PAHRUMP, NV - 0.50 ACRES

COMMERCIAL LAND

FOR SALE

0.50 ACRES • HIGHWAY 160 & HIGHWAY 372

$300,000

NORTHCAP COMMERCIAL

Presented by

MARK J. MUSSER
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Tivoli Village
400 S. Rampart Blvd. Suite 220
Las Vegas, NV 89145
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PROPERTY HIGHLIGHTS

PRICE:
$300,000

NET ACREAGE:
0.50 Acres

ZONING:
(GC) GENERAL COMMERCIAL

APN:
038 - 29114

FRONTAGE:
100+/- Linear Front

TRAFFIC COUNT:
+/- 24,000 CPD

UTILITIES:
Buyer to verify utilities to site.
Appears to be located near Water, Sewer, Power

1561 E HIGHWAY 372

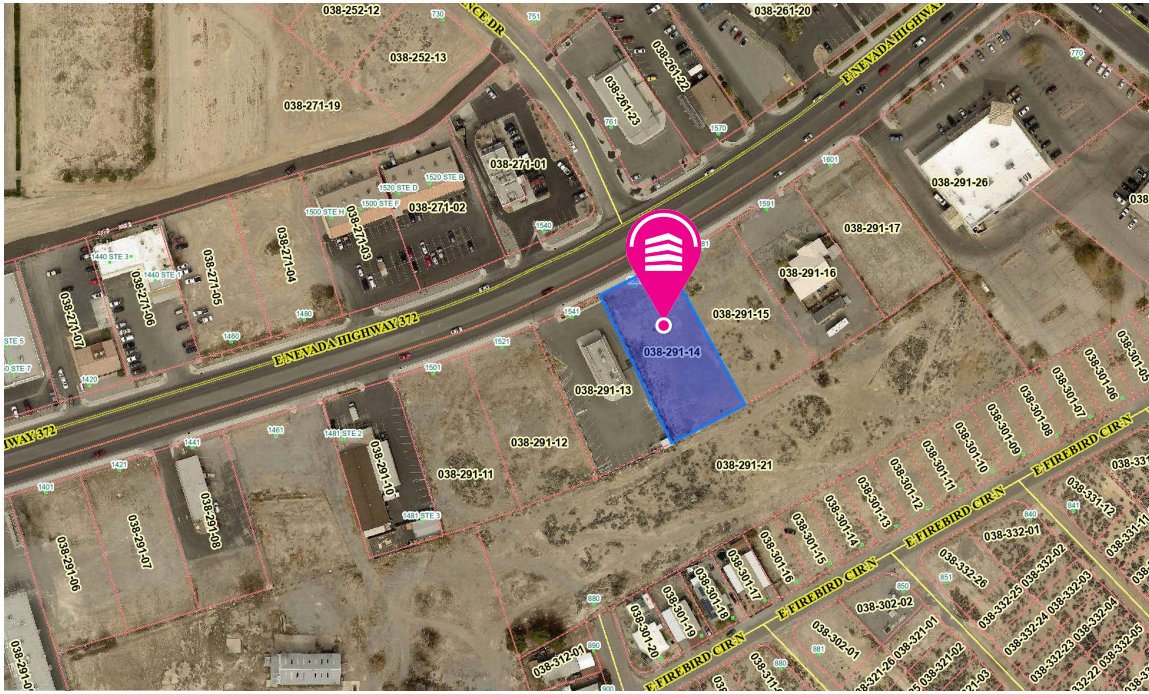
Pahrump, NV 89048

OVERVIEW

Excellent Located Commercial land Located on the E. Nevada Highway 372.

This site is one of the best Commercial Parcels available in fast growing Pahrump Valley. Perfect for a Gas Station, Jr Anchors and/or a variaty of retail uses.

Near Walmart Supercenter, Home Depot, Albertsons, Smiths, Jack in the Box, Taco Bell, Chipotle, Carls Jr, Starbucks, Burger King, Walgreens, Pahrump Nugget and many others.



MCCULLOGH RODEO ARENA
E. BASIN AVE.
Dairy Queen
CVS pharmacy
Albertsons
Denny's
Walmart
SONIC
STARBUCKS
Carl's Jr.
CHIPOTLE
MEXICAN GRILL
TACO BELL
Smith's
BURGER KING
PAHRUMP NUGGET
HOTEL • CASINO
PAHRUMP VALLEY HWY 160
Jack in the box
McDonald's
STATE 372
STATE 372

1 MILE

KEY FACTS

2,007
Population

50.1
Median Age

2.0
Average Household Size

$40,002
Median Household Income

EDUCATION

10%
No High School Diploma

30%
High School Graduate

45%
Some College

15%
Bachelor's/Grad/Pr of Degree

BUSINESS

292
Total Businesses

3,238
Total Employees

EMPLOYMENT

50.6%
White Collar

23.4%
Blue Collar

26.0%
Services

7.0%
Unemployment Rate

INCOME

$40,002
Median Household Income

$25,409
Per Capita Income

$43,485
Median Net Worth

3 MILES

KEY FACTS

13,756
Population

53.1
Median Age

2.2
Average Household Size

$47,011
Median Household Income

EDUCATION

11%
No High School Diploma

30%
High School Graduate

42%
Some College

17%
Bachelor's/Grad/Pr of Degree

BUSINESS

607
Total Businesses

5,505
Total Employees

EMPLOYMENT

51.2%
White Collar

24.7%
Blue Collar

24.2%
Services

5.1%
Unemployment Rate

INCOME

$47,011
Median Household Income

$28,330
Per Capita Income

$85,793
Median Net Worth

5 MILES

KEY FACTS

28,525
Population

54.1
Median Age

2.3
Average Household Size

$51,149
Median Household Income

EDUCATION

13%
No High School Diploma

35%
High School Graduate

38%
Some College

15%
Bachelor's/Grad/Pr of Degree

BUSINESS

729
Total Businesses

6,269
Total Employees

EMPLOYMENT

47.5%
White Collar

30.3%
Blue Collar

22.3%
Services

7.8%
Unemployment Rate

INCOME

$51,149
Median Household Income

$28,323
Per Capita Income

$124,794
Median Net Worth

OUR SPECIALISTS

MARK J. MUSSER

Director | Investment Sales

702.232.3940

mark.musser@northcap.com

License: NV BS.0143995.PC

SERVICE SPECIALITY

Investment Sales, Office, NNN

EDUCATION

BS - The Pennsylvania State University,
Real Estate

University Park, PA

PROFESSIONAL AFFILIATIONS & DESIGNATIONS

NAIOP - Associate Members

SIOR - Associate Member

CCIM - Company Sponsor

CLIENT TESTIMONIAL

"Mark is a hard worker! He knows how to think outside the box and make deals happen. He is very direct and personable and truly knows how to sale investment real estate. I will list every property I own with Mark as he knows how to maximize my returns."

Barry Ross, Owner
Las Vegas, NV

BACKGROUND & EXPERIENCE

Mark J. Musser is a Director of Investment Sales at Northcap Commercial, where he works in the marketing and sales of commercial real estate. Mark is a veteran broker in the Las Vegas commercial real estate marketplace having closed over $300,000,000 in commercial investment sales in his career. Mark's experience is focused primarily on selling investment real estate including multiple retail, office, industrial and single tenant NNN properties.

Mark previously was a Partner at NAI Global for five years, Senior Associate at ARA for eight years, and an Associate for Marcus Millichap. Mark has been a top producing agent at all of the national firms he has worked.

Mark prides himself on being client focused and driven. He always listens to his clients needs and goals and works toward producing results for his clients.

PARTIAL LIST OF TRANSACTIONS

AutoZone NNN • 7,200 SF	$1,775,000
Regency Plaza • 60,000+ SF ft. Inline Retail	$9,250,000
Regency Plaza II • 25,000+ SF ft. Inline Retail	$5,250,000
Spring Mountain Rd China Town Retail Center	$5,000,000
Boca Park Retail Pad NNN	$6,000,000
Terrible Herbst C-Store NNN	$2,310,000
Family Dollar NNN and Land	$1,700,00
Jack in The Box/C-Store NNN	$4,200,000
Nevada Federal Credit Union NNN	$3,740,000
Mountain Vista Industrial Building • 28,000 SF	$1,450,000
Montessori Industrial Building • 6,060 SF	$619,000
E. Charleston Retail • 12,000 SF	$1,450,000
Eastern Avenue Office Building • 20,000 SF	$1,400,000
Lake Sahara Plaza Office • 12,300 SF	$1,250,000
Great American Plaza Office • 27,000 SF	$2,775,000
Sunset Green Valley • Retail Shopping	$5,750,000
Tompkins Office Building • 21,500 SF	$1,180,000
Patrick Industrial Building • 7,100 SF	$625,000
Lake Sahara Plaza Office II	$1,350,000
Oasis Business Park Office • 22,000 SF	$4,000,000
The Park @ Northpointe Office • 27,000 SF	$625,000
South Shore Office Building • 25,000 SF	$5,200,000
City Centre Plaza	$6,200,000
Paradise Professional Plaza • 46,000 SF	$5,600,000
Dino Plaza • 16,500 SF	$3,800,000
Alamo Plaza Office	$1,000,000
Spring Mountain Road Office	$4,750,000
Valley View Industrial	$937,000
Eastern Avenue Office Law Building	$1,850,000
Buffalo Canyon Retail Center	$2,850,000
Durango & Edna 4 Acres Land	$4,000,000
Sandstone Office Park • 3,750 SF	$525,000

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