



OFFERING MEMORANDUM

1201-1251 EAST IRENE ST
PAHRUMP, NV 89060

CONFIDENTIAL INVESTMENT OFFERING

This Offering Memorandum has been prepared for buyers interested in the property located at Pahrump, Nevada. All information contained herein is provided for reference purposes only and is subject to verification by the recipient.

1201-1251 EAST IRENE ST
PAHRUMP, NV 89060

PROPERTY OVERVIEW

One lot totaling 2.1 acres.
Zoned Light Industrial
and centrally located in
Pahrump.

Parcel number: 38-081-03

Lot Size: 2.1 Acres

Zoning: Light Industrial

MLS #: 2614604

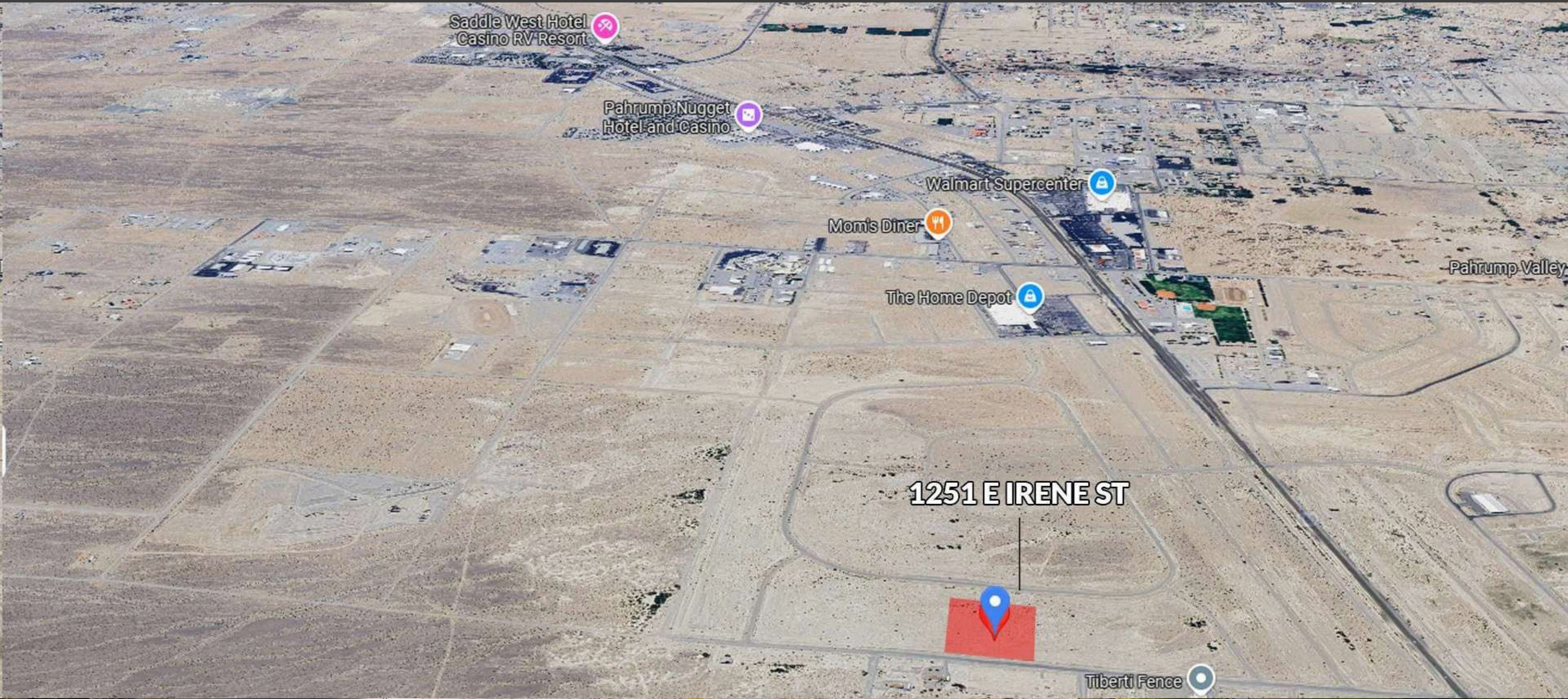
\$180,000



AREA MAP



AREA MAP



Saddle West Hotel
Casino RV Resort

Pahrump Nugget
Hotel and Casino

Walmart Supercenter

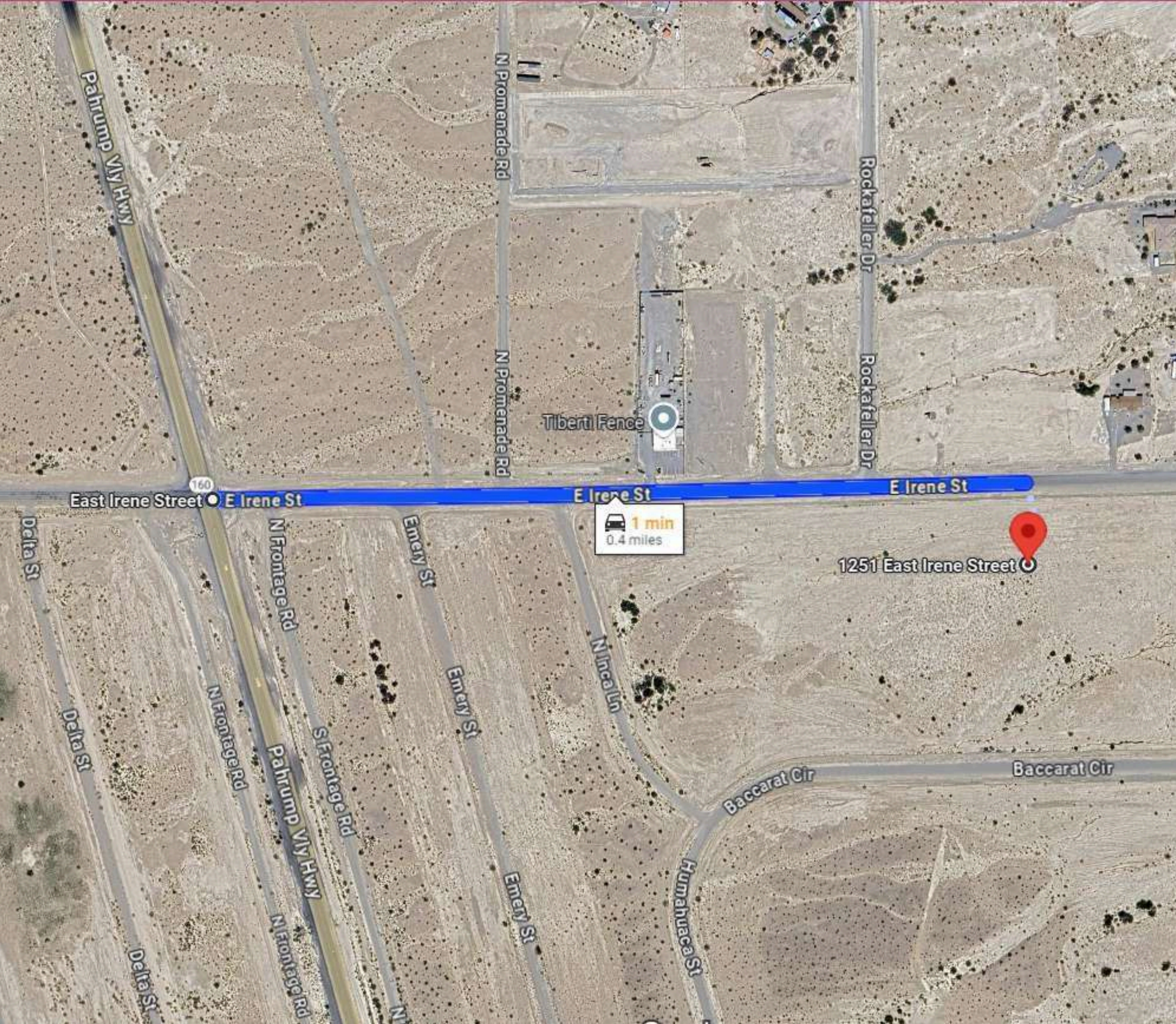
Mom's Diner

The Home Depot

Pahrump Valley

1251 E IRENE ST

Tiberti Fence



ACCESS TO PAHRUMP VALLEY HIGHWAY 160

LOCATION INSIGHTS

0.5 MILE

DMV NOW KIOSK

TIBERTI FENCE MARK'S

SERVICE CENTER

1 MILE

LIVING FREE CAFE

\$5 \$10 \$15 RESTAURANT

MOM'S DINER

NYE COUNTY LANDFILL

MASONIC TEMPLE
OF PAHRUMP

THE HOME DEPOT

PETRACK PARK

WHISPERING HILLS RANCH

BEATTY DISPOSAL SERVICES

2 MILES

NEVADA DEPARTMENT
OF MOTOR VEHICLES

ARMSCOR PRECISION INC

U-HAUL NEIGHBORHOOD
DEALER

SMITH'S

PREFERRED RV RESORT

HOLIDAY INN EXPRESS
& SUITES PAHRUMP, AN IHG

AREA 51 FIREWORKS

WALMART SUPERCENTER

ALBERTSONS

TRACTOR SUPPLY CO

NOWHERE ELSE RANCH

A.L.S STORAGE

KUSTOM KOLORSAUTO BODY

3 MILES

INFINITY HOSPICE CARE

INTROFLIGHTS.COM

CALVADA MEADOWS
AIRPORT

VEGAS TRIKE FLIGHTS

SIMKINS PARK

HIGHWAY 160
SELF STORAGE

THRIVING WARRIOR

SEAN WILSON
CREATIVE STUDIOS

NATURE HEALTH FARMS
PETTING ZOO, CBD

BEST WESTERN
PAHRUMP OASIS

SADDLE WEST HOTEL
CASINO RV RESORT



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

Light Industrial

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

1201-1251 East Irene Street, 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.





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LAS VEGAS AREA
LICENSE #: S.064342



COLDWELL BANKER
WEST

SOUTHERN CALIFORNIA AREA
LICENSE #: 02200677