



N. PANORAMA ROAD



POWERLINE ROAD

E. MESQUITE AVENUE

SITE

HIGHLY ROAD

FOR SALE

±20.10 Acres of Land

2631 E. Mesquite Avenue, Pahrump, NV 89060

Al Twainy, CCIM

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Property Overview

±20.10 Acres of Land



APN: 035-011-02
T-R-S: 20s - 53e - 1



Nye County



Taxes: ±\$590.00



Heavy Industrial (HI) Zoning

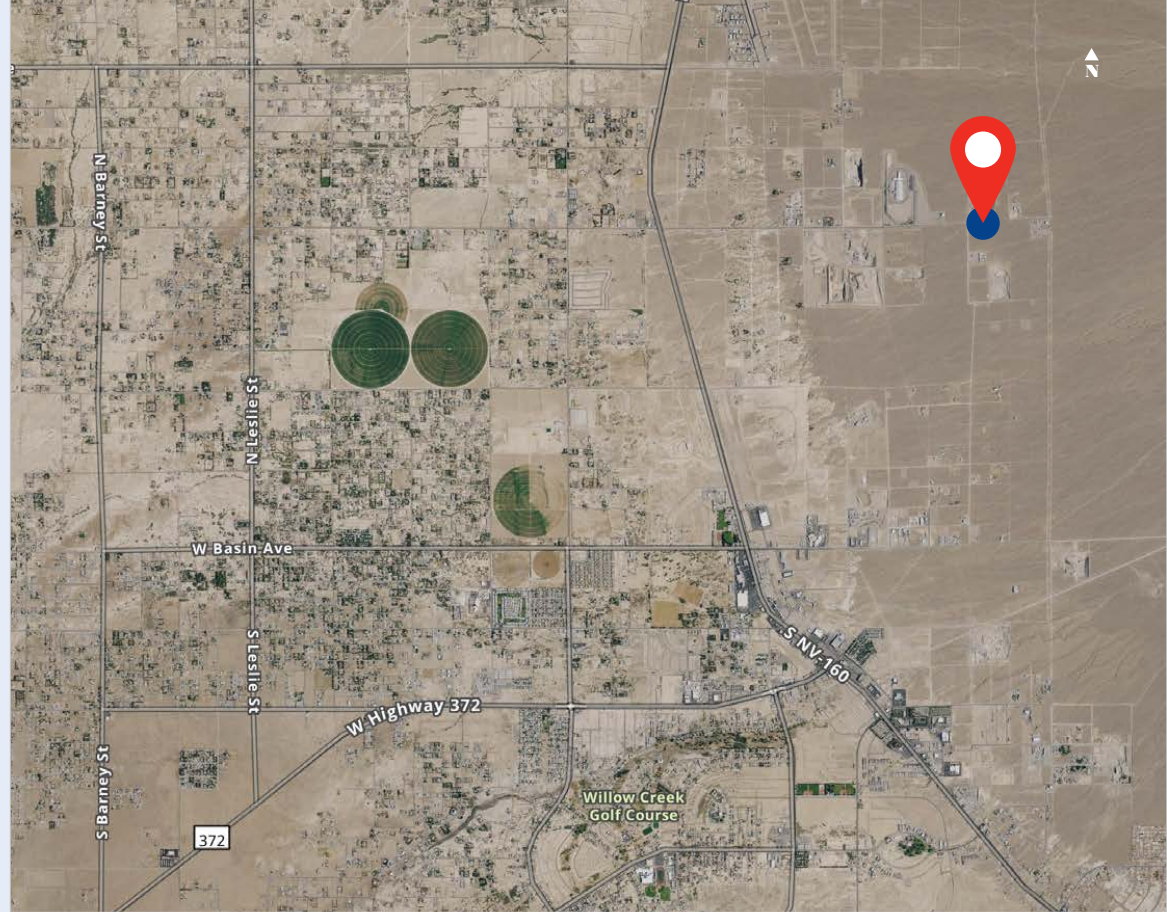


Estimated Pahrump
Population: ±42,471



Traffic Counts

Highway 160 (200' west of SR 372):
±23,700 VPD
Highway 160 (0.1 miles east of SR 372):
±22,300 VPD



The property is situated in northeast Pahrump at the southeast corner of Mesquite Avenue and Powerline Road. The site benefits from paved road access along both frontages.

CONTACT US

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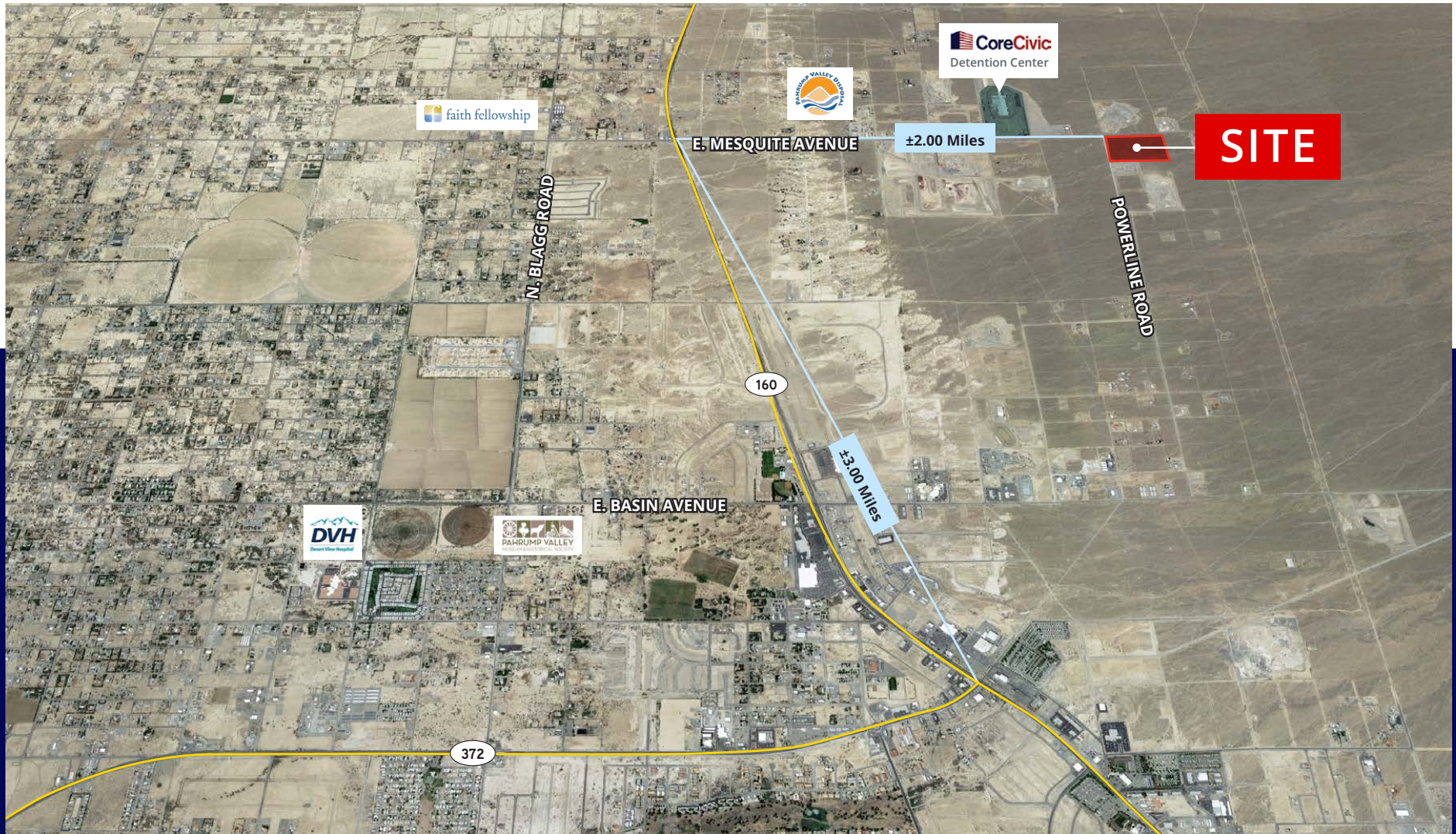
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Site Aerial

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▲
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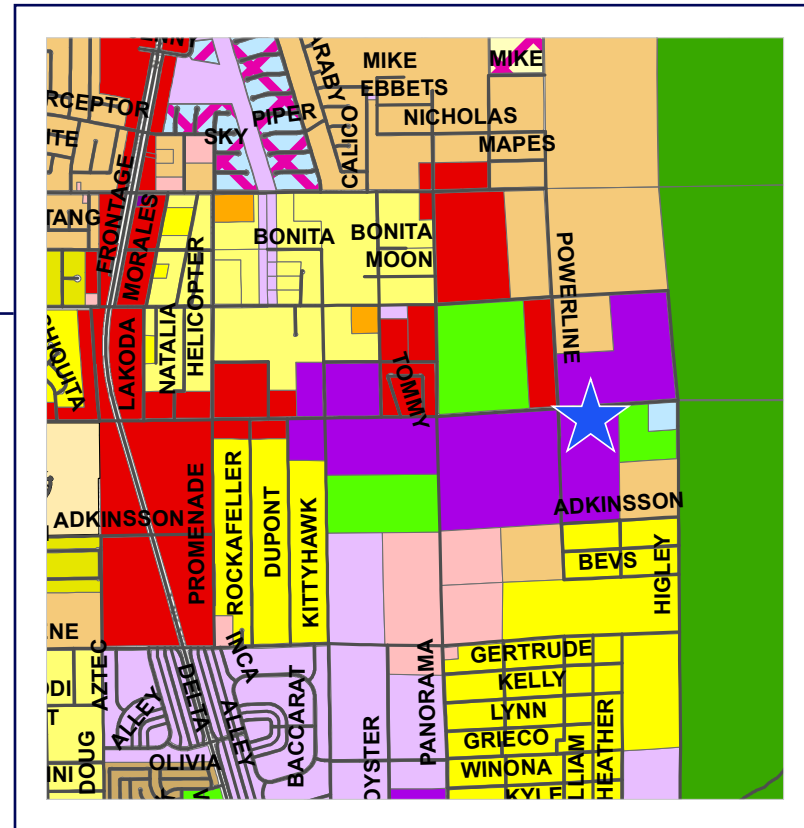
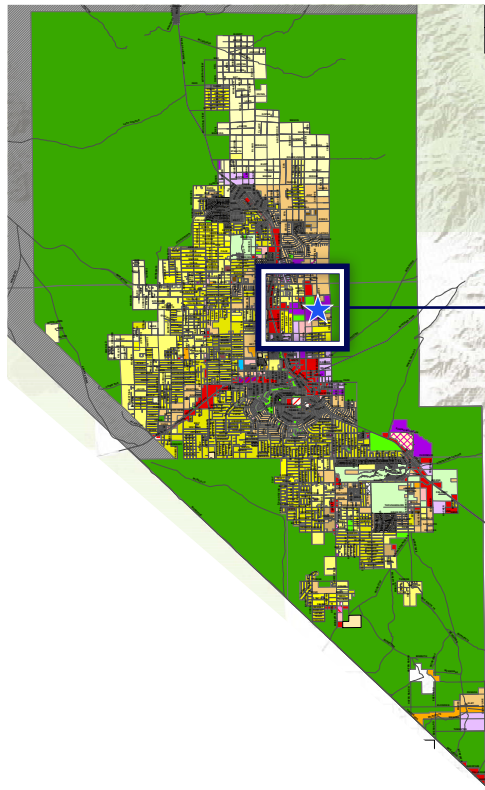


Zoning Districts

Heavy Industrial (HI) Zoning

▲ For illustration purposes only. Not to scale.

★ =Subject Property



Map Elements

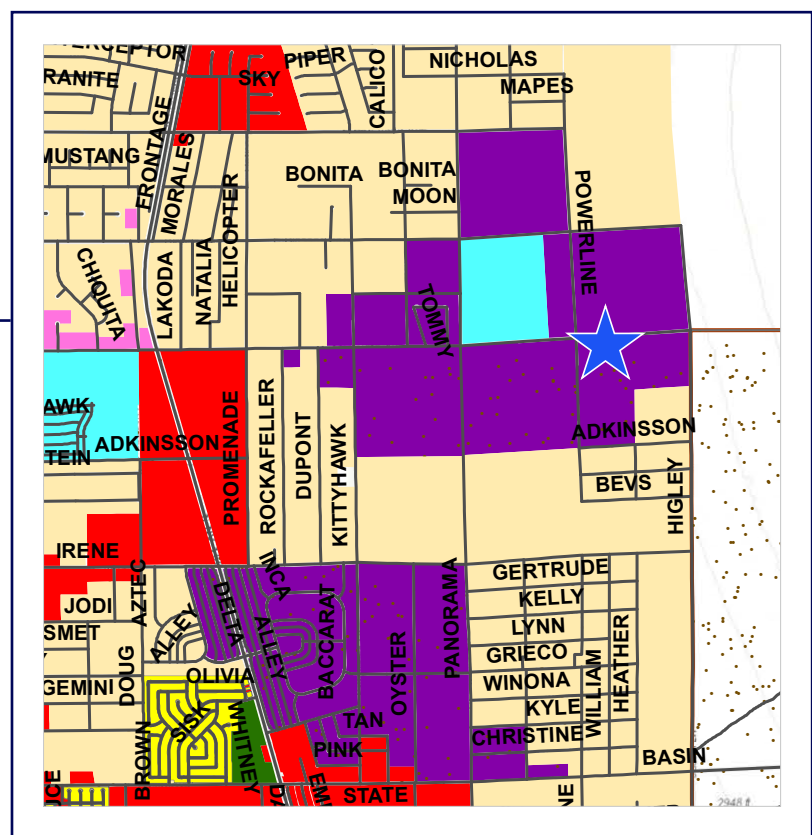
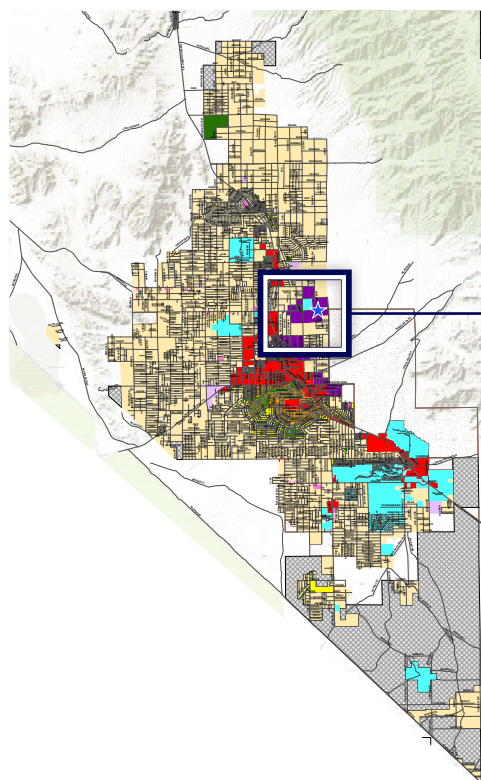
Centerlines	HI; Heavy Industrial	RE-2; Rural Estates Residential	VC; Visitor Commercial	MF; Multi Family Residential	PUD; Planned Unit Development
UNDEFINED	LI; Light Industrial	RE-1; Rural Estates Residential	TC; Town Center	MH; Mobile Home Park	BR; Brothel
AO; Airport Overlay	BO; Business Opportunity Overlay	SE; Suburban Estates Residential	R; Reserve	GC; General Commercial	SP; Specific Plan
SO; Special Projects Overlay	M; Medical	VR-20; Village Residential	HF; Highway Frontage	NC; Neighborhood Commercial	OS; Open Space
RH-9.5; Rural Homestead Residential	MU; Mixed Use	VR-10; Village Residential	OU; Open Use	CM; Commercial Manufacturing	SPLIT
RH 4.5; Rural Homestead Residential	CC; Calvada Commercial	VR-8; Village Residential	CF; Community Facilities		

Master Plan Categories

Business Industrial Plaza BIA

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★ =Subject Property



Map Elements

— Centerlines

-  BLM-DSP - BLM Disposable Area
-  BLM-MUA - BLM Multiple Use Area
-  CDA - Community Development Area

-  OPR - Open Space, Parks and Recreation
-  RDA - Rural Development Area
-  RDR - Rural Density Residential

-  BIA - Business Industrial Area
-  RIA - Rural Industrial Area
-  SPD - Specific Plan of Development

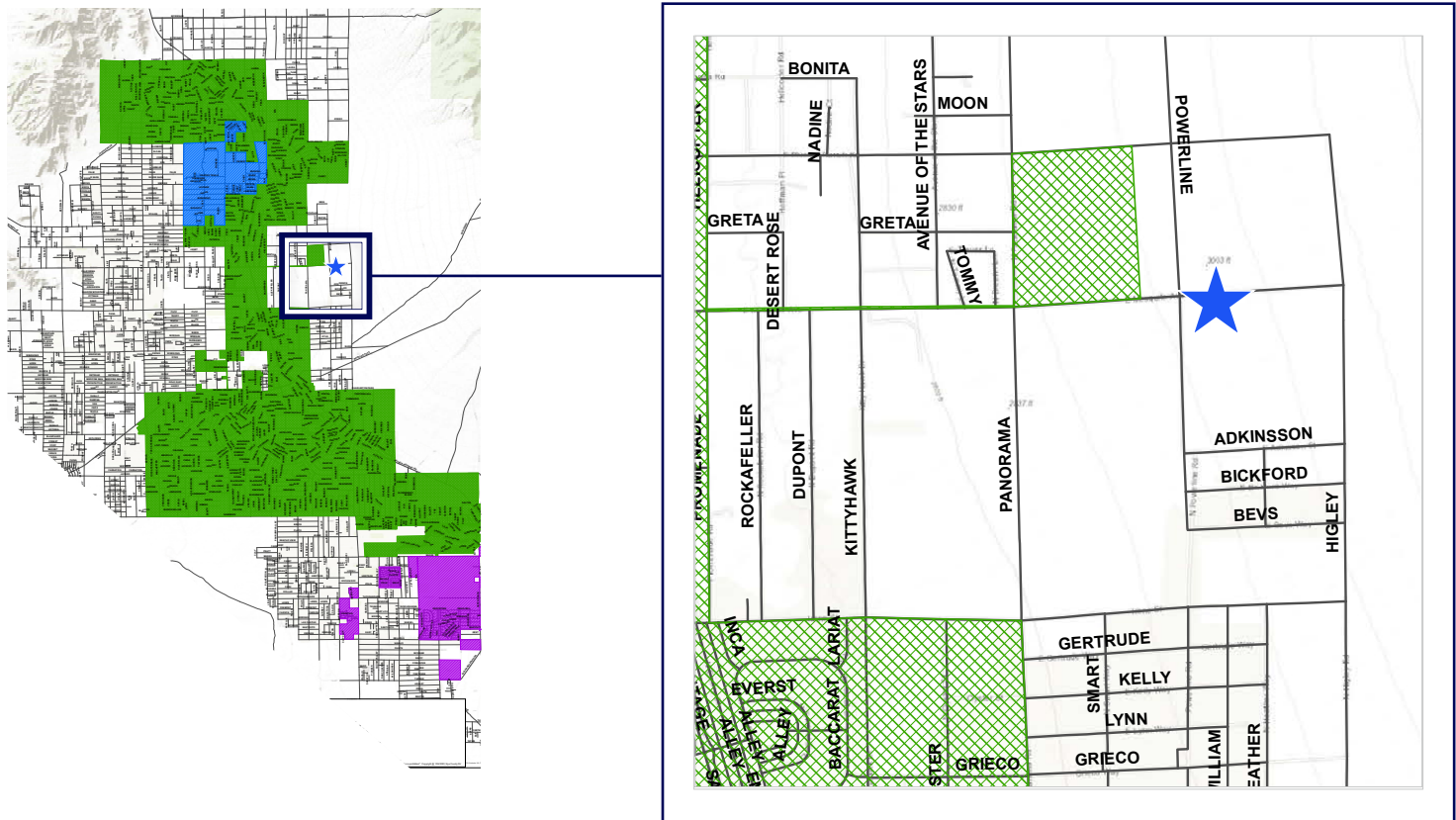
-  HDR - High Density Residential
-  LDR - Low Density Residential

Master Plan Categories



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Map Elements

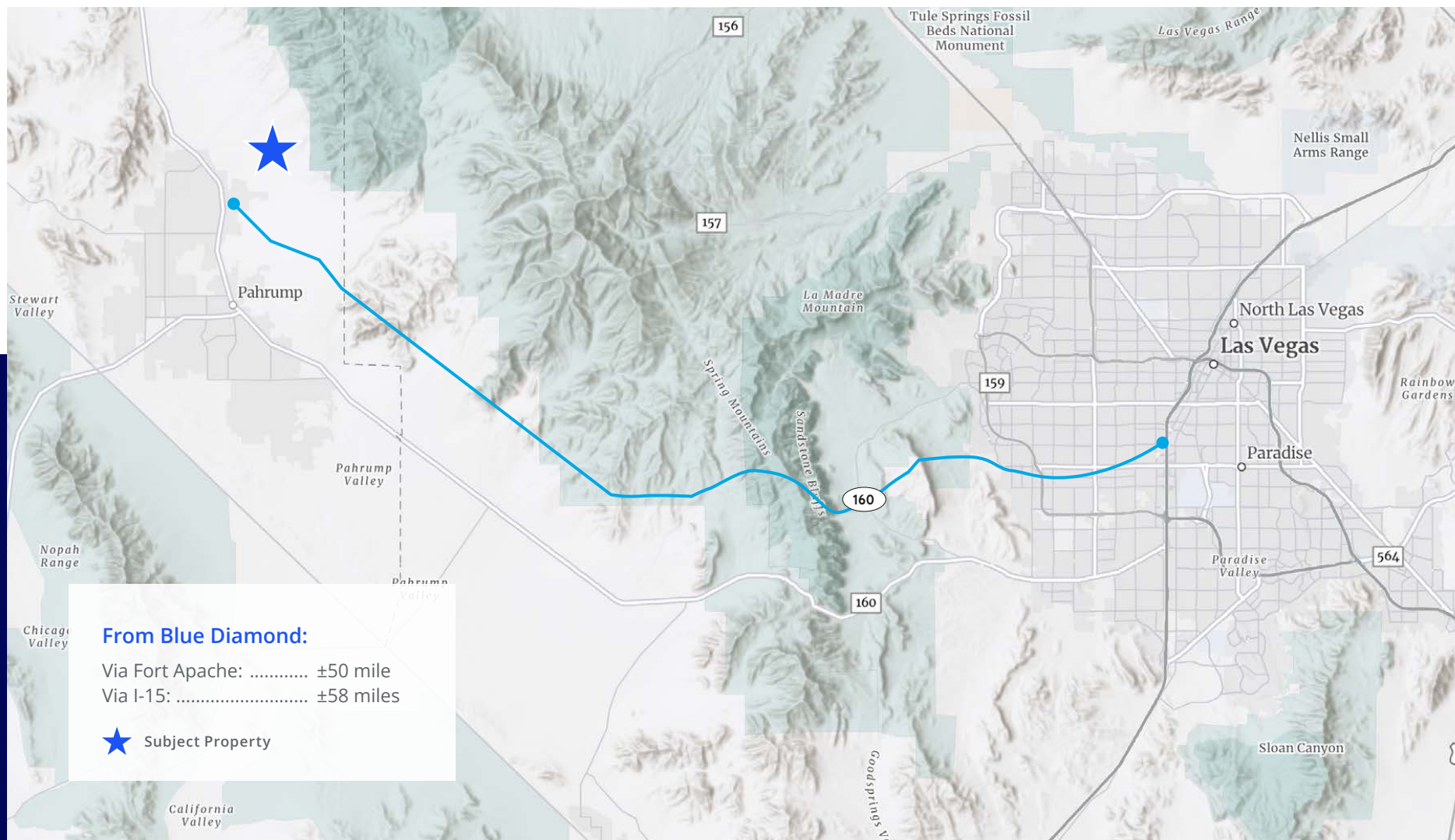
Pahrump Utilities Desert Utilities Great Basin Water Co. Centerlines

Distance Map

±20.10 Acres of Land

2631 E. Mesquite Avenue, Pahrump, NV 89060

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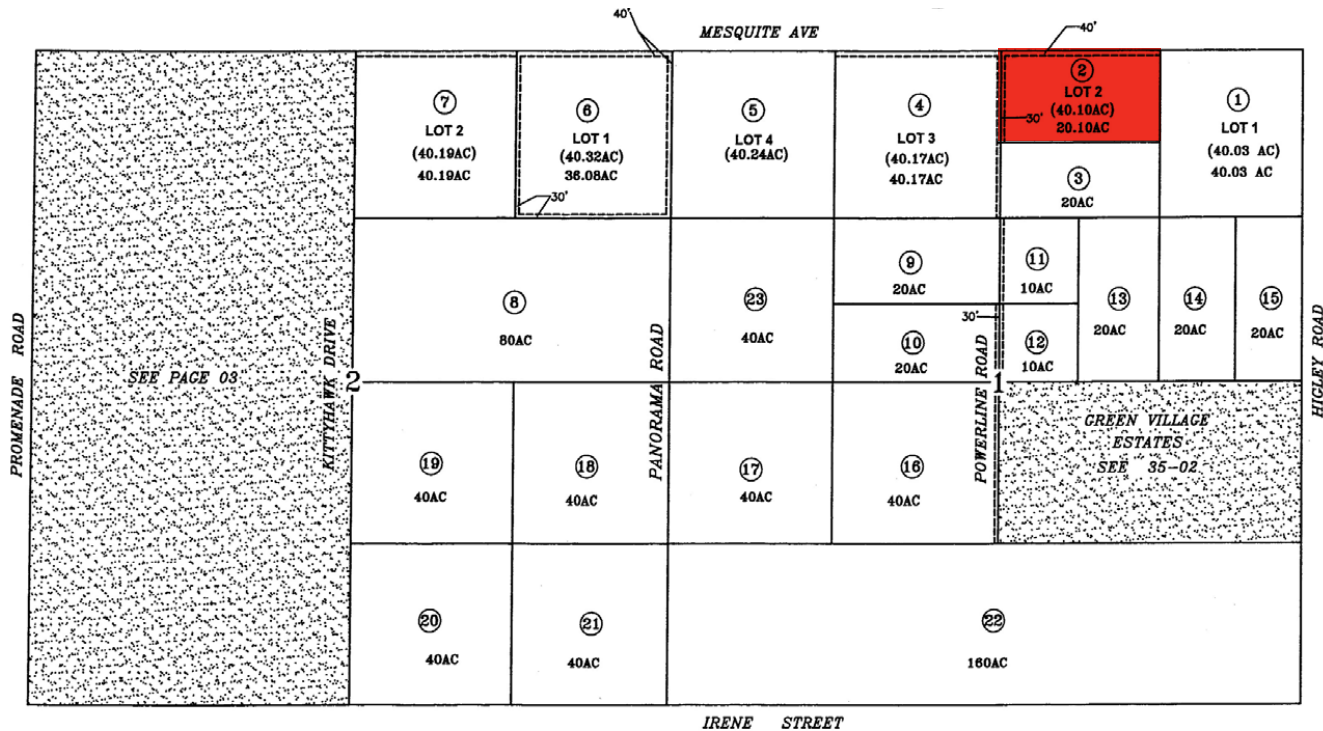


Parcel Map

Colliers

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■ = Site



Utility Information

The numbers are from estimates provided as of May 2018 from Great Basin Water Company.

Water Rights

Number of acre feet required will depend on the final approved plan

Sewer Lines

Buyer to Verify.

Note: Closes connection point is approximately 3,390 ft away.

Water Lines

Buyer to Verify.

Note: In order to complete a better estimate you would need to submit a full set of approved engineering plans. Parcel is out of GBWC Service Area, parcel would need go through the annexation process) (Closest connection point is approximately 1,620 feet away.)

Annexation Application Fee

Buyer to Verify.

Note: Annexation would be the Great Basin Water Company. Annexation fee will depend on the final approved plan.) (A deposit (approx \$10k to \$20K) will be required to cover costs for completing the annexation application process. If the deposit amount is not used in full, the remainder is either applied to the Developer's application fees or refunded. If the costs exceed the deposit amount, the Developer will be invoiced for the additional charges.

City of Pahrump

Pahrump, Nevada is easy to reach along Highway 160 which is mostly 4 lanes. It's 62 miles west of Las Vegas, and 48 miles east of Death Valley National Park. Pahrump's name is based on the Southern Paiute name Pah-Rimpi, "Water Rock" because of the abundant artesian wells. Pahrump lies near the Nevada-California border and the area has a 2026 population of ±44,738.

Top Attractions in Pahrump

- Pahrump Valley Winery
- Sanders Family Winery
- Pahrump Valley Museum
- The Pahrump Nugget Casino
- Terrible's Lakeside Casino
- Cathedral Canyon
- Saddle West Hotel, Casino & RV Resort
- Gold Town Casino
- Spring Mountain Motorsports Ranch - a luxury high performance driving race track
- Front Sight Firearms Training Institute - one of the world's leading firearms and training institutes



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Demographics

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2026 Demographics

	1-Mile	3-Mile	5-Mile
2026 Population	0	2,445	18,153
2026 Total Households	0	723	7,998
2026 Average Household Income	\$0	\$109,050	\$86,273
2026 Per Capita Income	\$0	\$36,844	\$38,159
2026 Owner Occupied Housing Units	0	589	5,502
2026 Renter Occupied Housing Units	0	134	2,496

2031 Demographics

	1-Mile	3-Mile	5-Mile
2031 Estimated Population	0	2,505	18,759
2031 Estimated Total Households	0	758	8,370
2031 Average Household Income	\$0	\$129,745	\$100,071
2031 Estimated Per Capita Income	\$0	\$43,948	\$44,721
2031 Owner Occupied Housing Units	0	624	5,885
2031 Renter Occupied Housing Units	0	133	2,485

ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

27,000 Professionals

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