

721 Buol Road, Pahrump, NV 89048

5-ACRES LAND + MIXED-USE BUILDING



LINDSEY BUTLER
REAL ESTATE

OFFERING
MEMORANDUM

TABLE OF CONTENTS



THE PROPERTY 03-08

- PROPERTY FEATURES
- FINANCIAL COSTS
- AERIAL VIEW & MAP
- PROPERTY LOCATION

FLOOR PLAN 09

PROPERTY PHOTOS 10-20

- AERIAL PHOTOS
- EXTERIOR PHOTOS
- INTERIOR PHOTOS

LAS VEGAS OVERVIEW 21-23

- PAHRUMP MARKET OVERVIEW
- NEVADA’S TAX ADVANTAGE
- PAHRUMP ECONOMY

DEMOGRAPHICS 24-25

AMENITIES & ATTRACTIONS 26-29

COMMERCIAL CONTACT INFO 30-31

- DISCLAIMER
- CONTACT INFO

PROPERTY OVERVIEW

721 BUOL ROAD

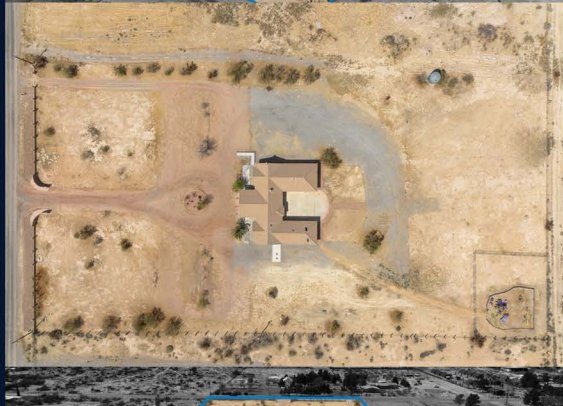
PAHRUMP, NV 89048

This location is ideal for any retail-restaurant-office-industrial user who is seeking access to both urban and rural markets.

Property Description: 5,211 square foot mixed-use building on 5- acres zoned general commercial.

The Area: Located on Buol Road approximately a quarter of a mile north of Highway 372 and 1.25 miles west of Highway 160, which is the main thoroughfare of Pahrump in Nye County, Nevada.

The Neighborhood: Pahrump, Nevada, is a rapidly growing community located approximately 50 miles west of Las Vegas, near the Nevada-California border. As of 2025, the town's population is estimated at 46,778, reflecting a 21.85% increase since 2020. The town serves as a gateway to Death Valley National Park, enhancing its appeal to tourists and outdoor enthusiasts.



PROPERTY FEATURES

COUNTY	Nye
ZONING	GC - General Commercial
APN	035-351-04
LAND ACRES	5-ACRES
YEAR BUILT	1997
FLOOD ZONE	Moderate to Low Risk Areas per Nye County Assessor

PROPERTY FEATURES

- ✓ Ownership/Purchase Options:
Owner/User or Investment Purchase
- ✓ Lot Size: 5.0 AC
- ✓ Square Feet: 5,211
- ✓ Year Built: 1997
- ✓ Utilities: Well, Septic, Electric & Gas
- ✓ Zoned: General Commercial
- ✓ Former Use: The Salvation Army
- ✓ Features: Free-Standing Building,
Full Kitchen, Fenced Playground,
Plenty of Parking

PRIME LOCATION FOR...

- Retail
- Restaurant
- Office
- Industrial
- Day Care
- School
- Worship / Church
- Weddings
- Special Events

The possibilities are endless!

SCAN THE QR CODE
TO VIEW THE VIRTUAL TOUR



FINANCIAL COSTS

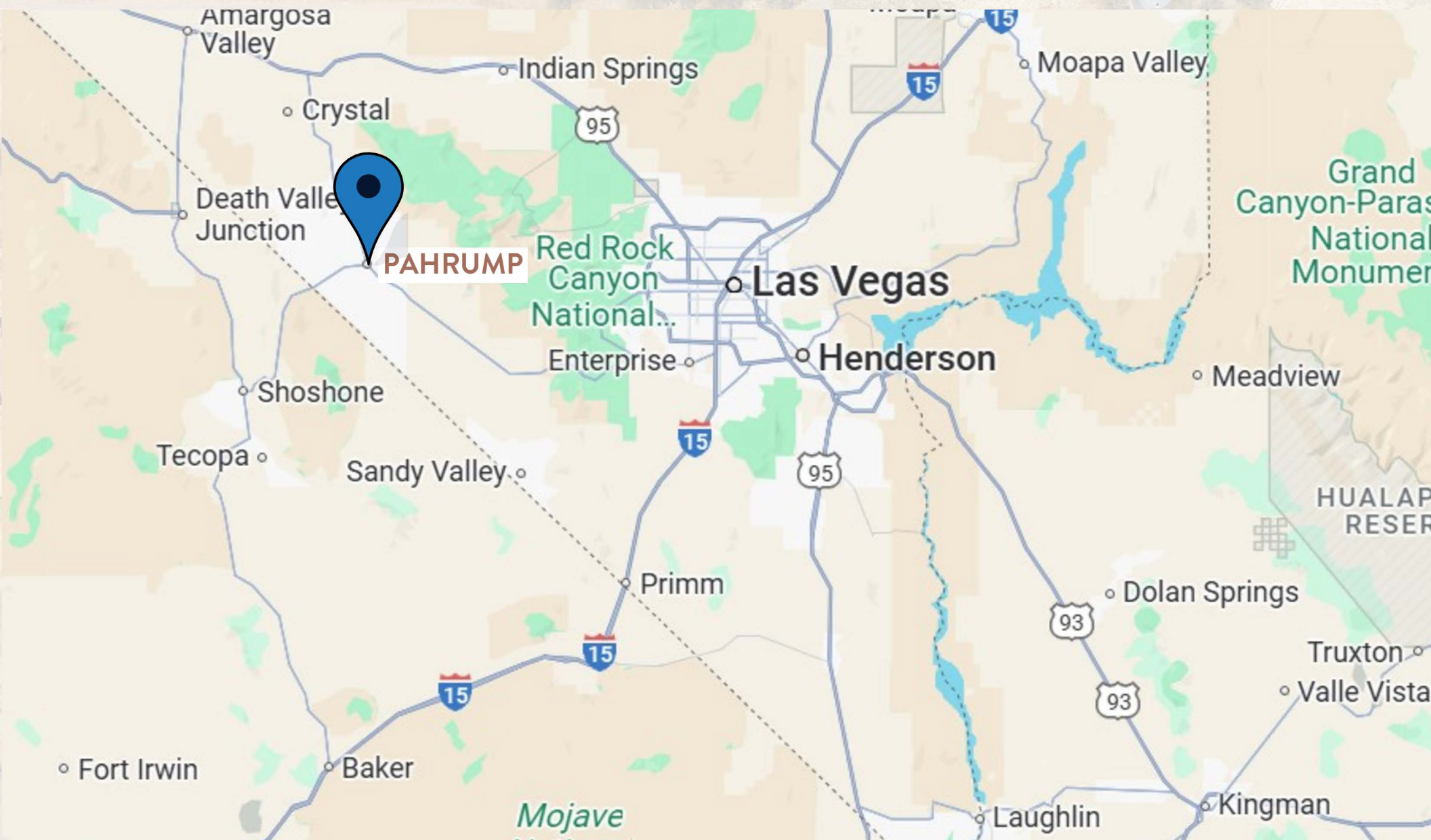
FOR SALE
FOR LEASE

\$950,000
\$1.00/SF/MONTH NNN

AERIAL VIEW



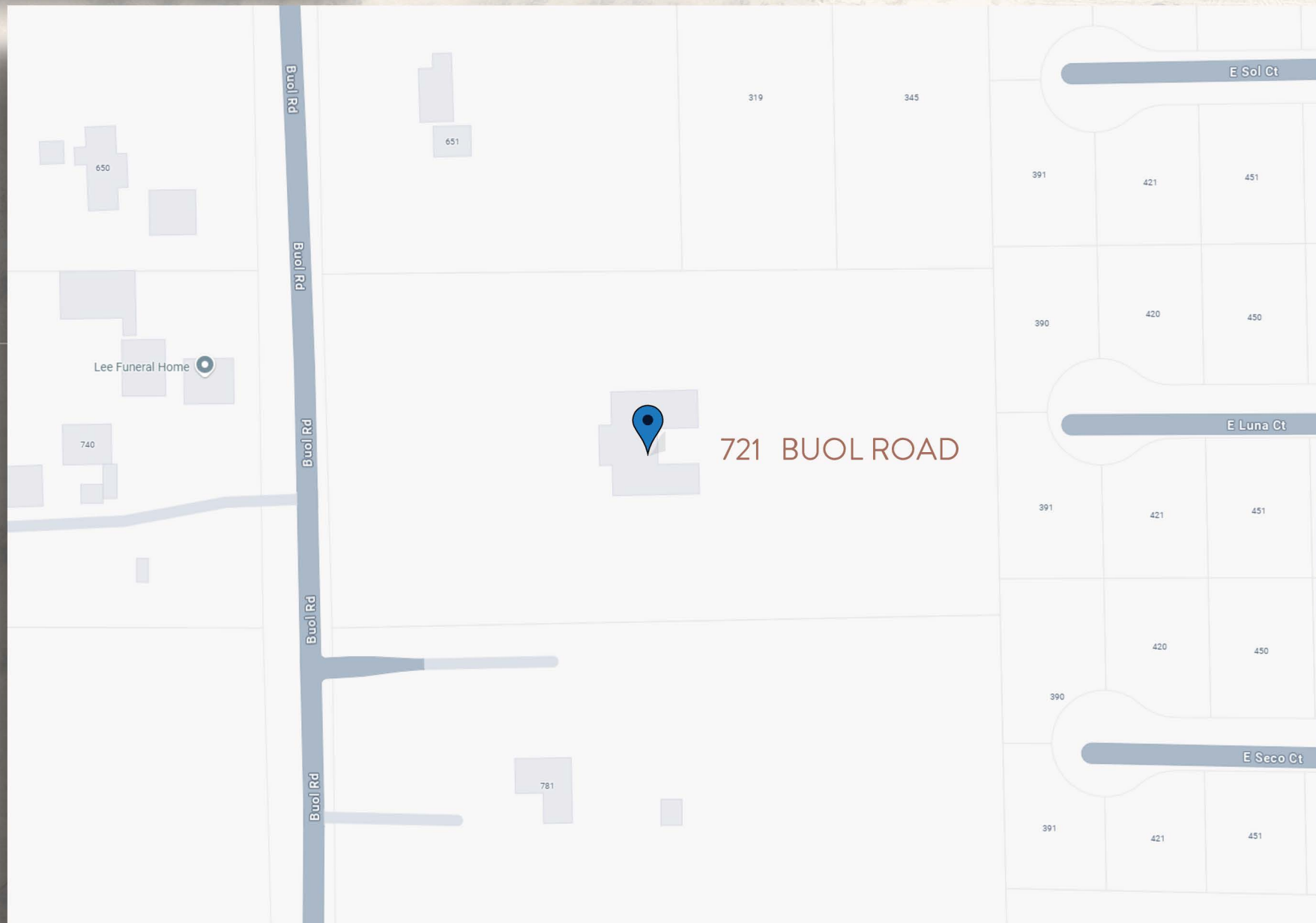
AERIAL MAP



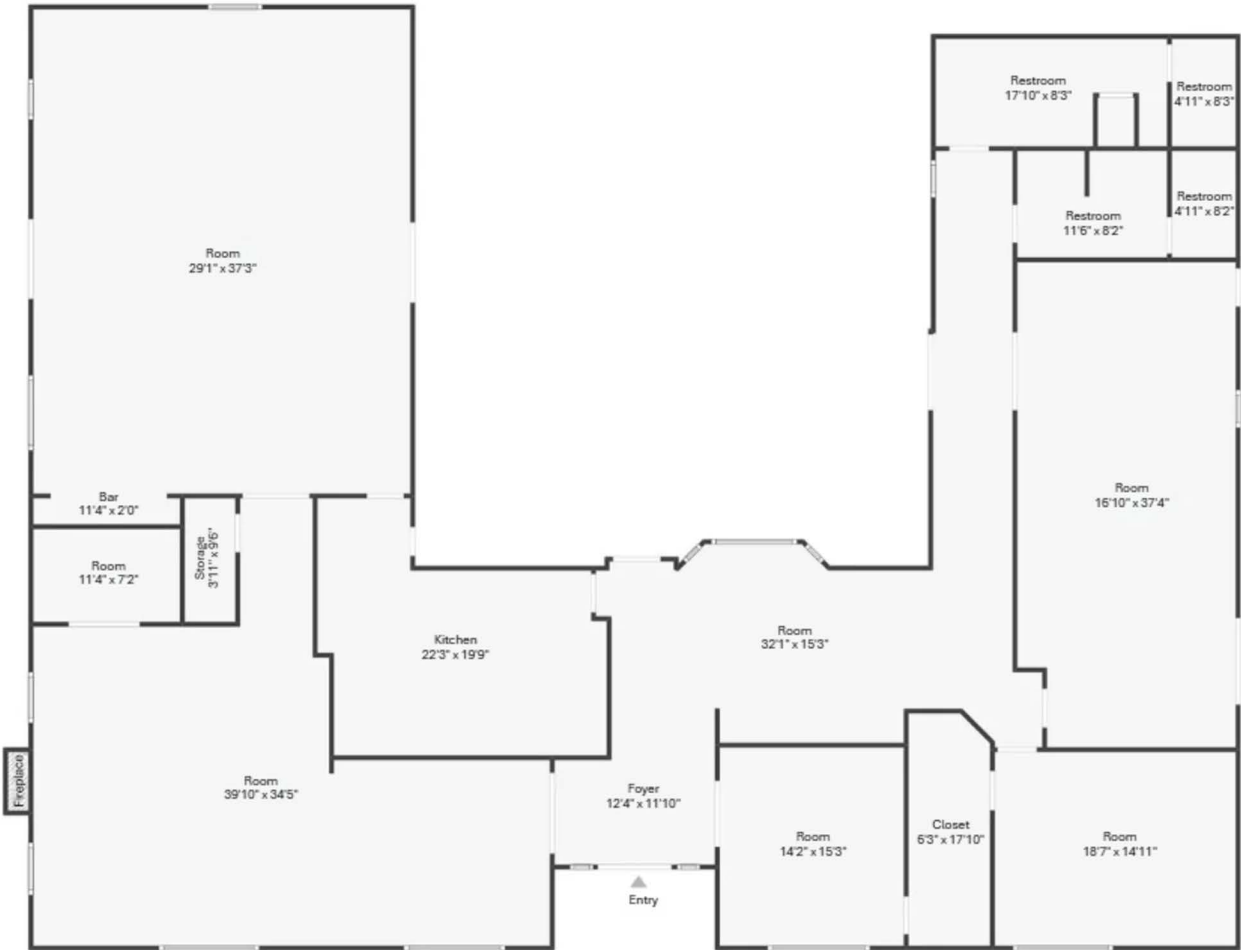
AERIAL
MAP



PROPERTY LOCATION



Floor Plan | Mixed-Use Building



Sizes are approximate, actual may vary

AERIAL PHOTOS



AERIAL
PHOTOS



AERIAL PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS





PAHRUMP MARKET OVERVIEW

One of the most significant advantages of living in Pahrump is its affordable cost of living compared to nearby urban areas like Las Vegas. This affordability extends to housing, utilities, and other daily expenses, making it an attractive option for retirees, families, and individuals seeking a budget-friendly lifestyle.

Pahrump offers a range of housing options, from single-family homes and apartments to larger properties with acreage. The median home price in Pahrump is significantly lower than in Las Vegas, providing opportunities for homeownership without the financial burden often associated with city living.

HIGHLIGHTS



EMPLOYMENT OPPORTUNITIES

While Pahrump itself has a growing job market, the proximity to Las Vegas provides additional employment opportunities for those seeking employment in a larger city.



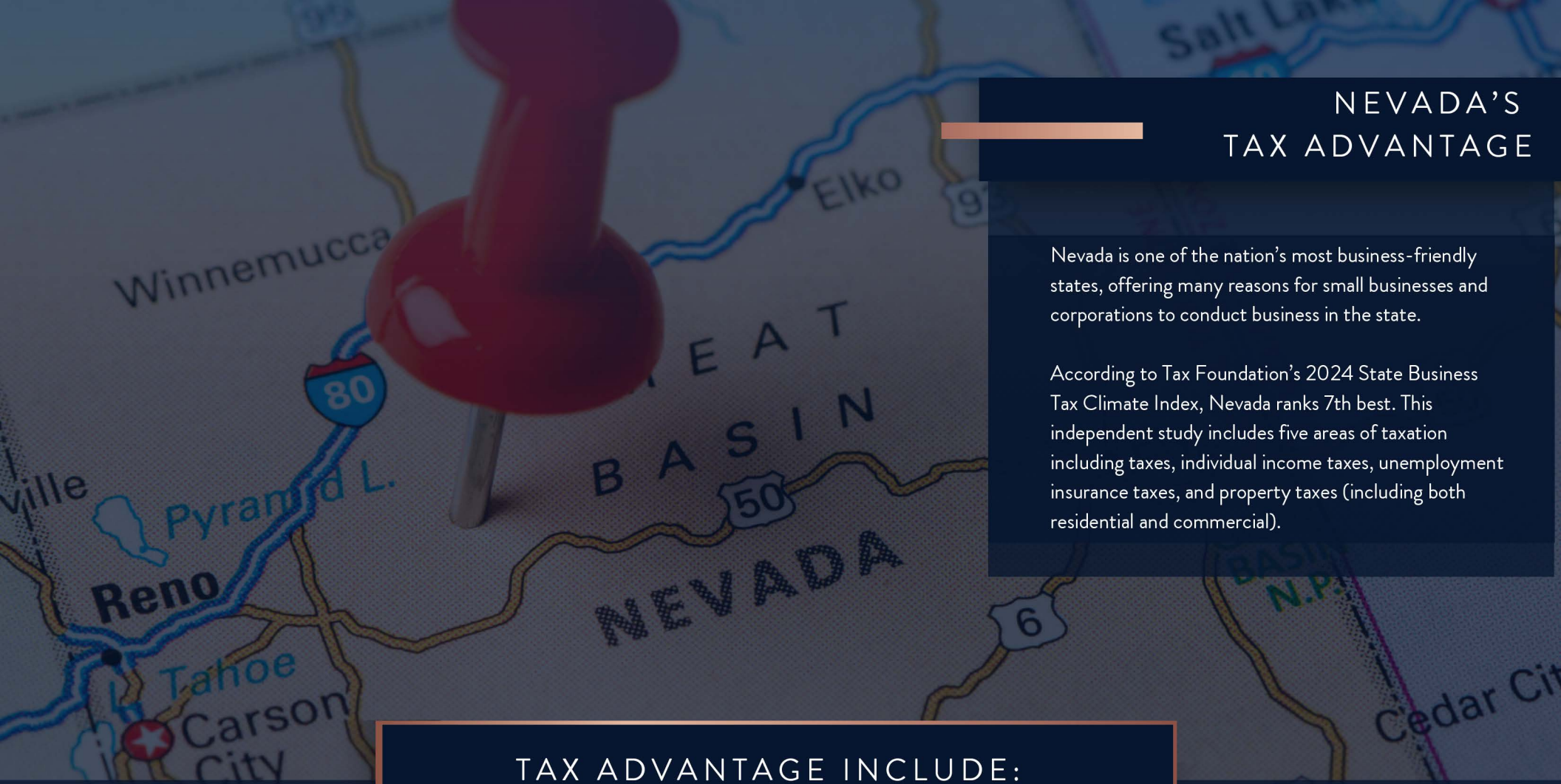
HOUSING COSTS

The median home price in Pahrump is significantly lower than in Las Vegas, providing opportunities for homeownership without the financial burden often associated with city living.



OUTDOOR RECREATION

Pahrump is surrounded by natural beauty, offering residents a stunning backdrop for outdoor recreation and relaxation.



NEVADA'S TAX ADVANTAGE

Nevada is one of the nation's most business-friendly states, offering many reasons for small businesses and corporations to conduct business in the state.

According to Tax Foundation's 2024 State Business Tax Climate Index, Nevada ranks 7th best. This independent study includes five areas of taxation including taxes, individual income taxes, unemployment insurance taxes, and property taxes (including both residential and commercial).

TAX ADVANTAGE INCLUDE:

- No Corporate Income Tax
- No Taxes on Corporate Shares
- No Franchise Tax
- No Inheritance or Gift Tax
- No Estate Tax
- No Unitary Tax
- Competitive Sales and Property Tax Rates
- No Personal Income Tax
- Nominal Annual Fees
- No Franchise Tax on Income
- Nevada corporations may purchase, hold, sell, or transfer shares of its own stock
- Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options. The directors may determine the value of any of these transactions, and their decision is final.

PAHRUMP ECONOMY

Pahrump's economy has experienced significant growth in recent years, mainly driven by its proximity to Las Vegas and Death Valley National Park.

The town provides a unique blend of urban convenience and rural charm, making it an appealing place to live.

With an unemployment rate of approximately 5%, lower than the national average, Pahrump boasts a stable job market. Its economy is primarily supported by the service industry, healthcare, and retail, while opportunities also exist in agriculture, manufacturing, and construction.

Pahrump is an excellent place to start a business, thanks to low taxes, affordable commercial spaces, and cost-effective living. These factors make it attractive for entrepreneurs looking to launch.

The demand for healthcare professionals in Pahrump is also high, with local hospitals and clinics actively seeking qualified nurses, medical assistants, and doctors.

Overall, the town offers employment prospects across various sectors. With steady growth and convenient proximity to major cities, Pahrump is an ideal location for both job seekers and business owners. Whether pursuing opportunities in healthcare, the service industry, or beyond, Pahrump has much to offer.

Additionally, the nearby gaming and entertainment industry in Las Vegas offers abundant job opportunities.

EMPLOYMENT BY INDUSTRY SECTOR



SHARE OF 2024 EMPLOYMENT

6.48%	4.09%	5.51%	17.52%	4.22%
Manufacturing	Professional	Government	Hospitality & Leisure	Financial Services
20.56%	9.14%	13.6%	7.25%	11.63%
Trade, Trans, Utilities	Construction	Education & Health	Mining, Oil & Gas	Other Services

CITY DEMOGRAPHICS

QUALITY OF LIFE

Nestled in the Mojave Desert, about 60 miles west of Las Vegas, Pahrump, Nevada, is a hidden gem offering a unique blend of small-town charm and proximity to the glitz and glamour of Sin City. With a population of over 40,000 residents, Pahrump is the largest town in Nye County and has become an attractive option for those seeking a more relaxed and affordable lifestyle than the bustling Las Vegas area.

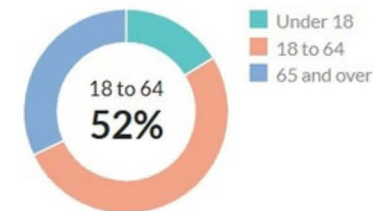
Pahrump is characterized by its stunning desert landscapes, expansive open spaces, and a community spirit that celebrates its rural roots. The town has experienced significant growth over the past few decades, attracting retirees, young families, and individuals looking for a quieter and more affordable place to live. Known for its wineries, golf courses, and outdoor recreational opportunities, Pahrump offers a laid-back lifestyle with the conveniences of modern living.

While Pahrump itself has a growing job market, the proximity to Las Vegas provides additional employment opportunities in various industries, including hospitality, tourism, healthcare, and technology. Commuting to Las Vegas is a feasible option for those seeking job opportunities in a larger city.

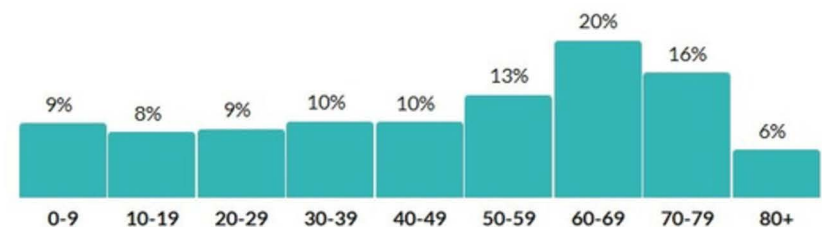
POPULATION BY AGE

0-9	9%
10-19	8%
20-29	9%
30-39	10%
40-49	10%
50-59	13%
60-69	20%
70-79	16%
80+	6%

Population by age category



Population by age range



POPULATION COMPARISON BY AREA

	Pahrump	Pahrump, Micro Area	Nevada	USA
Under 18	7,432	8,734	692,871	82,409,941
19 to 64	23,725	28,004	1,925,712	194,007,552
65 and Over	14,654	16,469	522,417	55,970,047

POPULATION NEAR 721 BUOL ROAD

	2 Miles	5 Miles	10 Miles
2024 Population	9,246	30,874	49,133
2029 Population	10,806	35,810	57,465
Population Growth 2024-2029	+3.4%	+3.2%	+3.4%
Median Age	53.6	53.2	55
2024 Total Households	4,234	12,938	20,812
Household Growth 2024-2029	+3.4%	+3.2%	+3.4%
Median Household Income	\$47,840	\$53,553	\$57,637
Average Household Size	2.2	2.3	2.3
2024 Average Household Vehicles	2.00	2.00	2.00
Median Home Value	\$222,866	\$253,169	\$262,668
Median Year Built	1996	1996	1997

TRANSPORTATION NEAR 721 BUOL ROAD

TRANSIT/SUBWAY



Pahrump Nugget Bus Stop	5 min
NB Pavilion Ctr at Summerlin Centre Bus Stop	64 min
SB Pavilion Center after Sage Park Bus Stop	65 min
EB Sahara after Pavilion Center Bus Stop	62 min
WB Sahara after Town Center Bus Stop	63 min

AIRPORT



Harry Reid International Airport	67 min
Boulder City Municipal	87 min

FREIGHT PORT



Port of Long Beach	264 min
--------------------	---------

AMENITIES & ATTRACTIONS PAHRUMP



NATURE HEALTH FARMS



PAHRUMP VALLEY MUSEUM



SANDERS FAMILY WINERY



SPRING MOUNTAIN MOTOR RESORT
AND COUNTRY CLUB



MOUNTAIN FALLS GOLF CLUB



ARTESIAN CELLARS WINERY AND RESTAURANT



PAHRUMP NUGGET HOTEL & CASINO



BEST WESTERN PAHRUMP OASIS



PREFERRED RV RESORT

AMENITIES & ATTRACTIONS LAS VEGAS



LAS VEGAS STRIP



FREMONT STREET EXPERIENCE



FREMONT EAST DISTRICT



MSG SPHERE



RAIDERS HEADQUARTERS



LAS VEGAS BALL PARK



UNLV SCHOOL OF MEDICINE



CONVENTION CENTER



RED ROCK CANYON

LAS VEGAS RAIDERS

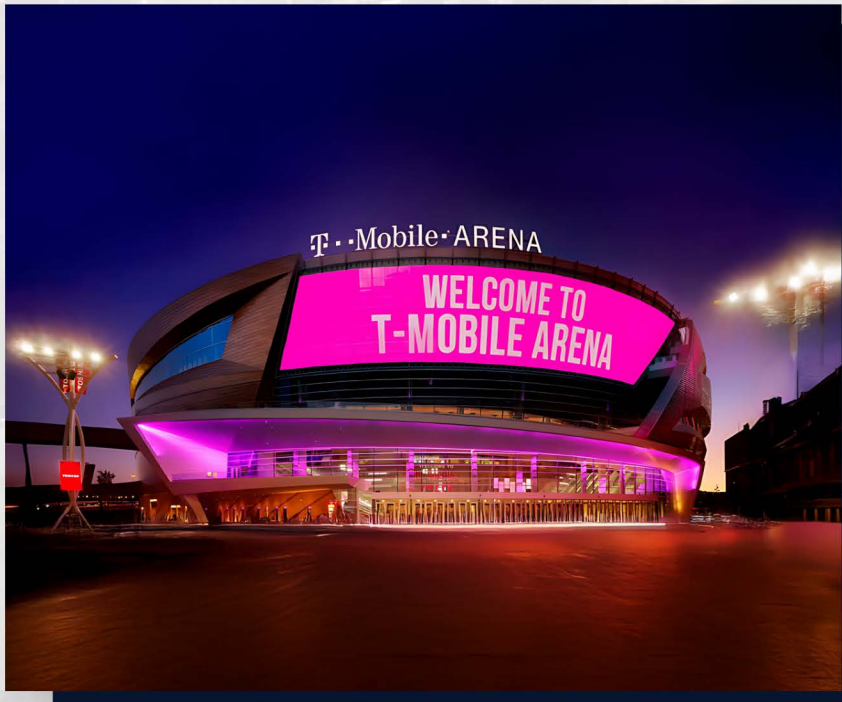
Allegiant Stadium is a domed stadium located in Paradise, Nevada. It serves as the home stadium for the National Football League (NFL)'s Las Vegas Raiders and the University of Nevada, Las Vegas (UNLV) Rebels college football team.

It is located on about 62 acres (25 ha) of land west of Mandalay Bay at Russell Road and Hacienda Avenue and between Polaris Avenue and Dean Martin Drive, just west of Interstate 15. Construction of the \$1.8 billion stadium began on November 13, 2017, and its certificate of occupancy was issued on July 31, 2020.

This stadium is a state-of-the-art facility. It will host championship games and will be the new home of the Las Vegas Bowl.



LAS VEGAS GOLDEN KNIGHTS



The Vegas Golden Knights are a professional ice hockey team based in the Las Vegas metropolitan area. They compete in the National Hockey League (NHL) as a member of the Pacific Division of the Western Conference.

Founded as an expansion team, they began play in the 2017-18 NHL season. The team is owned by Black Knight Sports & Entertainment, a consortium led by Bill Foley and the Maloof family.

The team plays home games at T-Mobile Arena on the Las Vegas Strip. Unlike most expansion teams, the Golden Knights have obtained great success in their first three seasons as a professional team, reaching the Stanley Cup Finals in their very first year.

The team's name includes "Knights" as a homage to the Black Knights of the United States Military Academy, Foley's alma mater, and because knights were, according to Foley, "the epitome of the warrior class".

AMENITIES & ATTRACTIONS NEAR PAHRUMP

SPORTS



EDUCATION



ART & ENTERTAINMENT



DISCLAIMER

This package is provided to you by Lindsey Butler Real Estate. It is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be constructed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner, Lindsey Butler Real Estate. All projections, assumptions, and other information provided are made herein and are subject to material variation. Lindsey Butler Real Estate has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the owner, Lindsey Butler Real Estate, or any of their respective directors, officers, agents, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package or any supplemental information provided after the delivery of this package to you, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents. Please also refer to the disclaimer at the bottom of each page of this package, which disclaimer is incorporated herein by reference.

You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement (s) for the purchase of the Property have been fully executed, delivered, and approved by the owner and any conditions to the property manager.

Owner's obligation therein has been satisfied or waived. By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the intent of the owner of Lindsey Butler Real Estate.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax, and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are, therefore, advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to Lindsey Butler Real Estate.

Although the information has been obtained from sources deemed reliable, the Owner, Lindsey Butler Real Estate and/or their representatives, brokers, or agents make no guarantee as to the accuracy of the information contained herein and offer the Property without express or implied warranties of any kind. The Property, Units, and/or Rates may be withdrawn and/or changed without notice.



721 Buol Road, Pahrump, NV 89048

5-ACRES LAND + MIXED-USE BUILDING



LINDSEY BUTLER

(702) 823-3600
Lindsey@LindseyButlerCommercial.com
License# NV.S.175279.LLC

RHETT BUTLER

(702) 661-1919
Rhett@LindseyButlerCommercial.com
License# NV.B.1002793.LLC

JEREMY ANN DELA CRUZ

Administrative Assistant | Transaction Coordinator
(702) 342-0545
Sales@LindseyButlerCommercial.com

DIANE PONSTEIN

Marketing Coordinator
Diane@LindseyButlerCommercial.com



LINDSEY BUTLER
REAL ESTATE

Visit us online

LindseyButlerCommercial.com



© 2025 LINDSEY BUTLER REAL ESTATE - Nevada LLC. All rights reserved.

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. LINDSEY BUTLER REAL ESTATE does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

8704 West Charleston Boulevard, Suite 105, Las Vegas, NV 89117 | (702) 823-3600