



For Sale or Lease | Commercial Zoning

±2.12 Acres of Land

1261 & 1291 East Basin Avenue, Pahrump, NV 89060

Steven D. Haynes

Vice President

+1 702 836 3727

steven.haynes@colliers.com

License # NV-BS.0144540

Colliers Las Vegas

6795 Agilysys Way

Suite 210

Las Vegas, NV 89113

www.colliers.com/lasvegas

Colliers

Accelerating success.

±2.12 Acres of Land



1261 & 1291 East Basin Avenue, Pahrump, NV 89060

Colliers is pleased to offer for Lease or Purchase two parcels totaling ±2.12 Acres Commercial site at 1261 and 1291 E. Basin Ave, Pahrump Nevada, just east of Highway 160 (Pahrump Highway). This site features level desert terrain with easy access to a growing commercial development that includes major retailers such as Home Depot, Albertsons and Walmart making it ideal for future commercial or investment purposes.

Pahrump Market

Pahrump is a rapidly growing community located approximately 60 miles west of Las Vegas and 60 miles east of Death Valley National Park. Known for its wide-open spaces, affordable land, and business-friendly environment, Pahrump serves as the commercial and residential hub of Nye County. The area offers a mix of suburban convenience and rural character, attracting both residents and investors seeking lower costs and less congestion than the Las Vegas Valley. Pahrump's expanding infrastructure includes new retail centers, medical facilities, schools, and light industrial developments along its major corridors — Highway 160 and Basin Avenue.

With continued population growth and available land for development, Pahrump presents strong potential for housing, commercial, and industrial investment. The region's scenic desert setting, mountain views, and proximity to recreation areas such as Spring Mountain Raceway, wineries, and golf courses further enhance its quality of life and appeal.

Steven D. Haynes

Vice President

+1 702 836 3727

steven.haynes@colliers.com

License # NV-BS.0144540

Colliers Las Vegas

6795 Agilysys Way

Suite 210

Las Vegas, NV 89113

www.colliers.com/lasvegas



Property Highlights

Address	1261 & 1291 East Basin Avenue, Pahrump, NV 89060
APNs	038-221-02 & -03
Acres	±2.12 Acres
Zoning	Commercial



Contact Broker for Pricing

For Sale or Lease | Commercial Zoning

±2.12 Acres of Land

Colliers

1261 & 1291 East Basin Avenue, Pahrump, NV 89060

Trade Area Map 



For Sale or Lease | Commercial Zoning

±2.12 Acres of Land



1261 & 1291 East Basin Avenue, Pahrump, NV 89060

Aerial View 



For Sale or Lease | Commercial Zoning

±2.12 Acres of Land

Colliers

1261 & 1291 East Basin Avenue, Pahrump, NV 89060

Aerial View 



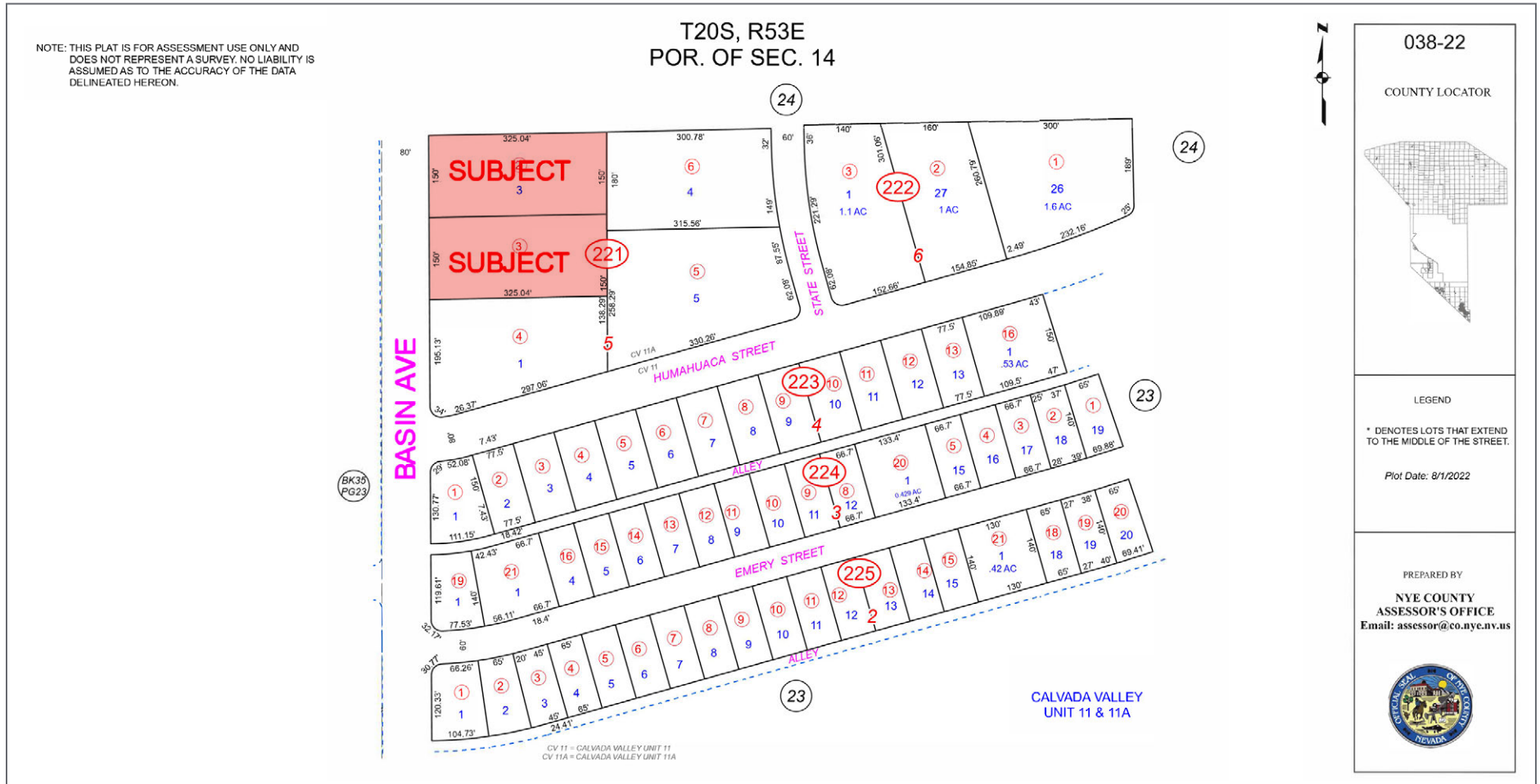
The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

±2.12 Acres of Land

1261 & 1291 East Basin Avenue, Pahrump, NV 89060



Parcel Map



Located in Pahrump, Nevada

APNs: 038-221-02 & -03

\$5.5B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B+ Assets under management

24,000 Professionals

Exclusive Listing Agents:

Steven D. Haynes

Vice President

+1 702 836 3727

steven.haynes@colliers.com

License # NV-BS.0144540



ABOUT COLLIERS

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With \$5.5 billion in annual revenues, a team of 24,000 professionals, and \$108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

©2025 Colliers Las Vegas. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.