

# HARD CORNER PAD FOR BTS OR GL ON HWY 160 & HWY 372

750 S. NV Hwy 160 | Pahrump, NV 89048



AVAILABLE	0.71 Acres
JURISDICTION	Nye County
ZONING	General Commercial
PARCEL	038-261-20
GROUND LEASE	\$130,000

### PROPERTY HIGHLIGHTS

- Signalized hard corner at the best intersection in the market
- One drive-Thru Pad remaining
- Green Valley Grocer newly signed as Co-Tenant
- Build to suit or ground lease
- 58 miles to Las Vegas
- McDonald's cross access easement agreement

### NEARBY TENANTS



Contact: Christina M. Strickland • d: 702.323.7315 • o: 702.221.2500 ext.303 • christina@newmarketadvisors.com

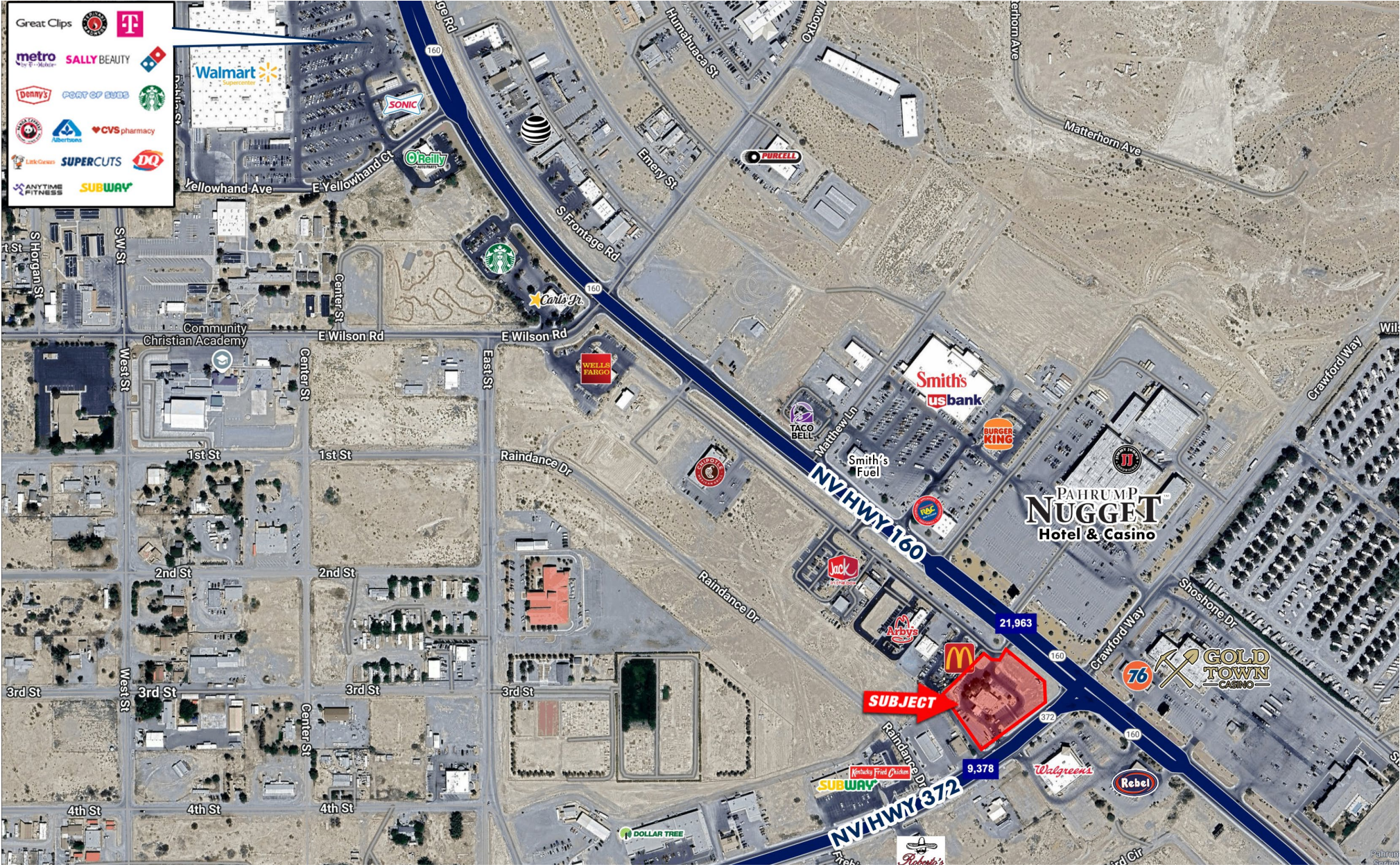


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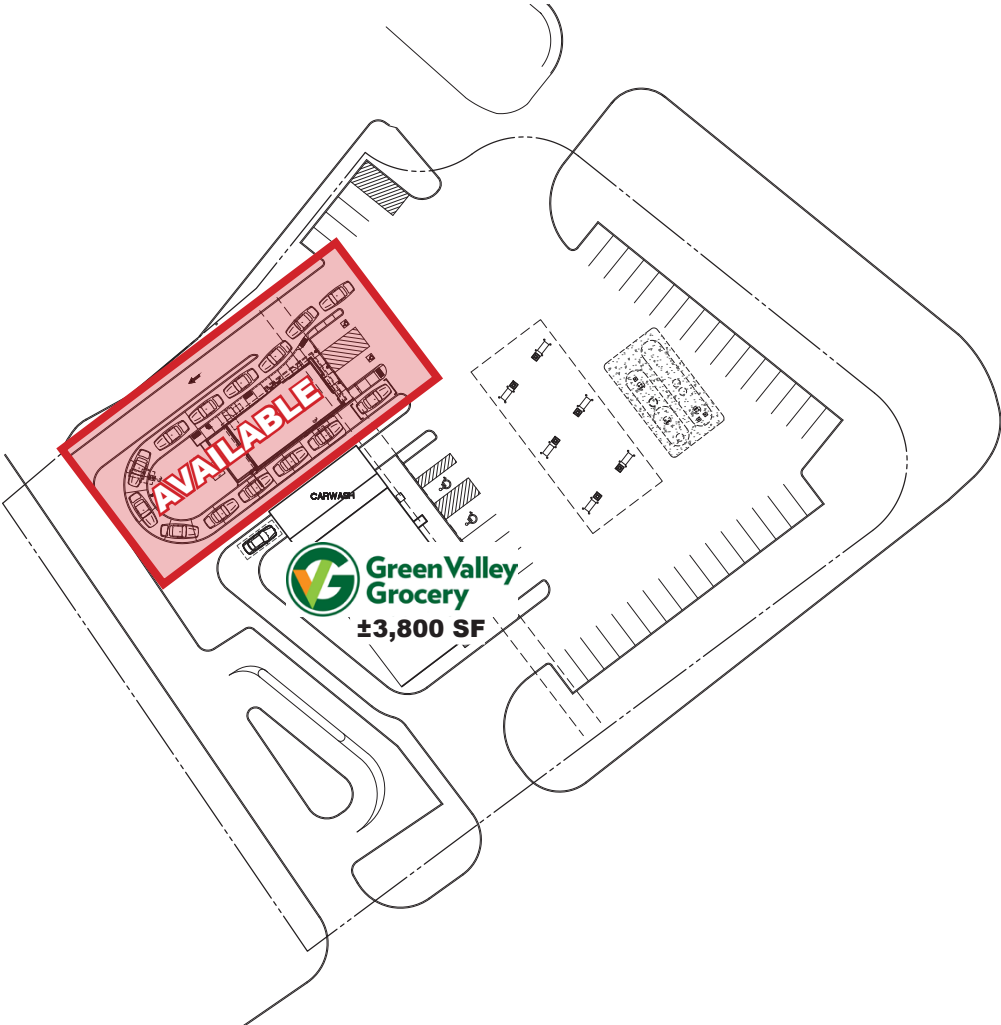


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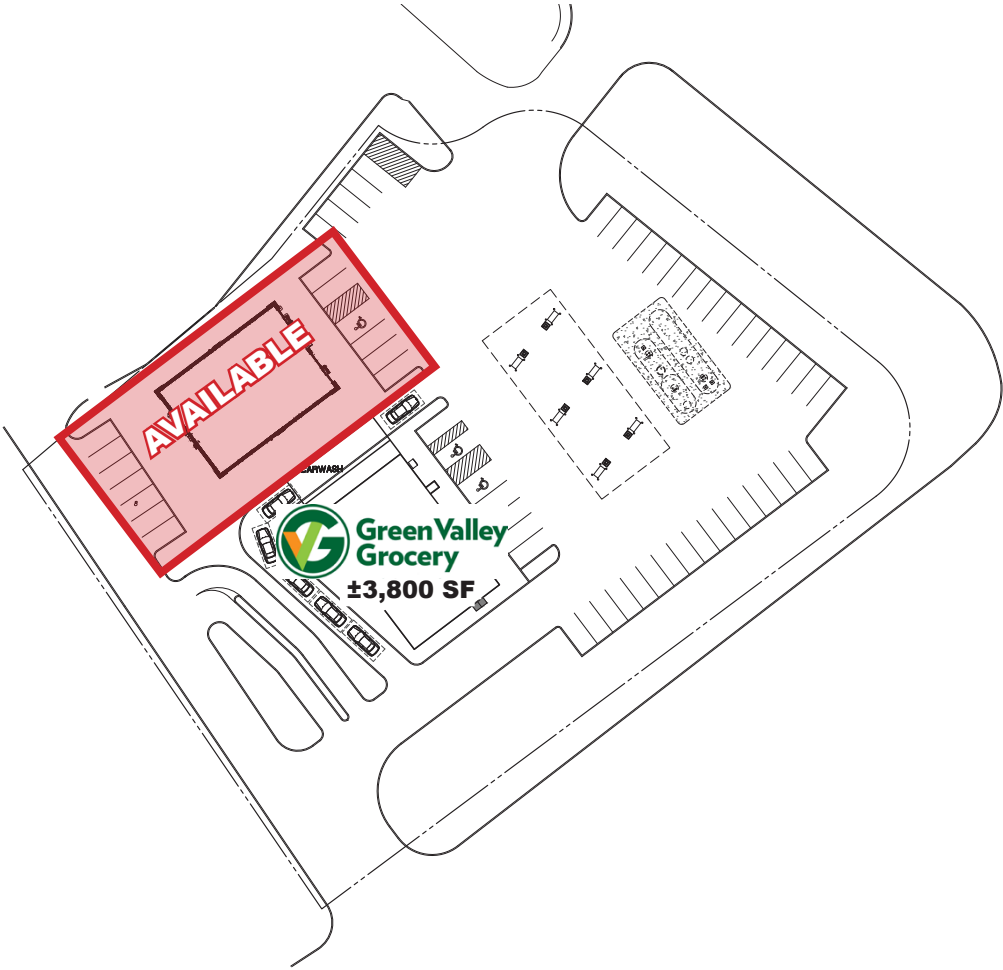


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**Concept Site Plan 1**  
**C-Store / Drive-Thru**



**Concept Site Plan 2**  
**C-Store / Retail Pad**



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## 2024 ESTIMATED DEMOGRAPHICS

## PAHRUMP, NEVADA



### Population

3-Mile	<b>14,623</b>
5-Mile	<b>28,650</b>
Pahrump MSA	<b>55,882</b>



### Average Household Income

3-Mile	<b>\$79,259</b>
5-Mile	<b>\$79,821</b>
Pahrump MSA	<b>\$78,994</b>



### Number of Households

3-Mile	<b>6,402</b>
5-Mile	<b>12,056</b>
Pahrump MSA	<b>23,698</b>
Planned Homes	<b>3,200+</b>



### Daytime Population (Employees)

3-Mile	<b>3,710</b>
5-Mile	<b>4,651</b>
Pahrump MSA	<b>6,199</b>



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