



±0.84 TO ±3.85 AC PAHRUMP, NV

301 NV-160, Pahrump, NV 89048

## Property Summary



### DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	26,165
STREET	Hwy. 160

\* Figures shown represent estimates

### DEMOGRAPHICS - 2025

	3 MILE	5 MILE	10 MILE
Estimated Population	12,449	28,384	47,428
Average HH Income	\$77,325	\$83,159	\$85,184
Estimated Households	5,439	12,027	20,013

### PROPERTY HIGHLIGHTS

- Three outparcels ranging from ±0.84 to ±3.85 acres
- Parcels C and D can be combined into lots from ± 0.84 to ±1.85 acres
- Nevada Hwy. 160 is the major thoroughfare that connects the Las Vegas Valley to Pahrump
- Area retailers include: Walmart, Albertsons, Smith's Food & Drug, The Home Depot, as well as, the Pahrump Nugget and Gold Town casinos
- Other retailers in this area include: Carl's Jr, Jack in the Box, McDonald's, Panda Express, Sonic, Starbucks, Taco Bell, and Walgreens



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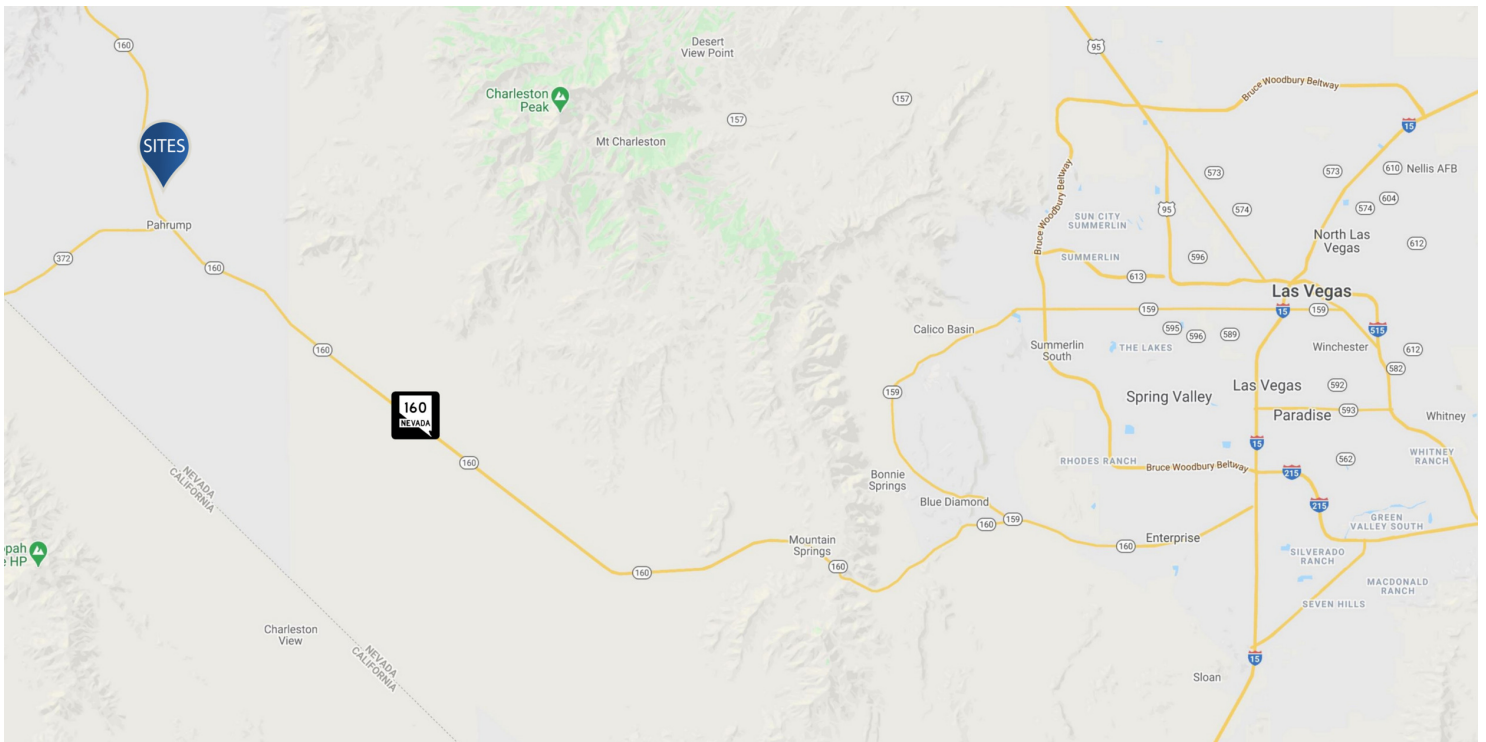




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## Location Maps



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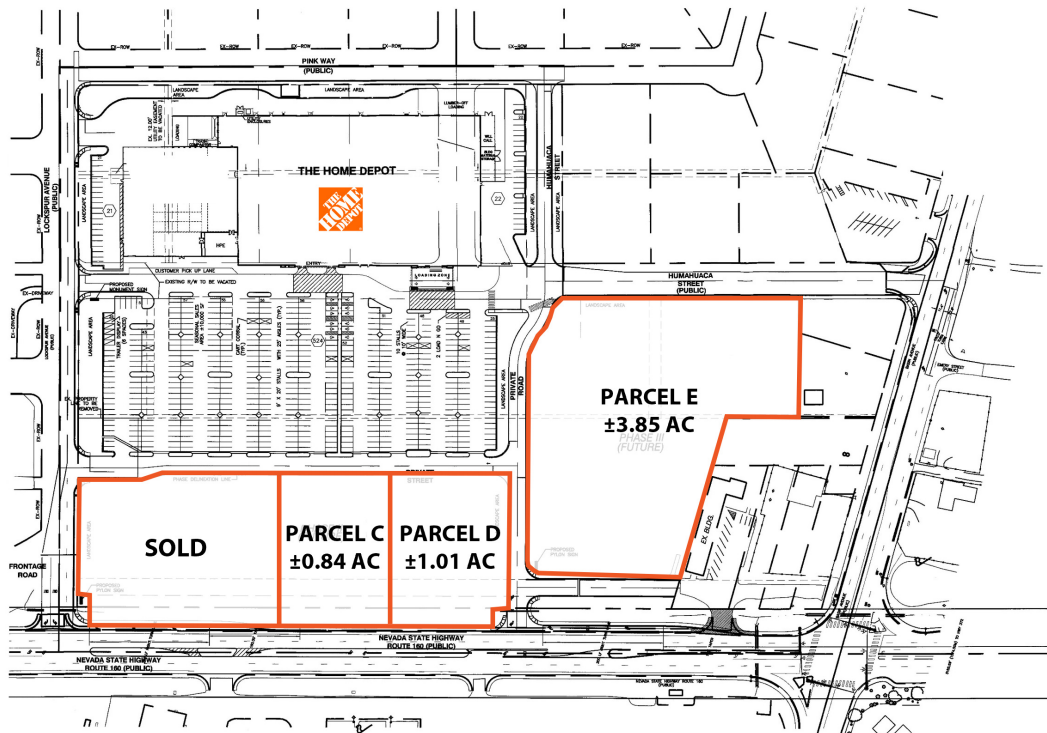
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## Land Lots



STATUS	LOT #	SUB-TYPE	SIZE	DESCRIPTION
Sold	Phase II - A	Retail-Pad	0.91 Acres	
Sold	Phase II - B	Retail-Pad	0.83 Acres	
Available	Phase II - C	Retail-Pad	0.84 Acres	Can be combined with lot D
Available	Phase II - D	Retail-Pad	1.01 Acres	Can be combined with lot C
Available	Phase III - E	Retail-Pad	3.85 Acres	



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