



OFFERING MEMORANDUM

PAHRUMP 18.2 ACRES
LAS VEGAS, NEVADA



CONFIDENTIAL INVESTMENT OFFERING

This Offering Memorandum has been prepared for buyers interested in the partially improved heavy industrial land located in Pahrump, Nevada, just minutes from the town's commercial center. All information contained herein is provided for reference purposes only and is subject to verification by the recipient.

PAHRUMP 18.2 ACRES
L A S V E G A S , N E V A D A





PROPERTY OVERVIEW

\$1,000,000

This 18.2 acre partially improved industrial site is located in Pahrump, Nevada, approximately one mile east of Highway 160, providing convenient access to the Las Vegas Valley (62 miles). The property consists of multiple parcels with Heavy Industrial zoning and a General Commercial planned use designation, allowing for a wide range of industrial and commercial uses, subject to buyer verification with Nye County. Positioned approximately six point five miles from Bureau of Land Management gravel pits, the site benefits from proximity to key resources. Future infrastructure plans, including the proposed Eastside Beltway, may further enhance regional connectivity; all details should be independently verified.

Parcel number: 027-462-06, 07, 08, 09, 10, 11;
027-462-16, 17, 18; 027-432-31, 32, 33, 34

Lot Size: 18.2 Acres

Zoning: Heavy Industrial

MLS #: 2767348

AREA MAP

SADDLE WEST HOTEL
CASINO RV RESORT

PAHRUMP NUGGET
HOTEL AND CASINO



AREA MAP



INVESTMENT HIGHLIGHTS

Zoning:

- Heavy Industrial/ General Commercial Planned Use (portion of site): The zoning allows for a variety of potential industrial and commercial uses, subject to buyer verification with Nye County.

Prime Location:

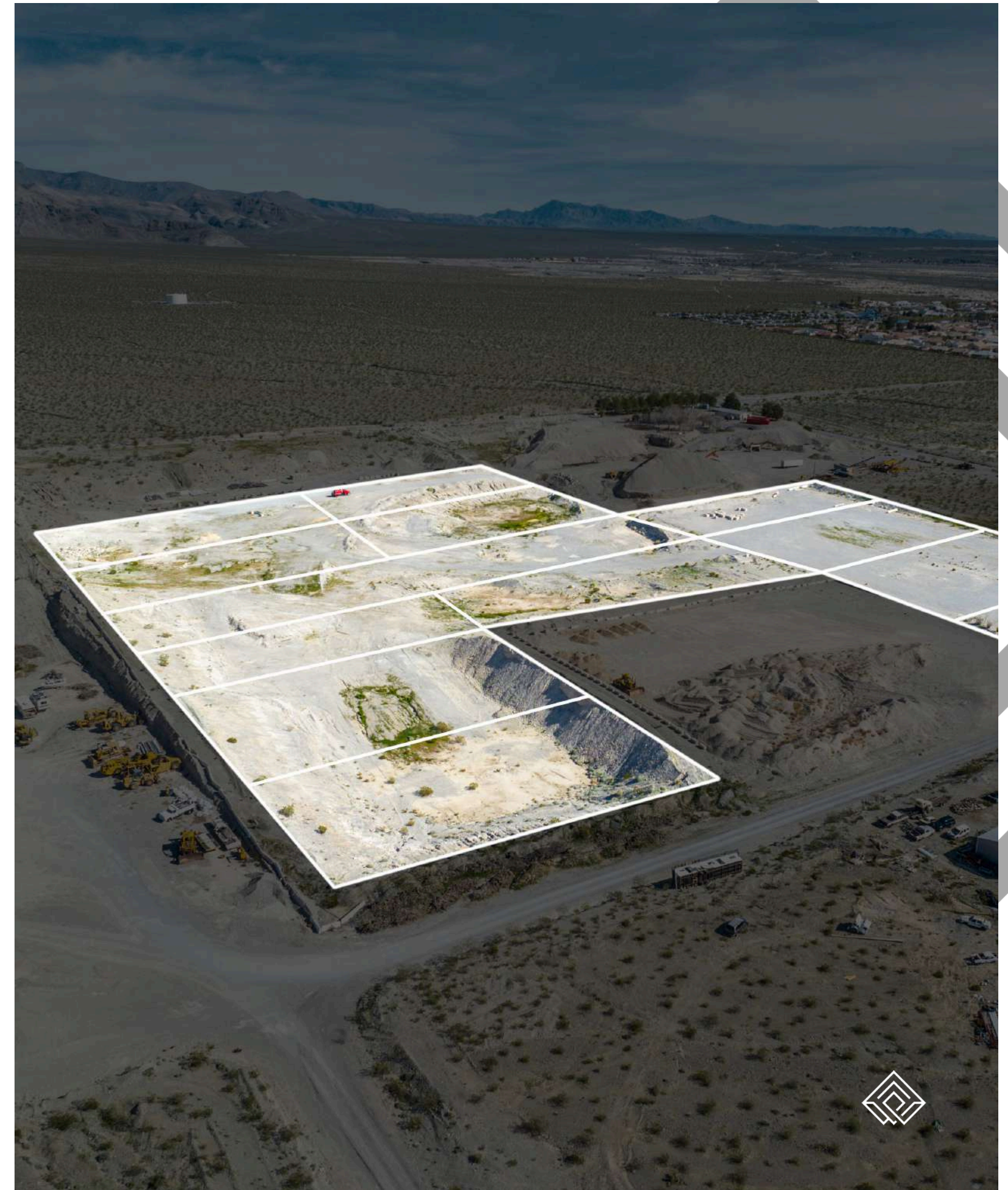
- The property is located approximately six point five miles from Bureau of Land Management gravel pits. Future roadway plans, including the proposed Eastside Beltway, may improve regional access; however, all plans and timelines should be independently verified.

Environment:

- Existing improvements include power to the site, a domestic well, and a mobile trailer, which can serve as an on-site office for early-stage operations or project management.

High Growth Area:

- Pahrump is a steadily growing market with increasing population, ongoing residential development, and strong demand for housing and land, supporting long-term investment potential.



ZONING

Heavy Industrial

General Commercial
Planned Use (portion of site)

Prospective buyers are responsible for verifying all zoning, permitted uses, and development requirements directly with the City of Las Vegas Planning Department.



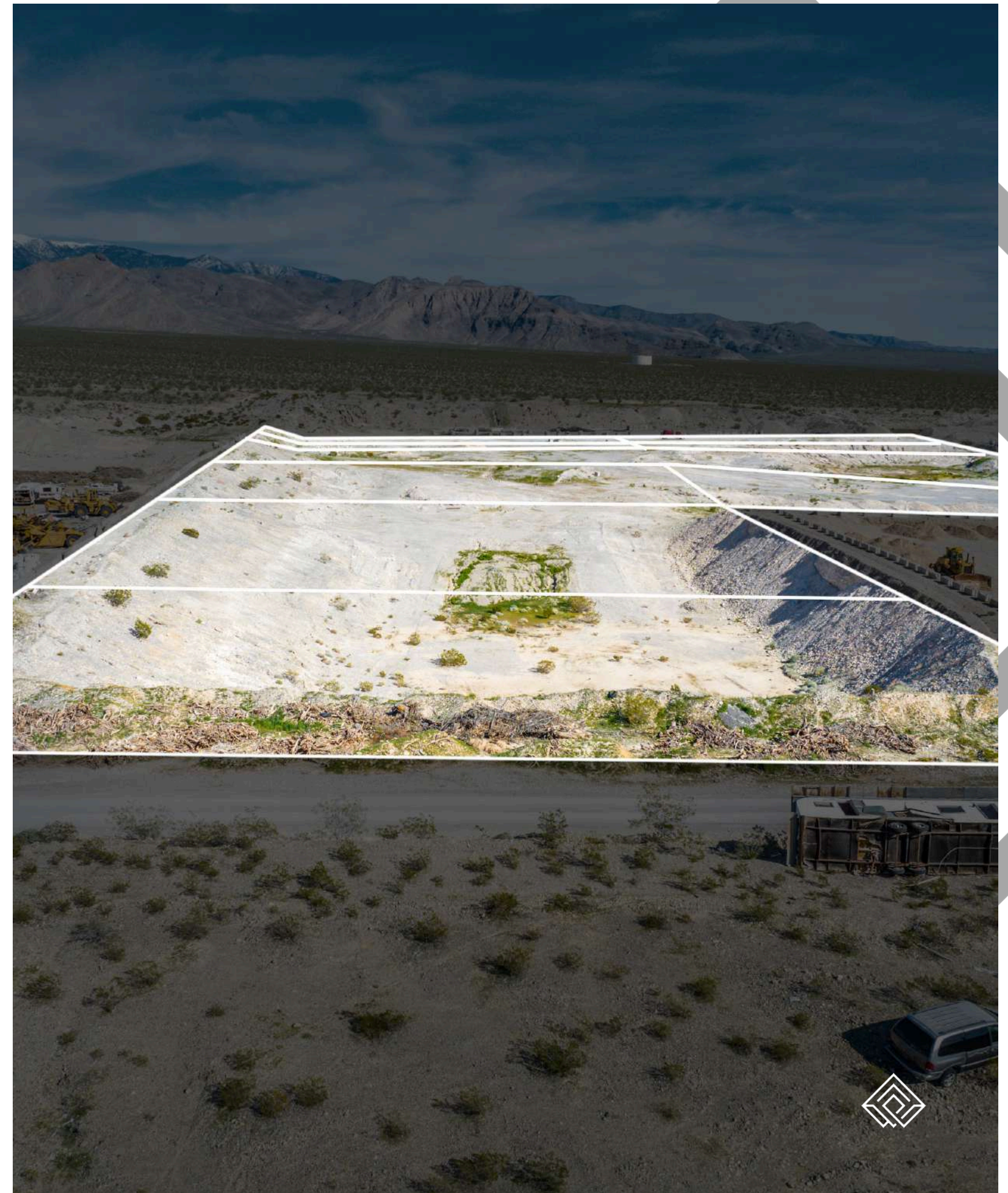
LOCATION OVERVIEW

Industrial Pahrump - 18.2 Acres is strategically located:

- 1 mile to Highway 160
- 1.3 miles to Wine Ridge RV Resort & Cottages
- 1.4 miles to Intermountain Health Pahrump Clinic

Nearby Amenities:

- 6.5 miles to Bureau of Land Management
- 2 miles to Construction of the Proposed Eastside Beltway





OFFERING TERMS

**Proof of Funds or Pre-
Qualification is Requested**

**Buyer is Responsible for
Conducting their Own
Diligence**

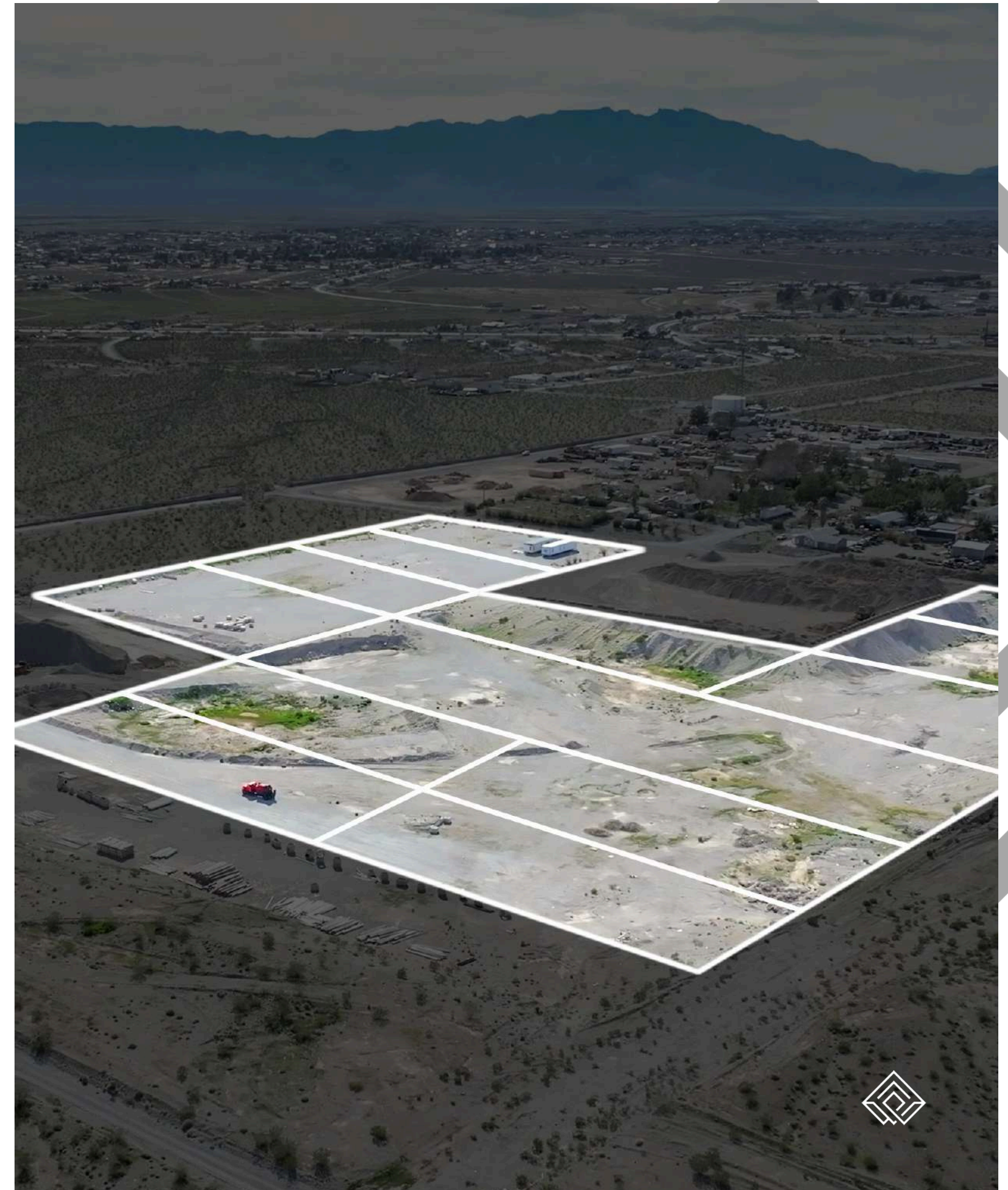


WHY INVEST NOW

This 18.2 acre land presents a strategic opportunity to acquire industrial land in the growing Pahrump market, with convenient access to Highway 160.

Flexible zoning supports a range of industrial and commercial uses, while proximity to key resources enhances its development potential.

With continued regional growth and planned infrastructure improvements, the property offers strong long-term upside for investors.



PAHRUMP LAND

18.2 ACRES





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LAS VEGAS AREA
LICENSE #: S.064342



COLDWELL BANKER
WEST

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