



OFFERING MEMORANDUM

2190 EAST BELL VISTA AVENUE
PAHRUMP, NV 89060

CONFIDENTIAL INVESTMENT OFFERING

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

2190 EAST BELL VISTA AVENUE
PAHRUMP, NV 89060

PROPERTY OVERVIEW

One lot zoned commercial
totaling 9.16 acres.

Parcel number: 27-351-18

Lot Size: 9.16 Acres

Zoning: Commercial

MLS #: 2576339

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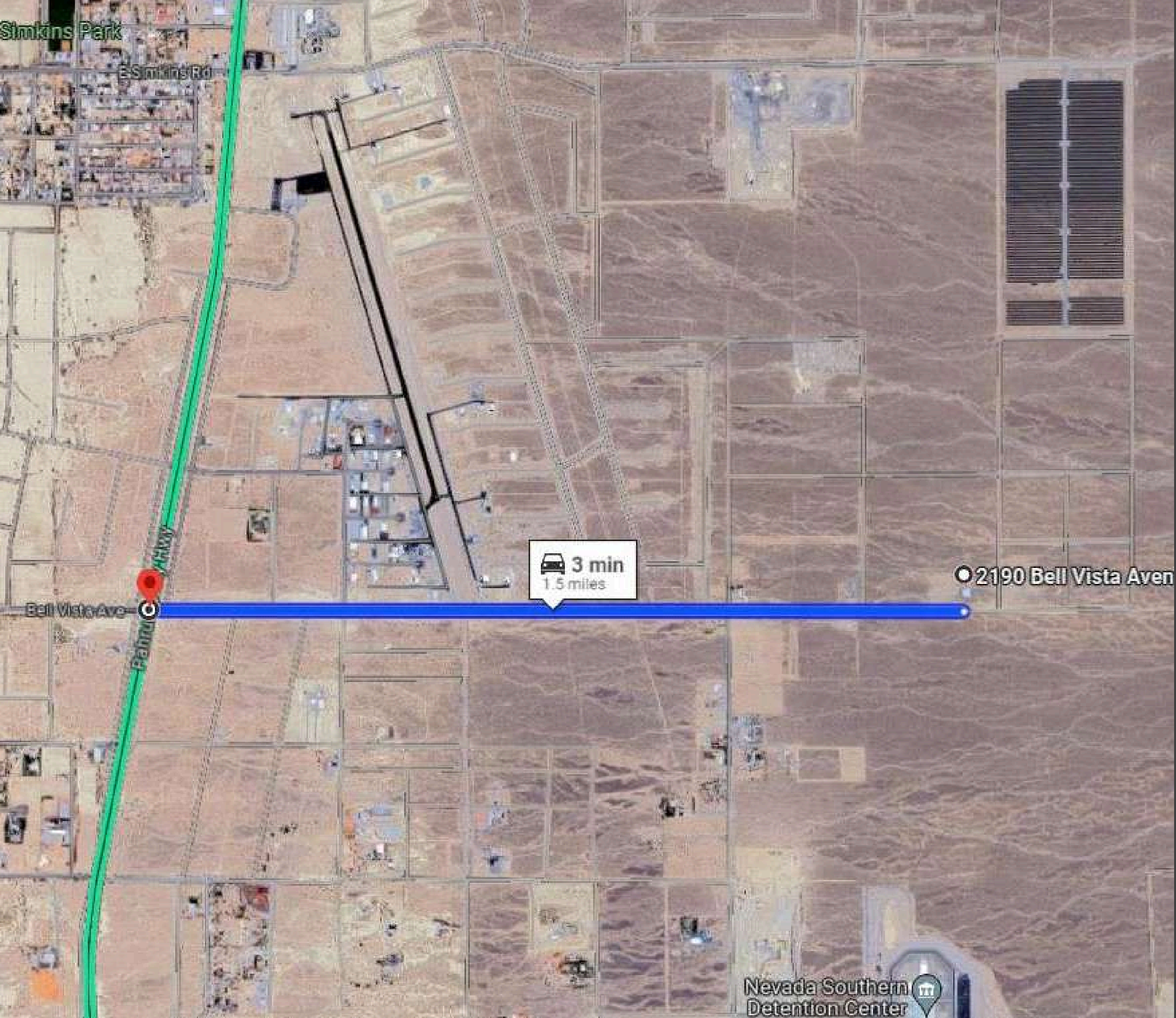


AREA MAP



AREA MAP





ACCESS TO PAHRUMP VALLEY HIGHWAY 160

LOCATION INSIGHTS

1 MILE

INTROFLIGHTS.COM
INFINITY HOSPICE CARE
SLK DRESSAGE
NOWHERE ELSE RANCH
WHISPERING HILLS RANCH
PAHRUMP VALLEY
RECYCLING
BEATTY DISPOSAL
SERVICES
NYE COUNTY LANDFILL
NEVADA SOUTHERN
DETENTION CENTER
DOLLAR GENERAL
VEGAS TRIKE FLIGHTS

2 MILES

CALVADA PRIVATE AIRPARK
COMMUNITY BUILDING &
PARKING
CALVADA MEADOWS AIRPORT
DEBAUCHERY KITCHEN TRIBE
M/C CLUBHOUSE
LIVING FREECAFE
THRIVING WARRIOR
HIGHWAY 160
SELF STORAGE
PAHRUMP VALLEY
MOBILE HOME PARK

3 MILES

SIMKINS PARK
J AND S MOBILE RV REPAIR
UNITED STATES
POSTAL SERVICE
TACOS FIESTA
ROSEMARY CLARKE
MIDDLE SCHOOL
HOMESTEAD APARTMENTS
PAHRUMP HEALTH AND
REHABILITATION CENTER
SEAN WILSON
CREATIVE STUDIOS
NATURE HEALTH FARMS
PETTING ZOO
CBD
CAROUSEL FARMS

4 MILES

FASTRIP GASOLINE
RNG FARMS
WIMPY'S SELF STORAGE
ALL THINGS MOBILE
AUTOMOTIVE
FIRST CHOICE SELF STORAGE
THE HOME DEPOT
PETRACK PARK
DMV NOW KIOSK



THE SUBURBAN OASIS ON LAS VEGAS' HORIZON

Nestled amidst the vast expanse of the Mojave Desert, Pahrump, Nevada, emerges as a hidden gem in the real estate landscape. With its scenic beauty, burgeoning community, and promising investment opportunities, this quaint town, particularly its ZIP code 89060, is steadily garnering attention as a prime location for property development.

ZONING

Commercial

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

INVESTMENT HIGHLIGHTS

Outdoor Recreation:

- Abundance of outdoor activities such as hiking, biking, and camping.
- Nearby attractions include Spring Mountains National Recreation Area and Red Rock Canyon.

Affordable Housing:

- Offers more affordable housing options compared to Las Vegas.
- Ideal for first-time homebuyers or those seeking a lower cost of living.

Growing Community:

- Anticipated suburbanization by 2032 due to land shortage in Las Vegas.
- Increasing economic development and infrastructure improvements.

Lifestyle:

- Laid-back atmosphere with a close-knit community spirit.
- Local events foster camaraderie and create lasting memories.

Location:

- Convenient proximity to Las Vegas Strip and Downtown Las Vegas.
- Offers the tranquility of desert living with easy access to city amenities.

INVESTMENT HIGHLIGHTS

City Attractions:

- Wineries, casinos, cultural centers, and historical landmarks.
- Diverse array of amenities cater to residents' interests.

Current Developments:

- Surge in residential subdivisions and commercial projects.
- Increasing economic development and infrastructure improvements.

Opportunity Zone:

- Much of Pahrump falls within an Opportunity Zone, offering tax incentives.
- Fosters investment in areas poised for revitalization.

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

Pahrump, Nevada, stands at the cusp of transformation, poised to become a suburban oasis on Las Vegas' horizon. With its scenic beauty, vibrant community, and strategic location, Pahrump offers a compelling proposition for developers and investors seeking to capitalize on its potential. From outdoor enthusiasts to aspiring homeowners, Pahrump beckons with its promise of a lifestyle enriched by nature, community, and opportunity.



2190 BELL VISTA
9.16 ACRES



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LAS VEGAS AREA
LICENSE #: S.064342



COLDWELL BANKER
WEST

SOUTHERN CALIFORNIA AREA
LICENSE #: 02200677