

FOR SALE
31.94 Acres of Prime Commercial Land
with Water Rights
Owner Will Carry Partial Financing - Negotiable

2801 E Thousandaire Blvd
& 6130 S Homestead Rd
Pahrump, NV 89048

THOUSANDAIRE BLVD

HOMESTEAD RD

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naixel.com

2801 Thousandaire Blvd &
6130 S Homestead Rd
Pahrump, NV 89048

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Offering Memorandum

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

Property Overview

LIST PRICE	\$6,500,000.00
PRICE/AC	\$203,500/Ac
PRICE/SF	\$4.67/SF
APN	44-561-16 & 44-561-17
ZONING	GC (General Commercial)
LOT SIZE	±31.94 acres



OR TEXT 22502 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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Land Use Overview

17.04.320: GC General Commercial

The GC general commercial zone is intended to provide large community scale commercial development, where the square footage of a lot is greater than twenty thousand (20,000) square feet (net). Office, service, and commercial uses in this district shall provide for retail needs with proximity to major arterial roadways as an amenity to the service provider.

Accessory uses customarily incidental thereto, providing they are not closer than ten feet (10') to any main building on the same or adjoining lot.

Allowed/Permitted Uses:

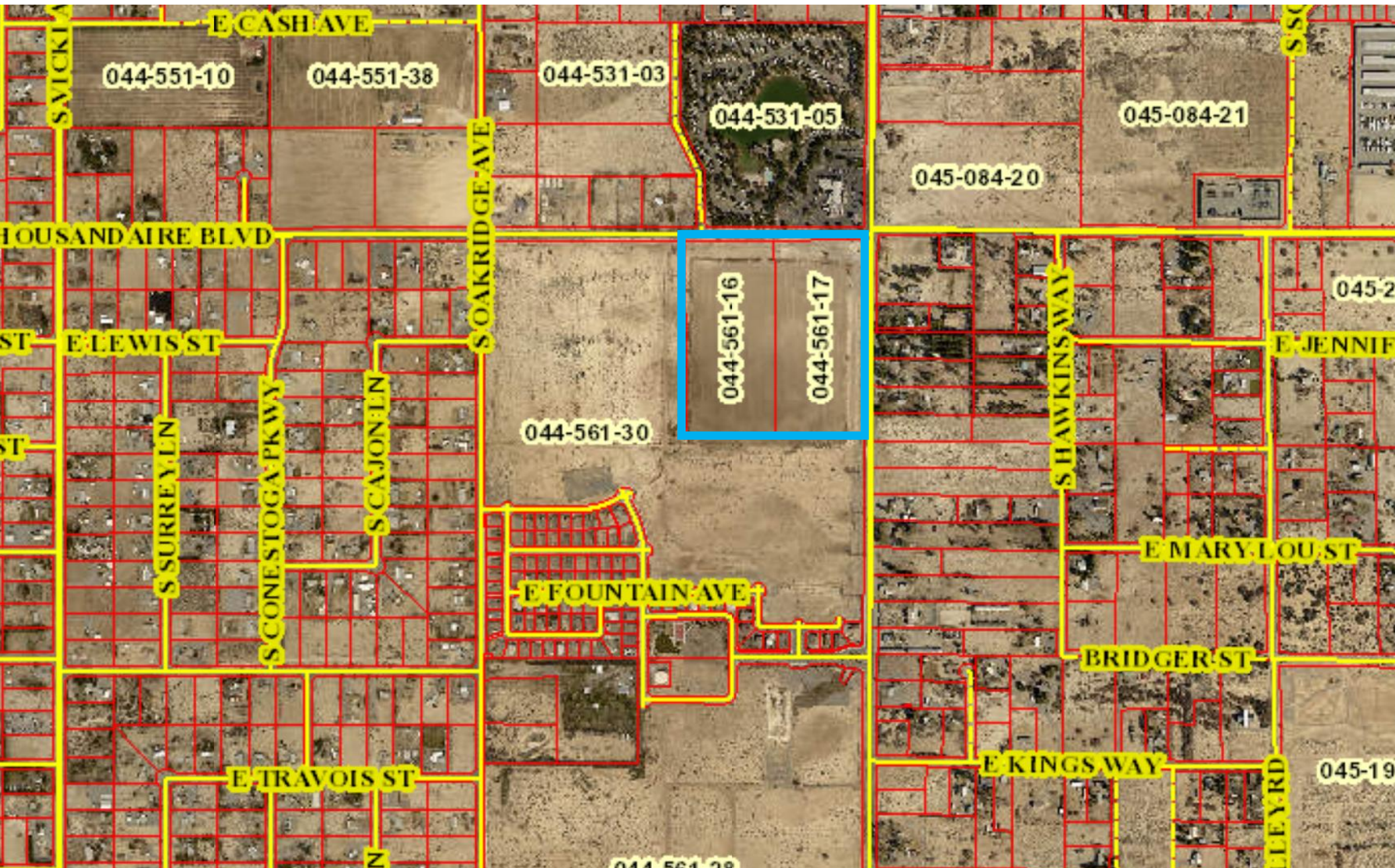
- Antenna, up to sixty five feet (65') in height.
- Arcades.
- Auto car wash/auto detail.
- Automobile repair facility.
- Automobile sales and storage (new or used).
- Automobile service station.
- Bank.
- Banquet hall.
- Bicycle sales/repair/rental.
- Cabinet, carpenter, electrician shop, etc.
- Caretaker's residence. The purpose is to permit limited residential uses within this zone for the purpose of providing security to a development. No more than one caretaker's residence shall be permitted per individually owned commercial building. The residence shall not exceed the floor area of the associated business.
- Catering service.
- Clinic.
- Copying, blueprinting.
- Dance club (excluding adult entertainment).
- Dog grooming.
- Draperies.
- Drive-through restaurant.
- Dry cleaning laundry, clothes pressing.
- Fitness centers/gyms.
- Funeral and interment services.
- Golf driving range, miniature golf course, baseball batting range.
- Grooming facility.
- Hospital for animals, with one outdoor pen, provided fencing or other suitable device is employed.

- Institution.
- Liquor sales establishments (classes I, II and III), provided a two hundred foot (200') distance requirement from the structure in which the use is located to the nearest property line of an existing church/synagogue, school, childcare center, public library, community recreation facility, or parks. Applications for such uses must be accompanied by the straight line drawing required pursuant to subsection 17.04.920P of this chapter.
- Ministorage facilities.
- Museum.
- Office and professional services.
- On premises advertising in connection with uses set forth in this section shall be subject to requirements of article VI of this chapter; however in no instance shall an on premises sign be permitted as a principal use.
- Park and ride temporary facilities.
- Parking lot.
- Pet store.
- Pharmacy.
- Plant nurseries, including outdoor sales.
- Print shop.
- Professional services.
- Public utility structure.
- Restaurant.
- Retail sales, such as clothing stores, jewelry shops, office supplies, floral shops, candy stores, video rentals, etc.
- Social halls, lodges, fraternal organizations and clubs.
- Theaters, but not including drive-ins.
- Travel bureau.
- Veterinary facility (small animal).

Uses Subject To A CUP/SUP (Conditional or Special Use) Permit: The following are subject to a conditional use permit as provided for in articles V and VIII of this chapter:

1. Agricultural products salesroom or shop.
2. Amusement parks.
3. Body art.
4. Check cashing, payday loans or similar uses.
5. Collection agency.
6. Commercial parking lot.
7. Convalescent or nursing home.
8. Fireworks sales.
9. Flea markets/swap meets.
10. Fuel dispensing facility.
11. Gaming establishments.
12. Golf courses, except miniature golf.
13. Hospital sanatorium.
14. Hotel/motel/resort.
15. Kennel, commercial.
16. Live/work units providing services listed as permissive or conditional within this zoning district.
17. Multi-family residence.
18. Off premises sign (subject to article VI of this chapter).
19. Outdoor sales display areas, with the exception of new and used automobile sales, lumberyards, garden centers, and other commercial displays that are commonly displayed in an outdoor setting on a permanent basis.
20. Pawnshops.
21. Private school.
22. Public and private recreational areas and facilities such as country clubs and swimming pools.
23. Public school/institute.
24. Rail/motor freight terminal or bus storage.
25. Recreational vehicle park, subject to article VI of this chapter.
26. Retail sales with fifty percent (50%) outdoor display.
27. Showroom (building supplies, etc.).
28. Storage yards for construction equipment, including incidental vehicle repair.
29. Veterinary facility (large animal).

Proposed Site Plan



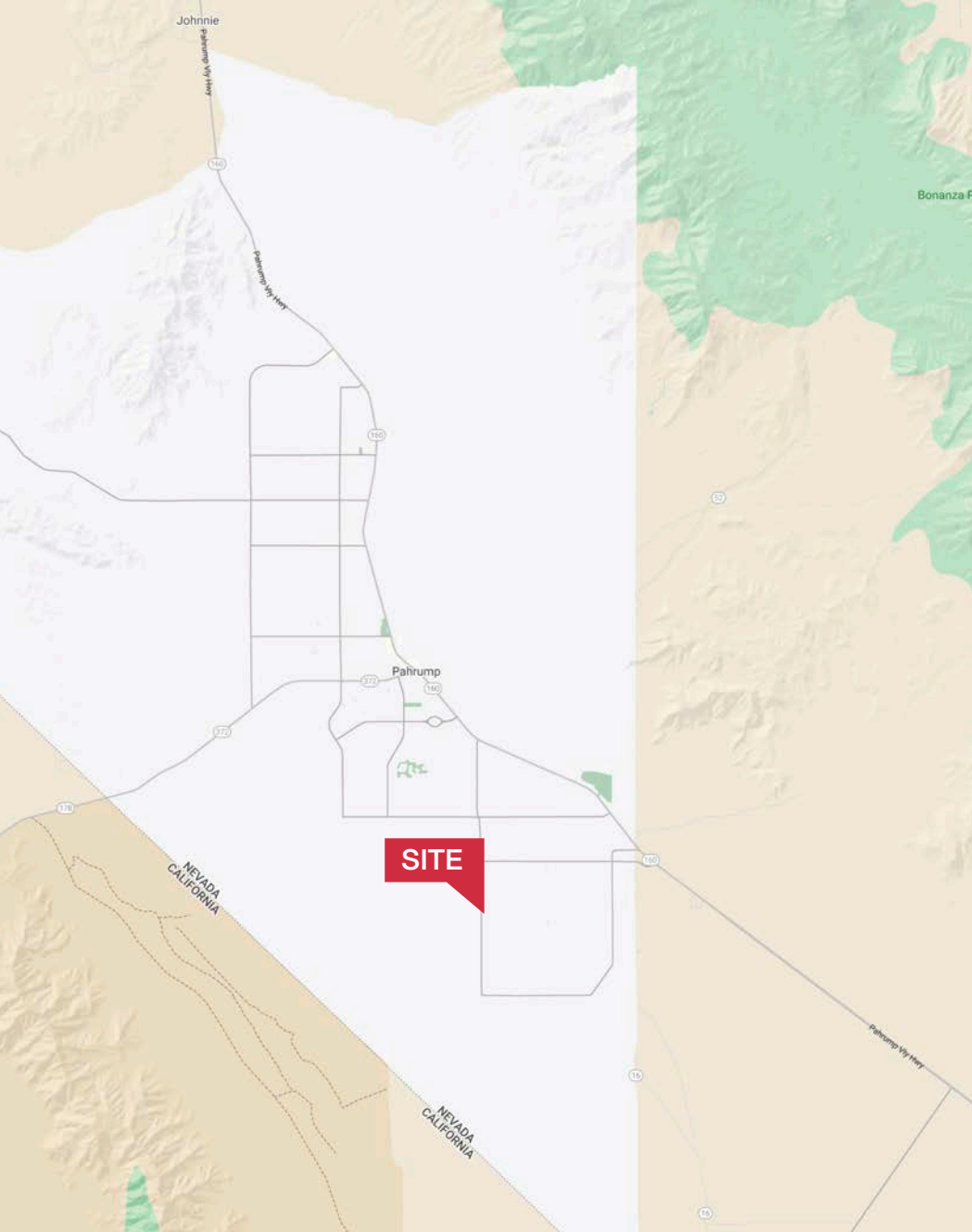


HOMESTEAD RD

THOUSANDAIRE BLVD

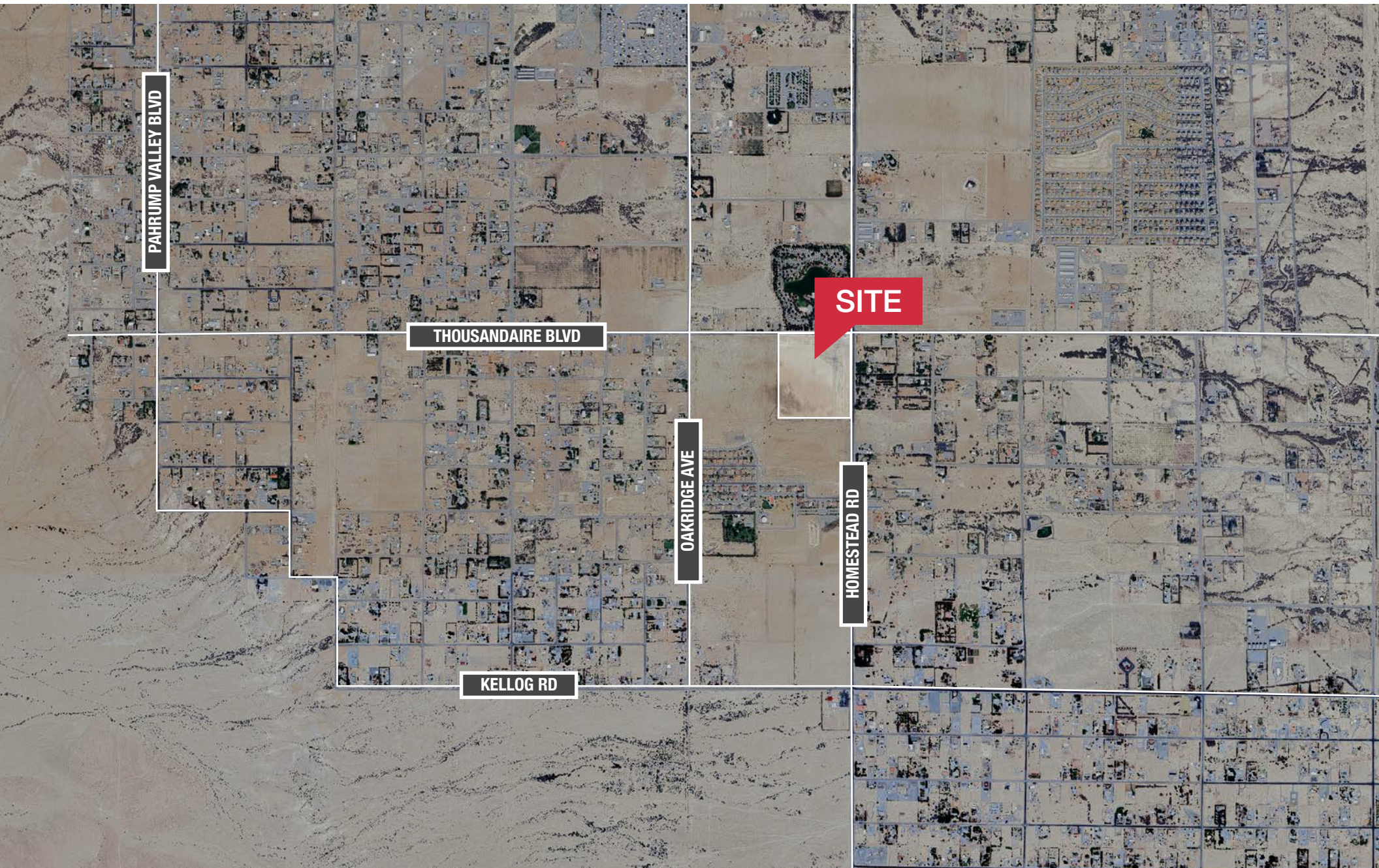


Area Map



Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

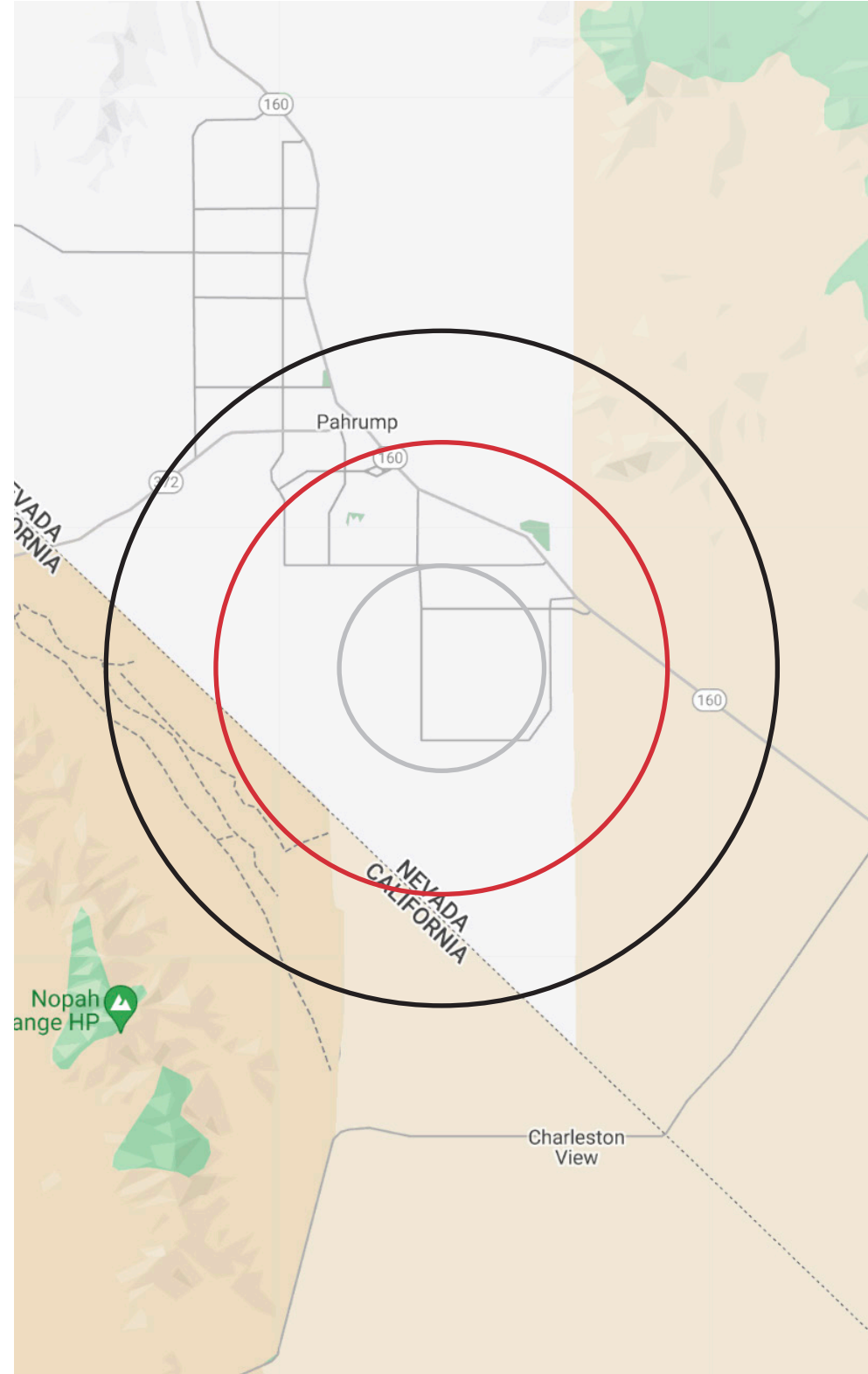


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	1,446	15,179	26,560
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	670	6,436	11,565
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$66,305	\$71,777	\$70,303

Traffic Counts

STREET	CPD
State Hwy 160 / E Calvada Blvd	16,600
Pahrump Valley Hwy / State Hwy 160	23,600
Charles Brown Hwy / West St	54,218





Distance to Major Cities

Las Vegas, NV	63 miles
Phoenix, Arizona	353 miles
Salt Lake City, Utah	420 miles
Los Angeles, California	260 miles
San Diego, California	327 miles
Denver, Colorado	809 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

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