



3040 S Highway 160
Pahrump, NV 89048

±1.2 ACRES LAND

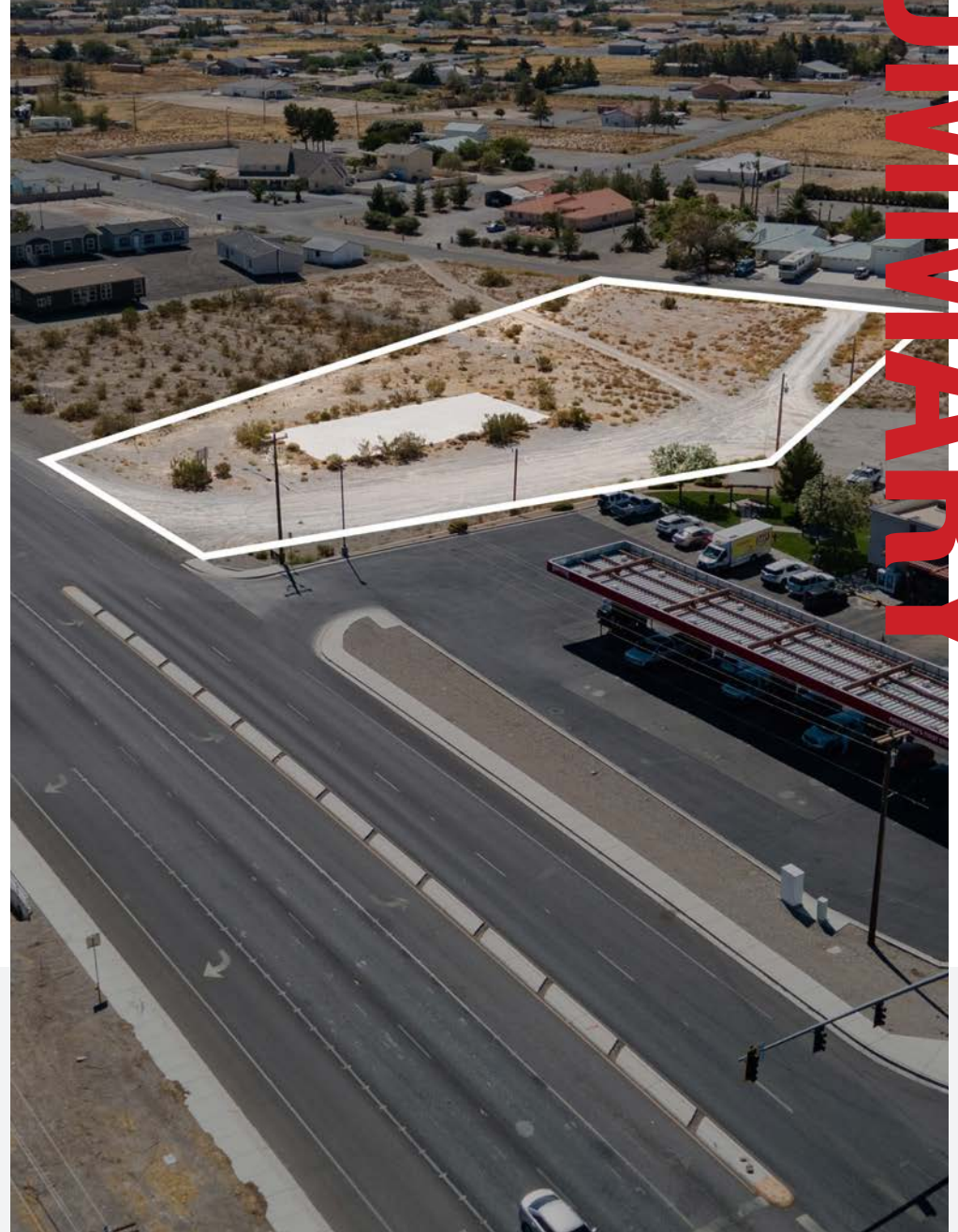
Property Specs

SALE PRICE	\$599,000.00
TOTAL AVAILABLE	±,1.2 Ac
ZONING	GC
COUNTY	Nye
TAX ID	042-391-16
TYPE	Land Retail/Office

- Property sits right on Highway 160
- Water is available through Great Basin Water for this parcel.
- A septic tank has already been installed.
- There is a 200 amp trailer hookup for power.
- There is an existing 4900 sf concrete pad
- Buyer to verify existence of utilities to the pad.
- Parcel is located within a well populated area of Pahrump close to residential and commercial developments.
- Parcel sits just east of Homestead
- Owner willing to do a build-to-suit for the right Tenant.
- Lease rate to be determined.
- NV Hwy 160 traffic count of 23,600 CPD



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SUMMARY



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PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	2,121	14,005	30,210
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	877	6,080	12,795
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$71,961	\$71,455	\$72,737

Traffic Counts

STREET	AADT
NV 160	23,300
Pahrump Valley Boulevard	7,800

Cities Nearby

Los Angeles, California	260 miles
Phoenix, Arizona	351 miles
Reno, Nevada	398 miles
Salt Lake City, Utah	482 miles
Denver, Colorado	809 miles
San Antonio, Texas	1,334 miles

TERMS & CONDITIONS

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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6064 S Durango Dr
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Maria Herman

LIC#BS.0027640
702.334.7280
mherman@naiaexcel.com

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