

SERHANT.
LAS VEGAS
FOUNDING MEMBER

OFFERING MEMORANDUM

1251 EAST IRENE ST
PAHRUMP, NV 89060

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.

1251 EAST IRENE ST
P A H R U M P , N V 8 9 0 6 0

PROPERTY OVERVIEW

One lot totaling 2.1 acres.
Zoned Light Industrial
and centrally located in
Pahrump.

Parcel number: 38-081-03

Lot Size: 2.1 Acres

Zoning: Light Industrial

MLS #: 2614604

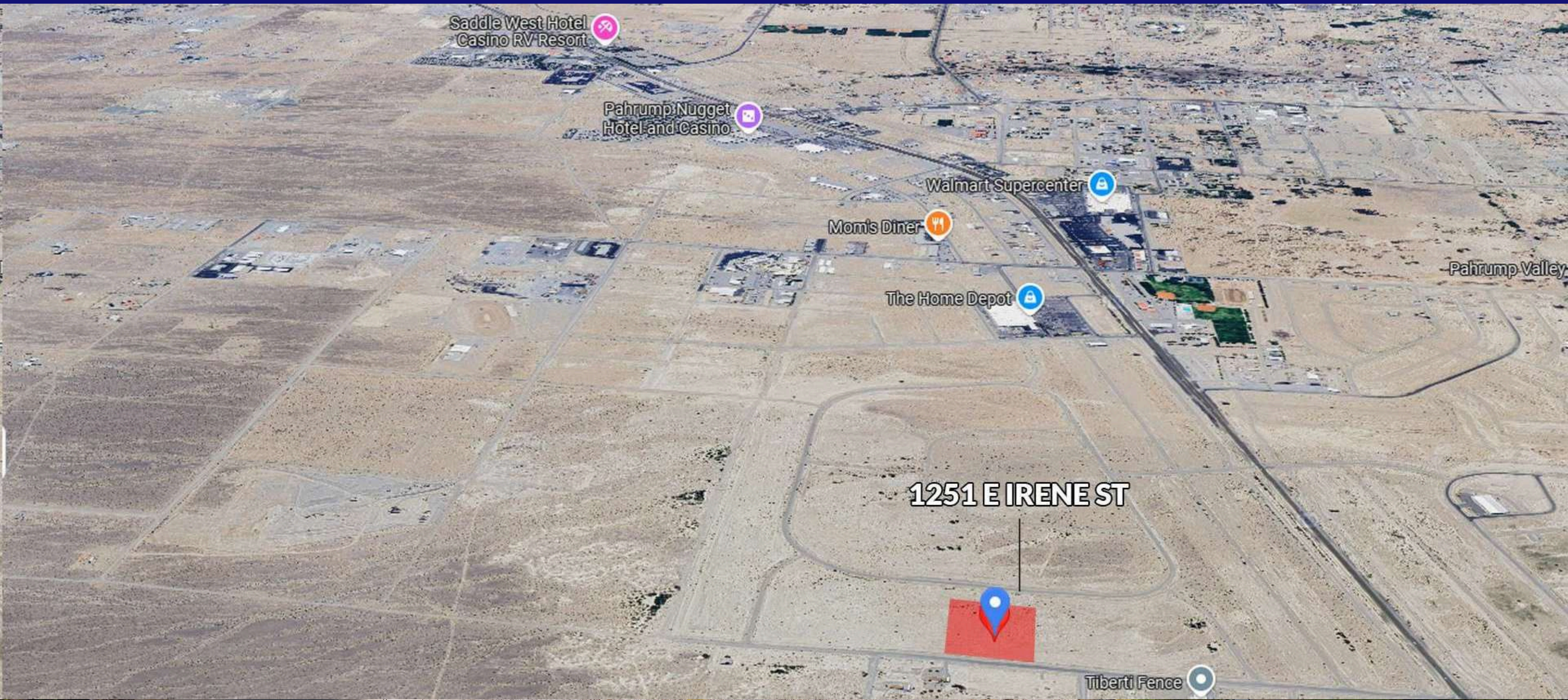
\$180,000

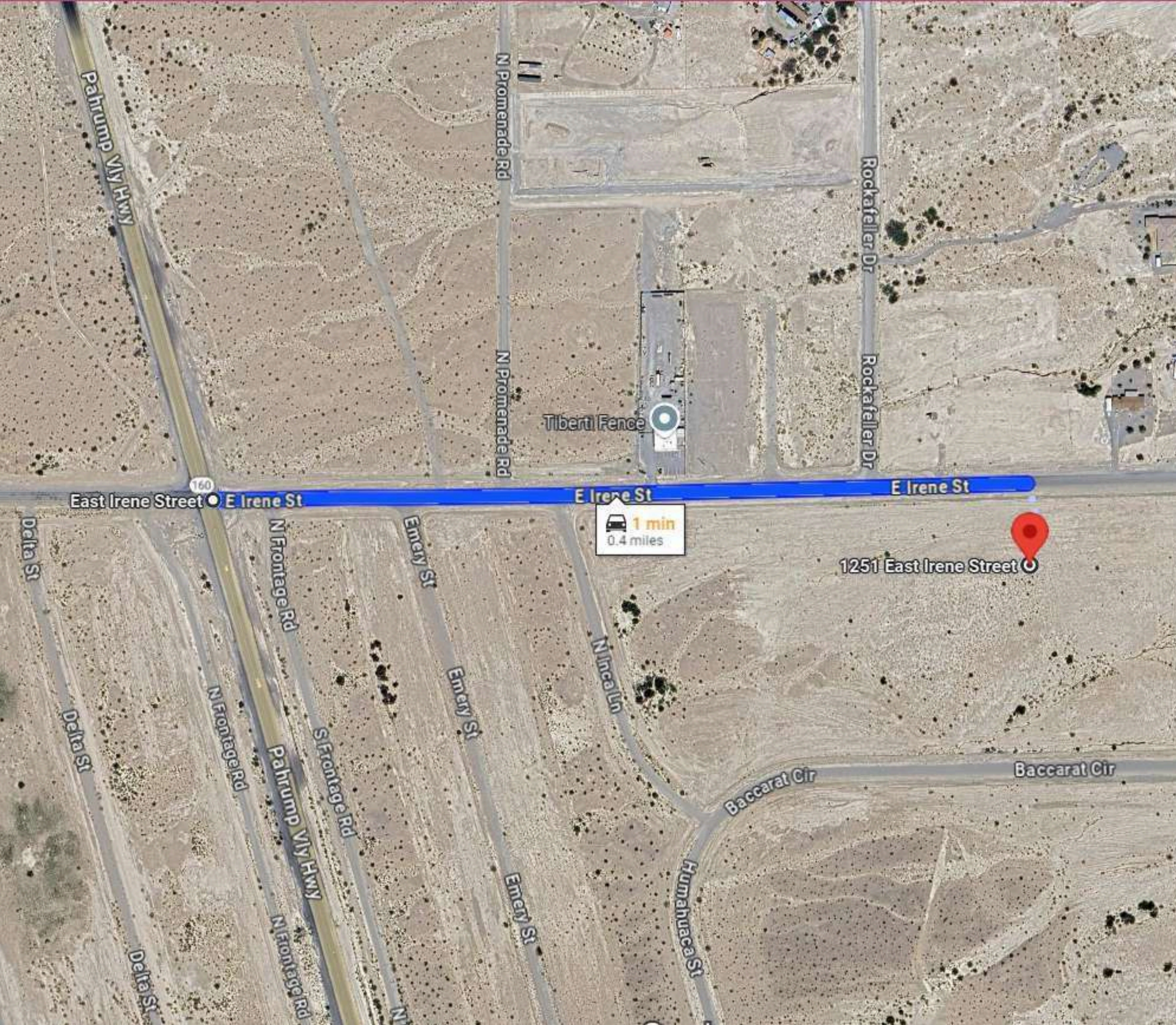


AREA MAP



AREA MAP





ACCESS TO PAHRUMP VALLEY HIGHWAY 160

LOCATION INSIGHTS

0.5 MILE	1 MILE	2 MILES	3 MILES
DMV NOW KIOSK	LIVING FREE CAFE	NEVADA DEPARTMENT OF MOTOR VEHICLES	INFINITY HOSPICE CARE
TIBERTI FENCE MARK'S	\$5 \$10 \$15 RESTAURANT	ARMSCOR PRESICION INC	INTROFLIGHTS.COM
SERVICE CENTER	MOM'S DINER	U-HAUL NEIGHBORHOOD DEALER	CALVADA MEADOWS AIRPORT
	NYE COUNTY LANDFILL	SMITH'S	VEGAS TRIKE FLIGHTS
	MASONIC TEMPLE OF PAHRUMP	PREFERRED RV RESORT	SIMKINS PARK
	THE HOME DEPOT	HOLIDAY INN EXPRESS & SUITES PAHRUMP, AN IHG	HIGHWAY 160 SELF STORAGE
	PETRACK PARK	AREA 51 FIREWORKS	THRIVING WARRIOR
	WHISPERING HILLS RANCH	WALMART SUPERCENTER	SEAN WILSON CREATIVE STUDIOS
	BEATTY DISPOSAL SERVICES	ALBERTSONS	NATURE HEALTH FARMS PETTING ZOO, CBD
		TRACTOR SUPPLY CO	BEST WESTERN PAHRUMP OASIS
		NOWHERE ELSE RANCH	SADDLE WEST HOTEL CASINO RV RESORT
		A.L.S STORAGE	
		KUSTOM KOLORSAUTO BODY	



PATRIOT PARK

CLAUDE H. AND STELLA M.
PARSON ELEMENTARY SCHOOL

LOT FOR SALE

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.

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.

ZONING

Light Industrial

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

1251 East Irene Street, 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.





Nathan Strager
REAL ESTATE AGENT

702 301-1091



nates@serhant.com



www.NathanStrager.com

SERHANT.
LAS VEGAS
FOUNDING MEMBER

LAS VEGAS AREA
LICENSE #: S.064342



COLDWELL BANKER
WEST

SOUTHERN CALIFORNIA AREA
LICENSE #: 02200677