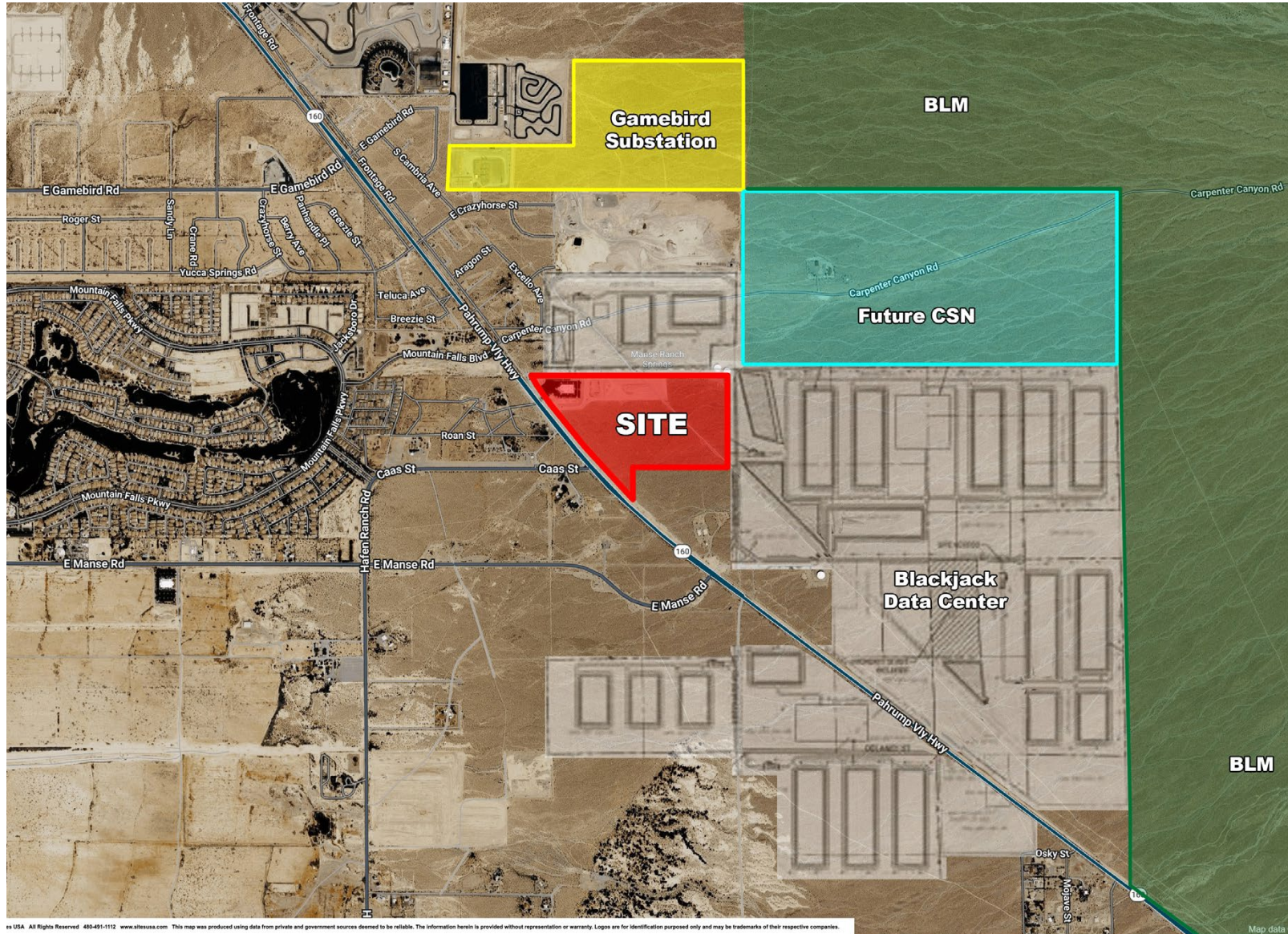


±45 ACRES ZONED FOR DATA CENTER IN PAHRUMP

NEC NV Hwy 160 & Cass Street | 5621 S NV Hwy 160 | Pahrump, NV 89061



AVAILABLE
±45.53 Acres

APNs
047-021-05 &
047-021-11

ZONING
Split
General Commercial
ASKING PRICE
Call Broker

PROPERTY HIGHLIGHTS

- Adjacent to Planned Data Center
- At Entrance to Pahrump
- Attached to future upgraded power lines

2026 DEMO SNAPSHOT

 **Population:**
3-mile radius
13,554

 **Average HH Income:**
\$82,008

 **Traffic Counts:**
NV Hwy 160
23,566 vpd



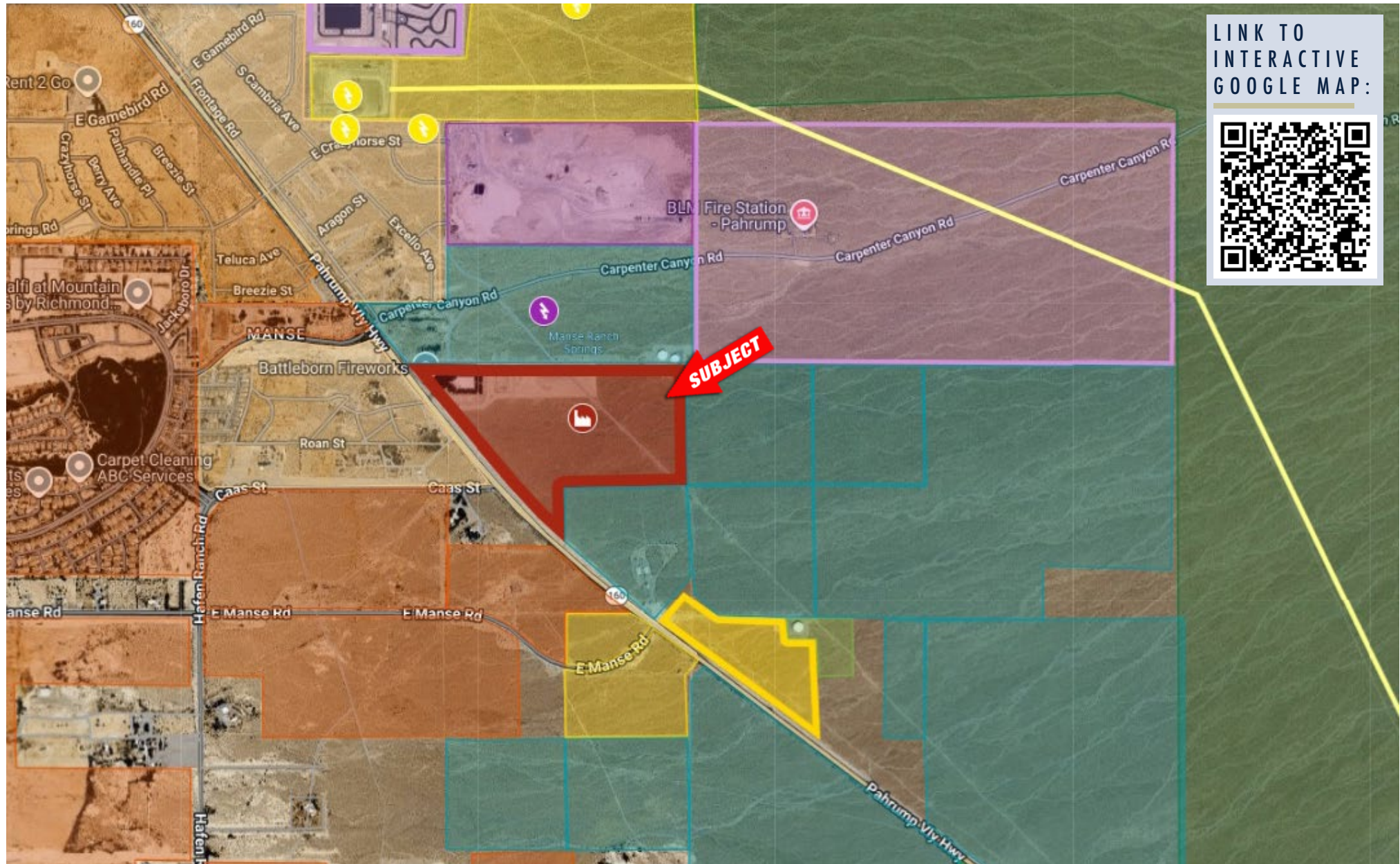
Contact: Robert Scholes • o: 702.221.2500 ext. 312 • rscholes@newmarketadvisors.com



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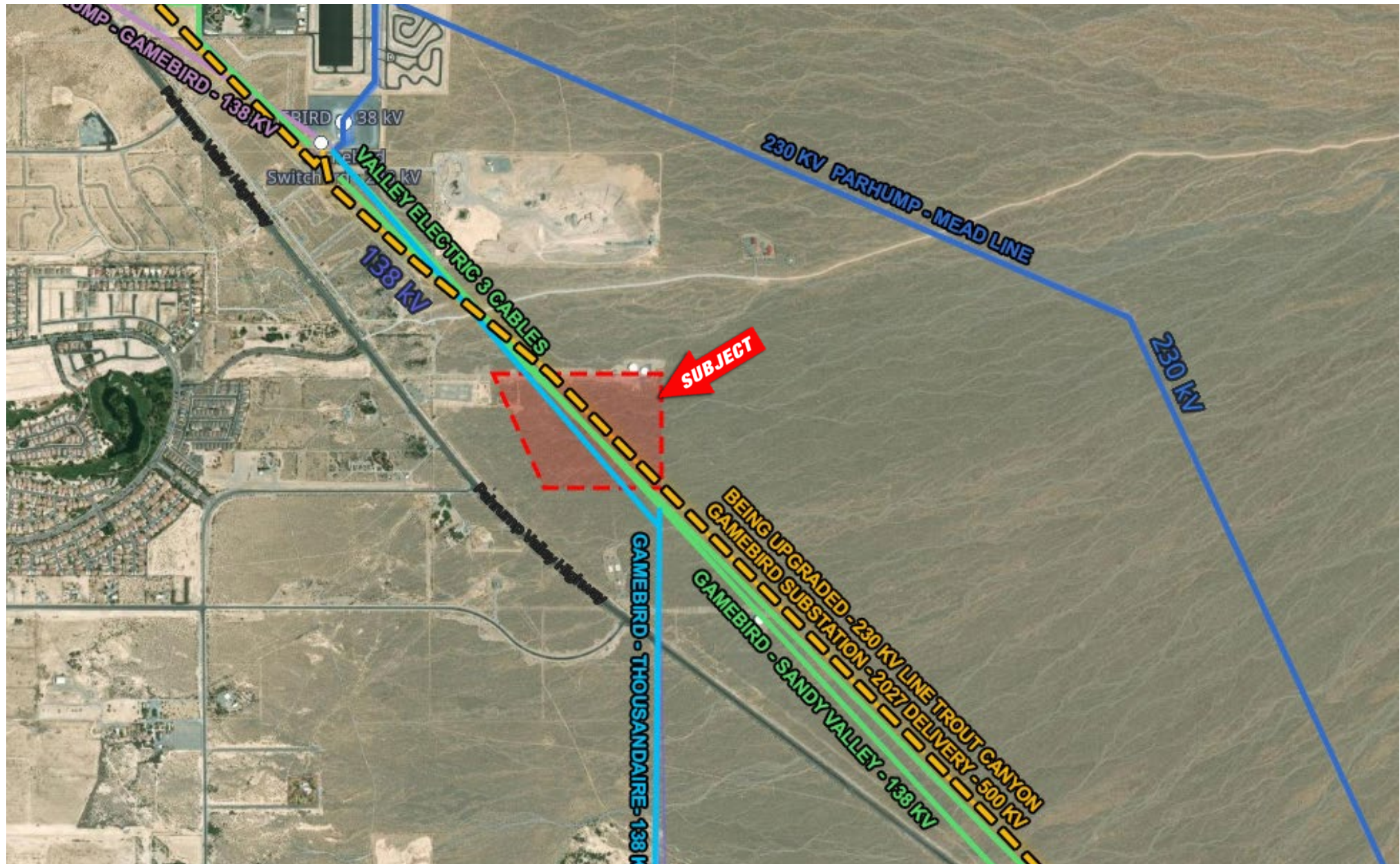
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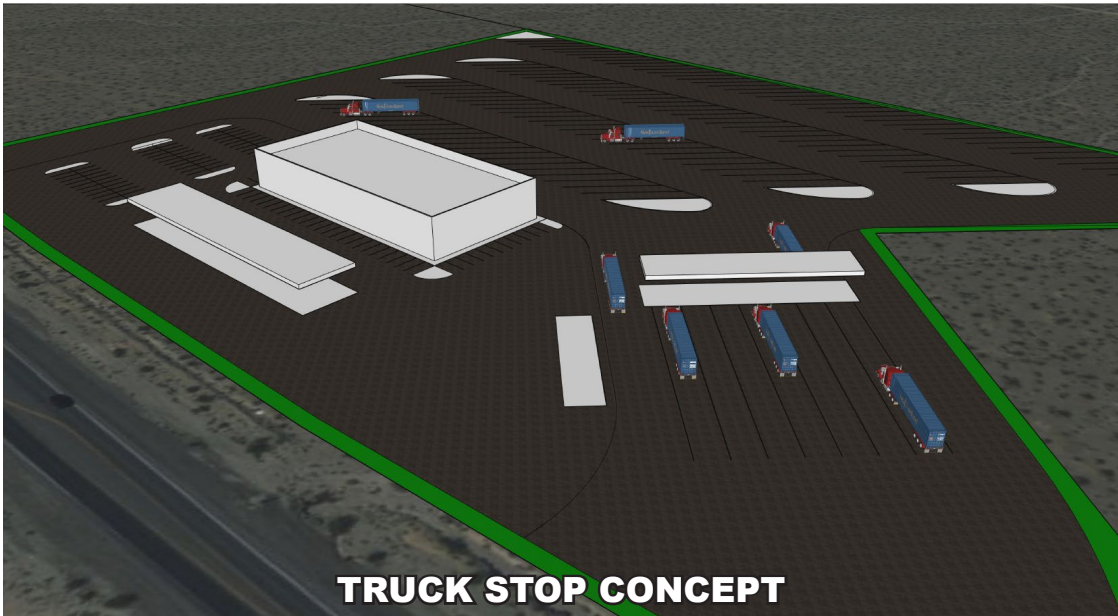
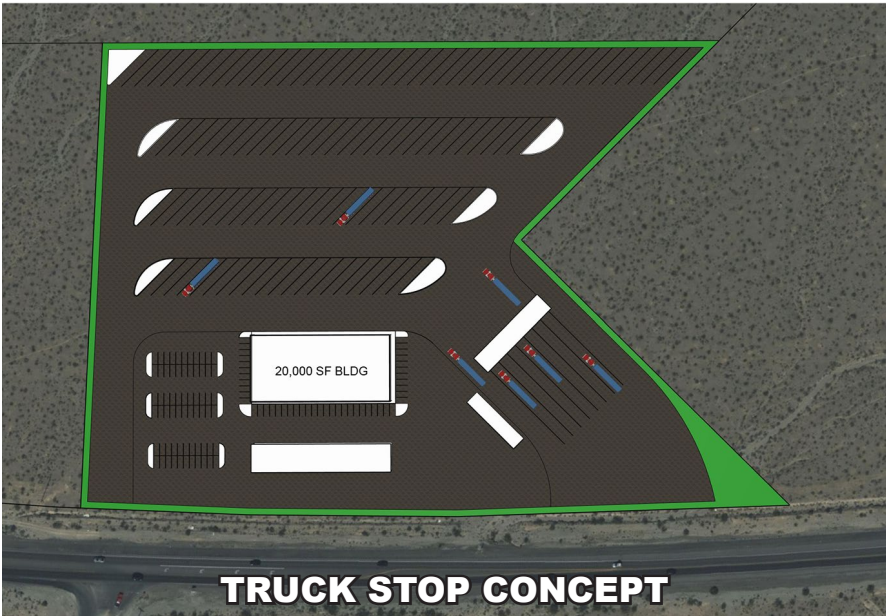
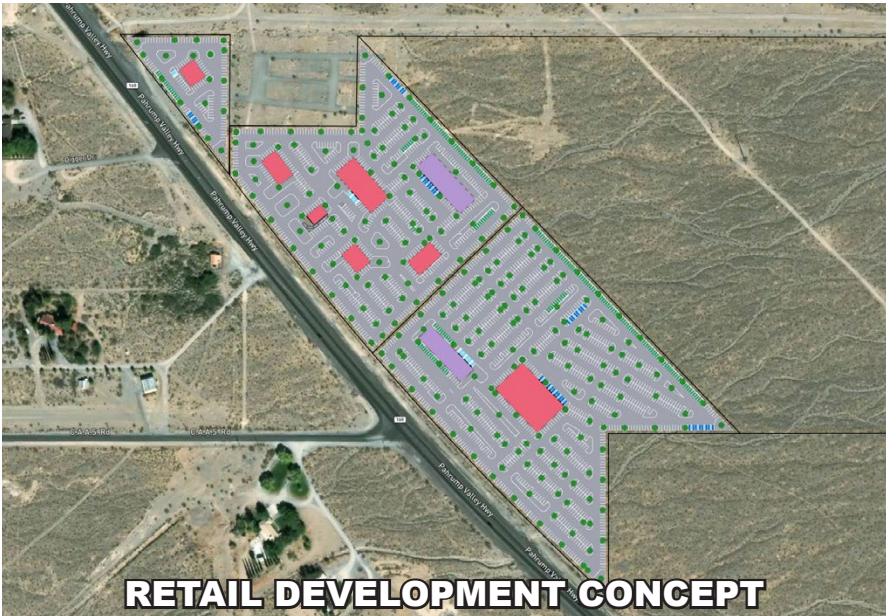
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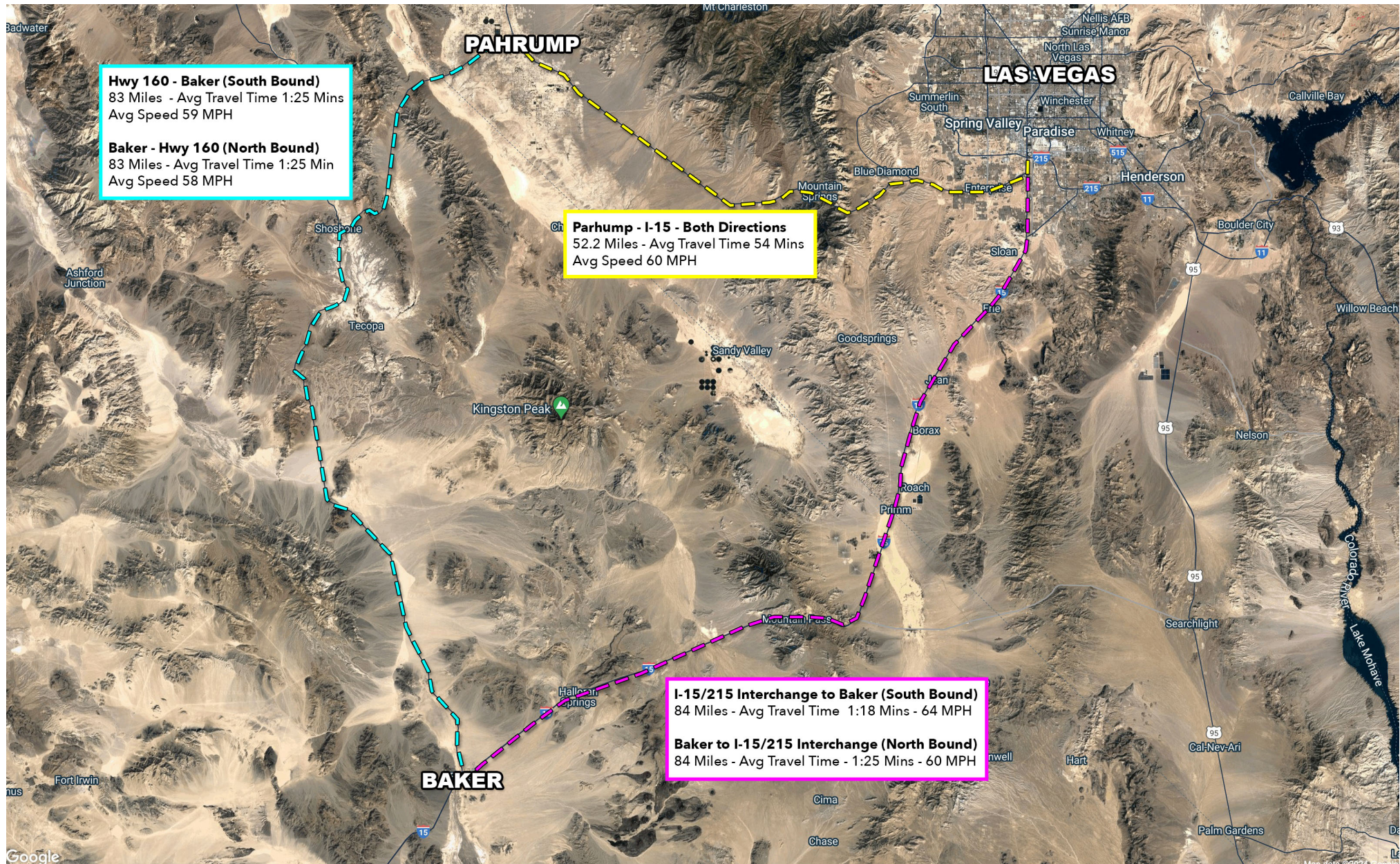


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2026 ESTIMATED DEMOGRAPHICS



Population

3-Mile	6,559
5-Mile	14,808
Pahrump MSA	56,301



Average Household Income

3-Mile	\$105,244
5-Mile	\$99,973
Pahrump MSA	\$92,093



Number of Households

3-Mile	2,949
5-Mile	6,384
Pahrump MSA	24,087



Daytime Population (Employees)

3-Mile	286
5-Mile	1,230
Pahrump MSA	6,824

PAHRUMP, NEVADA



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