

# PAHRUMP LAND AUCTION

Pahrump, NV 89048

LAND  
For Sale  
RESIDENTIAL &  
COMMERCIAL USE



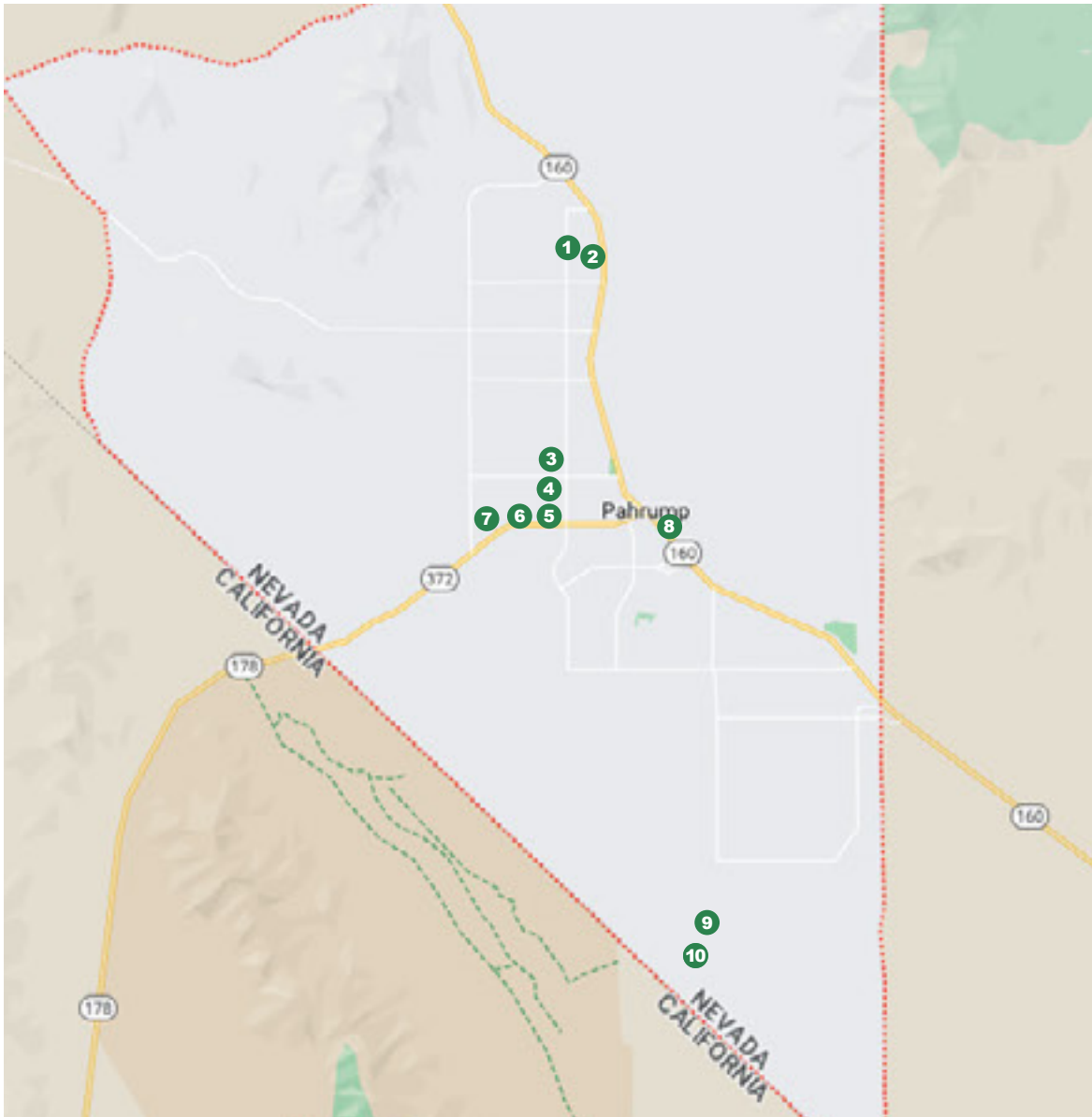
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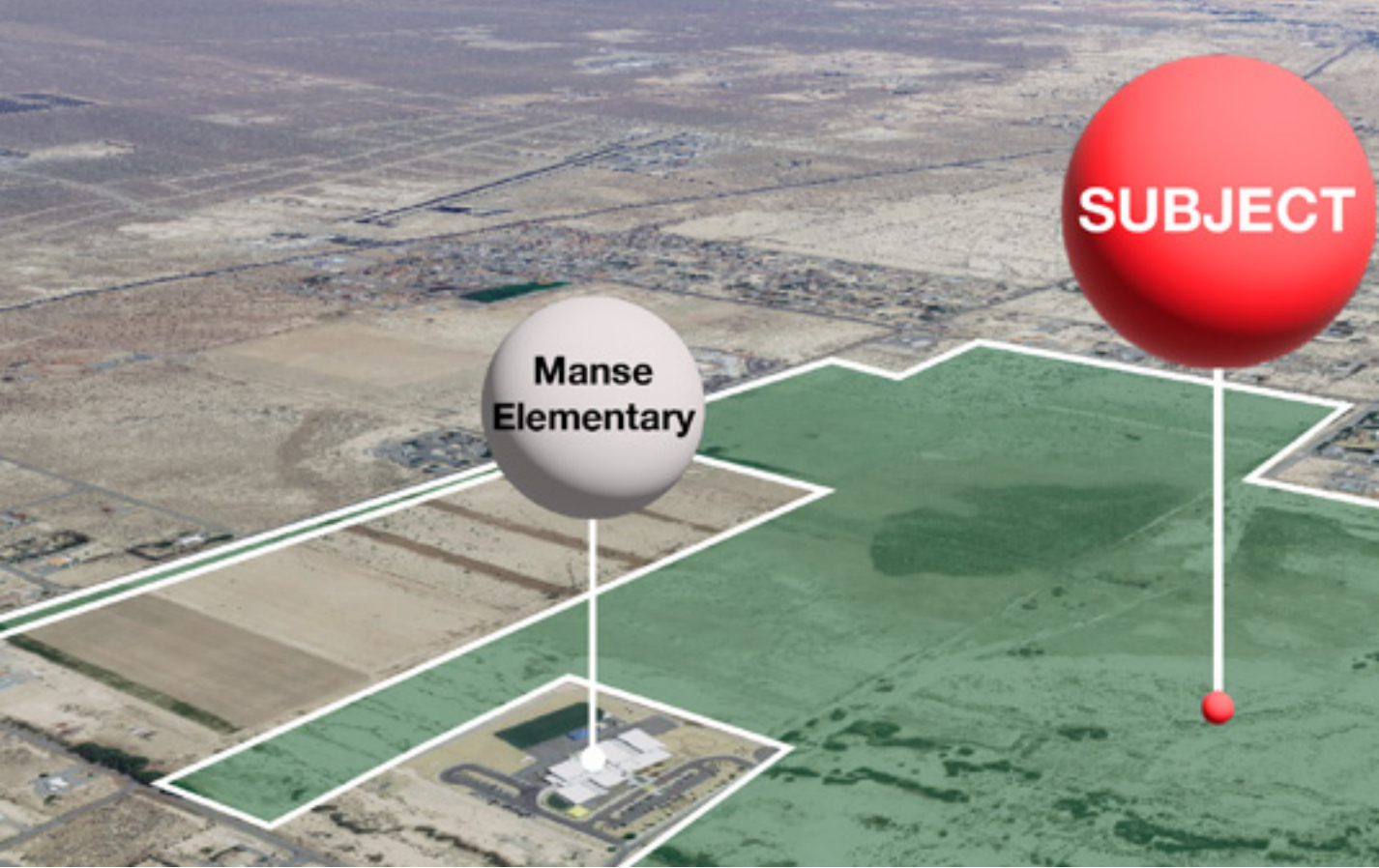
**Hayim Mizrachi, CCIM**  
CEO | Principal | Broker  
Lic#: B.0143643.corp



## Parcel Key

- 1 4990 N. Blagg Road., Pahrump NV
- 2 251 E. Desert Trails Blvd., Pahrump NV
- 3 631 W. Basin Avenue, Pahrump NV
- 4 310 S. Lola Lane, Pahrump NV
- 5 470 S. Lola Lane, Pahrump NV
- 6 630 W. Wilson Road, Pahrump NV
- 7 471 S. Margaret Street, Pahrump NV
- 8 1355 S. Loop Road, Pahrump NV
- 9 2351 E. Bond Street, Pahrump NV
- 10 2320 E. Fuchsia Street, Pahrump NV

[Click Here for Nye County](#)



# Investment Snapshot

Parcel is in an Opportunity Zone

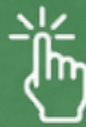
**±400**

Acres

**1,000**

Acres Feet of Water

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## Property Overview

MDL Group is pleased to present a ±400-acre parcel of land near the cross streets of N. Blagg Road and W. Simkins Road. This parcel is in close proximity (1.7 miles) to the Calvada Meadows Airport. Desert Trails Unit 1 is located adjacent to the parcel and consists of 80 homes with land for future development. There is a post office and convenience store located on the adjacent parcel. This parcel is served by Desert Utilities INC with a water plant and waste water plant with water and waste water lines running through the parcel. A utility map with water and waste water lines available upon request. A unique land opportunity for sale as this large, contiguous parcel comes with 1,000 acre-feet of water. The property is priced for land value and acre-feet of water, and is zoned Specific Plan (SP).

## Area Overview

Pahrump is an unincorporated town located at the southernmost tip of Nye County, Nevada, and lies adjacent to the Nevada-California border, is 1-hour west of Las Vegas, and 1-hour east of Death Valley National Park. Pahrump truly is the heart of the desert and the perfect place to enjoy the best of southern Nevada.

## 4990 N. Blagg Road | Pahrump, NV 89060

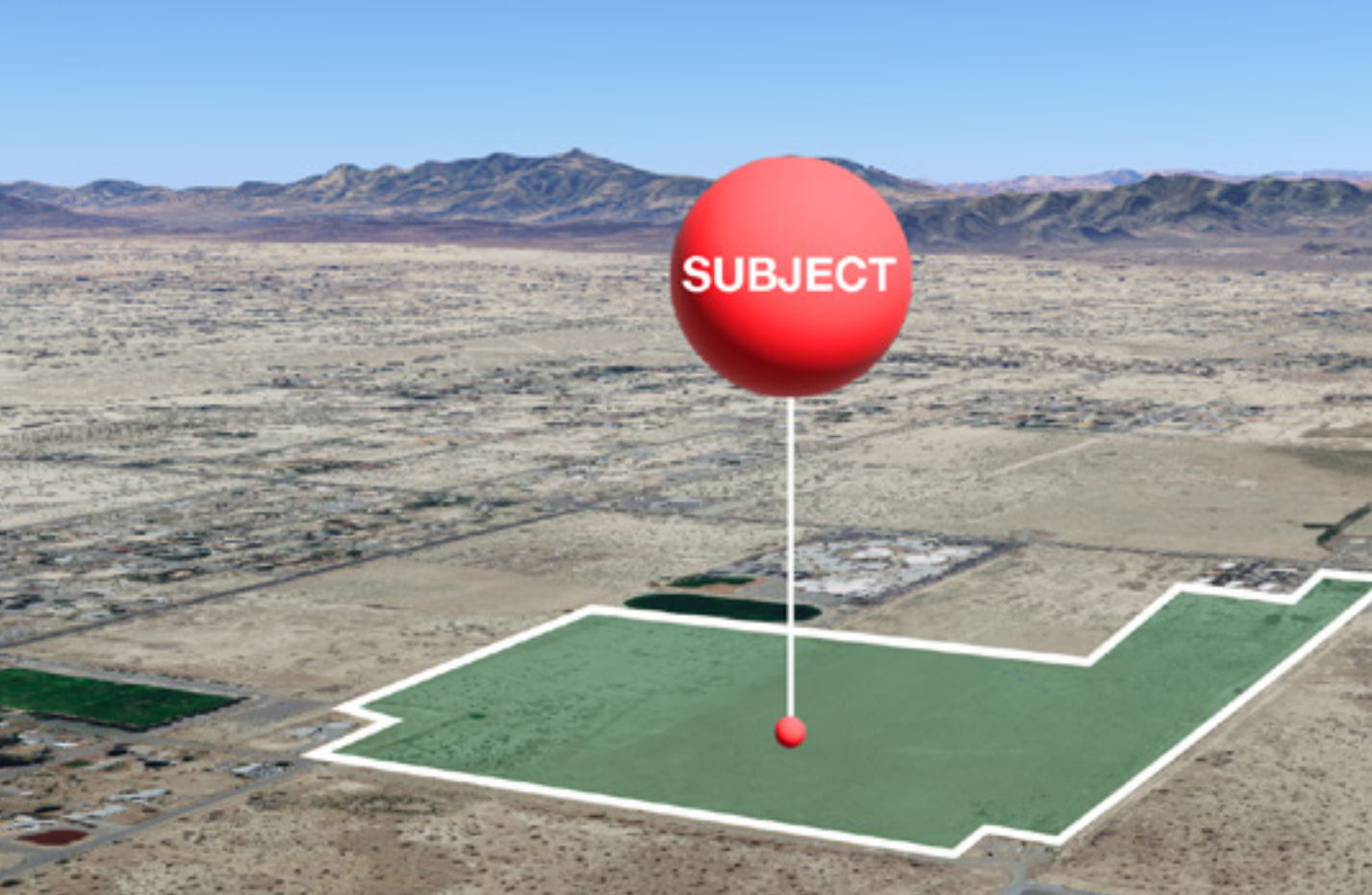
<b>+ Parcel Number</b>	043-141-20
<b>+ Zoning</b>	SP (Specific Plan)- several uses
<b>+ Land Size</b>	±400 AC
<b>+ Submarket</b>	Pahrump
<b>+ Traffic Counts</b>	W. Bell Vista Ave. // ±2,550 VPD Pahrump Valley Hwy. // ±1,950 VPD
<b>+ Utility Company</b>	Water rights banked with Desert Utilities INC



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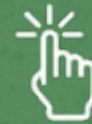
## Investment Snapshot

Parcel is in an Opportunity Zone

**±60.80**  
Acres

**152**  
Acre Feet of Water

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### Property Overview

MDL Group is pleased to present a ±60.80 acre parcel of land near the cross streets of N. Blagg Road and Desert Trails Blvd. A unique land opportunity for sale as this parcel sits directly next to Pahrump Health and Rehabilitation Center and comes with 152 acre-feet of water. The property is priced for land value and acre feet of water, and is zoned Neighborhood Commercial (NC).

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### 251 E. Desert Trails Blvd. | Pahrump, NV 89060

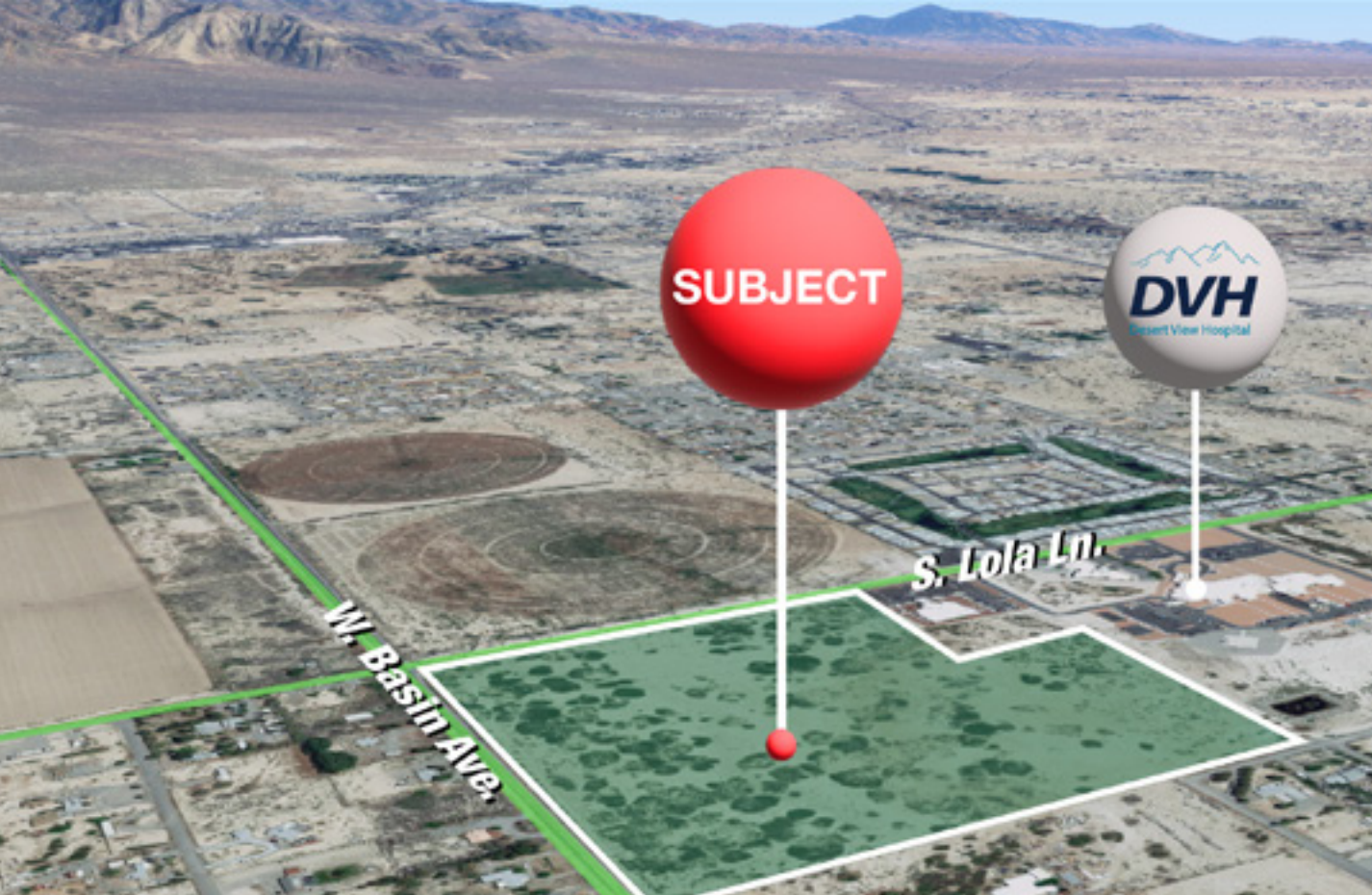
+ Parcel Number	027-331-26
+ Zoning	NC (Neighborhood Commercial)
+ Land Size	±60.80 AC
+ Submarket	Pahrump
+ Traffic Counts	Pahrump Valley Hwy. // ±22,800 VPD W. Bell Vista Ave. // ±2,550 VPD
+ Utility Company	Water rights banked with Desert Utilities INC



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## Investment Snapshot

**±30.81**

Acres

**±78**

Acre Feet of Water

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### Property Overview

MDL Group is pleased to present a ±30.81-acre parcel of land at the corner of Lola Lane and W. Basin Ave. A unique land opportunity for sale as this parcel sits on the same block as Desert View Hospital and comes with ±78 acre-feet of water. The property is priced for land value and acre feet of water, and is zoned Medical/Medical Support/Multi-Family (M).

### Area Overview

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### 631 W. Basin Ave. | Pahrump, NV 89060

<b>+ Parcel Number</b>	035-331-92
<b>+ Zoning</b>	M (Medical/Medical Support/Multi-Family)
<b>+ Land Size</b>	±30.81 AC
<b>+ Submarket</b>	Pahrump
<b>+ Traffic Counts</b>	E. Highway 372 // ±10,500 VPD Pahrump Valley Hwy. // ±22,800 VPD
<b>+ Utility Company</b>	Water rights banked with Great Basin Water Co



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## Investment Snapshot

**±2**

Acres

**±5**

Acre Feet of Water

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### Property Overview

MDL Group is pleased to present a ±2 acre parcel of land along Lola Lane near the cross street of W. Basin Ave. A unique land opportunity for sale as this parcel sits directly next to Desert View Hospital and comes with ±5 acre-feet of water. The property is priced for land value and acre feet of water, and is zoned Medical/Medical Support (M).

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### 310 S. Lola Lane | Pahrump, NV 89060

<b>+ Parcel Number</b>	035-331-83
<b>+ Zoning</b>	M (Medical)
<b>+ Land Size</b>	±2 AC
<b>+ Submarket</b>	Pahrump
<b>+ Traffic Counts</b>	N. Frontage Rd. // ±22,800 VPD E. Highway 372 // ±10,500 VPD
<b>+ Utility Company</b>	Water rights banked with Great Basin Water Co



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## Investment Snapshot

**±6.86**

Acres

**±17**

Acre Feet of Water

### Property Overview

MDL Group is pleased to present a ±6.86-acre parcel of land near the cross streets of Margaret Street and W. Wilson Road. A unique land opportunity for sale as these parcels sit within close proximity to Desert View Hospital and comes with ±17 acre-feet of water. The property is priced for land and acre-feet of water value and is zoned Neighborhood Commercial (NC).

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### 3 Parcels For Sale | Pahrump, NV 89048

<b>+ Parcel Numbers</b>	035-331-85 , 035-331-86 , 035-331-87
<b>+ Zoning</b>	NC (Neighborhood Commercial)
<b>+ Land Size</b>	±6.86 AC
<b>+ Submarket</b>	Pahrump
<b>+ Traffic Counts</b>	E. Highway 372 // ±10,500 VPD S. Highway 160 // ±22,800 VPD
<b>+ Utility Company</b>	Water rights banked with Great Basin Water Co



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## Investment Snapshot

**±3.12**

Acres

**±8**

Acre Feet of Water

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### Property Overview

MDL Group is pleased to present a ±3.12-acre parcel of land near the cross streets of Lola Lane and W. Wilson Road. A unique land opportunity for sale as this parcel sits directly next to Desert View Hospital and comes with ±8 acre-feet of water. The property is priced for land and acre-feet of water value and is zoned Neighborhood Commercial (NC).

### Area Overview

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### 470 S. Lola Lane | Pahrump, NV 89048

+ Parcel Number	035-331-87
+ Zoning	NC (Neighborhood Commercial)
+ Submarket	Pahrump
+ Traffic Counts	E. Highway 372 // ±10,500 VPD S. Highway 160 // ±22,800 VPD
+ Utility Company	Water rights banked with Great Basin Water Co



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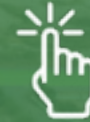
**±1.24**

Acres

**±3**

Acres Feet of Water

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### Property Overview

MDL Group is pleased to present a ±1.24-acre parcel of land near the cross streets of Lola Lane and W. Wilson Road. A unique land opportunity for sale as this parcel sits near to Desert View Hospital and comes with ±3 acre-feet of water. The property is priced for land and acre-feet of water value and is zoned Neighborhood Commercial (NC).

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### 630 W. Wilson Road | Pahrump, NV 89048

+ Parcel Number	035-331-86
+ Zoning	NC (Neighborhood Commercial)
+ Submarket	Pahrump
+ Traffic Counts	E. Highway 372 // ±10,500 VPD S. Highway 160 // ±22,800 VPD
+ Utility Company	Water rights banked with Great Basin Water Co



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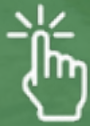
±2.5

Acres

±6

Acre Feet of Water

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### 471 S. Margaret Street | Pahrump, NV 89048

+ Parcel Number	035-331-85
+ Zoning	NC (Neighborhood Commercial)
+ Submarket	Pahrump
+ Traffic Counts	E. Highway 372 // ±10,500 VPD S. Highway 160 // ±22,800 VPD
+ Utility Company	Water rights banked with Great Basin Water Co

### Property Overview

MDL Group is pleased to present a ±2.5-acre parcel of land near the cross streets of Margaret Street and W. Wilson Road. A unique land opportunity for sale as this parcel sits within close proximity to Desert View Hospital and comes with ±6 acre-feet of water. The property is priced for land and acre-feet of water value and is zoned Neighborhood Commercial (NC).

### Area Overview

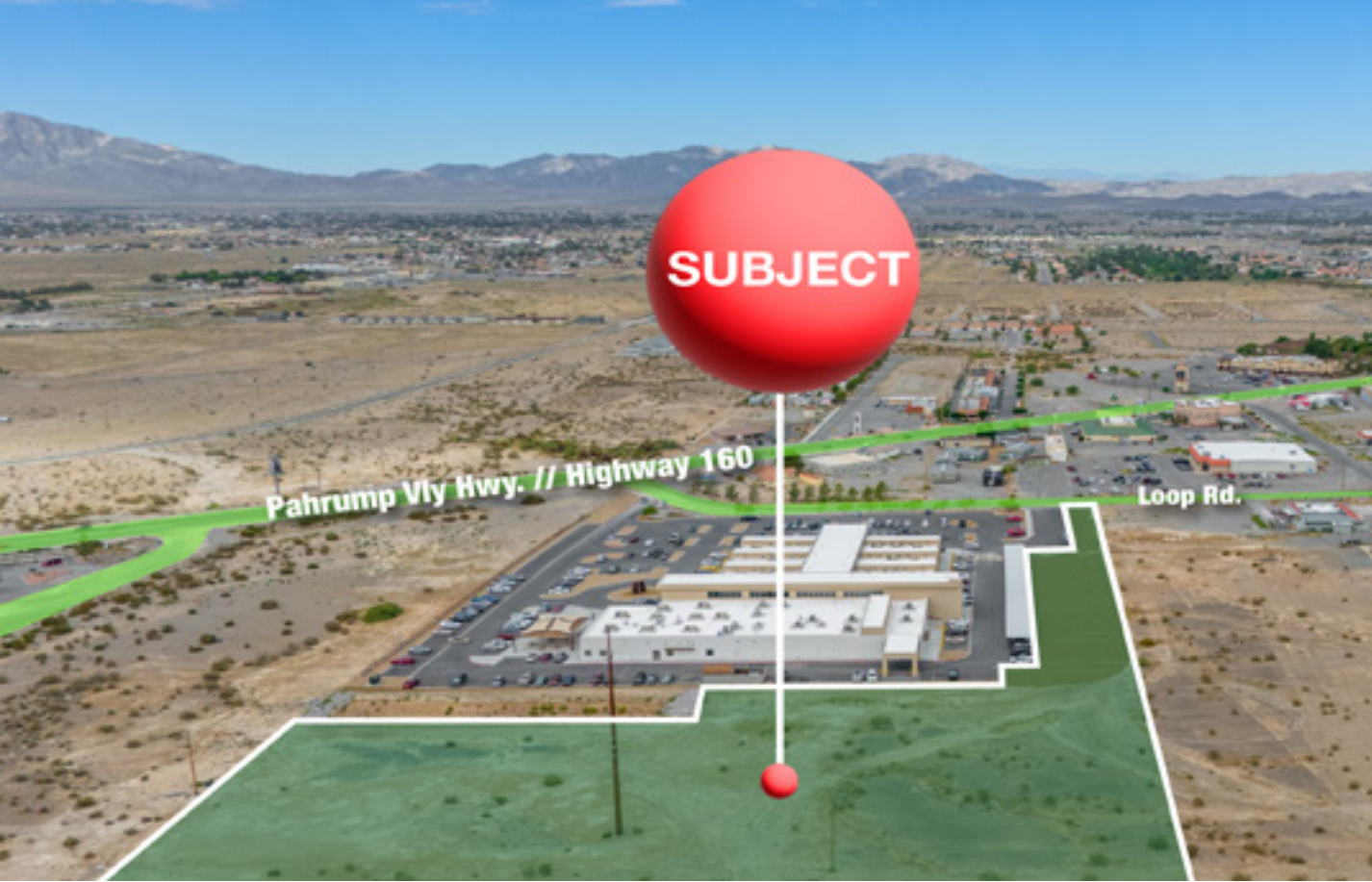
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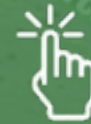
**±3.86**

Acres

**±5**

Acre Feet of Water

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### Property Overview

MDL Group is pleased to present a ±3.86 acre parcel of land near the cross streets of Pahrump Valley Highway and Industrial Road. A unique land opportunity for sale as this parcel sits directly next to the Intermountain Healthcare Clinic and comes with ±5.00 acre-feet of water. The parcel has an easement/shared access with Intermountain Healthcare Clinic. The parcel also has utility access to Loop Road. The property is priced for land value and acre feet of water, and is zoned General Commercial (GC).

### Area Overview

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### 1355 S. Loop Road | Pahrump, NV 89048

+ Parcel Number	035-571-31
+ Zoning	GC (General Commercial)
+ Land Size	±3.86 AC
+ Submarket	Pahrump
+ Traffic Counts	Charles Brown Hwy. // ±23,300 VPD Pahrump Valley Hwy. // ±22,800 VPD
+ Utility Company	Water rights banked with Great Basin Water Co



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# Investment Snapshot

# ±19.56

Acres

# ±36

Acre Feet of Water

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## Property Overview

MDL Group is pleased to present a ±19.56-acre parcel of land that comes with ±36 acre-feet of water near the cross streets of Homestead Road and Bond Street. This parcel is ideally suited for a horse property and includes an agricultural well, domestic well, septic tank, 3 phase power, and a small farm house on the property. This parcel sits directly adjacent to another ±9.70 acre parcel. The property is priced for land value and acre feet of water, and is zoned Residential (RE-2).

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## 2351 E. Bond Street | Pahrump, NV 89048

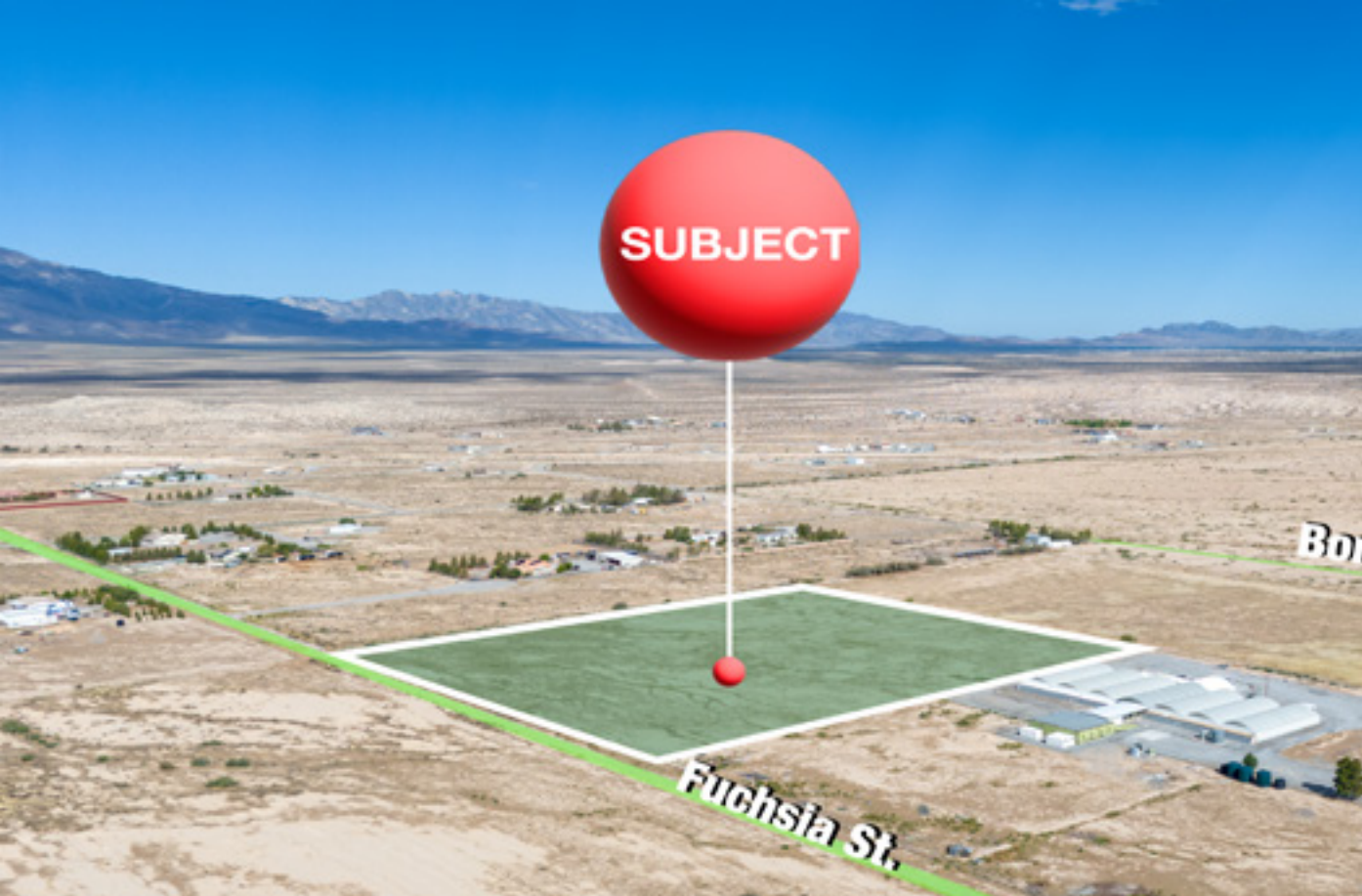
+ Parcel Number	044-851-21
+ Zoning	RE-2 (Residential)
+ Land Size	±19.56 AC
+ Submarket	Pahrump
+ Traffic Counts	S. Highway 160 // ±11,000 VPD S. Haffen Ranch Rd. // ±1,350 VPD
+ Utility Company	Water rights not located in utility service area



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## Investment Snapshot

**±9.70**

Acres

**±16**

Acre Feet of Water

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### Property Overview

MDL Group is pleased to present a ±9.70-acre parcel of land that comes with ±16 acre-feet of water near the cross streets of Homestead Road and Bond Street. This parcel is ideally suited for a horse property and sits directly adjacent to another ±19.56 acre parcel. The property is priced for land value and acre feet of water, and is zoned Residential (RE-2).

### Area Overview

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### 2320 E. Fuchsia Street | Pahrump, NV 89048

+ Parcel Number	044-851-22
+ Zoning	RE-2 (Residential)
+ Land Size	±9.70 AC
+ Submarket	Pahrump
+ Traffic Counts	S. Highway 160 // ±11,000 VPD S. Haffen Ranch Rd. // ±1,350 VPD
+ Utility Company	Water rights not located in utility service area



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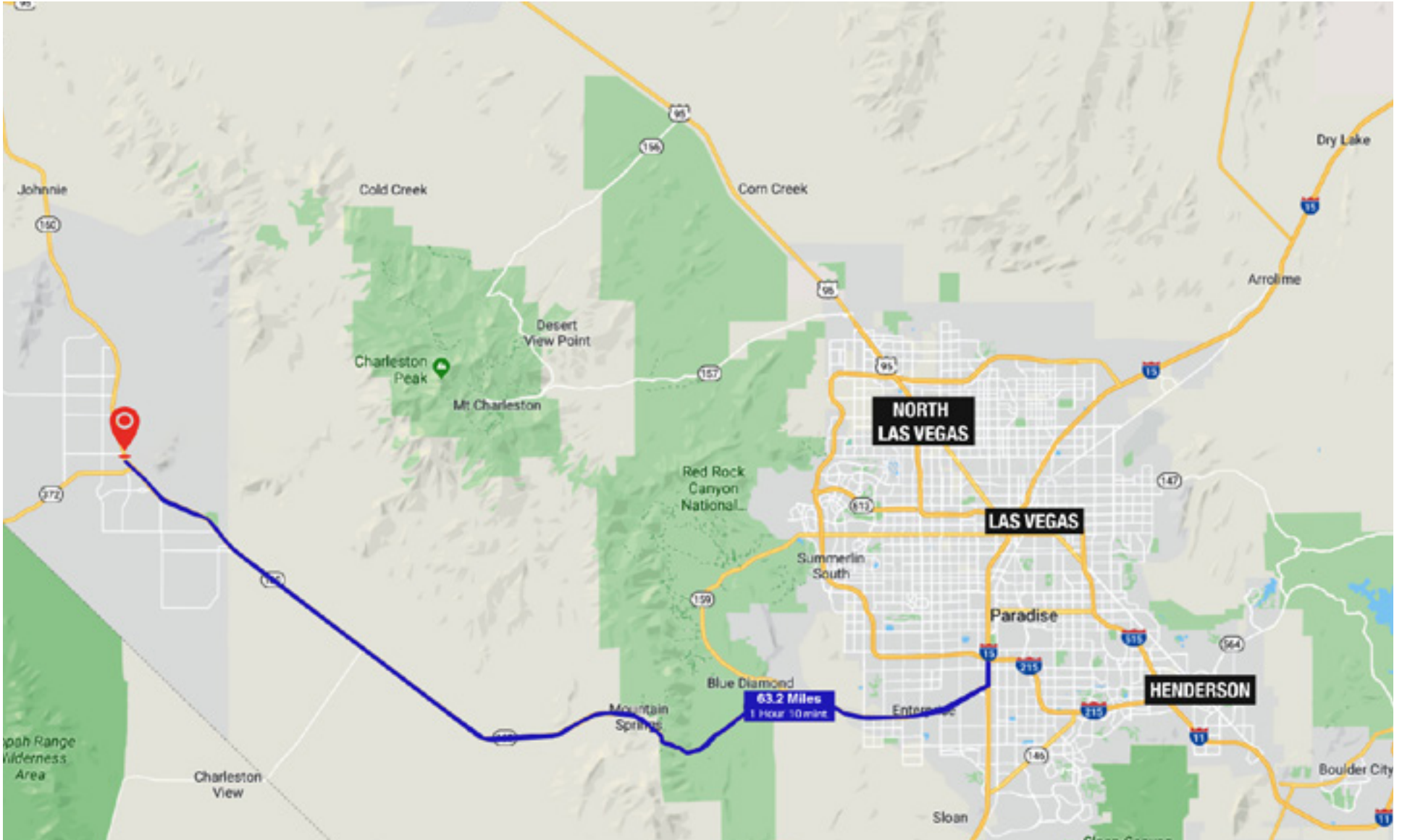
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15

# Maps & Developments

+ Area Map



## Market Overview

### Sprawling New Developments in Pahrump

The Pahrump Valley is experiencing a surge in business growth, with new companies entering the area and existing ones expanding their operations. Currently, there are 30 commercial projects in various stages of development or construction.

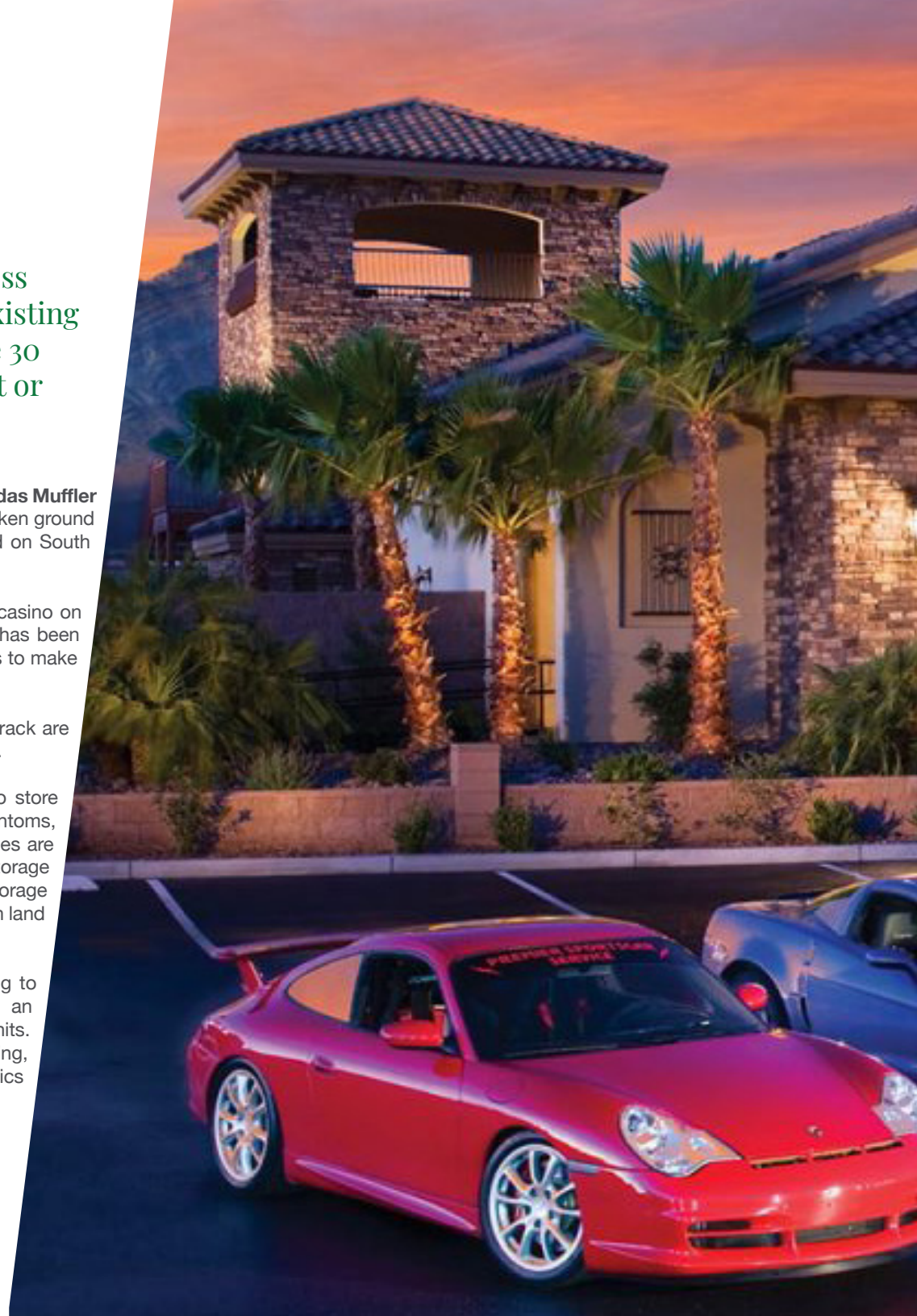
**Arby's** officially opened its doors on Tuesday, March 28, 2023 at 680 S. Highway, **Midas Muffler** under construction will now be going up next door to Arby's. **Chipotle** has also broken ground on a lot adjacent to Wells Fargo and a Quick Shine Car Wash is pegged for land on South Highway 160 just north of Wilson Road.

**The Silverton Casino Project** plans to build a 125-room hotel and an attached casino on almost eight acres of land outside the Spring Mountain race facility. The project has been delayed due to improvements that the Nevada Department of Transportation wants to make along Highway 160.

**Spring Mountain Motorsports Expansion** is well underway, the 6 new miles of track are down and additional facilities, such as a garage and restrooms, are also being built.

**Warehouse & Storage** developers are constructing multiple new warehouses to store fireworks sold by various retailers in the valley, including BlackJack, Area 51, Phantoms, and Red Apple Fireworks. Additionally, new self-storage and RV storage companies are being built on Commercial Street and South Blagg Road, while two existing mini-storage businesses on Homestead Road are expanding to meet the high demand for storage options in the area. PV Construction is also creating a new storage yard and shop on land behind the Veterans of Foreign Wars Post #10054.

**Professional Office space & more services** several new businesses are coming to Pahrump, including a professional office building, a community health center, an equipment rental store, a cabinet company and showroom, and new multi-family units. Pahrump Valley Glass is moving to a new location and remodeling an older building, while a new blinds store is opening on Frontage Road. Arms Corp and Aztec Cosmetics are expanding, and Access Realty is relocating to Cortina Street.







CLUB



# Spring Mountain Motor Resort & Country Club

## Synopsis

Spring Mountain Motor Resort and Country Club is one of the finest motorsports facilities in the world with over 9 miles of track. Currently the longest race track in North America, further expansion has already begun in order to provide even more track for motorsports enthusiasts. Just a short drive west of Las Vegas Strip and surrounded by stunning desert mountain ranges, Spring Mountain is truly the ultimate driver's paradise and is a destination the entire family can enjoy.

*Source:* <https://www.racespringmountain.com>

*Longest race track in North America, Over 16 Miles*



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# Sanders Family Winery



*Pahrump has a diverse selection of wineries and meaderies, all with picturesque mountain views.*

## Wineries & Meaderies

Established in 1988, Jack Sanders founded the first modern winery in Pahrump. The Sanders Family continues to be committed to hand crafting each wine to finesse and perfect balance, bringing out the best in each vintage varietal and proprietary blends. The family has been growing grapes in Pahrump for nearly three decades. The first vineyard was our Valencia Road Property (Now Winery Road) with our newest vineyards located along the Kellogg Agricultural Bench on Kellogg Road. The tradition continues with the completion of our new stunning Renaissance Tuscan style Winery, Visitors Center and Performing Arts Amphitheater. Much care and thought were involved in the creation of this immaculate facility.

Whether it's estate wineries or distilleries, Stonewise Mead & Cider offers a craft mead and cidery in the same region. One of the very few meaderies in the Silver State, meads and ciders are different from other alcoholic beverages based on the sugars they're made with. Meads, which can sometimes also be called honeywine, are made with fermented honey, while cider is made from fermented apples. See what's on tap, then grab a glass and settle into the tasting room or patio area with Stonewise staples like the Battle Born, NoMaD, Cranky Apple, Dystopia, Blackberry Slush, and beyond.

*Source: [sanderswinery.com](http://sanderswinery.com)*



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# Nevada Tax Advantages

## Synopsis

Nevada has always been a popular state for businesses. One of the main reasons for that are low-cost startup, regulatory, licensing and annual fees, taxes and tax structure, privacy of business owners, and competitive utility rates for commercial operations.

The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th and Utah 8th.

### Nevada Tax System:

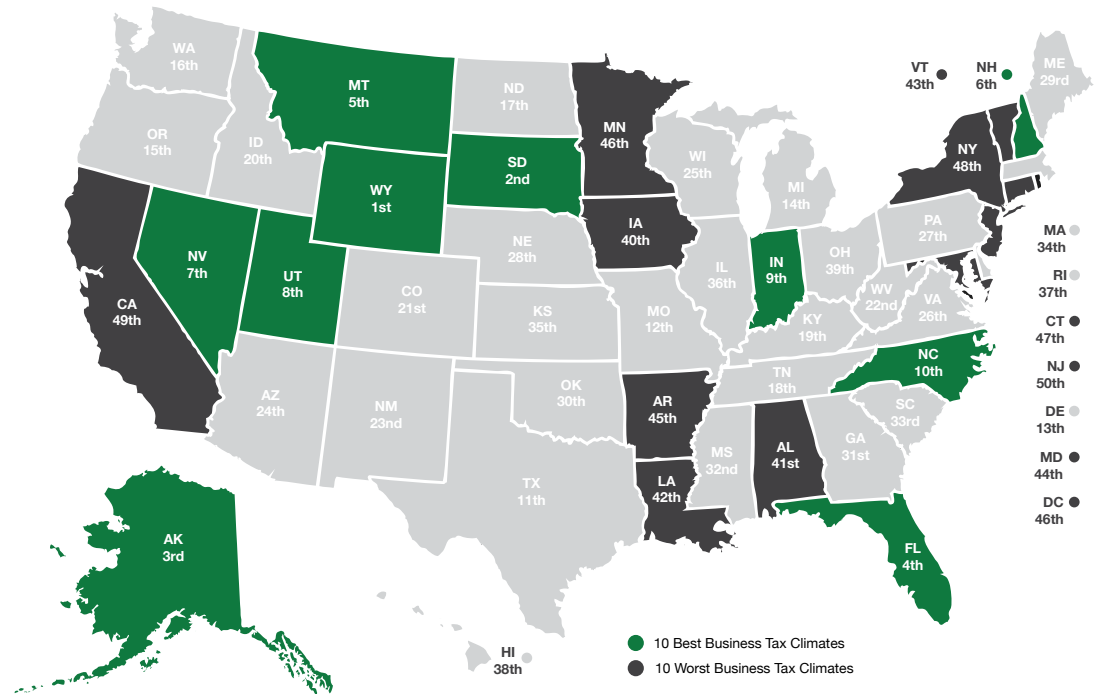
Nevada ranks as the 7th best state in the Tax Foundation's 2020 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

Nevada takes it seriously with attracting new businesses because of taxes. There are plenty of taxes you must pay in other states, but not in Nevada. **Here are the main tax advantages:**

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

*Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org*

2022 State Business Tax Climate Index



### Road Transportation

Las Vegas and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers, as well as to the major U.S. deep water seaports serving the Pacific Rim.



### Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million residents and handling more than 189 million pounds of cargo.



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