

PAHRUMP, NV - 3.24 ACRES

HOME DEPOT ADJACENT COMMERCIAL LAND



3.24 ACRES • 61 N HUMAHUACA ST.

\$2,199,995 (\$15.00 PSF)

NORTHCAP 
COMMERCIAL

Presented by

MARK J. MUSSER

Director | Investment Sales

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PHILLIP SEATON

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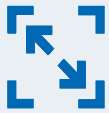
License #: NV S.0179758

Tivoli Village
400 S. Rampart Blvd. Suite 220
Las Vegas, NV 89145
www.northcap.com

PROPERTY HIGHLIGHTS



PRICE:

\$2,119,999

NET ACREAGE:

3.24 Acres

PRICE PSF:

\$15.00 / PSF

ZONING:

(GC) GENERAL COMMERCIAL

APN:

035 - 23225

ANCHOR TENANT:

HOME DEPOT

UTILITIES:

Buyer to verify utilities to site.

Appears to be located near Water, Sewer, Power

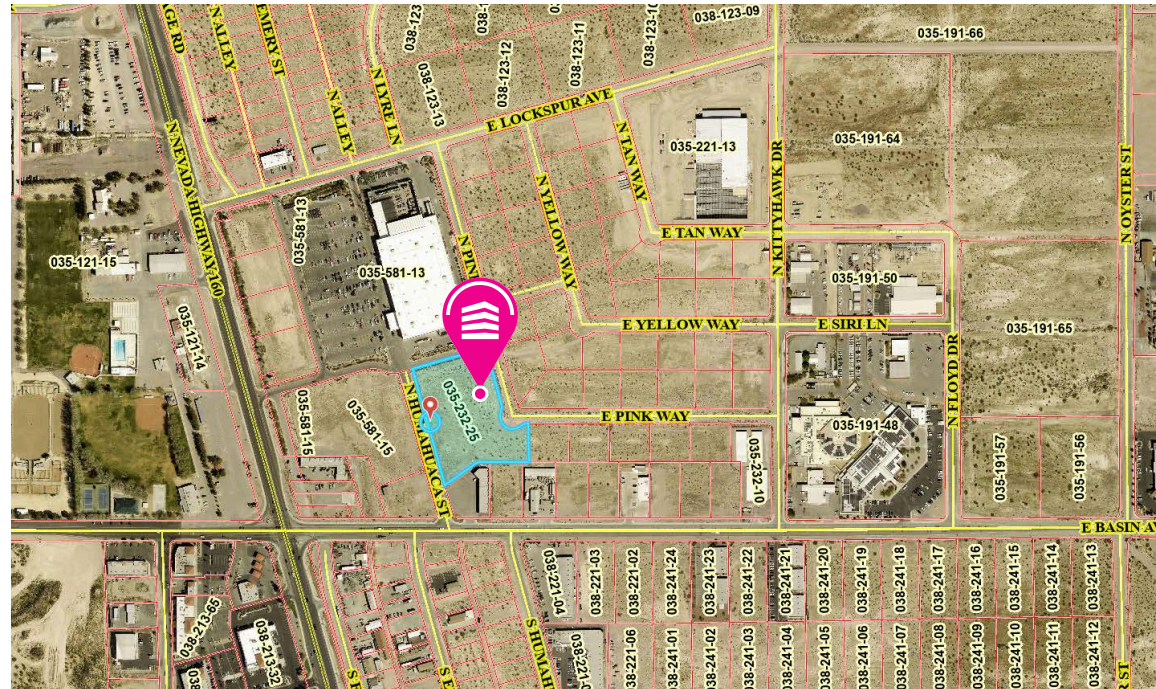
61 N. HUMAHUACA ST

Pahrump, NV 89048

OVERVIEW

Excellent Located Commercial land Located on the Corner of N. Humahuaca St and Emery St. 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 variety 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.



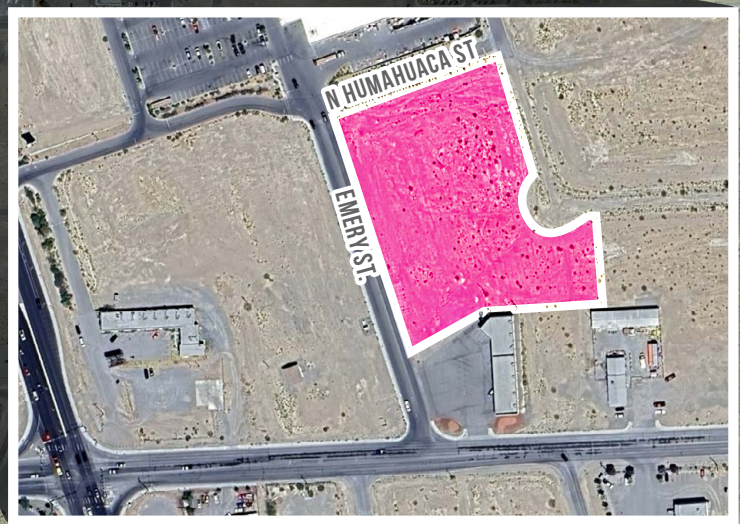


AERIAL OVERVIEW 61 N HUMAHUACA ST

MCCULLOUGH RODEO ARENA



E BASIN AVE









1 MILE

KEY FACTS

2,007

Population



2.0

Average Household Size

50.1

Median Age

\$40,002

Median Household Income

EDUCATION

10%

No High School Diploma

30%
High School Graduate45%
Some College15%
Bachelor's/Grad/Pr of Degree

BUSINESS



292

Total Businesses



3,238

Total Employees

EMPLOYMENT



White Collar

50.6%



Blue Collar

23.4%



Services

26.0%

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



2.2

Average Household Size

53.1

Median Age

\$47,011

Median Household Income

EDUCATION

11%

No High School Diploma

30%
High School Graduate42%
Some College17%
Bachelor's/Grad/Pr of Degree

BUSINESS



607

Total Businesses



5,505

Total Employees

EMPLOYMENT



White Collar

51.2%



Blue Collar

24.7%



Services

24.2%

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



2.3

Average Household Size

54.1

Median Age

\$51,149

Median Household Income

EDUCATION

13%

No High School Diploma

35%
High School Graduate38%
Some College15%
Bachelor's/Grad/Pr of Degree

BUSINESS



729

Total Businesses



6,269

Total Employees

EMPLOYMENT



White Collar

47.5%



Blue Collar

30.3%



Services

22.3%

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

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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.

OUR SPECIALISTS • 61 N. HUMAHUACA ST



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

COMMERCIAL LAND FOR SALE • NORTHCAP



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