

AVISON
YOUNG

FOR SALE

PRIVATE AIRPORT REGISTERED WITH THE FAA PAHRUMP, NEVADA

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1131 East Bell Vista, PAHRUMP, NEVADA 89060



The Offering

Positioned directly across from Calvada Meadows Airport and Calvada Private Airpark Community, in the heart of Pahrump, Nevada, 1131 E. Bell Vista, represents a rare opportunity to acquire a private FAA registered private airport. It is a registered airport with the FAA, NV00, with it's own ADIP portal. See airport info: <https://www.airnav.com/airport/NV00>. Ownership of a property with a private hangar provides aircraft storage, protection from the elements, reduced operating costs compared to off-site hangar rentals, and immediate access to your aircraft whenever needed.

Beyond the convenience, hangars are a highly sought-after amenity with limited availability at many airports, adding long-term value and market appeal to the property. Whether for personal aviation, corporate travel, aircraft maintenance, or potential rental income, the hangar enhances the property's functionality while offering the flexibility and prestige that comes with direct aviation access.

HILLARY STEINBERG

o: 702 780 6761 c: 702 460 3542
hillary.steinberg@avisonyoung.com
NV Lic. #S.0174223

SUSAN HUNT-KRYGIELL

o: 702 637 7729 c: 702 768 1926
susan.hunt-krygiell@avisonyoung.com
NV Lic. #BS.0001925

CORINA TOWLE

o: 702 637 7711 c: 702 321 9734
corina.towle@avisonyoung.com
NV Lic. #S.0187978

Buyer to verify all aspects of the property, and all information regarding existing uses and infrastructure.
Buyer to perform their own due diligence and verify with Nye County Zoning the transferability of the Conditional Use Permits (CUPs) and any Public Hearing requirements" that may apply in Nye County.
Nevada DOT Aviation- The Buyer must contact the Nevada Department of Transportation (NDOT) Aviation Program to ensure the state-issued private airport license can be transferred to the new Buyer's name.
Buyer shall verify the transferability of permits and water right with the Nevada Division of Water Resources. Domain name and websites are not included in the sale unless otherwise negotiated.



Property Overview

Address:	1131 East Bell Vista Avenue Pahrump, NV 89060
Lot Size::	±36.69 Acres
Parcel Number:	027-411-99
Zoning:	A-1 (Aviation Industrial / Commercial Mixed-Use)
Development Potential:	Additional unpaved acreage zoned for commercial hangar development or light industrial park expansion
Potential Revenue:	Tie-down leases, hangar rentals, (fueling truck available) currently deriving income.
Registered:	Registered with FAA- Registered Private Airport with the FAA, Number NV00
Asking Price:	\$2,990,000

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Additional Property Info

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VIEW NOTICE OF CONSTRUCTION OF AIRPORTS

VIEW TRANSFER OF AIRPORTS DOCUMENTS

VIEW THE AIRPORT CLUB

FAA LINK

EXISTING AIRPORT CLUB WEBSITE

The name and website is not included in the sale unless otherwise negotiated.

NYE COUNTY

Runway & Airfield Specifications

Runway Length & Width:	Approximately 2,556 ft x 50 ft wide asphalt runway
Lighting & Navigation:	SS-SR. Beacon: White-Green. Wind Indicator.
Taxiway:	Single asphalt runway 17/35
Runway Designation:	Private airstrip. Binding LOA with Calvada Meadows regarding traffic patterns

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Improvements & Facilities

Hangar Space:	One 1500+- sq. ft. insulated steel aircraft hangar
Aircraft Storage:	±1,500 sf Hangar for Aircraft Storage
Terminal/Office:	300+/- sq. ft. modern pilot lounge, flight planning room, and dual private offices with fiber internet
Additional:	Snack Shack with kitchen and covered outdoor dining area, 2 restrooms, fully fenced, guardshack at entrance to property, multiple storage sheds, guest quarters with kitchen, restrooms and laundry facilities
Parking:	Consists of paved parking for aircraft with tiedowns, hangar parking and open parking for vehicles.
Fuel Farm:	5,000 gallon mobile fuel truck available with separate bill of sale



Property photos



Property photos

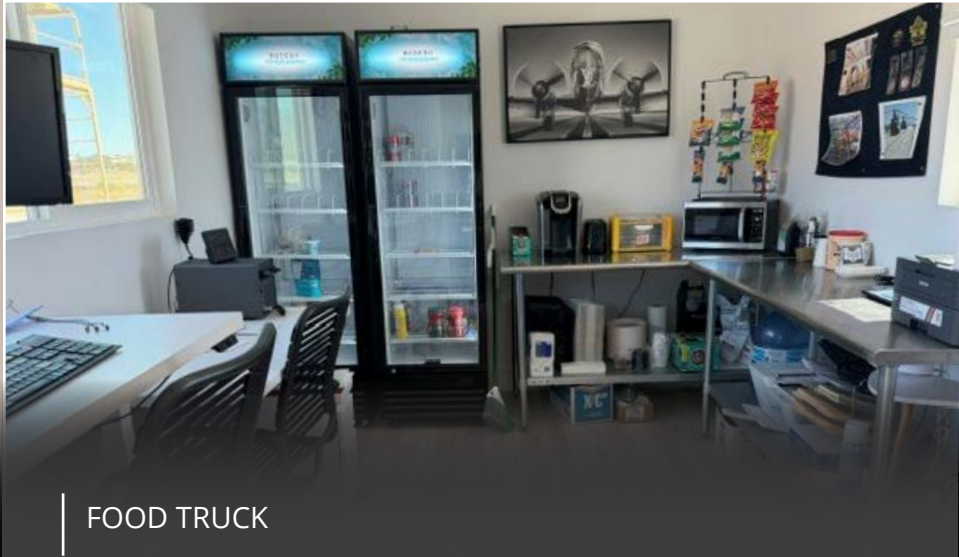
[VIEW PROPERTY VIDEO](#)



Property photos



OFFICE



FOOD TRUCK



TOOLS



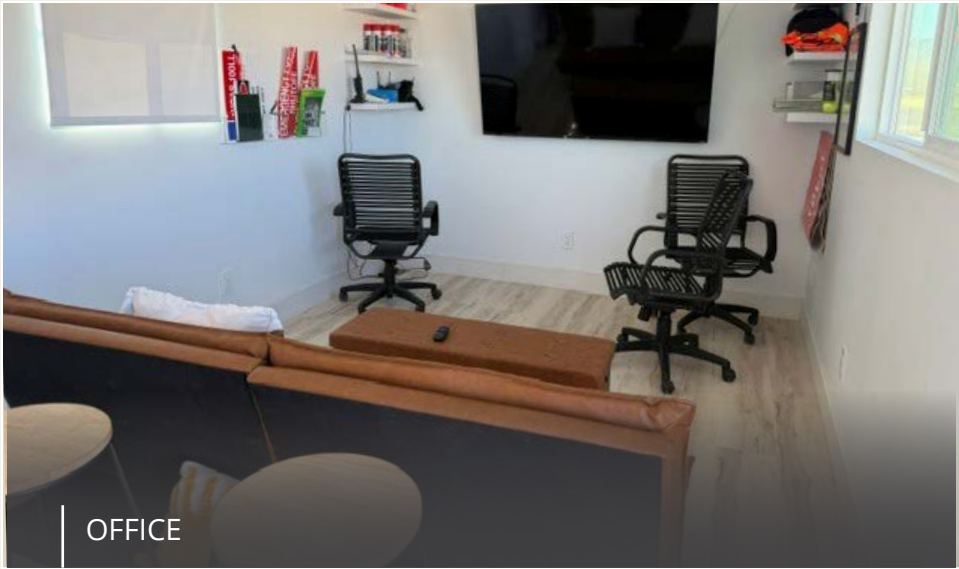
FOOD TRUCK

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FOOD TRUCK



OFFICE



LAUNDRY FACILITIES



ON-SITE QUARTERS

[illegible]

Pahrump, Nevada

Pahrump, Nevada is a growing Southern Nevada community located approximately 50 miles west of Las Vegas. Known for its affordable cost of living, expanding population, and business-friendly environment, Pahrump offers a unique combination of small-town charm and convenient access to the Las Vegas market.

The city serves as a gateway to Death Valley National Park and is home to popular attractions such as Spring Mountain Motor Resort and several award-winning wineries, helping drive tourism and economic activity.

For commercial real estate investors and businesses, Pahrump presents strong growth potential with increasing residential development, affordable land prices, and rising demand for retail, healthcare, hospitality, and service-related businesses. Its continued population growth and strategic location make it one of Southern Nevada's emerging markets for investment and development.

Demographics



20,000
2026 Population



\$83,018
HOUSEHOLD INCOME



8,552
2026 HOUSEHOLDS

1131 EAST BELL VISTA

PAHRUMP, NEVADA 89060

Exclusive Marketing Experts



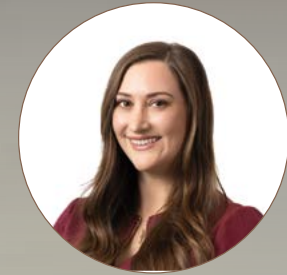
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10845 Griffith Peak Drive, Suite 100, Las Vegas, NV 89135

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