

# 2631

# EAST MESQUITE AVENUE Pahrump, NV 89060



NORTH PANORAMA ROAD



POWERLINE ROAD

EAST MESQUITE AVENUE

SITE



EXCLUSIVE LISTING AGENTS

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**±20.10 ACRES**  
OFFERING MEMORANDUM



# PROPERTY OVERVIEW

**ACRES:** ±20.10 Acres

**TAXES:** ±\$370.00

**PROPERTY ADDRESS:** 2631 East Mesquite Avenue  
Pahrump, Nevada

**AREA DESCRIPTION:** The property is located in north east Pahrump and is located at the South East Corner of Mesquite Avenue and Powerline Road. The roads have been paved

**ASSESSORS PARCEL #:** 035-011-02

**PROPERTY ZONING:** Heavy Industrial (HI)

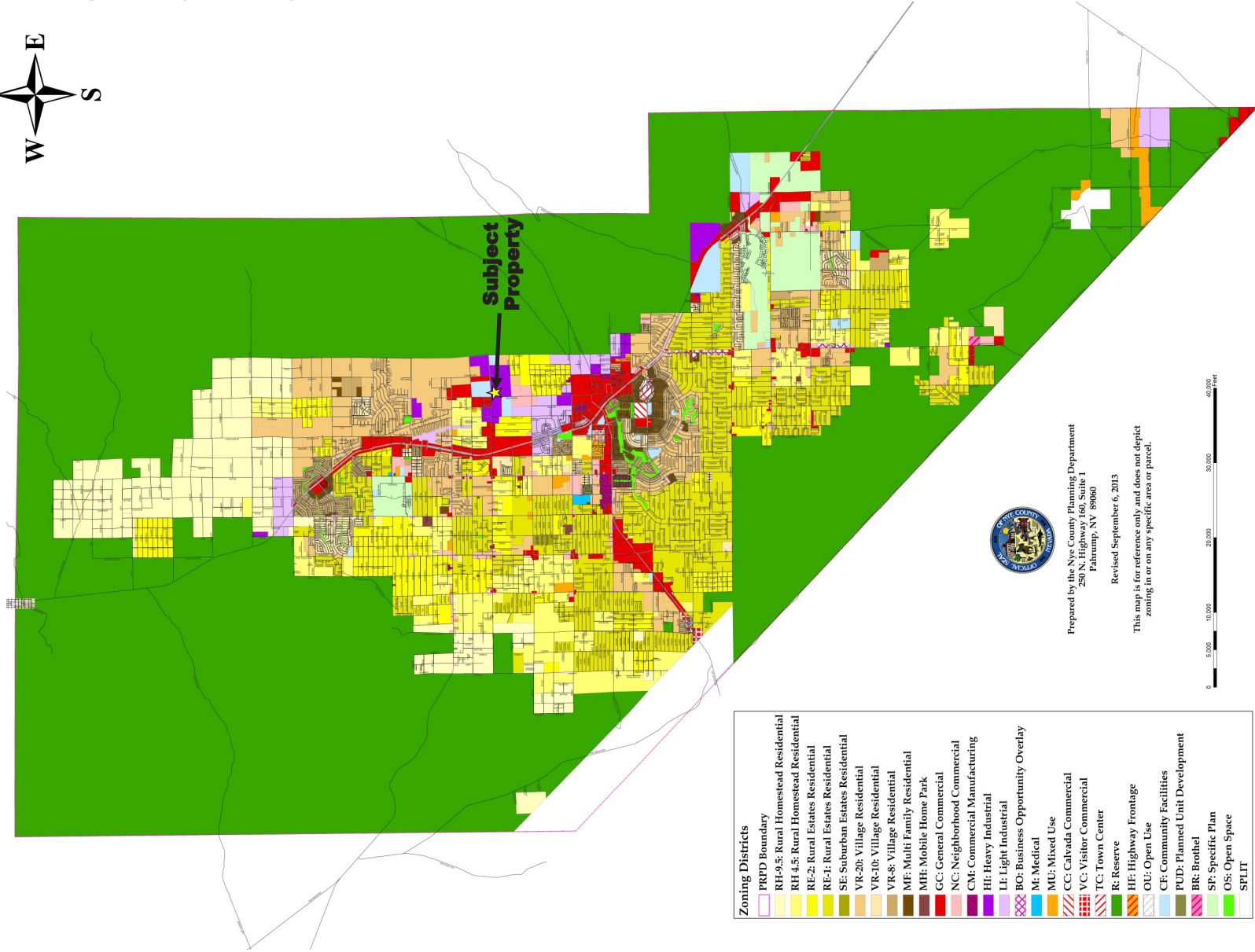
**COUNTY:** Nye County

**EST. PAHRUMP POPULATION (2019):** ±40,000

**T-R-S:** 20s - 53e - 1

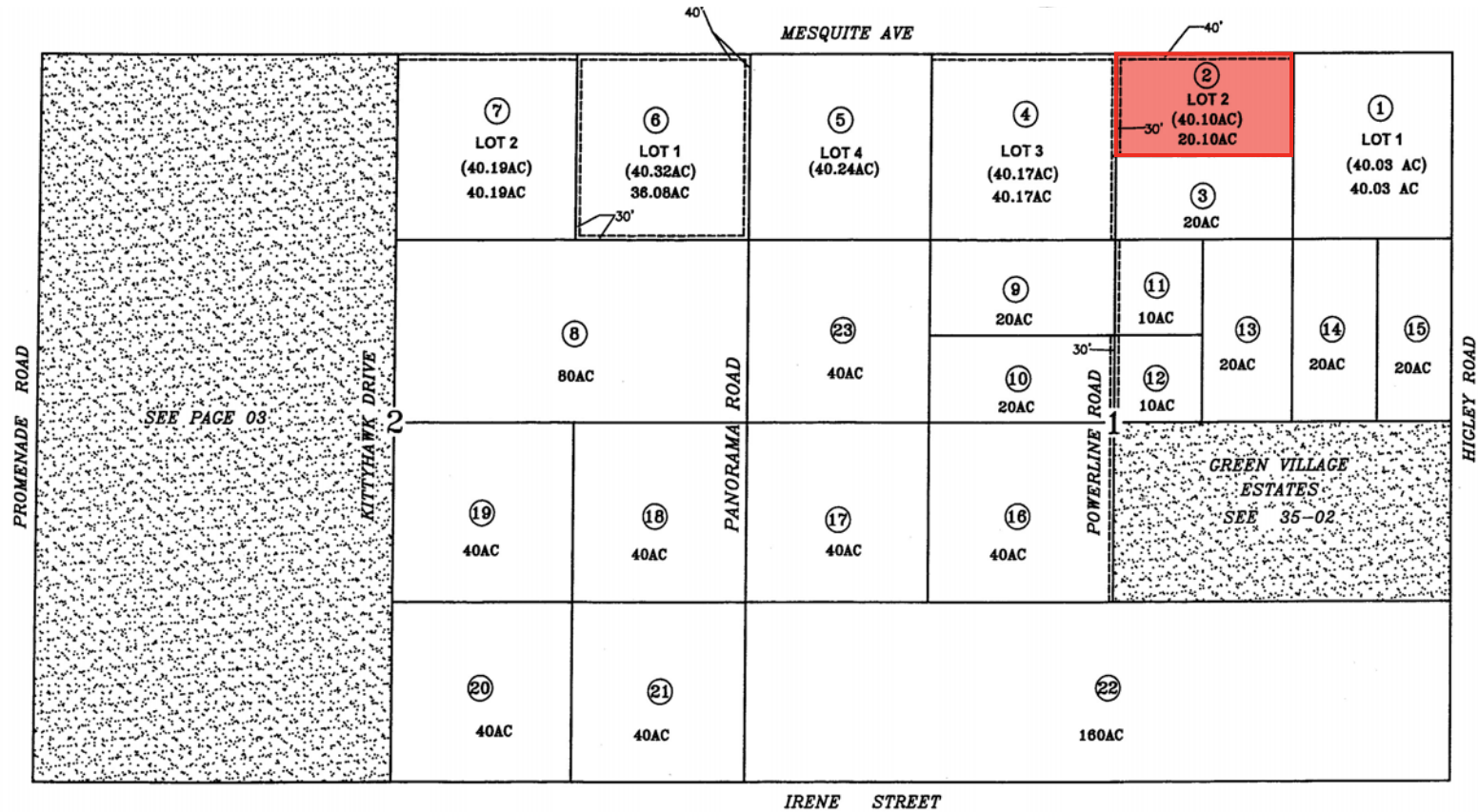
**TRAFFIC COUNTS:** ±21,000 cars per day at Highway 160, 200' W of SR 372 ±3,000 cars per day at Highway 160, 0.1 mi E of SR 372

# PAHRUMP REGIONAL PLANNING DISTRICT MAP



Zoning Districts	
[Pink outline]	PRPD Boundary
[Light Yellow]	RH-9.5: Rural Homestead Residential
[Yellow]	RH 4.5: Rural Homestead Residential
[Light Green]	RE-2: Rural Estates Residential
[Light Blue]	RE-1: Rural Estates Residential
[Light Purple]	SE: Suburban Estates Residential
[Light Orange]	VR-20: Village Residential
[Light Brown]	VR-10: Village Residential
[Light Green]	VR-8: Village Residential
[Light Blue]	MF: Multi Family Residential
[Light Purple]	MH: Mobile Home Park
[Light Orange]	GC: General Commercial
[Light Blue]	NC: Neighborhood Commercial
[Light Purple]	CM: Commercial Manufacturing
[Light Green]	HI: Heavy Industrial
[Light Blue]	LI: Light Industrial
[Light Purple]	BO: Business Opportunity Overlay
[Light Blue]	M: Medical
[Light Orange]	MU: Mixed Use
[Light Green]	CC: Calvada Commercial
[Light Blue]	VC: Visitor Commercial
[Light Purple]	TC: Town Center
[Light Orange]	R: Reserve
[Light Green]	HF: Highway Frontage
[Light Blue]	OU: Open Use
[Light Purple]	CF: Community Facilities
[Light Orange]	PUD: Planned Unit Development
[Light Green]	BR: Brothel
[Light Blue]	SP: Specific Plan
[Light Purple]	OS: Open Space
[Light Orange]	SPLIT

# PROPERTY INFORMATION



## UTILITY INFORMATION *The numbers are from estimates provided as of May 2018 from Great Basin Water Company.*

### WATER RIGHTS

Number of acre feet required will depend on the final approved plan

### SEWER LINES

**\$186,450.00**

Note: Closes connection point is approximately 3,390 ft away.

### WATER LINES

**\$121,500.00**

Note: In order to complete a better estimate you would need to submit a full set of approved engineering plans. Parcel is out of GBWC Service Area, parcel would need go through the annexation process) (Closest connection point is approximately 1,620 ft away.)

### ANNEXATION APPLICATION FEE

**\$500.00**

Note: Annexation would be the Great Basin Water Company. Annexation fee will depend on the final approved plan.) (A deposit (approx \$10k to \$20K) will be required to cover costs for completing the annexation application process. If the deposit amount is not used in full, the remainder is either applied to the Developer's application fees or refunded. If the costs exceed the deposit amount, the Developer will be invoiced for the additional charges.



±2.00 Miles

±3.00 Miles

372

160

EAST BASIN AVENUE

EAST MESQUITE AVENUE

NORTH BLAGG ROAD

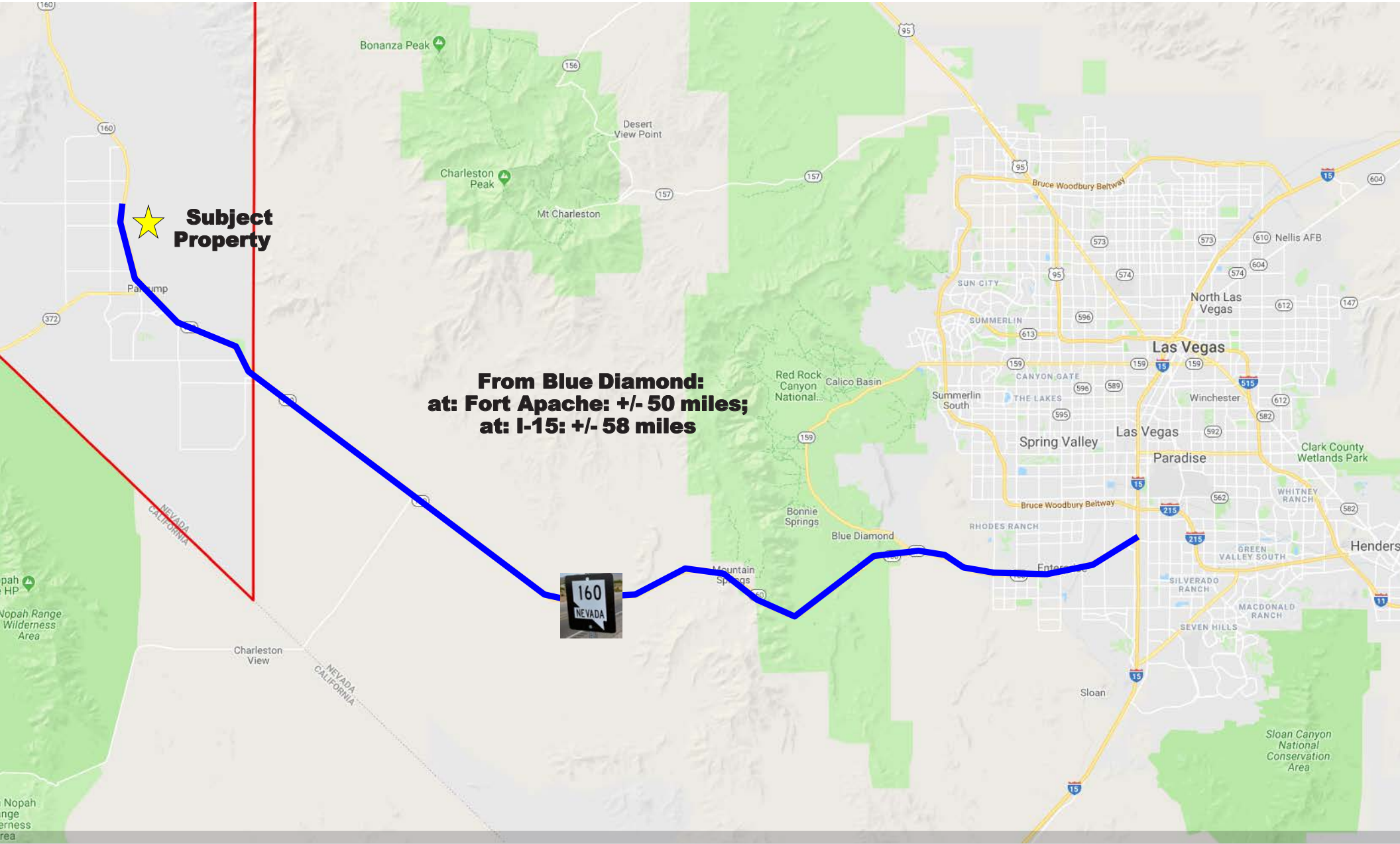


**DEMOGRAPHICS**

	3 Miles	5 Miles
<b>POPULATION (2018)</b>	2,336	15,209
<b>HOUSEHOLDS (2018)</b>	573	6,134
<b>AVERAGE HOUSEHOLD INCOME (2018)</b>	\$60,261	\$57,650
<b>POPULATION (2023)</b>	2,377	15,683
<b>HOUSEHOLDS (2023)</b>	577	6,330
<b>AVERAGE HOUSEHOLD INCOME (2023)</b>	\$68,562	\$65,282



# DISTANCES TO SUBJECT PROPERTY



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