

640 Alamo

Alamo, NV 89001

Logan Canyon Rd

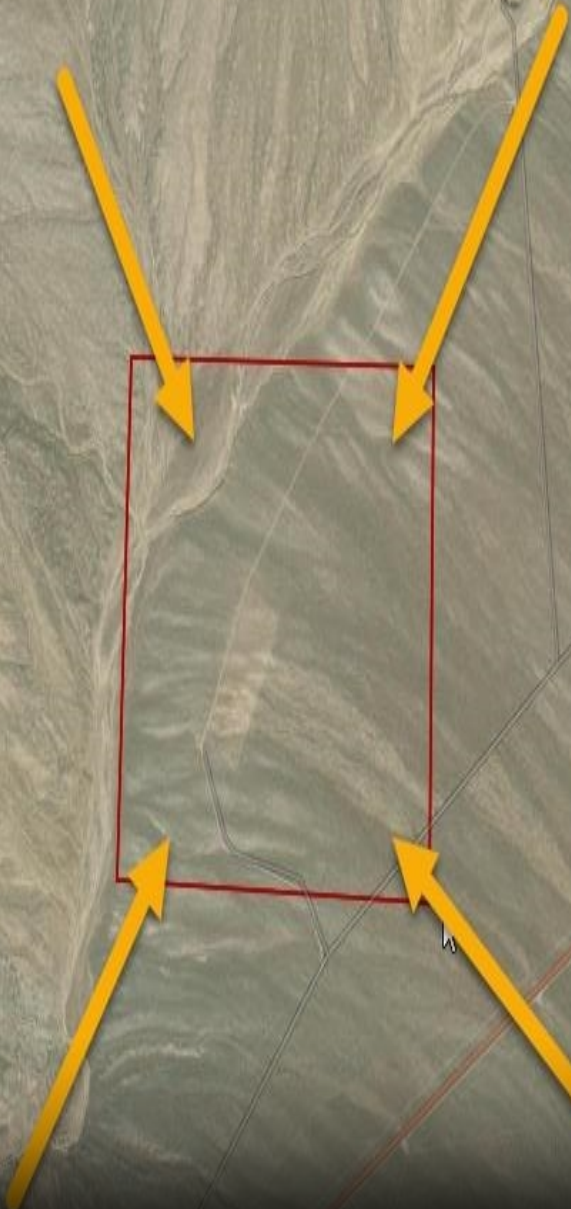
State Highway 318

State Highway 318

Nasbit Lake

OFFERING MEMORANDUM

640 Acres ripe for development



640 Alamo

CONTENTS

01 Executive Summary

- Investment Summary
- Location Summary

02 Property Description

- Property Features
- Aerial Map
- Parcel Map

03 Demographics

- Demographics

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640 ALAMO

01 **Executive Summary**

Investment Summary

Location Summary

01

OFFERING SUMMARY

ADDRESS	Alamo, NV 89001
COUNTY	Lincoln
MARKET	Alamo
SUBMARKET	Pahrnagat Valley
PRICE	\$1,487,500
PRICE PSF	\$0.05
LAND SF	27,878,400 SF
LAND ACRES	640
OWNERSHIP TYPE	Fee Simple
# OF PARCELS	1
APN	011-030-01

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	547	717	760
2024 Median HH Income	\$64,728	\$64,717	\$64,712
2024 Average HH Income	\$84,010	\$84,010	\$84,010

- The Sixmile Flat Ranch spans 640 acres and is situated in Sixmile Flat Valley, to the east of Pahrnagat Valley and the Hiko Range. Positioned just half a mile north of Highway 93, this parcel is entirely surrounded by federal lands. Located in Lincoln County, one of the largest counties in Nevada, which covers 10,000 square miles, the ranch is part of a region where only 2% of the land is privately owned. The surrounding federal lands offer extensive recreational opportunities, including miles of trails. Notably, the Silver State Trail, the largest BLM-maintained trail system in Nevada, has a trailhead located to the north of the ranch.

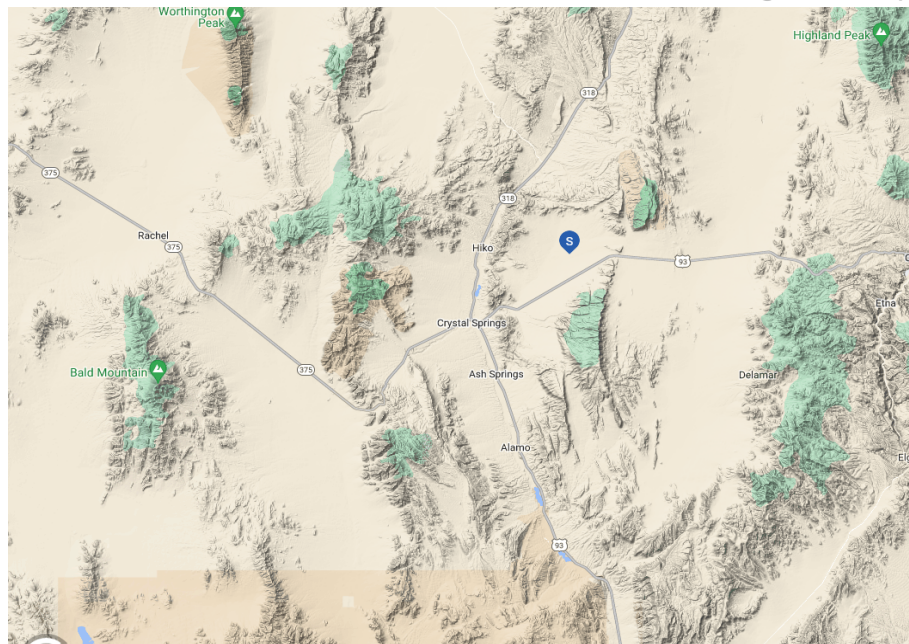
Large land parcels are non-existent in Lincoln County, making this property particularly unique. Alamo, NV, is about 16 miles south of the ranch.

Alamo is a charming town in southern Lincoln County, situated just 90 miles north of Las Vegas. This welcoming community features a café, grocery store, churches, motels, service stations, emergency services, and a landing strip for small private aircraft. Serving as the social and commercial hub of the picturesque Pahrnagat Valley, Alamo is also the gateway to the Pahrnagat National Wildlife Refuge.

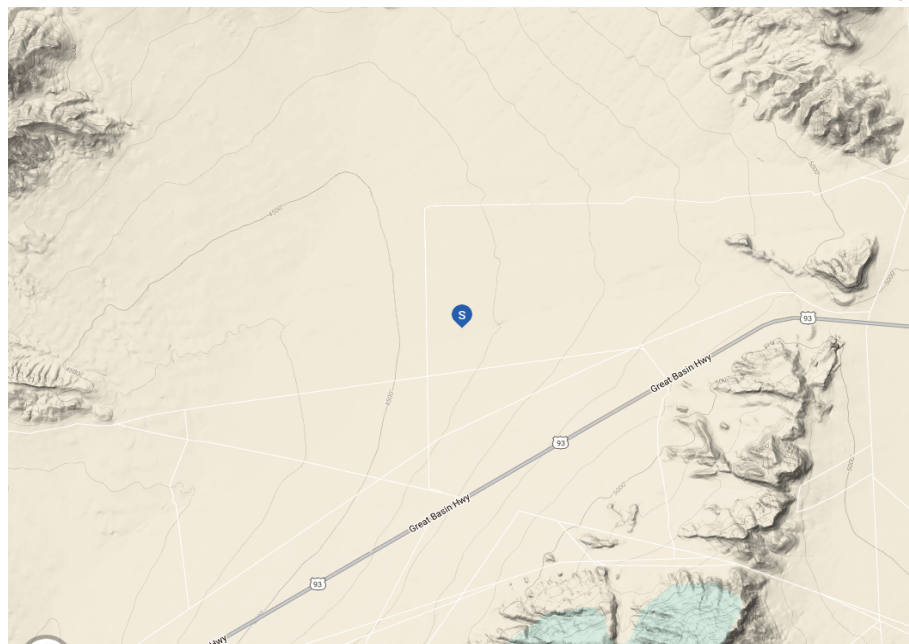
The Pahrnagat National Wildlife Refuge, nourished by abundant water sources, encompasses over 5,000 acres of wetlands and lush grasslands. As a crucial stop on the Great Pacific Migratory Route, it attracts thousands of migratory birds and waterfowl each year. The refuge is home to numerous bird species and is one of over 500 managed areas within the National Wildlife Refuge System.

The area surrounding Alamo is renowned for excellent fishing, numerous lakes, hot springs, and Native American artifacts. Additionally, it is one of the nearest inhabited locations to the renowned government facility known as Area 51.

Regional Map



Locator Map



640 ALAMO

02 Property Description

Property Features

Aerial Map

Parcel Map

PROPERTY FEATURES

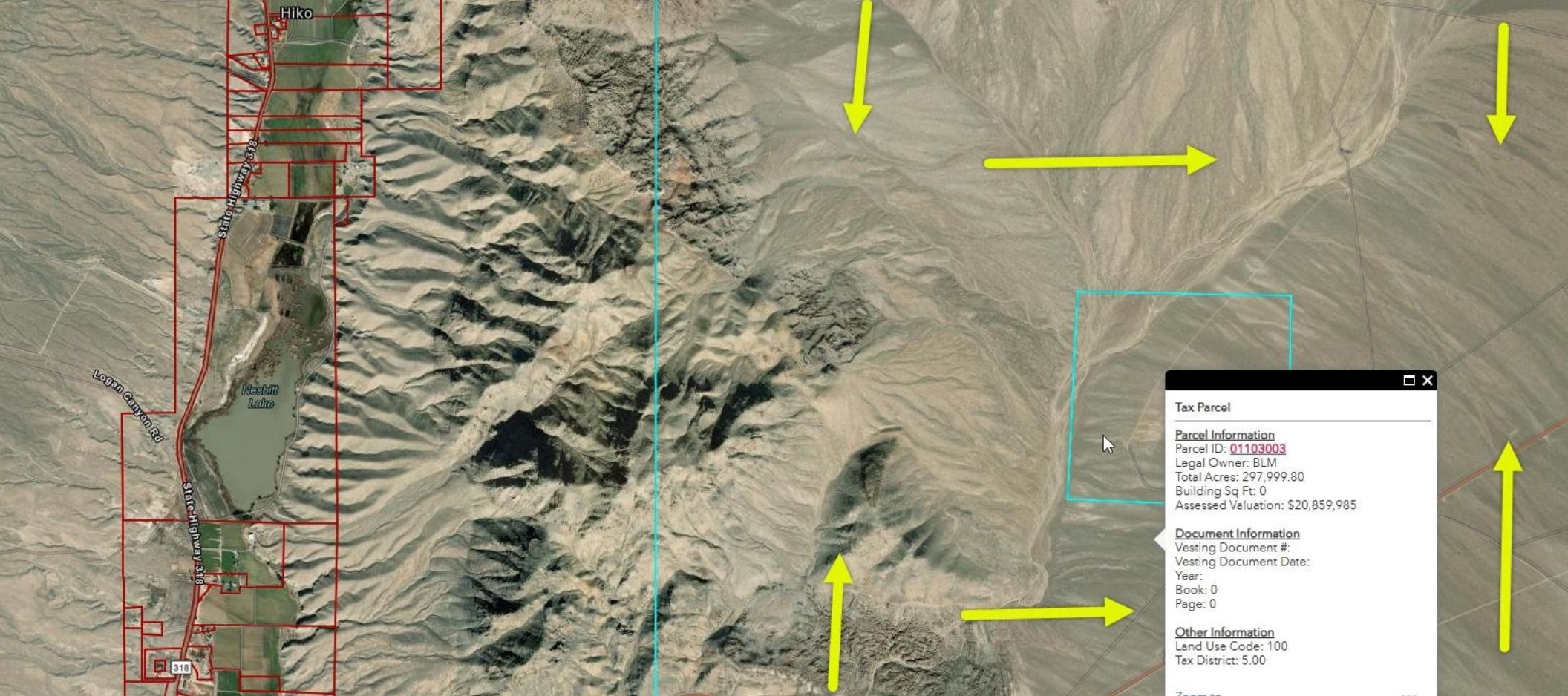
LAND SF	27,878,400
LAND ACRES	640
# OF PARCELS	1
TOPOGRAPHY	Generally Flat
LOCATION CLASS	B
LOT DIMENSION	5277x5446
CORNER LOCATION	no
TRAFFIC COUNTS	unsure

NEIGHBORING PROPERTIES

NORTH	BLM
SOUTH	BLM
EAST	BLM
WEST	BLM

UTILITIES

WATER	WELL
IRRIGATION	NO
ELECTRICITY / POWER	1000' +/-
GAS / PROPANE	NO
TELEPHONE	NO



Tax Parcel

Parcel Information
Parcel ID: [01103003](#)
Legal Owner: BLM
Total Acres: 297,999.80
Building Sq Ft: 0
Assessed Valuation: \$20,859,985

Document Information
Vesting Document #:
Vesting Document Date:
Year:
Book: 0
Page: 0

Other Information
Land Use Code: 100
Tax District: 5.00



640 ALAMO

Demographics

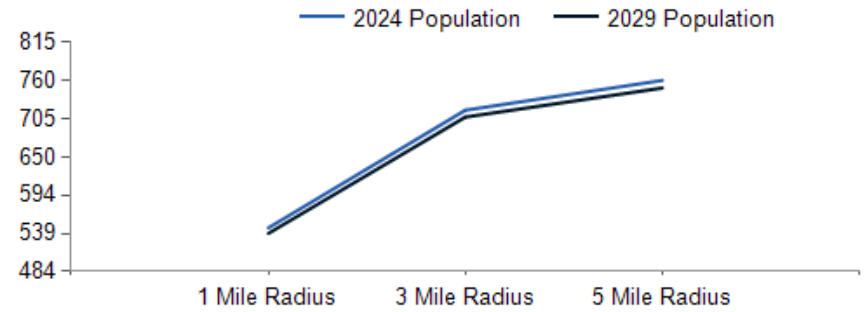
Demographics

03

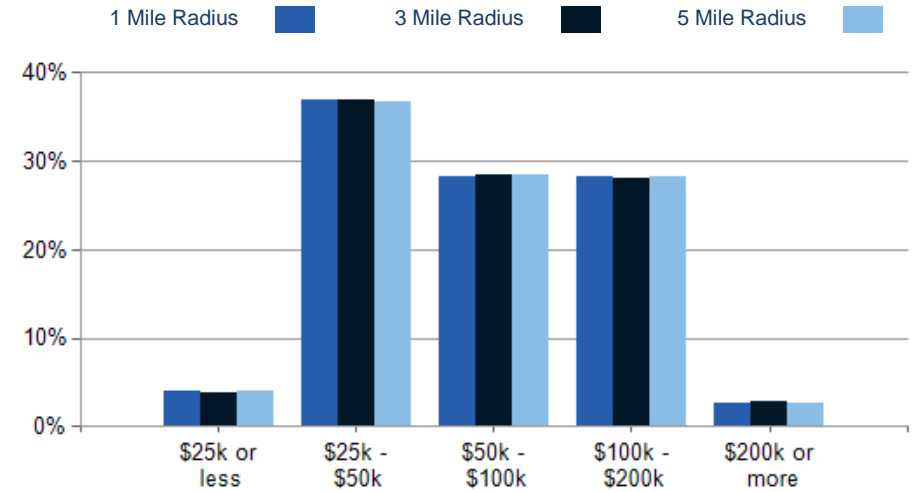
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	614	798	842
2010 Population	783	1,018	1,074
2024 Population	547	717	760
2029 Population	539	707	749
2024-2029: Population: Growth Rate	-1.45%	-1.40%	-1.45%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1	1	1
\$15,000-\$24,999	8	10	11
\$25,000-\$34,999	10	13	13
\$35,000-\$49,999	71	91	98
\$50,000-\$74,999	30	39	42
\$75,000-\$99,999	32	41	44
\$100,000-\$149,999	47	60	64
\$150,000-\$199,999	15	19	21
\$200,000 or greater	6	8	8
Median HH Income	\$64,728	\$64,717	\$64,712
Average HH Income	\$84,010	\$84,010	\$84,010

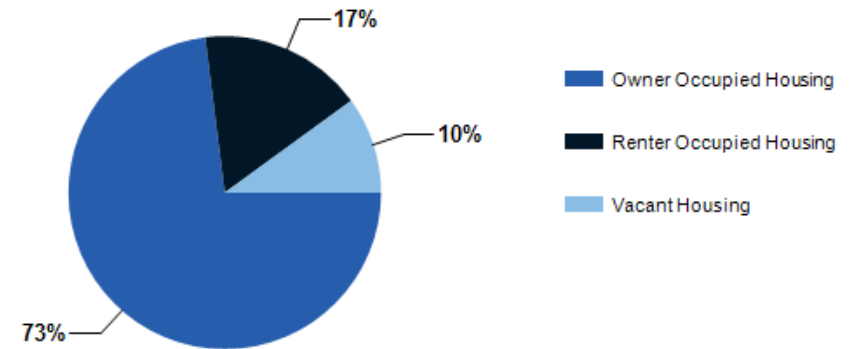
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	289	369	397
2010 Total Households	285	362	393
2024 Total Households	221	282	304
2029 Total Households	225	287	309
2024 Average Household Size	2.48	2.54	2.50
2024-2029: Households: Growth Rate	1.80%	1.75%	1.65%



2024 Household Income

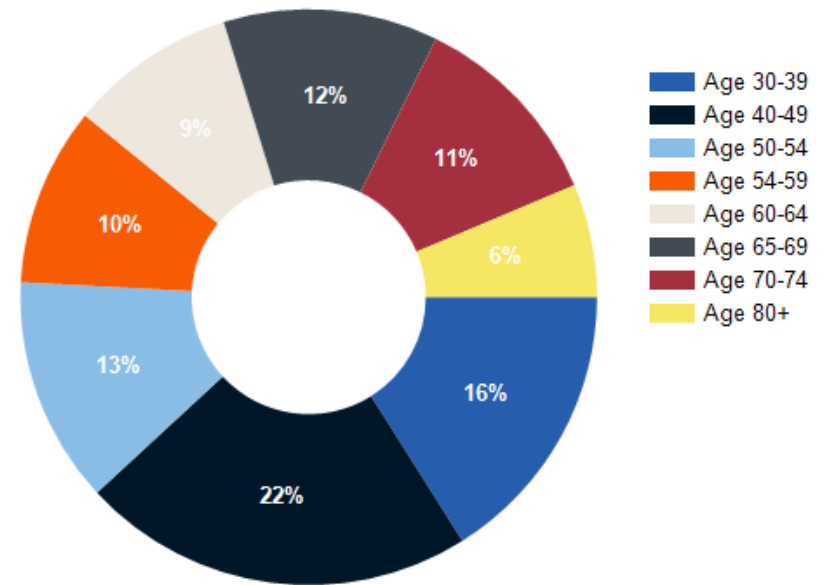


2024 Own vs. Rent - 1 Mile Radius

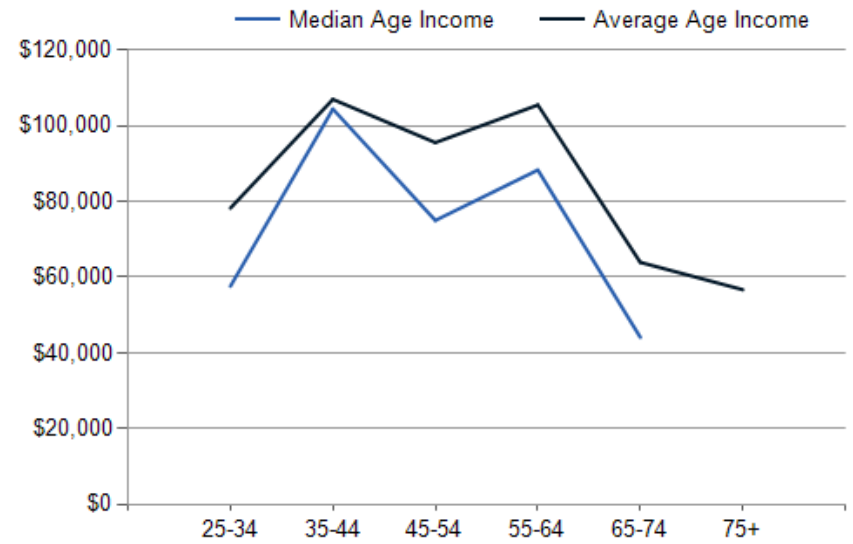


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	21	27	29
2024 Population Age 35-39	27	35	38
2024 Population Age 40-44	34	45	47
2024 Population Age 45-49	32	42	44
2024 Population Age 50-54	38	50	53
2024 Population Age 55-59	30	39	41
2024 Population Age 60-64	28	37	39
2024 Population Age 65-69	36	47	49
2024 Population Age 70-74	34	45	48
2024 Population Age 75-79	19	25	27
2024 Population Age 80-84	13	17	18
2024 Population Age 85+	14	18	19
2024 Population Age 18+	401	525	557
2024 Median Age	41	41	41
2029 Median Age	39	39	39



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,598	\$60,000	\$59,840
Average Household Income 25-34	\$78,245	\$76,546	\$77,360
Median Household Income 35-44	\$104,429	\$104,050	\$103,631
Average Household Income 35-44	\$107,001	\$106,194	\$105,133
Median Household Income 45-54	\$75,000	\$78,279	\$77,763
Average Household Income 45-54	\$95,568	\$94,570	\$96,066
Median Household Income 55-64	\$88,329	\$89,362	\$89,429
Average Household Income 55-64	\$105,525	\$104,424	\$106,076
Median Household Income 65-74	\$44,081	\$43,426	\$43,794
Average Household Income 65-74	\$63,906	\$63,267	\$63,803
Average Household Income 75+	\$56,688	\$57,195	\$57,635



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