



OFFERING MEMORANDUM

640 EAST STREET
PAHRUMP, NV 89048

CONFIDENTIAL INVESTMENT OFFERING

This Offering Memorandum has been prepared for buyers interested in the property located at Pahrump, Nevada. All information contained herein is provided for reference purposes only and is subject to verification by the recipient.

640 EAST STREET
P A H R U M P , N V 8 9 0 4 8

PROPERTY OVERVIEW

Discover a rare opportunity to own 4.9 acres of prime commercial land in the rapidly growing area of Pahrump, Nevada.

Parcel number: 35-302-01

Lot Size: 4.9 Acres

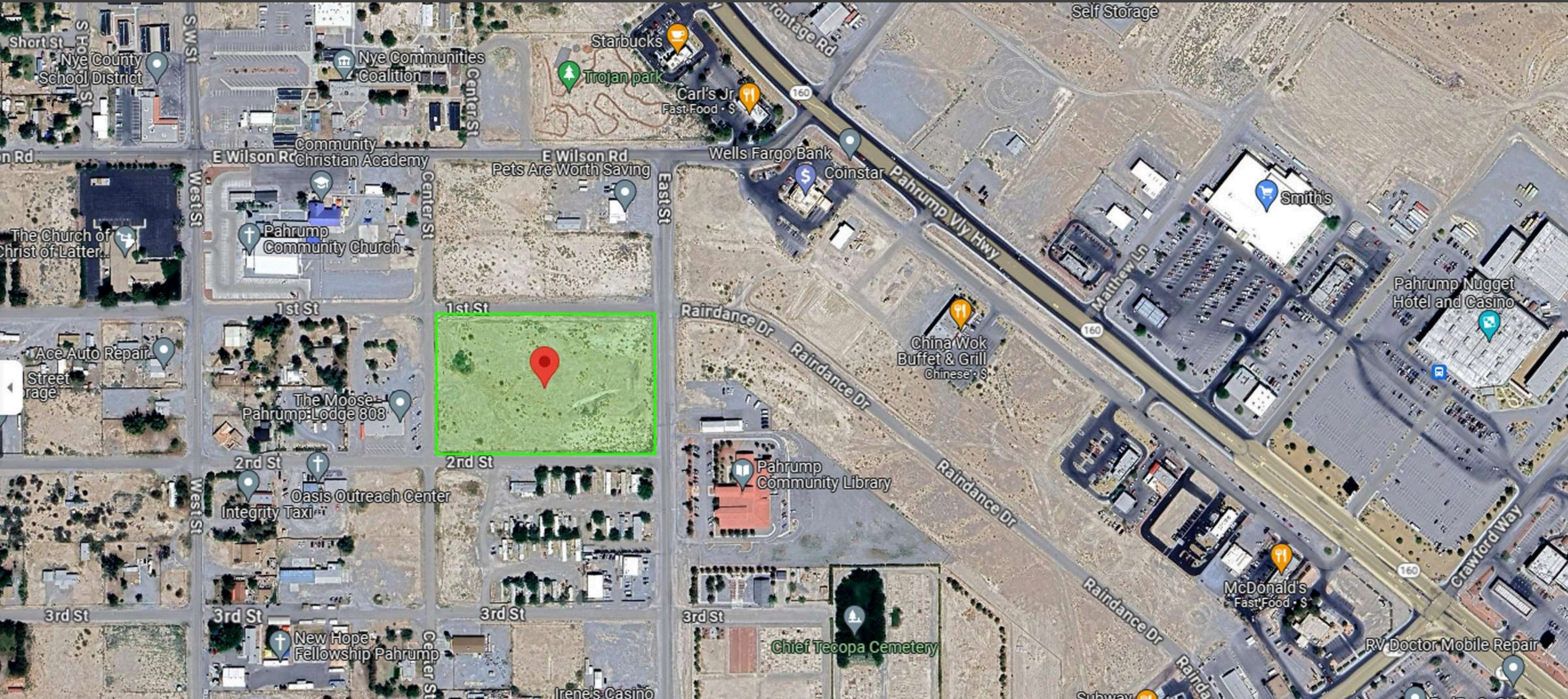
Zoning: Commercial

MLS #: 2702075

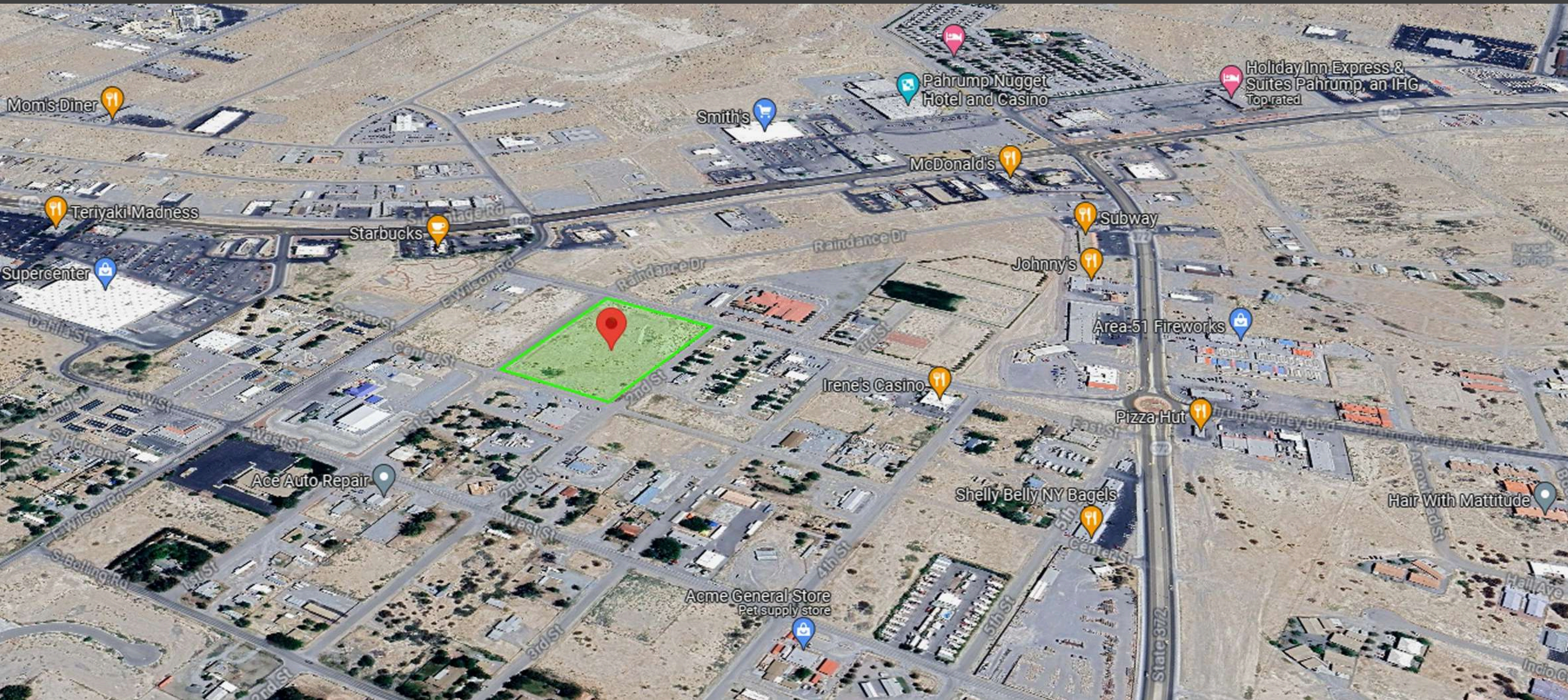
\$500,000

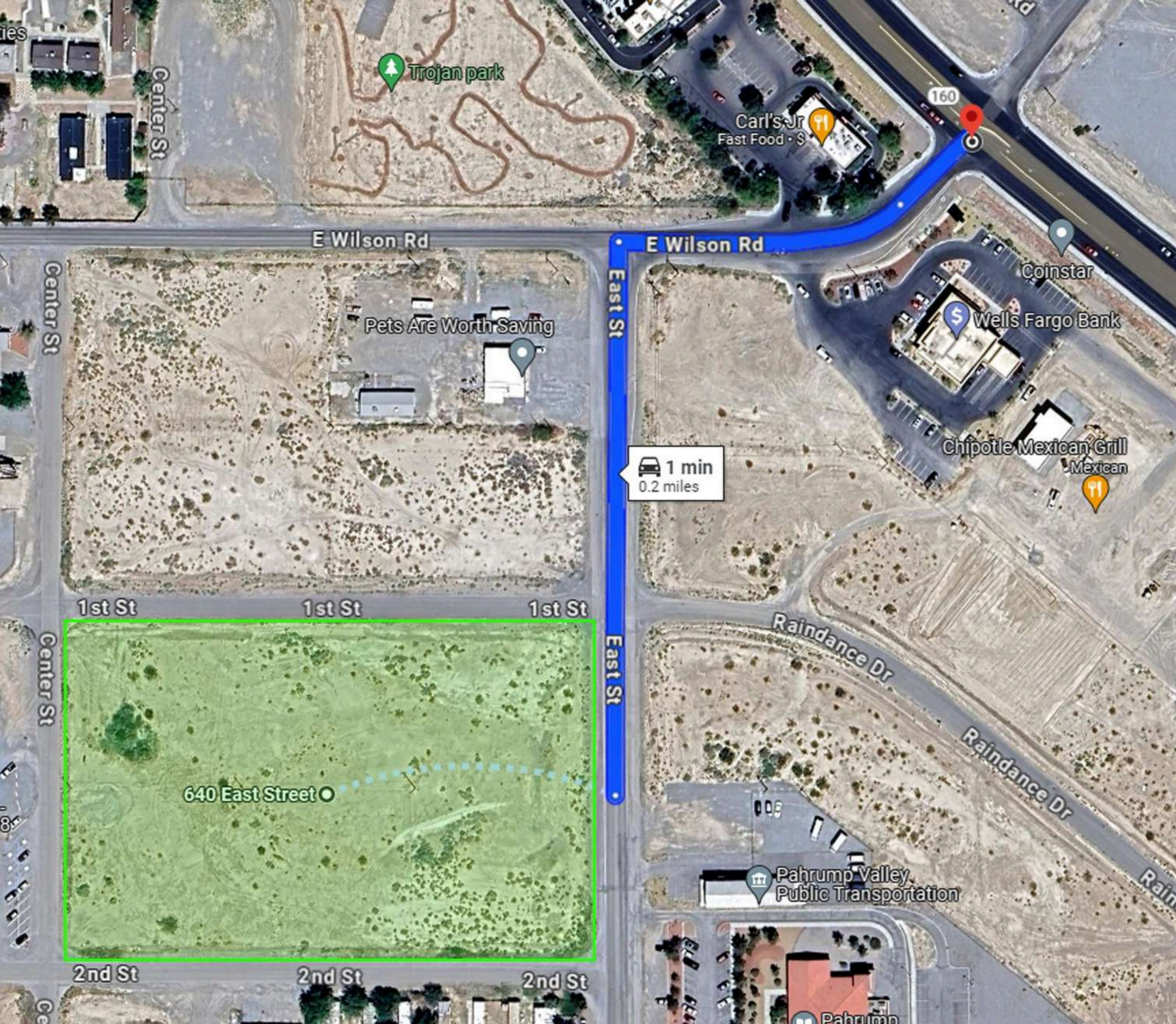


AREA MAP

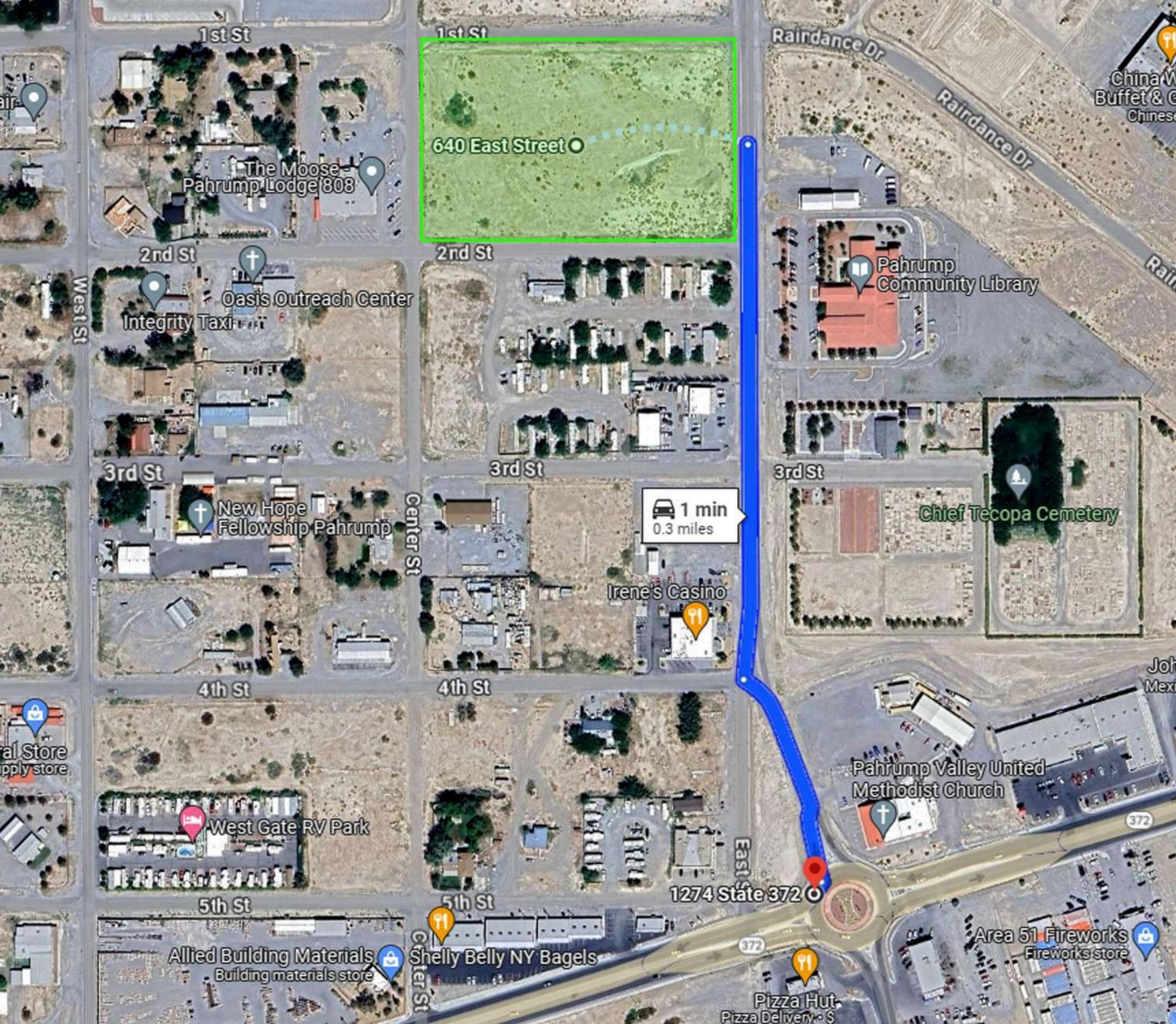


AREA MAP





ACCESS TO PAHRUMP VALLEY HIGHWAY 160



ACCESS TO STATE 372 HIGHWAY

LOCATION INSIGHTS

0.5 MILE

WALMART SUPERCENTER

STARBUCKS

CHINA WOK
BUFFET & GRILL

AREA 51 FIREWORKS

PIZZA HUT

ACME GENERAL STORE

ACE AUTO REPAIR

SMITH'S

SUBWAY

JOHNNY'S

NYE COMMUNITIES
COALITION

LIVING FREE GYM

1 MILE

MCDONALD'S

HOLIDAY INN
EXPRESS & SUITES

BEST WESTERN
PAHRUMP OASIS

GOLD TOWN CASINO

ALBERTSONS

MCCULLOGH RODEO ARENA

PAHRUMP VALLEY FIRE RESCUE

VISIT PAHRUMP

SAITTA TRUDEAU
COLLISION CENTER

THE HOME DEPOT

KASTLE DYNAMICS

2 MILES

INTERMOUNTAIN HEALTHCARE
PAHRUMP INSTACARE CLINIC

RV EXCHANGE

ARTESIAN CELLARS
WINERY AND RESTAURANT

PAHRUMP FAMILY DENTAL
SUMMIT

MD DERMATOLOGY
PAHRUMP

CALVADA EYE

EL JEFE'S

OPTIMUM URGENT CARE

MERCY FLIGHT SERVICES

SUPER WASH

TERRIBLE'S ROADHOUSE CASINO

3 MILES

\$5 \$10 \$15 RESTAURANT

LIVING FREE CAFE

GROOMINGDALE'S LAKE VIEW

EXECUTIVE GOLF COURSE

RED APPLE FIREWORKS WINE

RIDGE RV

RESORT & COTTAGES

PAHRUMP RV PARK
AND LODGING

PAHRUMP STORAGE KINGS

GARDNER ORTHODONTICS PC

JM CONCRETE TODAY'S IMAGE
HAIR & NAIL STUDIO



PRIME COMMERCIAL PROPERTY OPPORTUNITY IN PAHRUMP, NV

This outstanding commercial property, located at 640 East Street, Pahrump, NV 89048, offers an exceptional investment opportunity for developers, investors, and business owners. With a sprawling 4.9-acre lot, this property is strategically positioned to capitalize on Pahrump's growing market, providing unmatched visibility and accessibility.

KEY FEATURES

Size and Zoning:

- The property spans 4.9 acres, zoned for commercial use, making it versatile for various business ventures including retail, office spaces, and multi-family developments. The generous lot size offers ample space for parking, future expansions, or additional buildings.

Location and Accessibility:

- Situated on East Street, the property benefits from high traffic exposure and easy access to major roads and highways. This prime location ensures seamless connectivity to Pahrump's central business district and surrounding areas, enhancing the potential for customer footfall and business growth

Utilities and Infrastructure:

- Essential utilities such as electricity are readily available, with public water sources nearby. The infrastructure supports immediate development, reducing initial setup costs and time for prospective buyers.

Economic and Community Insights:

- Pahrump is experiencing significant growth, with a supportive local government keen on attracting new businesses. The community is well-served by educational institutions, including Manse Elementary School and Pahrump Valley High School, which are within close proximity to the property, adding value to the location for businesses catering to families and young professionals

INVESTMENT HIGHLIGHTS

Growth Potential:

- Pahrump's commercial real estate market is expanding, driven by increasing population and economic activities. Investing in 640 East Street positions you at the forefront of this growth, offering a high return on investment potential.

Versatility:

- The property's zoning and size allow for diverse commercial uses, from retail centers to office buildings or mixed-use developments. This flexibility enables investors to tailor their projects to market demands and maximize profitability.

Community and Amenities:

- The property is located near several amenities, including grocery stores, restaurants, and parks, making it an attractive location for businesses aiming to serve the local community. Additionally, the property's proximity to educational institutions makes it ideal for family-oriented businesses and services .

ZONING

Commercial

Prospective buyers are responsible for verifying all zoning, permitted uses, and development requirements directly with the City of Las Vegas Planning Department.

OFFERING TERMS

Property Sold As-Is

Buyer is Responsible for Conducting their Own Diligence

Proof of Funds or Pre-Qualification May Be Requested

WHY INVEST NOW

640 East Street presents a remarkable opportunity for investors and developers looking to capitalize on Pahrump's growing market. Its strategic location, coupled with significant lot size and commercial zoning, provides a robust foundation for various business ventures. Whether expanding an existing business or starting anew, this property offers the perfect blend of visibility, accessibility, and potential for success.

640 EAST ST
4.90 ACRES





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