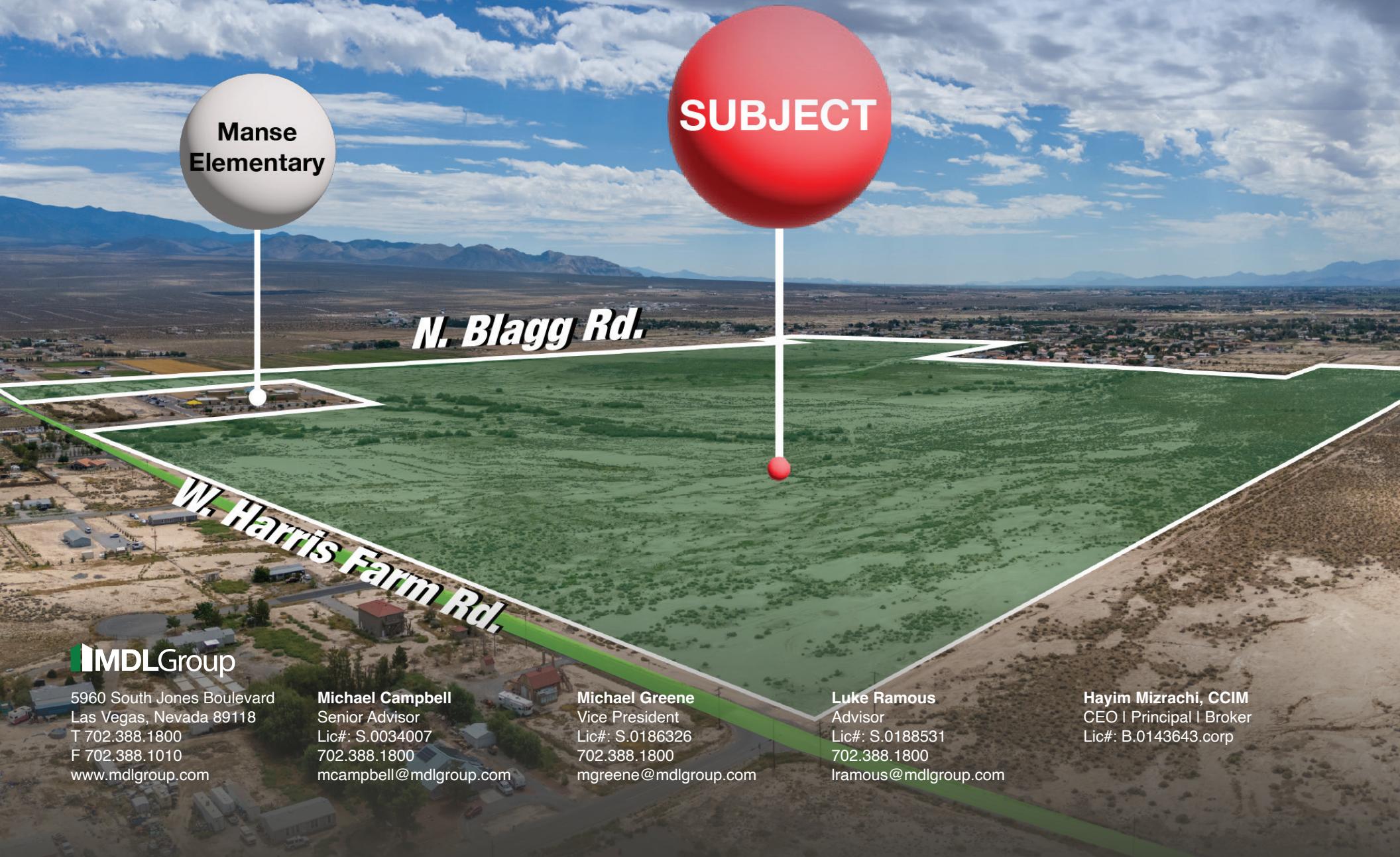
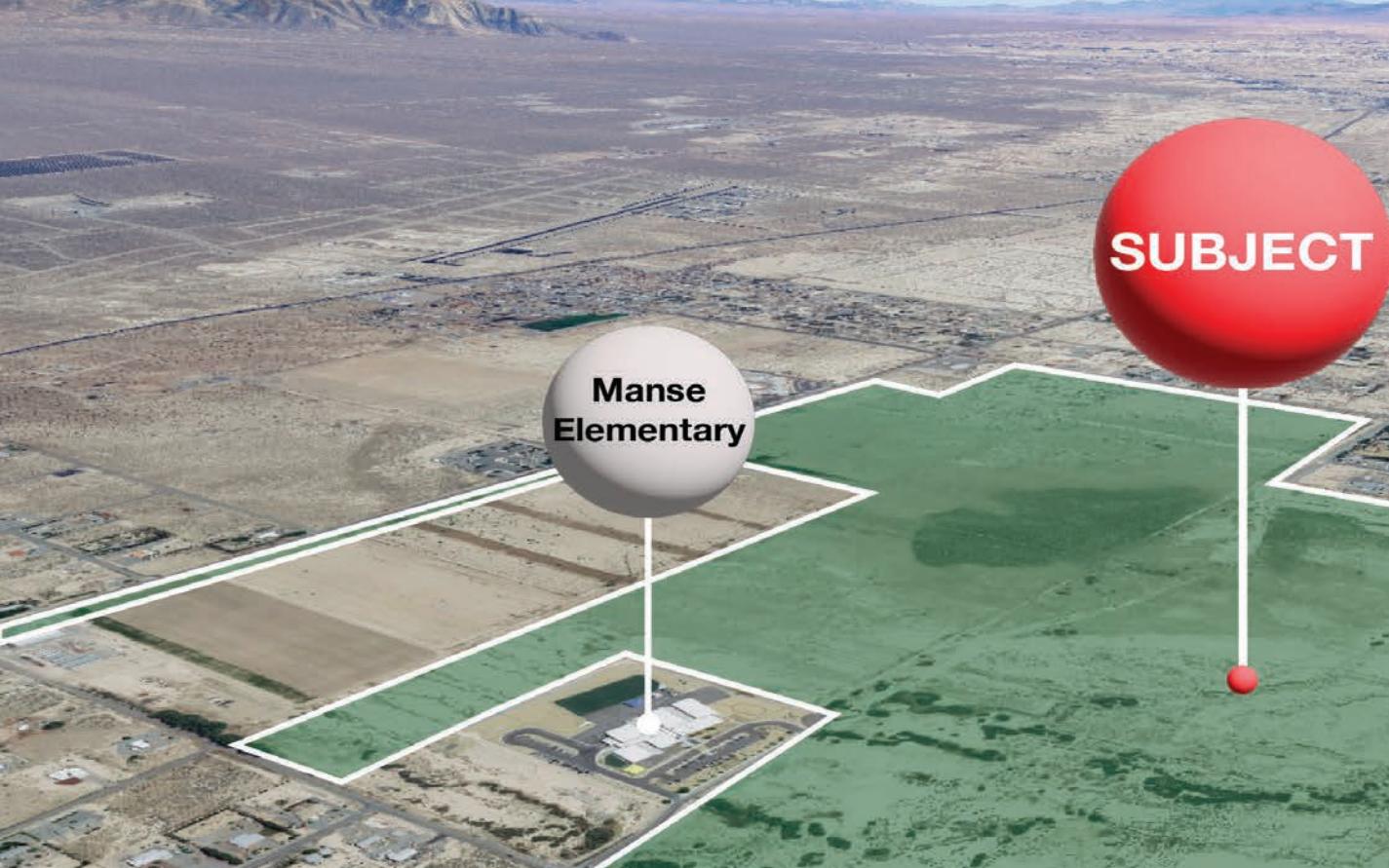


4500 N. BLAGG RD.

Pahrump, NV 89060

LAND
For Sale





Property Overview

MDL Group is pleased to present a ±400-acre parcel of land near the cross streets of N. Blagg Road and W. Simkins Road. This parcel is in close proximity (1.7 miles) to the Calvada Meadows Airport. Desert Trails Unit 1 is located adjacent to the parcel and consists of 80 homes with land for future development. There is a post office and convenience store located on the adjacent parcel. This parcel is served by Desert Utilities with a water plant and waste water plant with water and waste water lines running through the parcel. A utility map with water and waste water lines available upon request. A unique land opportunity for sale as this large, contiguous parcel comes with 1,000 acre-feet of water. The property is priced for land value and acre-feet of water, and is zoned Specific Plan (SP).

Area Overview

Pahrump is an unincorporated town located at the southernmost tip of Nye County, Nevada, and lies adjacent to the Nevada-California border, is 1-hour west of Las Vegas, and 1-hour east of Death Valley National Park. Pahrump truly is the heart of the desert and the perfect place to enjoy the best of southern Nevada.



Service you deserve. People you trust.

Investment Snapshot

Parcel is in an Opportunity Zone

\$4,500,000

Sale Price

±400 AC

Parcel can be demised into smaller parcels (minimum ±40)

Land Size

±1,000

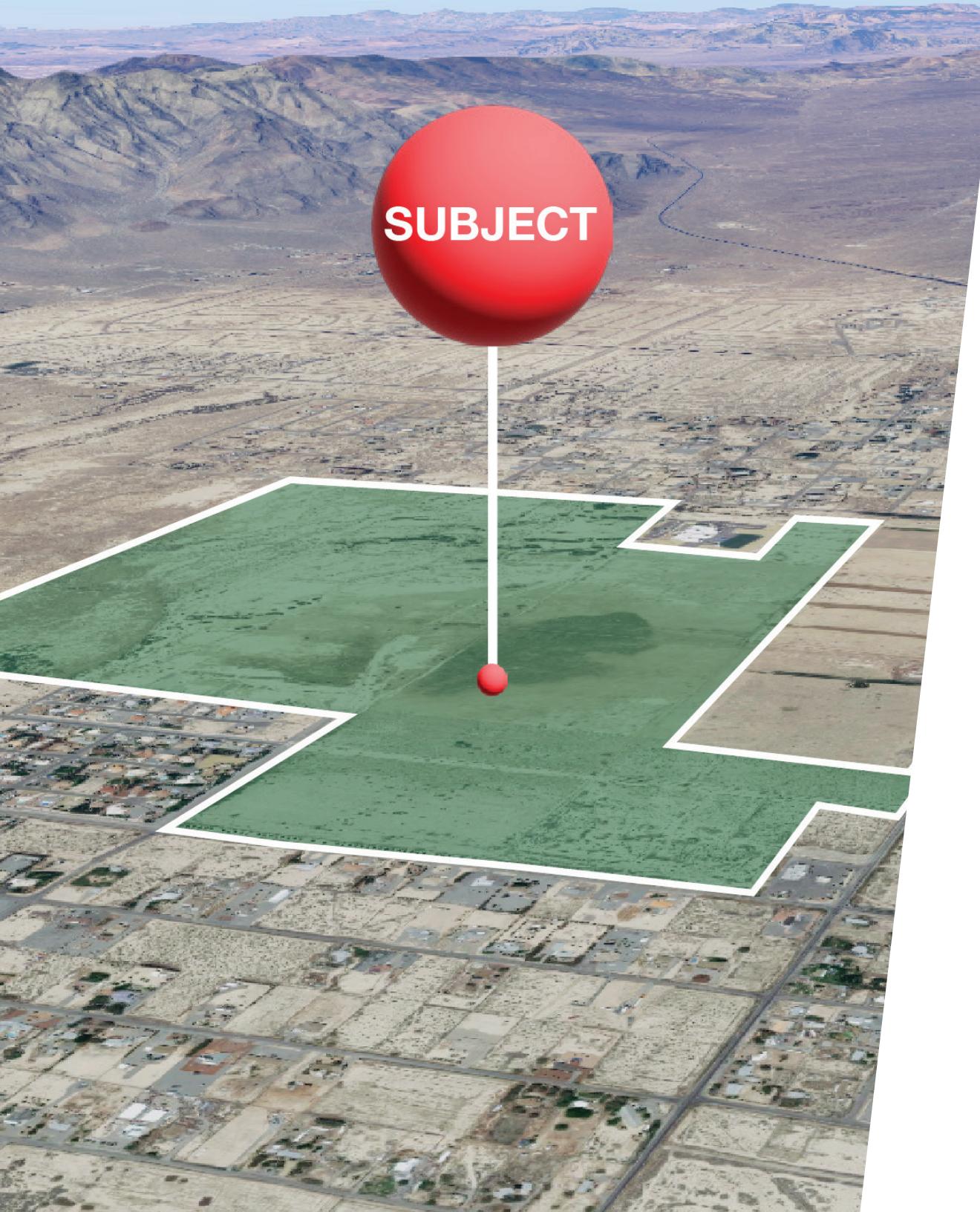
Acre Feet of Water

4500 N. Blagg Road | Pahrump, NV 89060

+ Parcel Number	043-141-20
+ Zoning	SP (Specific Plan)
+ Land Size	±400 AC
+ Submarket	Pahrump
+ Traffic Counts	W. Bell Vista Ave. // ±2,550 VPD Pahrump Valley Hwy. // ±1,950 VPD
+ Utility Company	Water rights banked with Desert Utilities Inc.

5960 South Jones Boulevard
Las Vegas, Nevada 89118

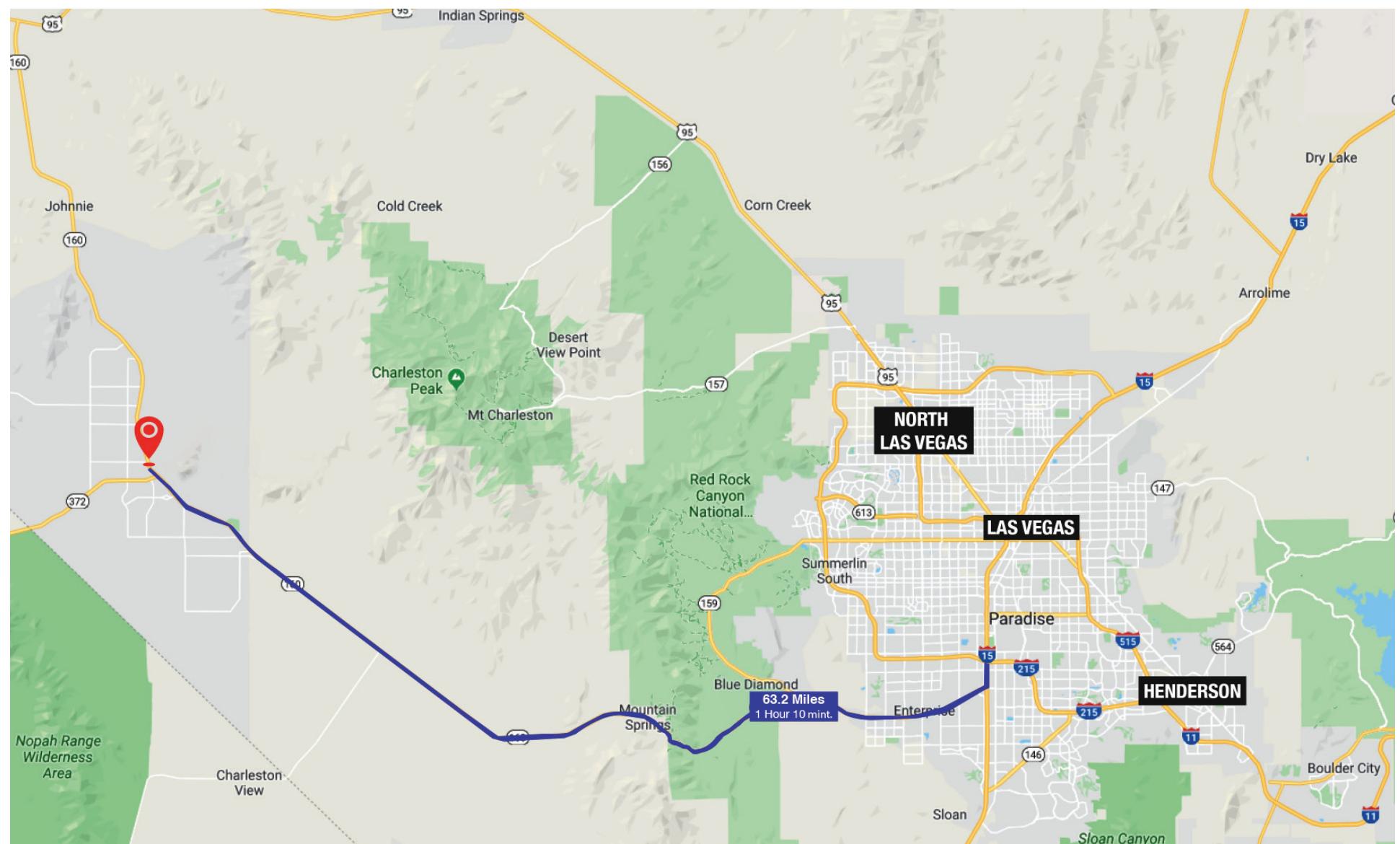
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com



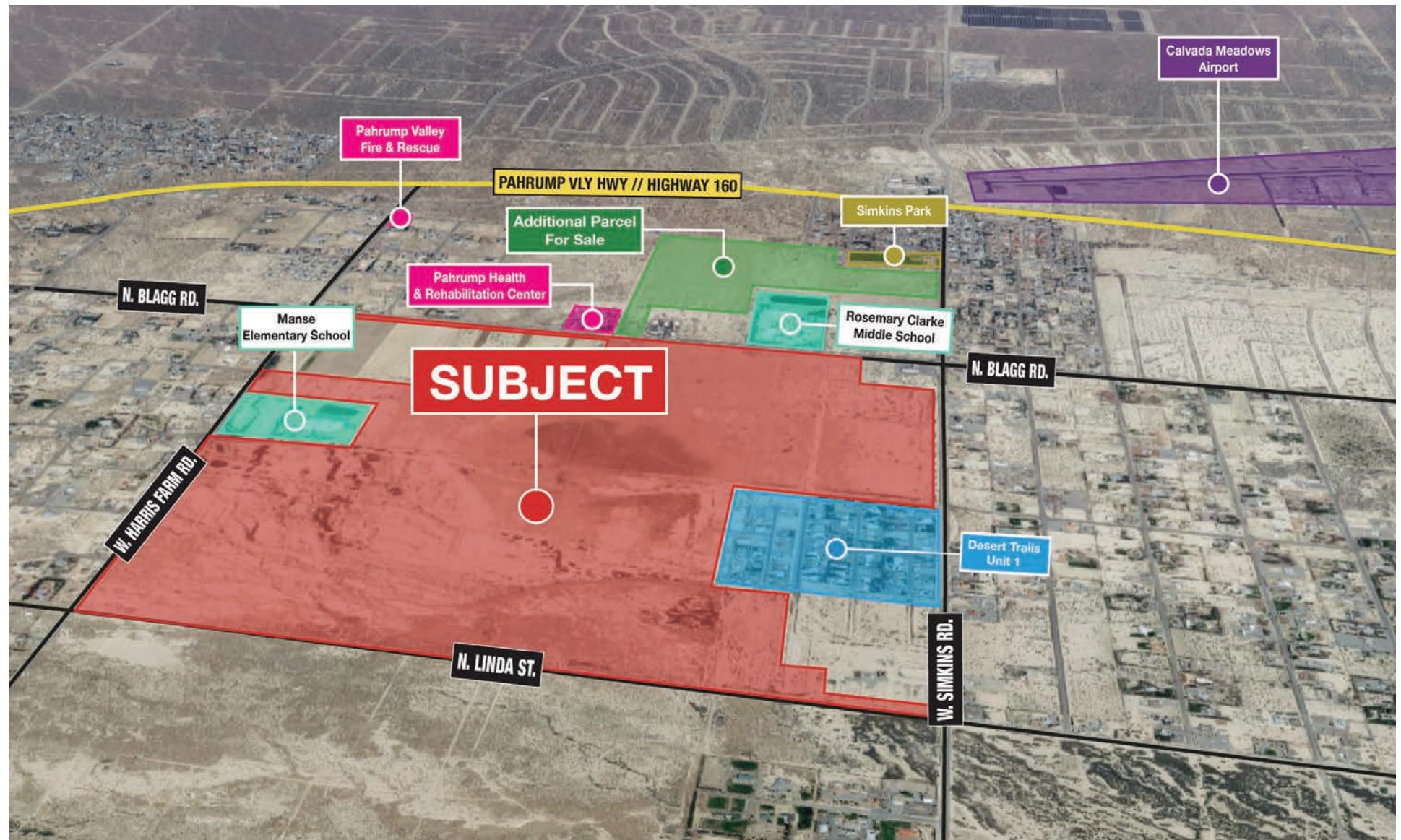
03

Maps & Aerials

+ Area Map



● Park ● Medical Facility ● School ● Additional Parcel ● Airport ● Desert Trails Unit 1





Desert Trails Unit 1

Desert Trails was started by the Harris Family about 20 years ago and completed Unit 1 with 80 homes. The surrounding area is for future home development. The neighborhood includes walking trails and spacious backyards with ample space for RV's, boats, Polaris, ATV's. The neighborhood enjoys the convenience of a prime location near shopping centers, medical facilities, and the Calvada Meadows Airport.

Desert Trails is a neighborhood of homes in Pahrump Nevada offering an assortment of beautiful styles, varying sizes and affordable prices to choose from. Desert Trails homes for sale range in square footage from around $\pm 1,500$ square feet to over $\pm 2,400$ square feet and in price from approximately \$345,000 to \$449,900 while having an average homeowners association fee around \$30 per month.

Source: brexrealty.com/Nevada/Pahrump

Sprawling New Developments in Pahrump

The Pahrump Valley is experiencing a surge in business growth, with new companies entering the area and existing ones expanding their operations. Currently, there are 30 commercial projects in various stages of development or construction.

Arby's officially opened its doors on Tuesday, March 28, 2023 at 680 S. Highway. **Midas Muffler** under construction will now be going up next door to Arby's. **Chipotle** has also broken ground on a lot adjacent to Wells Fargo and a Quick Shine Car Wash is pegged for land on South Highway 160 just north of Wilson Road.

The Silverton Casino Project plans to build a 125-room hotel and an attached casino on almost eight acres of land outside the Spring Mountain race facility. The project has been delayed due to improvements that the Nevada Department of Transportation wants to make along Highway 160.

Spring Mountain Motorsports Expansion is well underway, the 6 new miles of track are down and additional facilities, such as a garage and restrooms, are also being built.

Warehouse & Storage developers are constructing multiple new warehouses to store fireworks sold by various retailers in the valley, including Blackjack, Area 51, Phantoms, and Red Apple Fireworks. Additionally, new self-storage and RV storage companies are being built on Commercial Street and South Blagg Road, while two existing mini-storage businesses on Homestead Road are expanding to meet the high demand for storage options in the area. PV Construction is also creating a new storage yard and shop on land behind the Veterans of Foreign Wars Post #10054.

Professional Office space & more services several new businesses are coming to Pahrump, including a professional office building, a community health center, an equipment rental store, a cabinet company and showroom, and new multi-family units. Pahrump Valley Glass is moving to a new location and remodeling an older building, while a new blinds store is opening on Frontage Road. Arms Corp and Aztec Cosmetics are expanding, and Access Realty is relocating to Cortina Street.





CLUB

Spring Mountain Motor Resort & Country Club

Synopsis

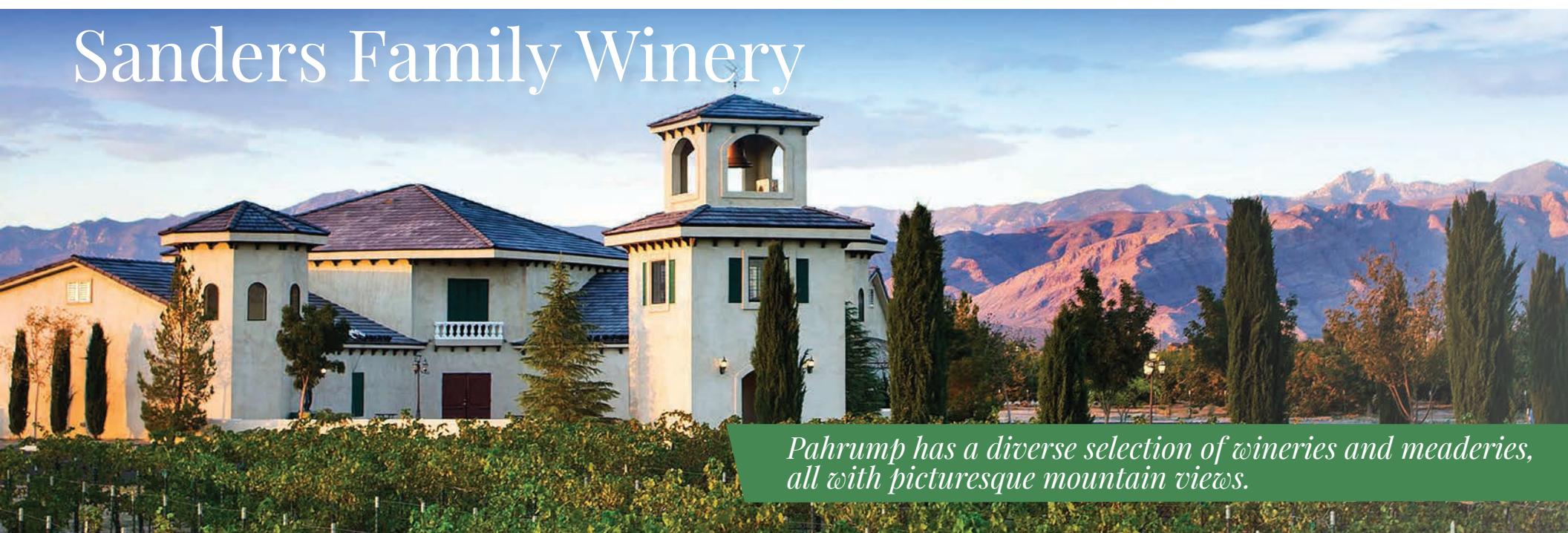
Spring Mountain Motor Resort and Country Club is one of the finest motorsports facilities in the world with over 9 miles of track. Currently the longest race track in North America, further expansion has already begun in order to provide even more track for motorsports enthusiasts. Just a short drive west of Las Vegas Strip and surrounded by stunning desert mountain ranges, Spring Mountain is truly the ultimate driver's paradise and is a destination the entire family can enjoy.

Source: <https://www.racespringmountain.com>

Longest race track in North America, Over 16 Miles



Sanders Family Winery



Pahrump has a diverse selection of wineries and meaderies, all with picturesque mountain views.

Wineries & Meaderies

Established in 1988, Jack Sanders founded the first modern winery in Pahrump. The Sanders Family continues to be committed to hand crafting each wine to finesse and perfect balance, bringing out the best in each vintage varietal and proprietary blends. The family has been growing grapes in Pahrump for nearly three decades. The first vineyard was our Valencia Road Property (Now Winery Road) with our newest vineyards located along the Kellogg Agricultural Bench on Kellogg Road. The tradition continues with the completion of our new stunning Renaissance Tuscan style Winery, Visitors Center and Performing Arts Amphitheater. Much care and thought were involved in the creation of this immaculate facility.

Whether it's estate wineries or distilleries, Stonewise Mead & Cider offers a craft mead and cidery in the same region. One of the very few meaderies in the Silver State, meads and ciders are different from other alcoholic beverages based on the sugars they're made with. Meads, which can sometimes also be called honeywine, are made with fermented honey, while cider is made from fermented apples. See what's on tap, then grab a glass and settle into the tasting room or patio area with Stonewise staples like the Battle Born, NoMaD, Cranky Apple, Dystopia, Blackberry Slush, and beyond.

Source: sanderswinery.com

Nevada Tax Advantages

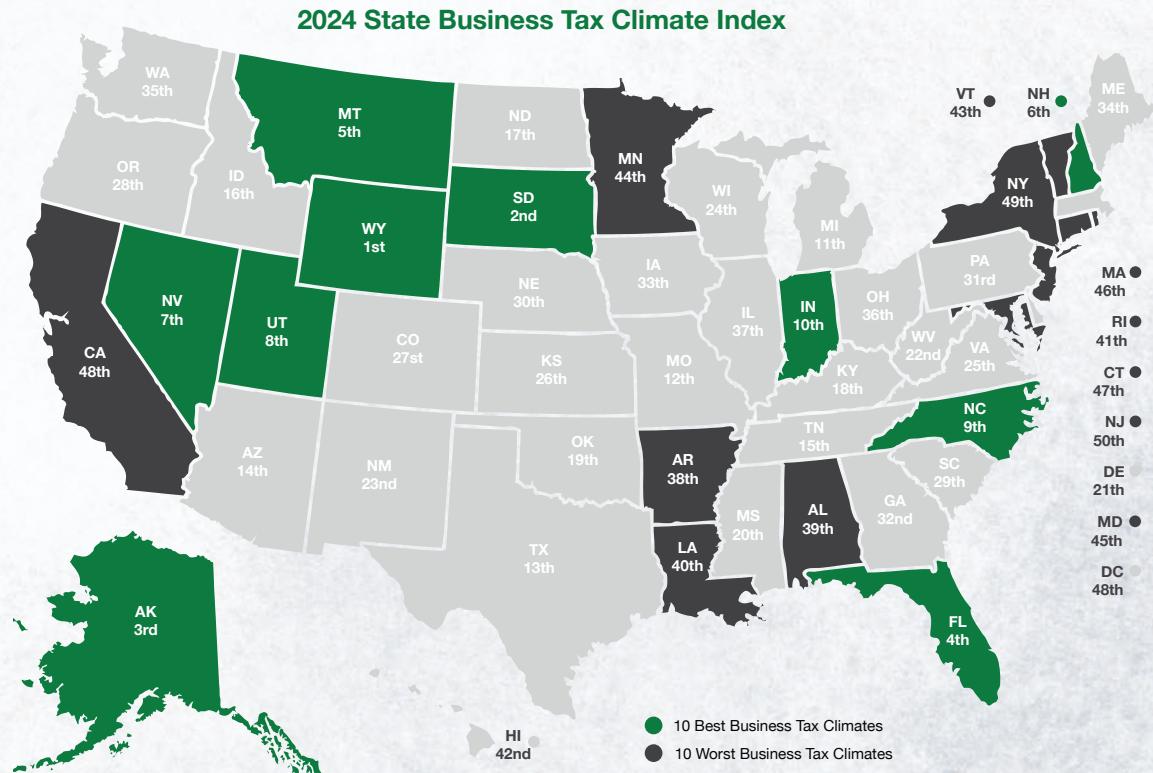
NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided are made herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

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You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the property manager.

Owner's obligation therein has been satisfied or waived. By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

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Service you deserve. People you trust.

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