

SWC HWY 160 & HOMESTEAD

MW

FOR SALE OR LEASE



PROPERTY DETAILS

2310 SOUTH HIGHWAY 160, PAHRUMP, NV 89048

- Drive Thru and Shop Space Opportunities
- Ground Lease, Build to Suit, Sale Possibilities
- Just West of Spring Mountain Motorsports Resort and Silverton Resort
- 2.17 Acres Available
- Potential Tavern Location
- Various Pad Sizes & Configuration Options
- 23,700 Cars / Day on Hwy 160
- Convenient Access to Hwy 160 and Homestead Road
- Signalized Intersection
- 400' Frontage Along Highway 160

 **WATCH DRONE VIDEO**

2024 DEMOS

EST. POPULATION



1 MILE » 2,022
3 MILE » 11,911
5 MILE » 29,083

EST. HOUSEHOLDS



1 MILE » 878
3 MILE » 5,173
5 MILE » 12,390

EST. AVERAGE HH INCOME



1 MILE » \$77,850
3 MILE » \$84,064
5 MILE » \$83,032



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

JEFFREY MITCHELL

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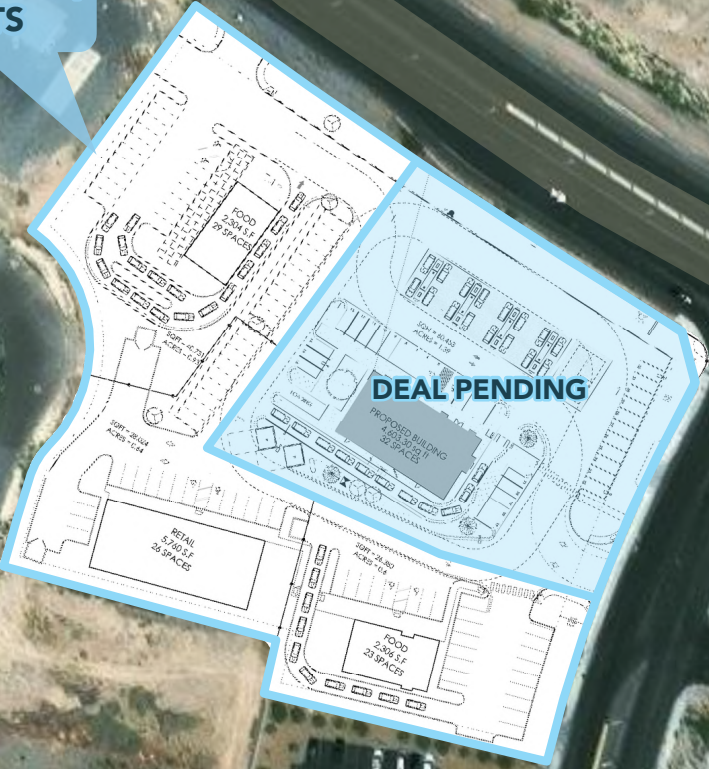
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FULL SERVICE COMMERCIAL REAL ESTATE

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2.17 Acres
Available for Sale,
GL, or BTS



DEAL PENDING



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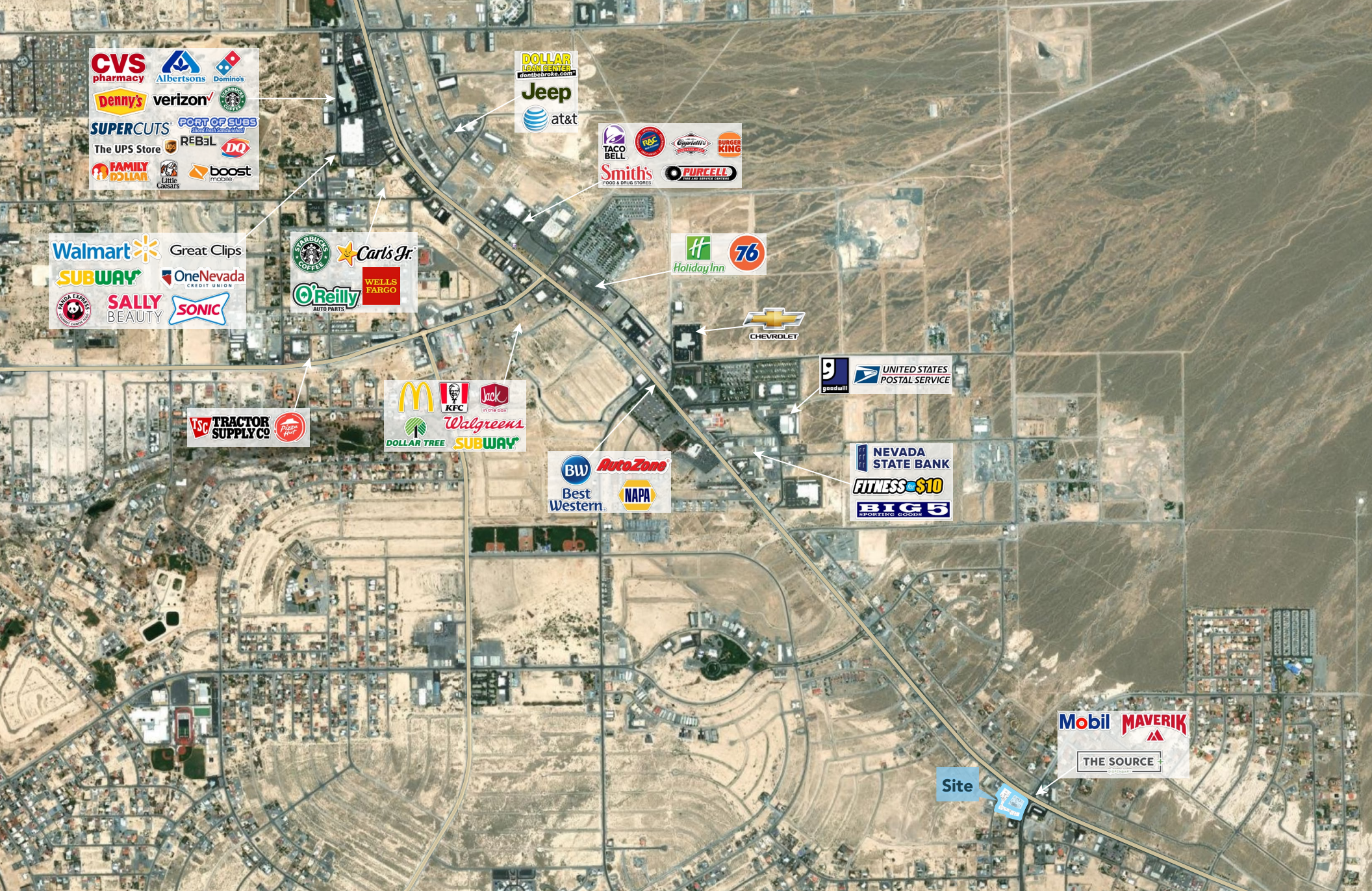
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



CVS pharmacy | **Albertsons** | **Dominos**
Denny's | **verizon** | **Starbucks**
SUPERCUTS | **PORT OF SUBS**
 The UPS Store | **REBEL** | **DQ**
FAMILY DOLLAR | **Little Caesars** | **boost mobile**

DOLLAR
 LEAN CENTER
don't be broke.com
Jeep
 at&t

TACO BELL | **RBC** | **Espresso** | **BURGER KING**
Smith's | **PURCELL**
FOOD & DRUG STORES | THE AND SPECIALTY CENTER

Walmart | **Great Clips**
SUBWAY | **OneNevada**
CREDIT UNION
WALDO EXPRESS | **SALLY BEAUTY** | **SONIC**

Starbucks COFFEE | **Carl's Jr.**
O'Reilly | **WELLS FARGO**
AUTO PARTS

Holiday Inn | **76**

CHEVROLET

VSC TRACTOR SUPPLY CO. | **Peter D'Amico**

McDonald's | **KFC** | **Jack in the box**
Walgreens
DOLLAR TREE | **SUBWAY**

goodwill | **UNITED STATES POSTAL SERVICE**

BW | **AutoZone**
Best Western | **NAPA**

NEVADA STATE BANK
FITNESS \$10
BIG 5
SPORTING GOODS

Mobil MAVERIK
THE SOURCE
COMMERCIAL REAL ESTATE

Site



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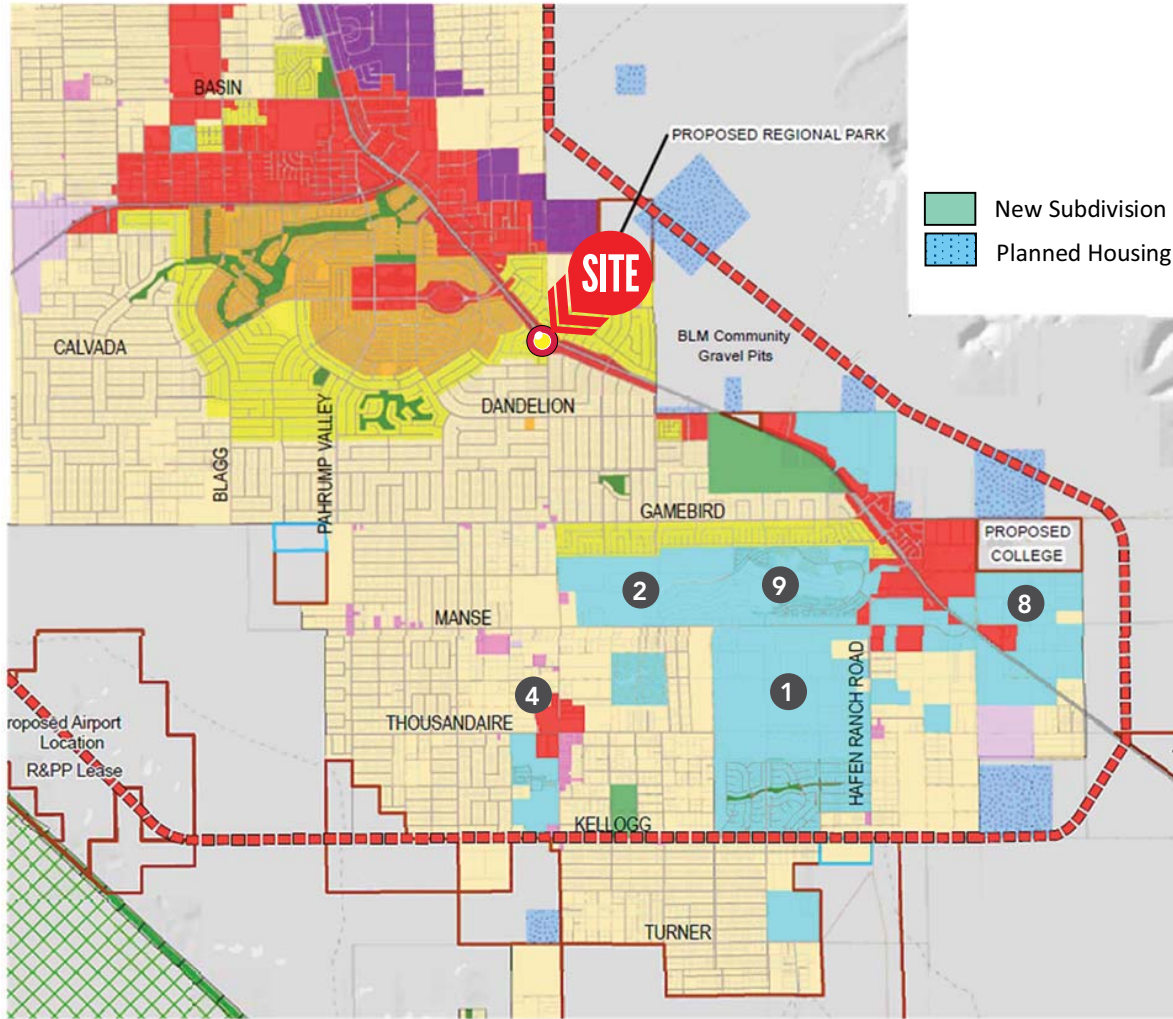
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PLANNED HOUSING MAP



Developer	Project Name	Number of Lots
1 Adaven Management	Mountain Falls South	5,160
2 Beazer Homes	Burson Ranch	586
3 Celebrate Homes 50	Celebrate Homes	400
4 Concordia Homes	Pleasant Valley	802
5 DevLand	Pechstein Ranch	306
6 Front Sight Management, Inc.	Front Sign MPC	2,066
7 L.I. Development	Indian Road	448
8 Pahrump 88	Ishani Ridge	25
9 PV Land Investments	Gateway MPC	6,200
10 William Lyon Homes, Inc.	Mountain Falls	3,200
Total		19,193



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