

# SWC HWY 160 & HOMESTEAD

MW

FOR SALE OR LEASE



## PROPERTY DETAILS

2310 SOUTH HIGHWAY 160, PAHRUMP, NV 89048

- Ideal Gas Station / C-Store or Drive Thru Location
- Ground Lease, Build to Suit, Sale Possibilities
- Just West of Spring Mountain Motorsports Resort and Silverton Resort
- 3.6 Acres Available
- Potential Tavern Location
- Various Pad Sizes & Configuration Options
- 23,700 Cars / Day on Hwy 160
- Convenient Access to Hwy 160 and Homestead Road
- Signalized Intersection
- 400' Frontage Along Highway 160

 **WATCH DRONE VIDEO**

## 2023 DEMOS

### EST. POPULATION

1 MILE » 2,063  
3 MILE » 12,210  
5 MILE » 28,737

### EST. HOUSEHOLDS

1 MILE » 8750  
3 MILE » 5,177  
5 MILE » 12,283

### EST. AVERAGE HH INCOME

1 MILE » \$70,883  
3 MILE » \$83,948  
5 MILE » \$76,427



**MOUNTAIN WEST**  
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**3.6AC  
Available for Sale,  
GL, or BTS**



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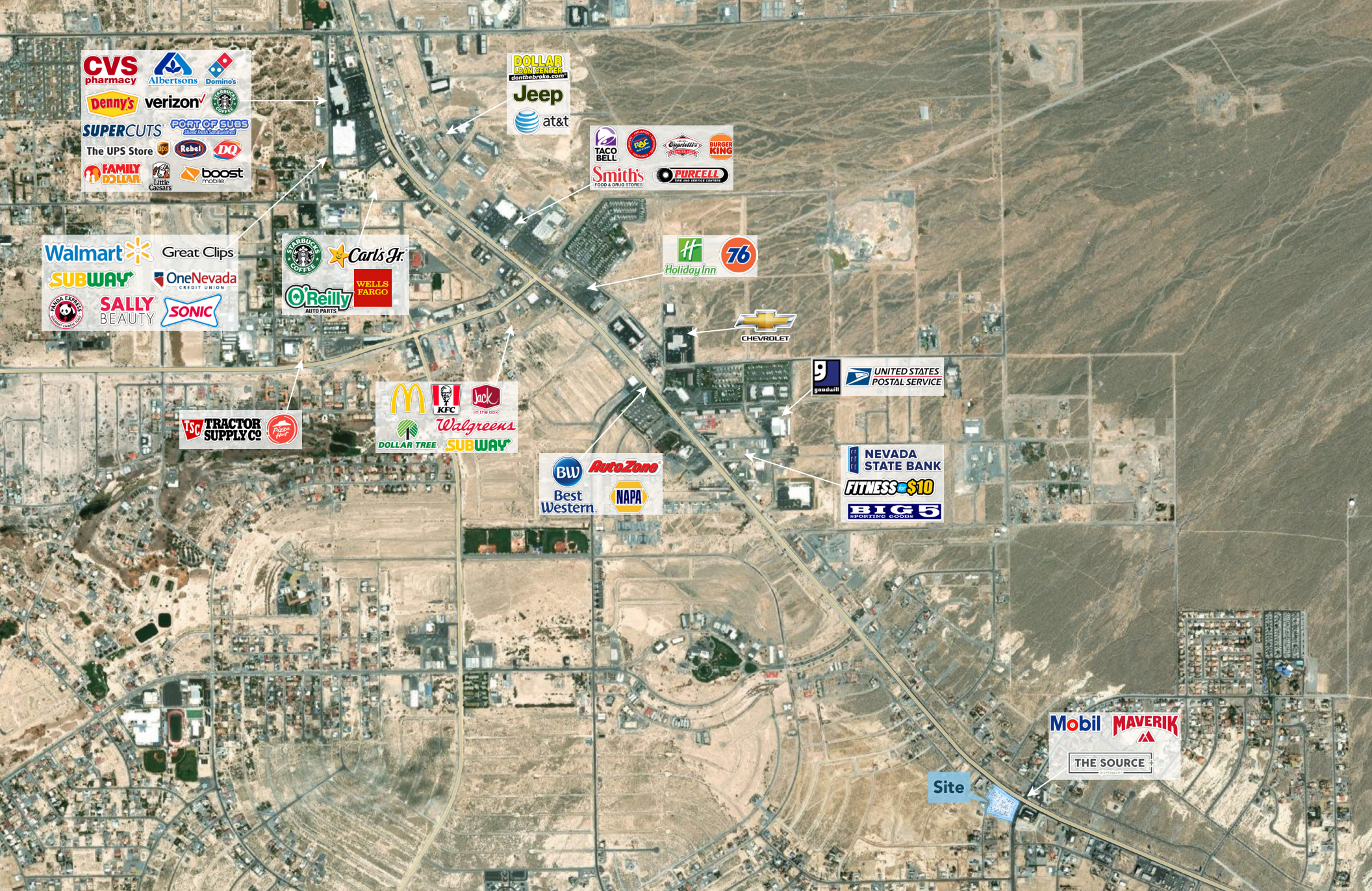
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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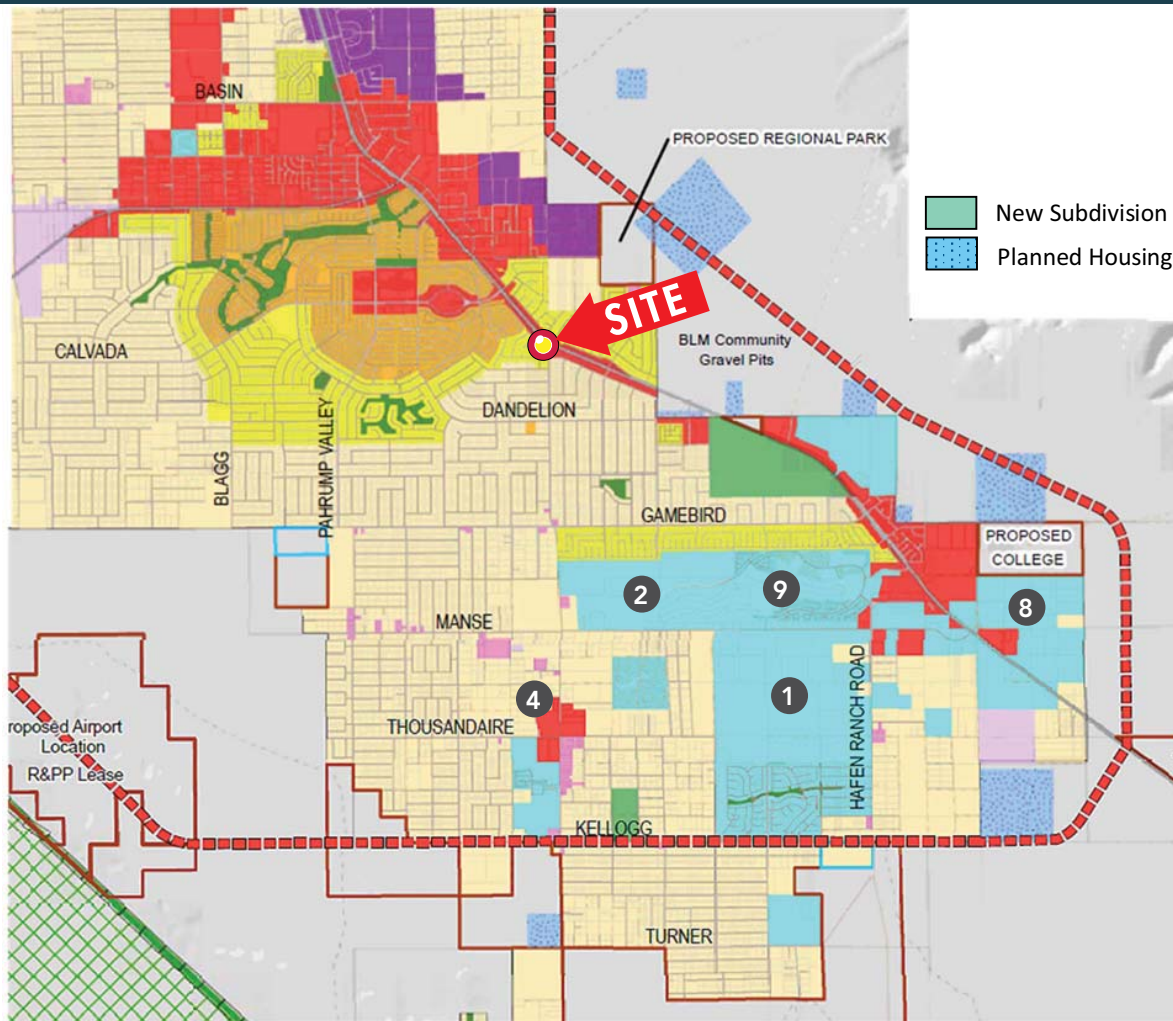
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## PLANNED HOUSING MAP



Developer	Project Name	Number of Lots
1 Adaven Management	Mountain Falls South	5,160
2 Beazer Homes	Burson Ranch	586
3 Celebrate Homes 50	Celebrate Homes	400
4 Concordia Homes	Pleasant Valley	802
5 DevLand	Pechstein Ranch	306
6 Front Sight Management, Inc.	Front Sign MPC	2,066
7 L.I. Development	Indian Road	448
8 Pahrump 88	Ishani Ridge	25
9 PV Land Investments	Gateway MPC	6,200
10 William Lyon Homes, Inc.	Mountain Falls	3,200
<b>Total</b>		<b>19,193</b>



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