



OFFERING MEMORANDUM

2030 EAST KELLY WAY
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.

2030 EAST KELLY WAY
PAHRUMP, NV 89060

PROPERTY OVERVIEW

One lot zoned
residential totaling
2.2 acres.

Parcel number: 35-253-10

Lot Size: 2.2 Acres

Zoning: Residential Estates (R-E)

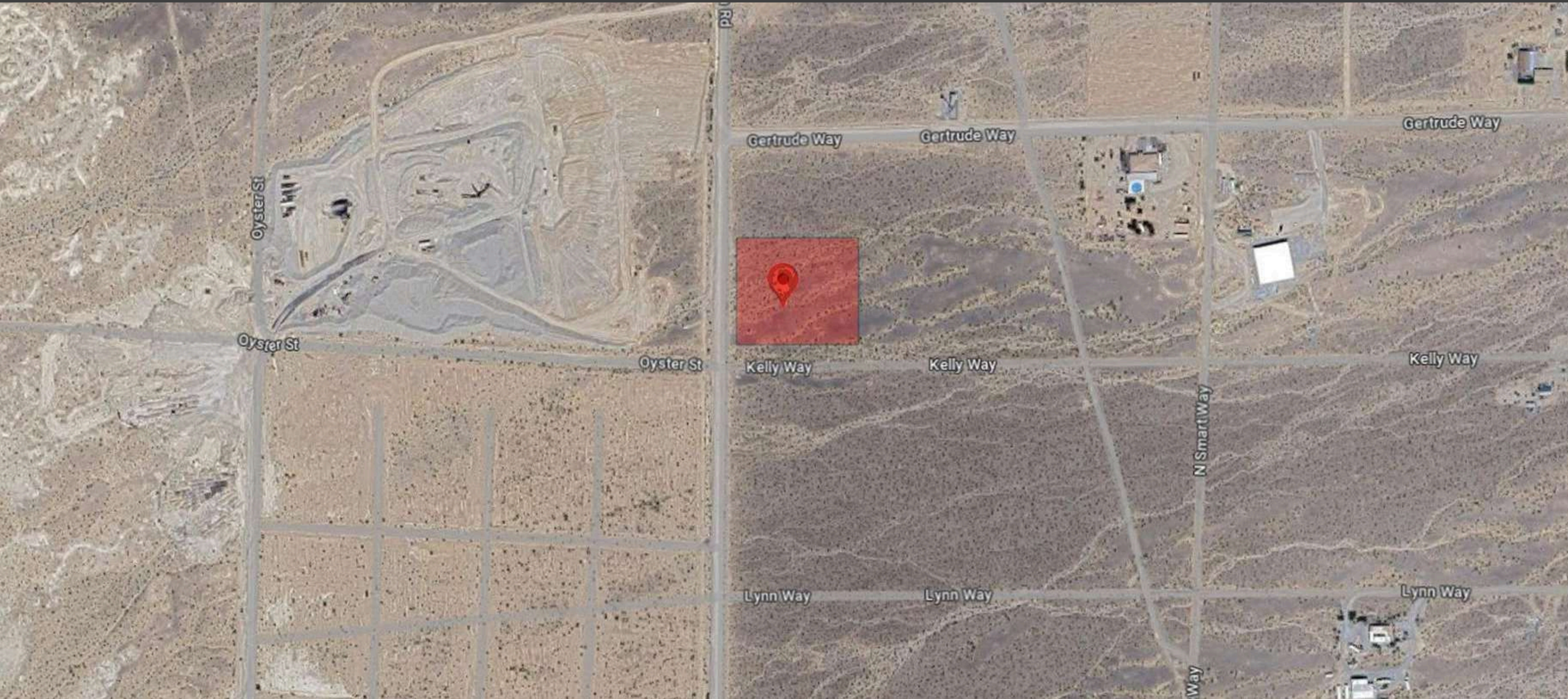
Single Family

MLS #: 2576385

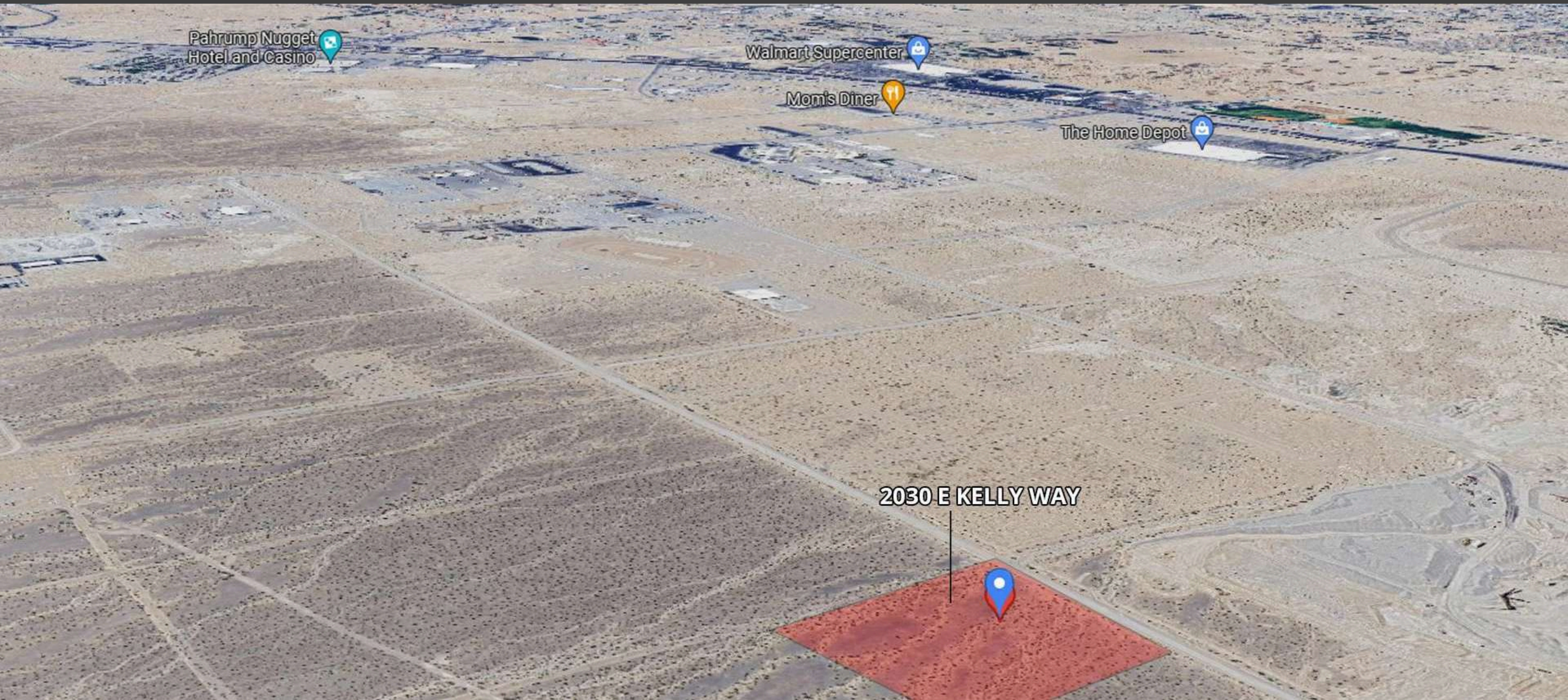
\$60,000



AREA MAP



AREA MAP



Pahrump Nugget
Hotel and Casino

Walmart Supercenter

Mom's Diner

The Home Depot

2030 E KELLY WAY



ACCESS TO PAHRUMP VALLEY HIGHWAY 160

LOCATION INSIGHTS

0.5 MILE

WSIGN CENTERS
ARMSCOR PRECISION
VALLEY BLOCK

1 MILE

NEVADA DEPARTMENT OF
MOTOR VEHICLES
PAHRUMP JUSTICE COURT
NYE COUNTY ANIMAL SHELTER
NYE COUNTY SHERIFFS OFFICE
U-HAUL NEIGHBORHOOD
DEALER
PAHRUMP ELKS LODGE 2796
ALL CREATURES ANIMAL
HOSPITAL
MOM'S DINER
THE HOME DEPOT
2ND AMENDMENT GUNS &
RANGE

2 MILES

FOSCO'S COMPUTER REBUILDING
PAHRUMP VALLEY
JUNCTION
WALMART SUPERCENTER
ALBERTSONS
NYE COMMUNITIES
COALITION
PAHRUMP COMMUNITY
LIBRARY
THE MOOSE - PAHRUMP
LODGE 808
IRENE'S CASINO
SUBWAY
JOHNNY'S
MCDONALD'S
WALMART BUSINESS CENTER

3 MILES

DISCOVERY PARK
ANDERSON AND COMPANY
CPA, ANDERSON TAX
JACKPOT VENDING
MEADOWS EYE
PHYSICIANS AND SURGEONS
CALVADA EYE
IAN DEUTCH
MEMORIAL PARK
ARTESIAN CELLARS
WINERY AND RESTAURANT
A1 AUTO BODY
CONNECTION
EL JEFE'S RESTAURANT
TERRIBLE'S ROADHOUSE
CASINO
INSPIRATIONS



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

R-E (Residential Estate) Single Family

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

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.

An aerial photograph of a desert landscape. The foreground shows a paved road with tire tracks. The middle ground is a large, rectangular plot of land with sparse, low-lying green and brown vegetation. In the background, there are several small buildings and a mountain range under a clear sky.

2030 EAST KELLY

2.2 ACRES



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LAS VEGAS AREA
LICENSE #: S.064342



COLDWELL BANKER
WEST

SOUTHERN CALIFORNIA AREA
LICENSE #: 02200677