**MOUNTAIN FALLS GATEWAY**

ACRES-ID: 148001 and 147981  
Address: State Highway 160 & Mountain Falls Boulevard  
Pahrump, NV 89061  
APN: 045-011-23 and 045-011-19  
County: Nye  
Latitude: 36° 9’ 14.46” N (center of boundary between the two parcels)  
Longitude: 115° 54’ 00” W (center of boundary between the two parcels)  
Size: 7.64 and 3.44 acres

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**History:**  
The undeveloped property resides in an area of the Pahrump Valley with a history of agricultural use.

**Environmental Work:**  
A Phase I Environmental Site Assessment was completed in July 2012. Contaminants from nearby agricultural facilities were suspected; however, no evidence was found to warrant a Phase II Environmental Site Assessment.

**Existing Condition:**  
The property is vacant and ready for redevelopment.

**Future Use:**  
The property is being evaluated for a mixed-use commercial development.

**Nye County Contact:**  
For current county contact information, please visit www.rdsbc.org/contact-us/

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**RURAL DESERT SOUTHWEST BROWNFIELDS COALITION**

The Rural Desert Southwest Brownfields Coalition (RDSBC) is comprised of Esmeralda, Lincoln, Mineral, Nye and White Pine Counties, NV, and Inyo County, CA.  

http://www.rdsbc.org/