

# 1.17 AC LAND OPPORTUNITY IN PAHRUMP!

30 West Mesquite Avenue, Pahrump, NV 89060



## PROPERTY HIGHLIGHTS

**LISTING PRICE:**  
\$160,000

**TOTAL LAND AREA:**  
1.17 AC

**ZONING:**  
Commercial

**APN:**  
029-182-12

**CROSS STREETS:**  
Mesquite & Blagg

**UTILITIES NEARBY**

PRIME FRONTAGE ON MESQUITE AVENUE WITH EXCELLENT VISIBILITY!

### STRATEGIC LOCATION HIGHLIGHTS

- Minutes from Highway 160
- Surrounded by established businesses & residential neighborhoods
- Nearby utilities available, streamlining development
- Located in a high-demand corridor within one of Nevada's fastest-growing communities

### CLOSE TO KEY DESTINATIONS:

- Las Vegas
- Death Valley National Park
- Local Casinos & Wineries

### CONVENIENT ACCESS TO:

- Retail shops
- Local eateries and diners
- Banks and credit unions
- Essential services



**LINDSEY BUTLER**

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SCAN QR CODE  
TO LEARN MORE!

