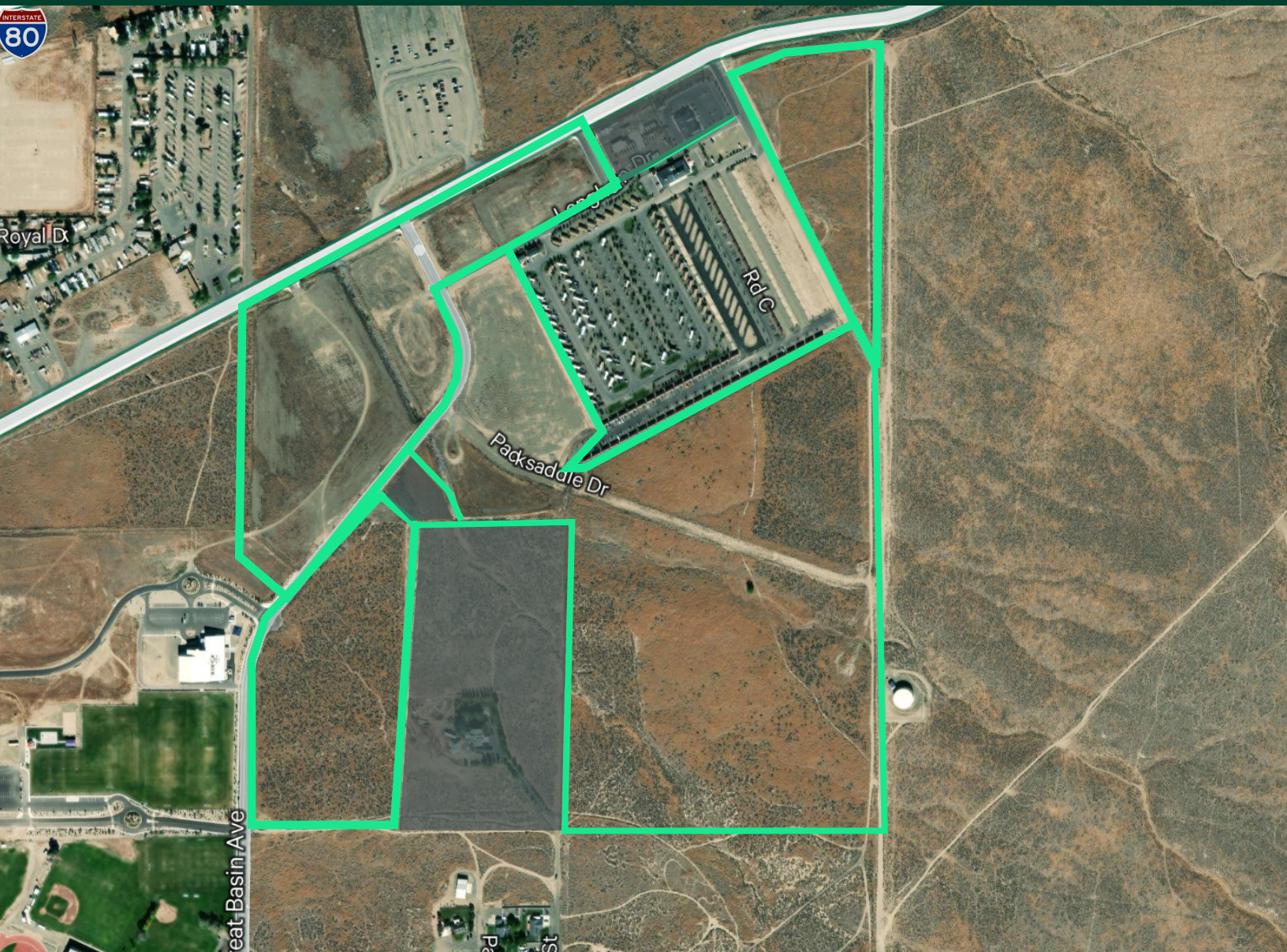


East Horizons

Commercial Land

Parcels between E. Winnemucca Blvd,
Rim Rock Rd & Great Basin Ave.
Winnemucca, NV 89445



Commercial Land

Winnemucca, NV 89445



Location Overview

Winnemucca, Nevada

Located 166 miles east of Reno/Sparks and 150 miles east of the Tahoe-Reno Industrial Center, Winnemucca is located at the convergence of two major highways: Interstate 80 and US Highway 95, and is also located on Union Pacific/BNSF rail lines. Winnemucca is the half way point between San Francisco, CA and Salt Lake City, UT.

Winnemucca is home to a diverse workforce which includes manufacturing, construction, mining and agricultural. Mining includes one of the largest Lithium mines in the country, gold, silver and iron.

The subject site is the perfect location for retail, hospitality and general commerce.

For Sale

12,295

Total Population

4,863

Total Households

\$96,357

Average Household Income

13,157

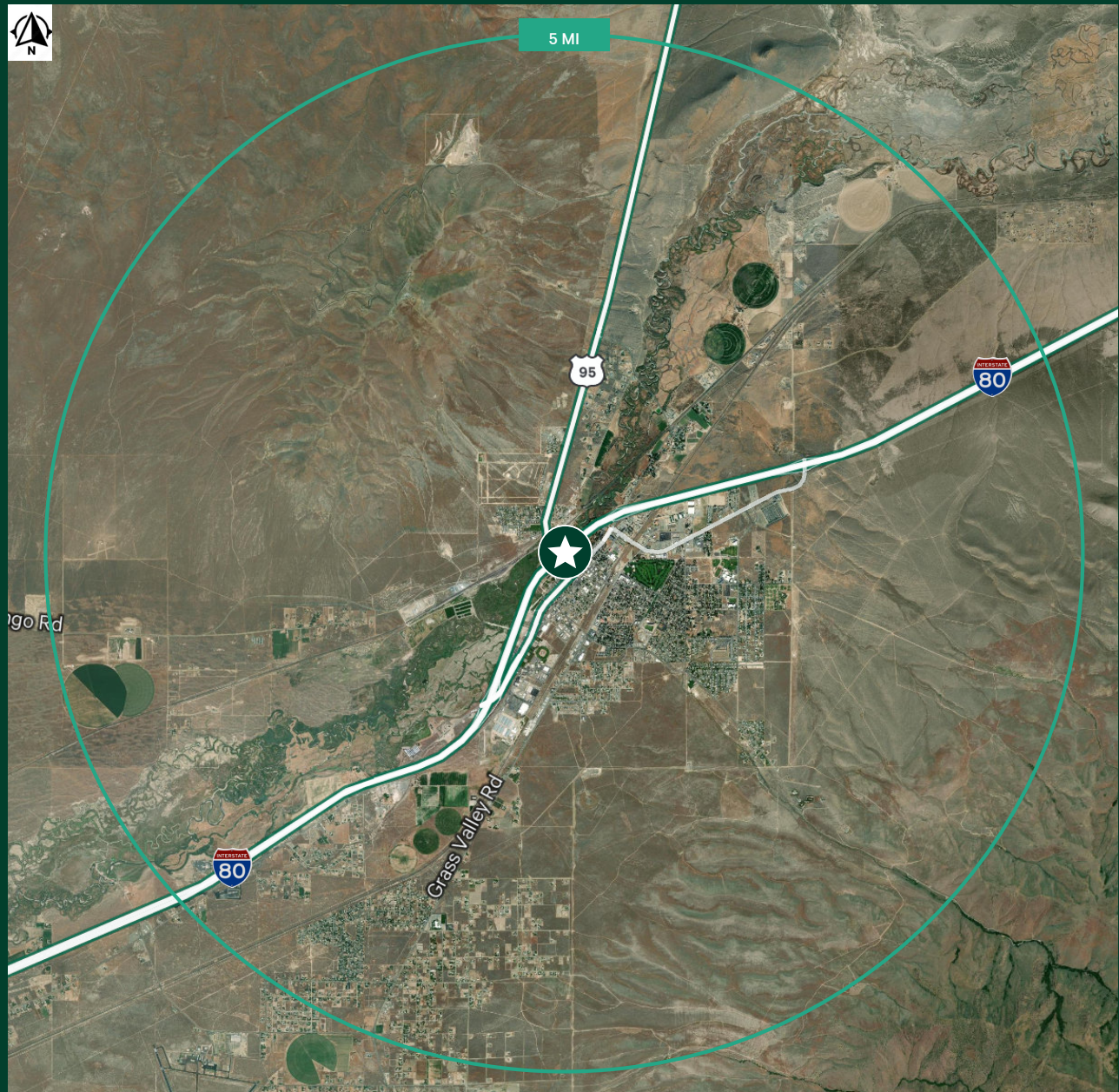
Daytime Population

6,718

Employed Civilian Population

25%

Mining, Quarrying, Oil & Gas Industry
and Construction Workers



Commercial Land

Winnemucca, NV 89445

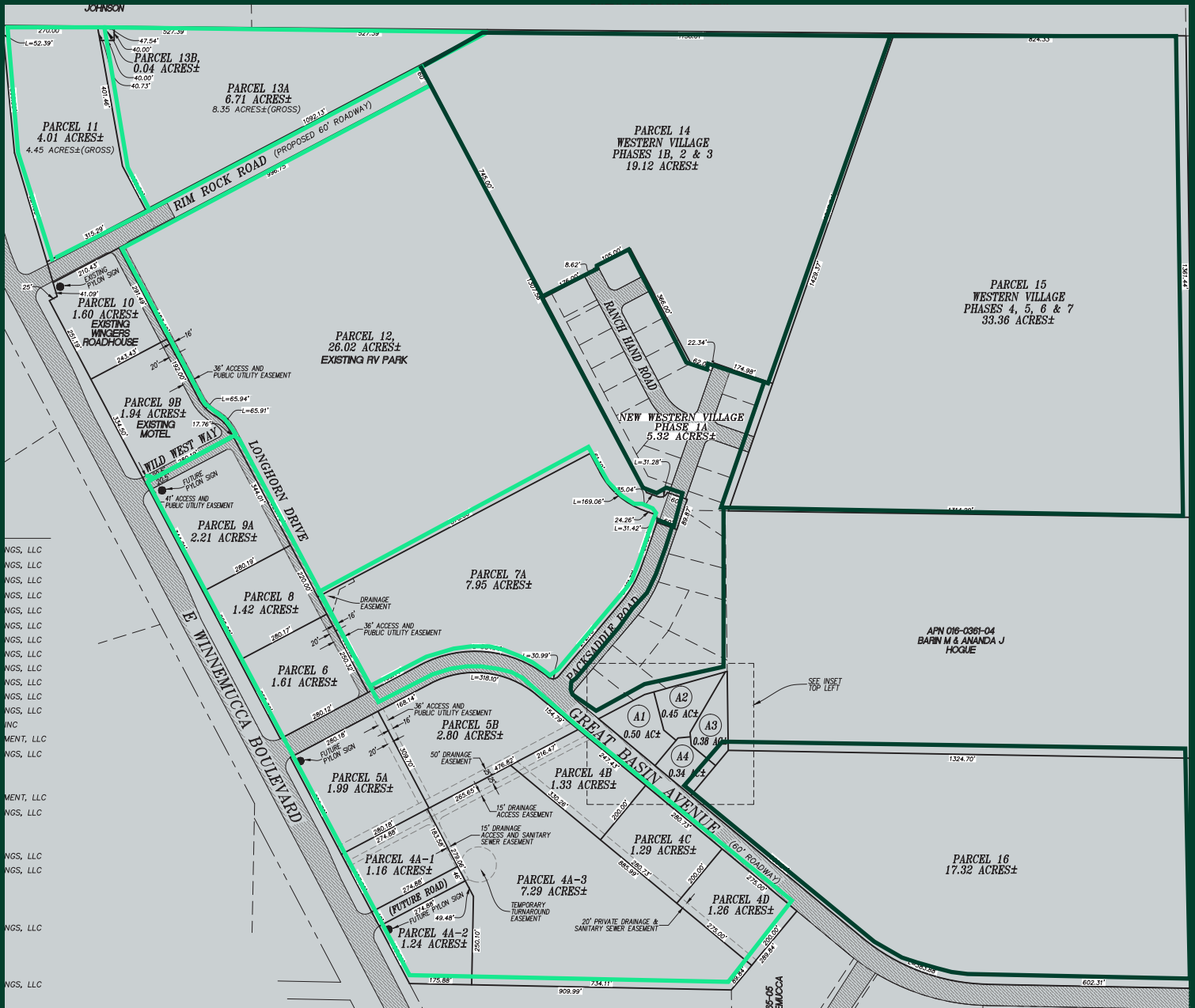
Property Highlights

Investment Highlights:

- + Flat development parcel
- + Located in a growing area with new homes and schools
- + Municipal utilities available through the City of Winnemucca
- + Flood Zone: X (outside of 100-year floodzone)

Individual Parcel Sale Details:

Parcel	Size	Zoning	List Price	Humboldt County Parcel Number
4A1	1.16 AC	GC	\$250,000	016-0368-16
4A2	1.24 AC	GC	\$267,500	016-0368-17
4A3	7.29 AC	GC	\$1,165,000	016-0368-18
4B	1.33 AC	GC	\$230,000	016-0368-12
4C	1.29 AC	GC	\$225,000	016-0368-13
4D	1.26 AC	GC	\$220,000	016-0368-14
5A	1.99 AC	GC	\$450,000	016-0368-07
5B	2.80 AC	GC	\$510,000	016-0368-08
6	1.61 AC	GC	\$350,000	016-0368-05
7A	7.95 AC	GC	\$1,475,000	016-0368-09
8	1.42 AC	GC	\$310,000	016-0651-08
9A	2.21 AC	GC	\$480,000	016-0651-12
11	4.01 AC	GC	\$825,000	016-0651-11
12	26.02 AC		\$17,500,000	016-0651-14
13A	8.35 AC		\$725,000	016-0651-15
14	18.69 AC		\$1,005,000	016-0361-25, 26 & 27
15	33.36 AC		\$1,610,000	016-0361-18, 19, 20 & 21
16	17.32 AC	R-3, R-19*	\$1,500,000	016-0365-09
Western Village Phase 1A	5.32 AC	17 Single Family Lots	\$1,020,000	TBD



Contact Us

Brett Edwards
 First Vice President
 +1 775 823 6968
 brett.edwards@cbre.com
 Lic. BS. 0143311

Greg Shutt
 Executive Vice President
 +1 775 823 6923
 greg.shutt@cbre.com
 Lic. BS. 0046346

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.