

SALE

2721 -2781 W Bell Vista Ave

2721 -2781 W BELL VISTA AVE

Pahrump, NV 89060

PRESENTED BY:

ERIC ROGOSCH

O: 702.527.5313

eric.rogosch@svn.com

NV #S.0052003

NOLAN JULSETH-WHITE,

CCIM

O: 702.527.7562

nolan.jwhite@svn.com

NV #BS.0146060.LLC



PROPERTY SUMMARY



PROPERTY DESCRIPTION

This investment opportunity in Pahrump, Nevada offers exceptional versatility for a range of industrial and transportation-related uses. Formerly operated as an RV park and trailer storage facility, the +/-4.6 AC property is well-equipped to support operations such as a truck terminal, logistics hub, or general industrial yard.

The site features 2 parcels with 11 RV utility hookups, each with 50-amp service, and can accommodate parking for an estimated 65 or more semi-trucks, tractor-trailers, Class A motorhomes, or fifth-wheel campers. An onsite tire and workshop facility includes roll-up doors and HVAC, providing a functional space for vehicle maintenance or industrial work.

Additional improvements include 24 individual storage units, two 20-foot Conex boxes, and two 5,500-gallon water tanks designated for fire prevention. The entire property is fully fenced, gated, and well-lit for security and operational ease. A dedicated security shed is also located on-site, and a shower and a restroom facility. Enhancing tenant or staff experience, the property includes a BBQ area and an outdoor dining space.

Zoned RE-2, this property presents an opportunity for investors seeking flexible industrial use with built-in infrastructure and amenities.

OFFERING SUMMARY

SALE PRICE:	\$899,999		
LOT SIZE:	+/- 4.6 Acres		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	498	2,981	7,704
TOTAL POPULATION	1,111	6,831	17,964
AVERAGE HH INCOME	\$79,922	\$80,546	\$74,355

PROPERTY HIGHLIGHTS

- Former RV park and Trailer Storage facility for sale
- 11 RV Utility Connections
- +/-65 spaces for RV, Trailer storage. Short or Long-term
- Former Tire/Workshop with Rollup doors/HVAC/storage
- Shower and Restroom facility onsite
- BBQ/Outdoor dining area
- Fully Fenced and Gated
- 24 Storage Units onsite
- 1- 40 ft Conex Box
- 2- 5,500 Gal Water Tanks
- Security Shed with utilities

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2721-2728 W BELL VISTA RD +/- 4.6 AC



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AERIAL



ERIC ROGOSCH
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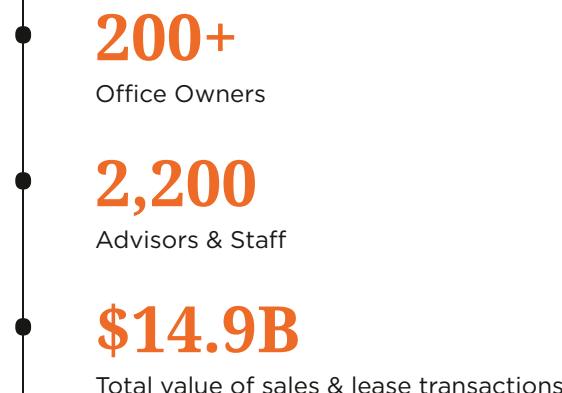
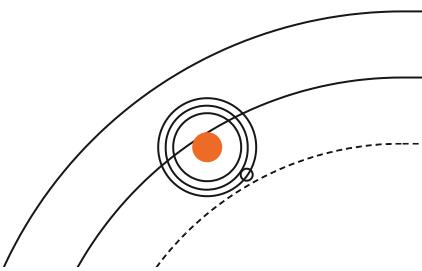
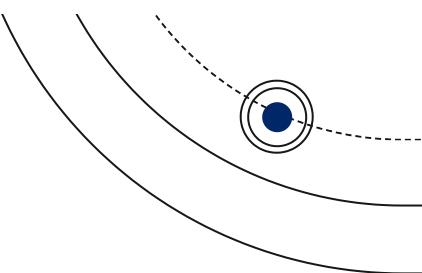
PROPERTY PHOTOS



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