



OFFERING MEMORANDUM

407 HARRISON AVENUE
PAHRUMP, NV 89106

CONFIDENTIAL INVESTMENT OFFERING

This Offering Memorandum has been prepared solely for prospective investors, builders, and developers interested in the property located at 407 Harrison Avenue, Las Vegas, NV 89106. All information contained herein is provided for reference purposes only and is subject to verification by the recipient.

407 HARRISON AVE
PAHRUMP, NV 89106

PROPERTY OVERVIEW

A prime development opportunity located on a .17-acre vacant lot. This parcel offers the potential to develop 8-10 apartment units (depending on final design and local zoning allowances), making it a perfect investment for builders, developers, or those seeking to expand their rental portfolio. With utility access nearby and a central location close to schools, shops, and public transit, this lot offers both convenience and promising long- term value. Don't miss your chance to bring a new residential project to life in a growing community.

Parcel Number: 139-27-110-017

Lot Size: 0.17 Acres

Zoning: Single Family

MLS Number: 2677640

\$115,000



AREA MAP

DOWNTOWN



THE STRIP



407
HARRISON AVE



AREA MAP



LOCATION INSIGHTS

DOOLITTLE COMMUNITY CENTER

DOUG'S AUTOMOTIVE ELECTRONICS

FAMILY FOOD MART

MARIO'S WESTSIDE MARKET

EDMOND TOWN CENTER

LAS VEGAS YOUTH BASKETBALL, INC

FITZGERALD TOT LOT PARK

WENDELL WILLIAMS ELEMENTARY

NUCLEUS PLAZA

LITTLE STEPS EARLY LEARNING ACADEMY

TUFESA INTERNATIONAL

PEARSON COMMUNITY CENTER

SUNRISE CHILDREN'S FOUNDATION EHS - WEST

HISTORIC WESTSIDE SCHOOL

WEST PREPATORY ACADEMY

HELEN ANDERSON TOLAND INTERNATIONAL ACADEMY

ETHEL PEARSON PARK

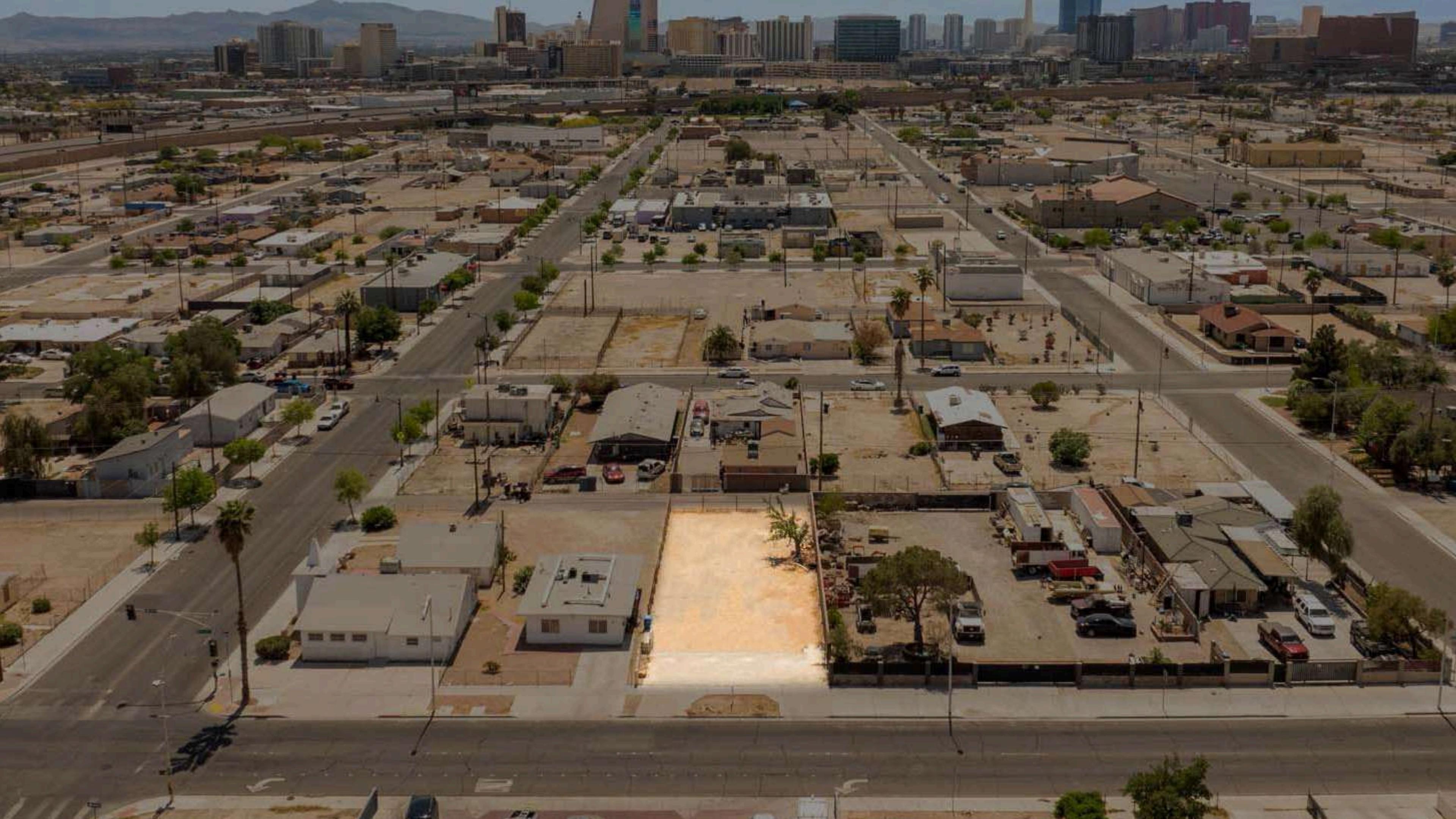
ROLLER HOCKEY RINK

KIANGA ISOKE PALACIO PARK

STARBUCKS

WEST LAS VEGAS LIBRARY

DEL TACO



INVESTMENT HIGHLIGHTS

Zoning:

- T4-N zoning allows for diverse residential and small-scale commercial development, including single- family, multifamily, and neighborhood-serving businesses.

Prime Urban Location:

- Positioned within minutes from Downtown Las Vegas, Nucleus Plaza, Fremont Street and other major employment centers. The area also supports neighborhood-serving businesses and public transit access, enhancing both convenience and long-term value for residents and developers.

Environment:

- The surrounding area encourages pedestrian-friendly urban living, with schools, parks, and amenities nearby.

Affordability and Potential Upside:

- Priced competitively at \$125,000, offering significant and compelling upside potential for both redevelopment and hold strategy.

High Growth Area:

- West Las Vegas continues to see revitalization efforts and infrastructure investment, creating strong demand for new housing and services.

LOCATION OVERVIEW

407 Harrison Avenue is strategically located:

- 5 minutes from Starbucks
- 8+ minutes from Pearson Community Center
- Near I-15 Freeway Access
- Surrounded by Redevelopment Projects and Investment Zones

Nearby Amenities:

- Nucleus Plaza
- Doolittle Community Center
- Kianga Isoke Palacio Park
- Retail, restaurants, and community services

MARKET OVERVIEW

Population Growth:

- Las Vegas Metropolitan Area has experienced significant population growth in the United States.

Economic Strength:

- Diverse economy driven by tourism, hospitality industry logistics, particularly casinos, shopping, conventions, restaurants and professional services.

Housing Demand:

- Ongoing housing shortage continues to drive strong demand for new residential units. It is experiencing a stabilization after a period of rapid growth.

ZONING & DEVELOPMENT POTENTIAL

T4-N (Transect 4 Neighborhood)

ALLOWABLE USES INCLUDE:

- Potential for 8-10 apartment units (depending on final design and local zoning allowances)
- Utilities nearby - buyer to verify connection points
- Offers convenience and promising long-term value

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

407 Harrison Avenue represents a well-positioned opportunity for strategic investment. Benefiting from attainable pricing, adaptable zoning, and close proximity to key employment and cultural centers, the property is located within an area experiencing steady revitalization efforts. As Las Vegas' urban core continues to mature, investors entering this transitioning neighborhood may benefit from future value growth, evolving tenant interest, and the area's ongoing redevelopment momentum.



VIRTUALLY RENDERED



407
HARRISON AVE



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COLDWELL BANKER
WEST

SOUTHERN CALIFORNIA AREA
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