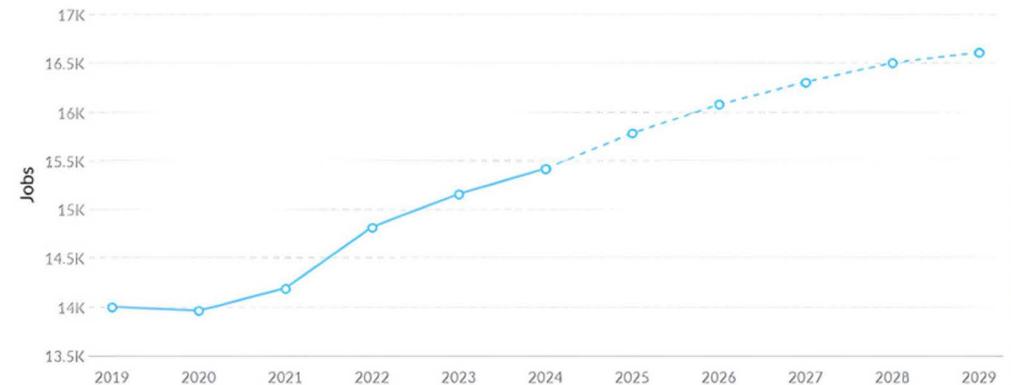
Additionally, the nearby gaming and entertainment industry in Las Vegas offers abundant job opportunities.

May 2025 Labor Force Breakdown



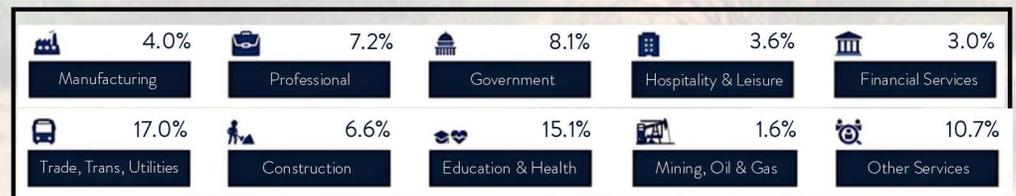
Job Trends

From 2019 to 2024, jobs increased by 10.1% in Nye County, NV from 13,998 to 15,417. This change outpaced the national growth rate of 4.3% by 5.8%.



Source: lightcast.io

SHARE OF 2025 EMPLOYMENT



Source: statisticalatlas.com

CITY DEMOGRAPHICS

QUALITY OF LIFE

Nestled in the Mojave Desert, about 60 miles west of Las Vegas, Pahrump, Nevada, is a hidden gem offering a unique blend of small-town charm and proximity to the glitz and glamour of Sin City. With a population of over 40,000 residents, Pahrump is the largest town in Nye County and has become an attractive option for those seeking a more relaxed and affordable lifestyle than the bustling Las Vegas area.

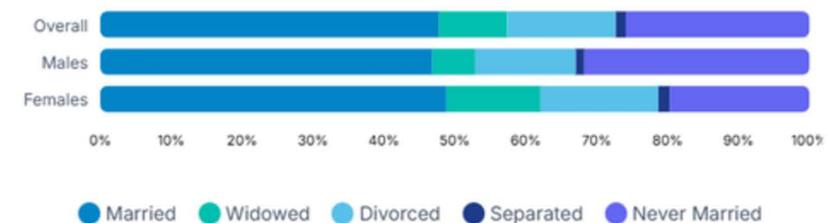
Pahrump is characterized by its stunning desert landscapes, expansive open spaces, and a community spirit that celebrates its rural roots. The town has experienced significant growth over the past few decades, attracting retirees, young families, and individuals looking for a quieter and more affordable place to live. Known for its wineries, golf courses, and outdoor recreational opportunities, Pahrump offers a laid-back lifestyle with the conveniences of modern living.

While Pahrump itself has a growing job market, the proximity to Las Vegas provides additional employment opportunities in various industries, including hospitality, tourism, healthcare, and technology. Commuting to Las Vegas is a feasible option for those seeking job opportunities in a larger city.

POPULATION BY AGE

Age Band	Population	Percent of Total
0-9	4,956	9.31%
10-19	4,678	8.79%
20-29	4,774	8.97%
30-39	5,044	9.48%
40-49	5,307	9.97%
50-59	6,910	12.99%
60-69	10,424	19.59%
70-79	8,219	15.45%
80+	2,895	5.44%

Nye County Marital Status



Source: World Population Review

POPULATION COMPARISON BY AREA

	Pahrump	Pahrump, Micro Area	Nevada	USA
Under 18	7,425	8,734	714,000	74.7M
19 to 64	23,725	28,004	1,993,000	210.2M
65 and Over	14,654	16,469	529,000	62.6M

POPULATION NEAR 721 BUOL ROAD

	2 Miles	5 Miles	10 Miles
2025 Population	3,832	16,176	31,386
2029 Population	10,806	35,810	57,465
Forecasted Growth Rate	1.59%	1.73%	1.71%
Median Age	58.0	55.1	54.4
2025 Total Households	1,920	7,190	13,328
Population Density	1,244	573	+3.4%
Median Household Income	\$49,918	\$51,991	\$54,253
Average Household Size	1.94	2.19	2.27
2025 Average Household Vehicles	2.00	2.00	2.00
Median Home Value	\$266,547	\$295,794	\$306,265
Median Year Built	1982	1992	1994

TRANSPORTATION NEAR 721 BUOL ROAD

TRANSIT/SUBWAY



Pahrump Nugget Bus Stop	5 min
NB Pavilion Ctr at Summerlin Centre Bus Stop	64 min
SB Pavilion Center after Sage Park Bus Stop	65 min
EB Sahara after Pavilion Center Bus Stop	62 min
WB Sahara after Town Center Bus Stop	63 min

AIRPORT



Harry Reid International Airport	67 min
Boulder City Municipal	87 min

FREIGHT PORT

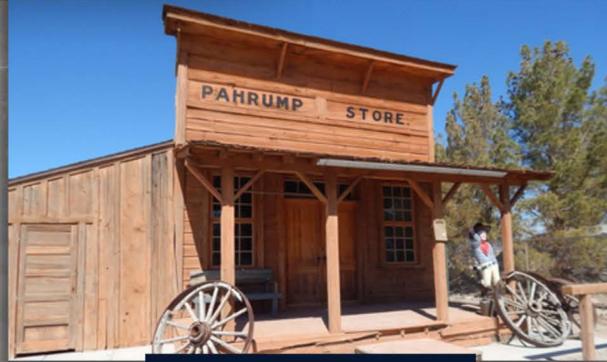


Port of Long Beach	264 min
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AMENITIES & ATTRACTIONS PAHRUMP



NATURE HEALTH FARMS



PAHRUMP VALLEY MUSEUM



SANDERS FAMILY WINERY



SPRING MOUNTAIN MOTOR RESORT
AND COUNTRY CLUB



MOUNTAIN FALLS GOLF CLUB



ARTESIAN CELLARS WINERY AND RESTAURANT



PAHRUMP NUGGET HOTEL & CASINO



BEST WESTERN PAHRUMP OASIS



PREFERRED RV RESORT

AMENITIES & ATTRACTIONS LAS VEGAS



LAS VEGAS STRIP



FREMONT STREET EXPERIENCE



FREMONT EAST DISTRICT



MSG SPHERE



RAIDERS HEADQUARTERS



LAS VEGAS BALL PARK



UNLV SCHOOL OF MEDICINE



CONVENTION CENTER



RED ROCK CANYON

LAS VEGAS RAIDERS

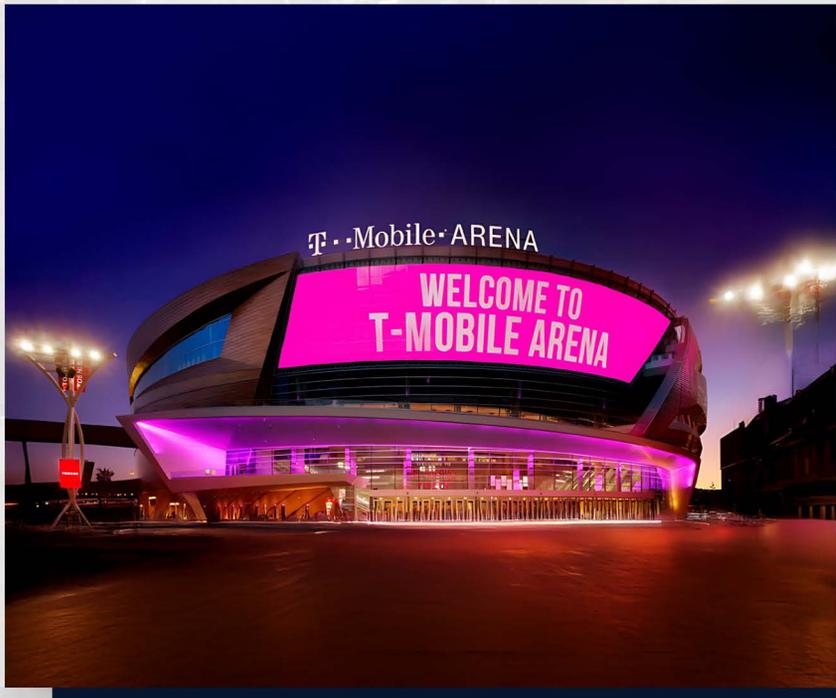
Allegiant Stadium is a domed stadium located in Paradise, Nevada. It serves as the home stadium for the National Football League (NFL)'s Las Vegas Raiders and the University of Nevada, Las Vegas (UNLV) Rebels college football team.

It is located on about 62 acres (25 ha) of land west of Mandalay Bay at Russell Road and Hacienda Avenue and between Polaris Avenue and Dean Martin Drive, just west of Interstate 15. Construction of the \$1.8 billion stadium began on November 13, 2017, and its certificate of occupancy was issued on July 31, 2020.

This stadium is a state-of-the-art facility. It will host championship games and will be the new home of the Las Vegas Bowl.



LAS VEGAS GOLDEN KNIGHTS



The Vegas Golden Knights are a professional ice hockey team based in the Las Vegas metropolitan area. They compete in the National Hockey League (NHL) as a member of the Pacific Division of the Western Conference.

Founded as an expansion team, they began play in the 2017-18 NHL season. The team is owned by Black Knight Sports & Entertainment, a consortium led by Bill Foley and the Maloof family.

The team plays home games at T-Mobile Arena on the Las Vegas Strip. Unlike most expansion teams, the Golden Knights have obtained great success in their first three seasons as a professional team, reaching the Stanley Cup Finals in their very first year.

The team's name includes "Knights" as a homage to the Black Knights of the United States Military Academy, Foley's alma mater, and because knights were, according to Foley, "the epitome of the warrior class".

AMENITIES & ATTRACTIONS NEAR PAHRUMP

SPORTS



EDUCATION



ART & ENTERTAINMENT



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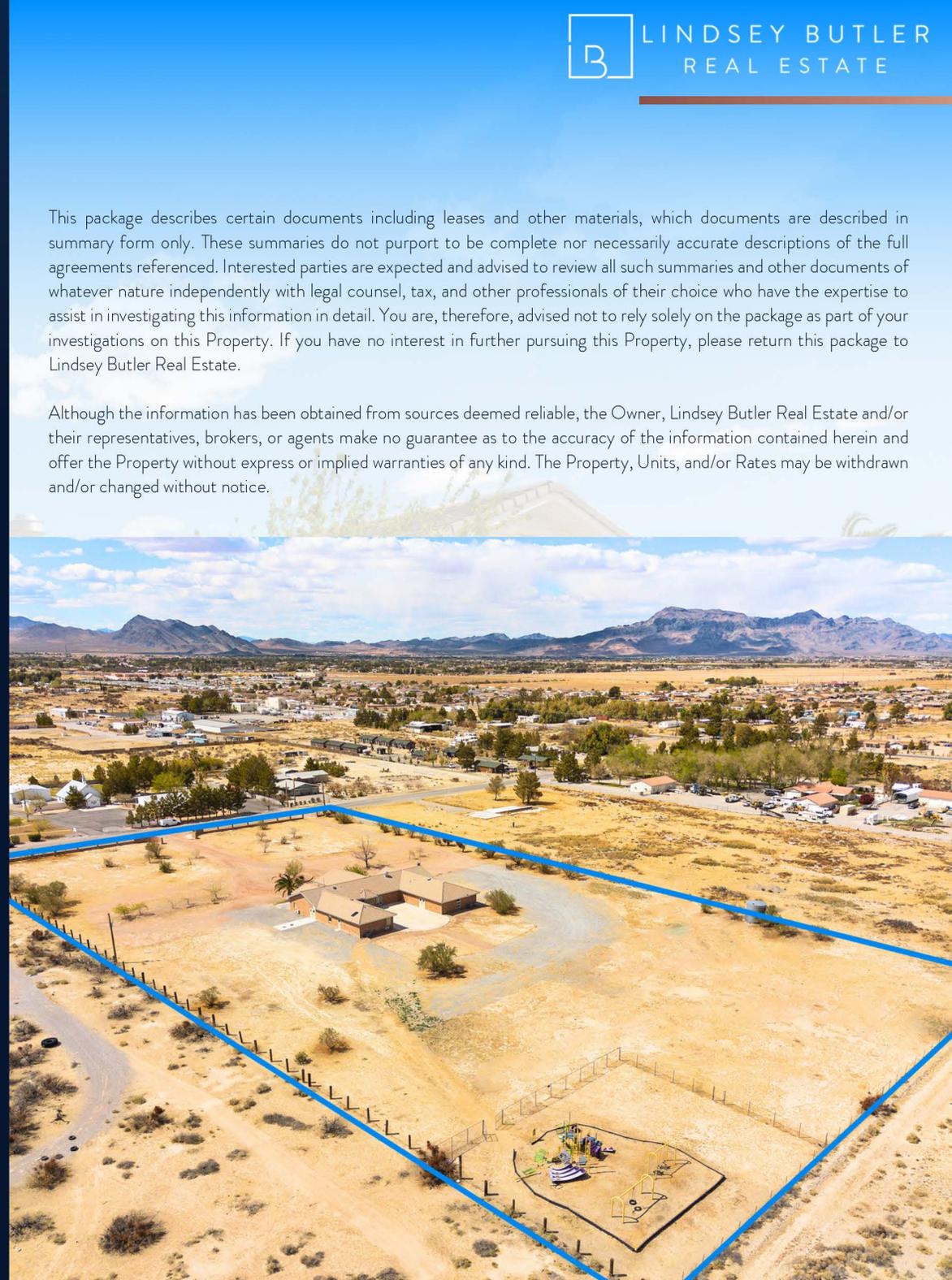
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5-ACRES LAND + MIXED-USE BUILDING



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