



**SERHANT.**  
LAS VEGAS  
FOUNDING MEMBER

# OFFERING MEMORANDUM

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**2190 EAST BELL VISTA AVENUE**  
PAHRUMP, NV 89060

# CONFIDENTIAL INVESTMENT OFFERING

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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.

**2190 EAST BELL VISTA AVENUE**  
PAHRUMP, NV 89060

# PROPERTY OVERVIEW

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One lot zoned commercial  
totaling 9.16 acres.

Parcel number: 27-351-18

Lot Size: 9.16 Acres

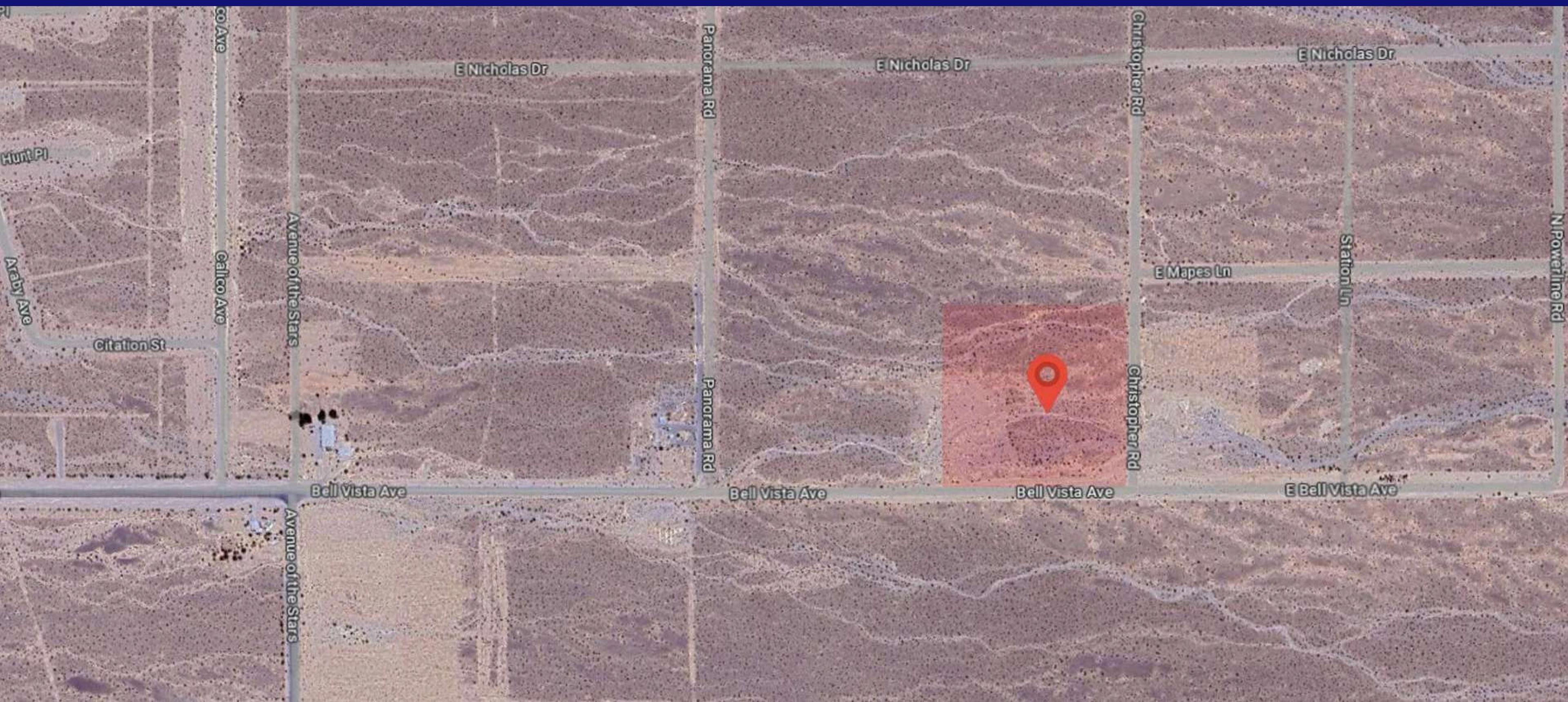
Zoning: Commercial

MLS #: 2576339

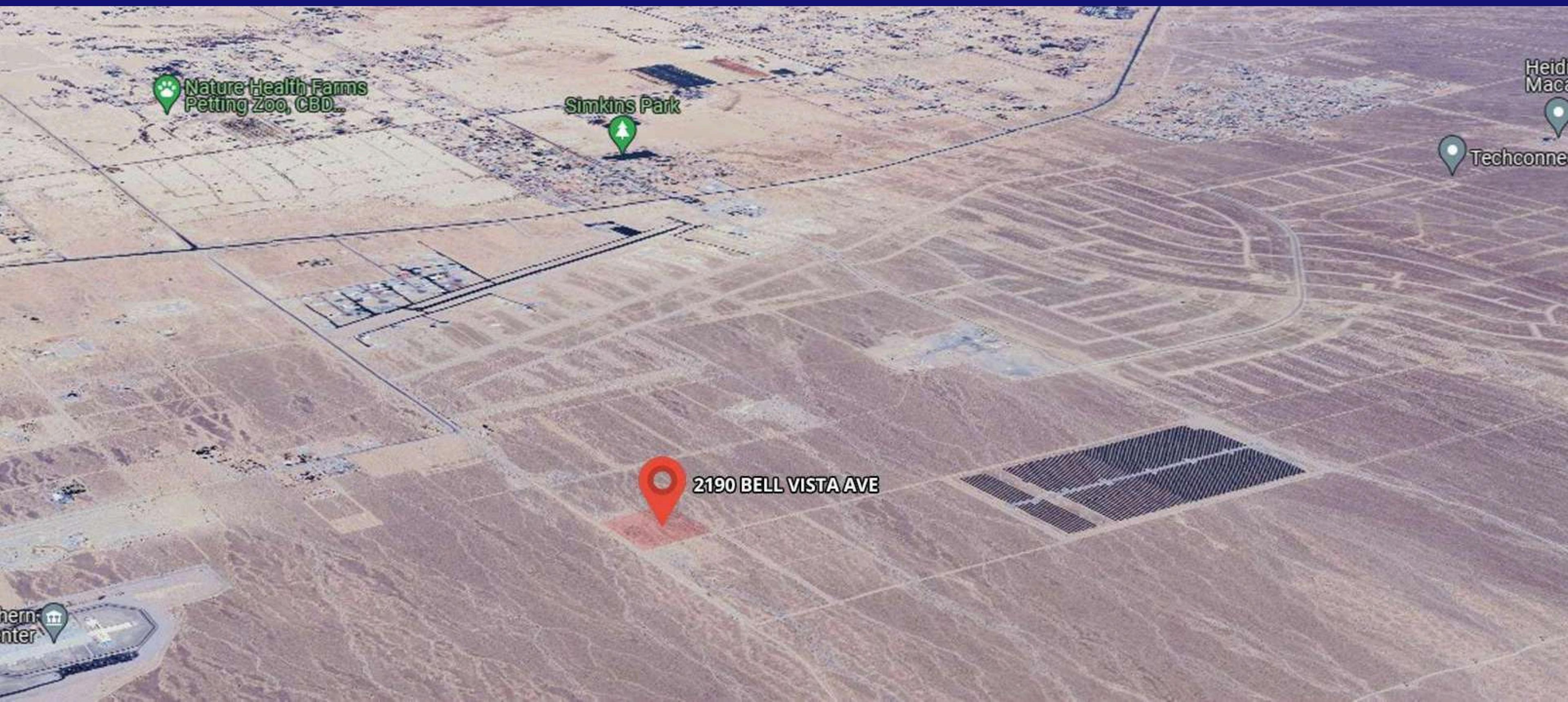
**\$325,000**

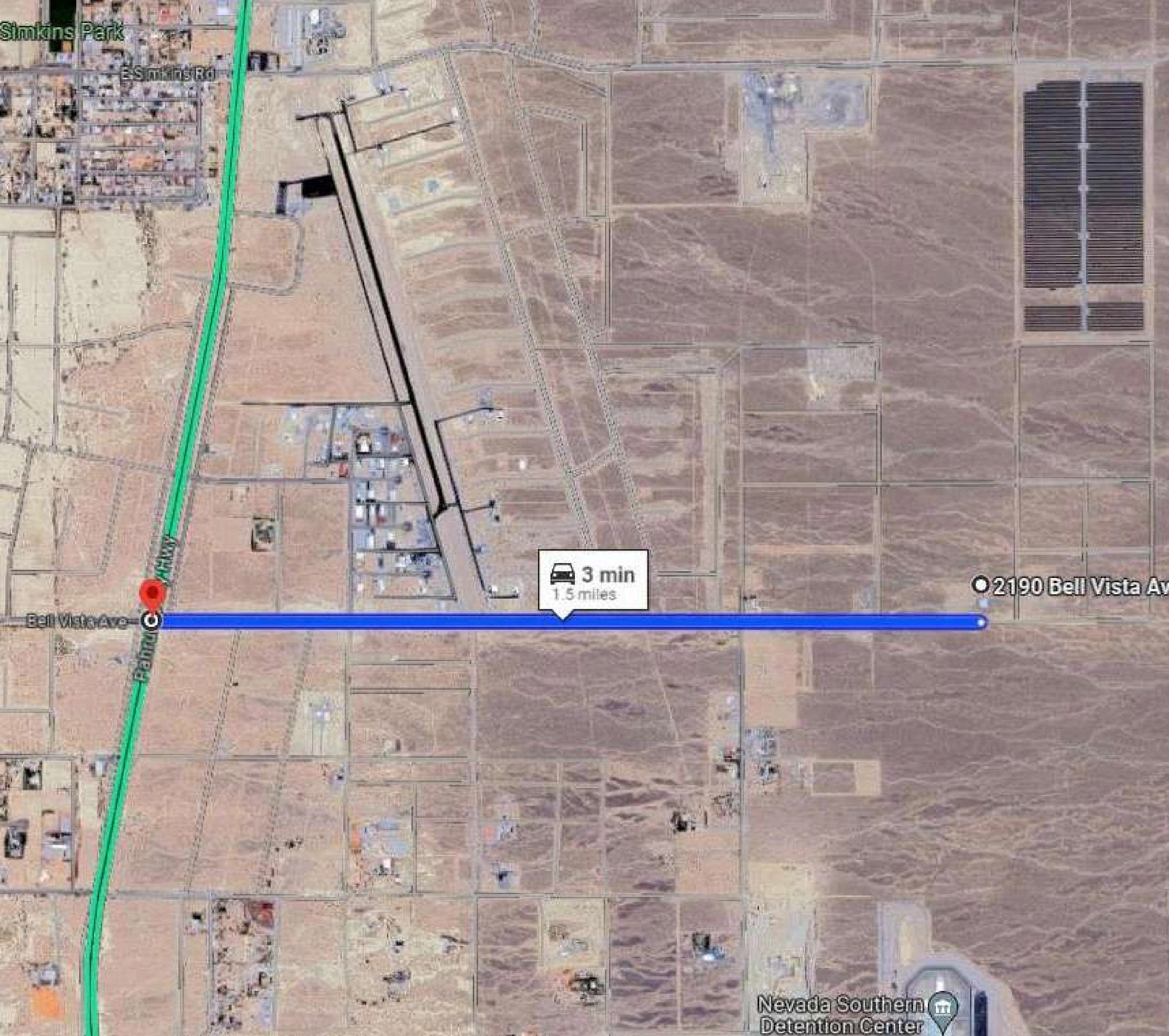


# AREA MAP



# AREA MAP





# ACCESS TO PAHRUMP VALLEY HIGHWAY 160

# LOCATION INSIGHTS

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## 1 MILE

INTROFLIGHTS.COM

INFINITY HOSPICE CARE

SLK DRESSAGE

NOWHERE ELSE RANCH

WHISPERING HILLS RANCH

PAHRUMP VALLEY  
RECYCLING

BEATTY DISPOSAL  
SERVICES

NYE COUNTY LANDFILL

NEVADA SOUTHERN  
DETENTION CENTER

DOLLAR GENERAL

VEGAS TRIKE FLIGHTS

## 2 MILES

CALVADA PRIVATE AIRPARK  
COMMUNITY BUILDING &  
PARKING

CALVADA MEADOWS AIRPORT

DEBAUCHERY KITCHEN TRIBE

M/C CLUBHOUSE

LIVING FREECAFE

THRIVING WARRIOR

HIGHWAY 160

SELF STORAGE

PAHRUMP VALLEY

MOBILE HOME PARK

## 3 MILES

SIMKINS PARK

J AND S MOBILE RV REPAIR

UNITED STATES  
POSTAL SERVICE

TACOS FIESTA

ROSEMARY CLARKE  
MIDDLE SCHOOL

HOMESTEAD APARTMENTS

PAHRUMP HEALTH AND  
REHABILITATION CENTER

SEAN WILSON  
CREATIVE STUDIOS

NATURE HEALTH FARMS  
PETTING ZOO

CBD  
CAROUSEL FARMS

## 4 MILES

FASTRIP GASOLINE

RNG FARMS

WIMPY'S SELF STORAGE

ALL THINGS MOBILE  
AUTOMOTIVE

FIRST CHOICE SELF STORAGE

THE HOME DEPOT

PETRACK PARK

DMV NOW KIOSK



## THE SUBURBAN OASIS ON LAS VEGAS' HORIZON

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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

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## 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

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## 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

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## 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

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**Property Sold As-Is**

**Buyer is Responsible for Conducting their Own Diligence**

**Proof of Funds or Pre-Qualification May Be Requested**

## WHY INVEST NOW

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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.

2190 BELL VISTA  
9.16 ACRES



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**SERHANT.**  
LAS VEGAS  
FOUNDING MEMBER

LAS VEGAS AREA  
LICENSE #: S.064342



COLDWELL BANKER  
WEST

SOUTHERN CALIFORNIA AREA  
LICENSE #: 02200677