

OFFERING
MEMORANDUM

WINNEMUCCA LANDING
HUMBOLDT COUNTY





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PREPARED BY



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Brian Egan joined NAI Alliance in 2020 as a multifamily and retail specialist representing both buyers and sellers, landlord and tenants throughout the Reno/Tahoe area. Having partnered with his father and brother with Egan Commercial Real Estate at the start of his career, Brian draws on over 80 collective years of family experience as he helps clients navigate the ever-changing multifamily and retail market landscape. He earned his CCIM designation in 2006, and went on to serve on the board of Northern Nevada CCIM, including President in 2011. He has also served as President of the Northern Nevada Apartment Association and as a Director on the NAIOP, Northern Nevada Board.

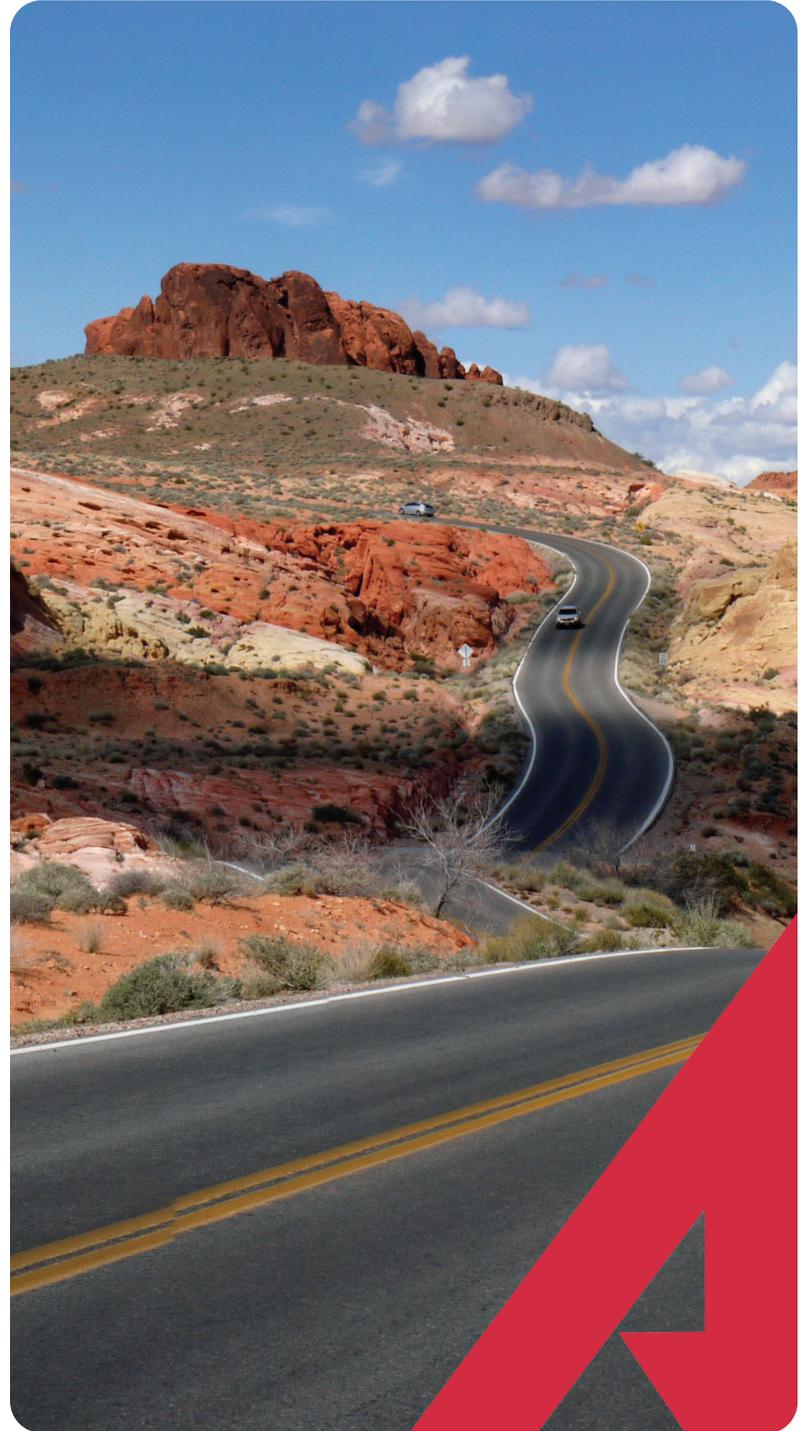
Brian prides himself on his ability to find exceptional investments for his clients across all stages of the market cycle. Having started his commercial real estate career in 2003, Brian has worked through all the market conditions and has a strong understanding of how to advise investment strategies and guide his clients through transactions in uncertain times. He is skilled at listening to client needs and translating them into actionable plans. His client list includes both smaller 4-10 unit owners as well as large apartment groups that have owned and developed thousands of units in the Northern and Southern Nevada Markets.

Brian also prides himself in his seasoned experience in small commercial redevelopment, including a handful of adaptive-reuse projects in downtown Reno. Over the years he has been involved in the sale of several retail-commercial centers and free-standing assets. His client list includes Patagonia, Campo, Liberty Food and Wine, Pizzeria Lupo, Old Granite Street Eatery, D'Andrea Pointe Shopping Center, Salon Suites, NV Physical Therapy, Knitting Factory Entertainment Group, Virginia Street Brewhouse, Rogue Gaming, PDS Gaming, Bibo Coffee Co., and many more.

Brian grew up in Reno, NV and graduated from The University of San Diego in 1998. He earned his real estate license in 2003.

01 Executive
Summary

Offering Summary



Offering Summary

This is a unique opportunity to acquire in-fill, development land with multiple commercial zonings in Winnemucca, Nevada. This site is surrounded by single family residential, multifamily residential, and light industrial zones. This indicates a superb transitional area for retail, hotel, gas station, truck stop, residential, or industrial uses. Buyer to verify all allowable used by zoning.

 **\$2,000,000**
OFFERING PRICE

 **\$1.64**
PRICE PER FOOT

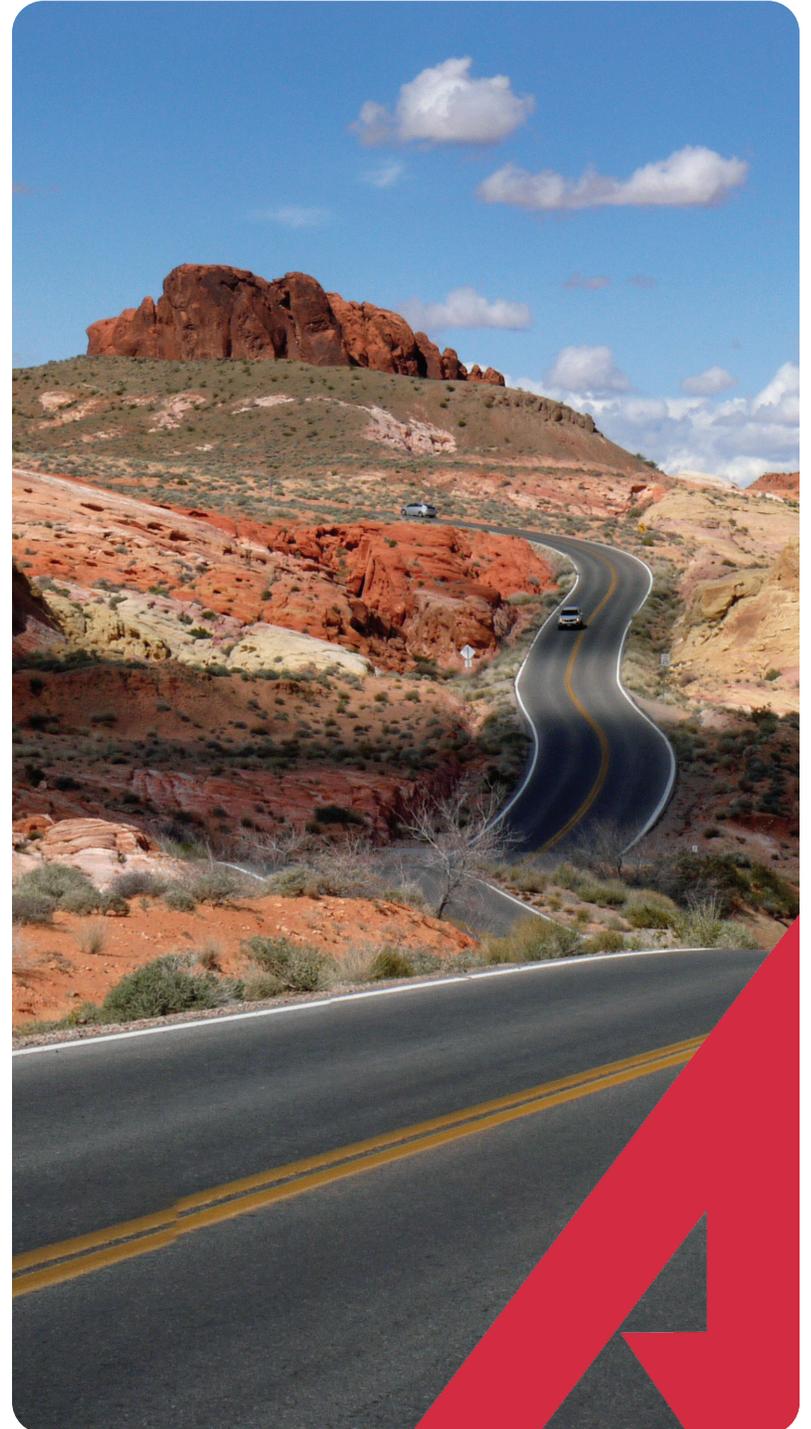
 **±28 AC**
LAND SIZE

 **M-1, AR, & G-C**
ZONING



02 Property Information

- Property Details
- Local Map
- Aerial Map
- Utilities Map: Water & Sewer
- Proposed Development Map



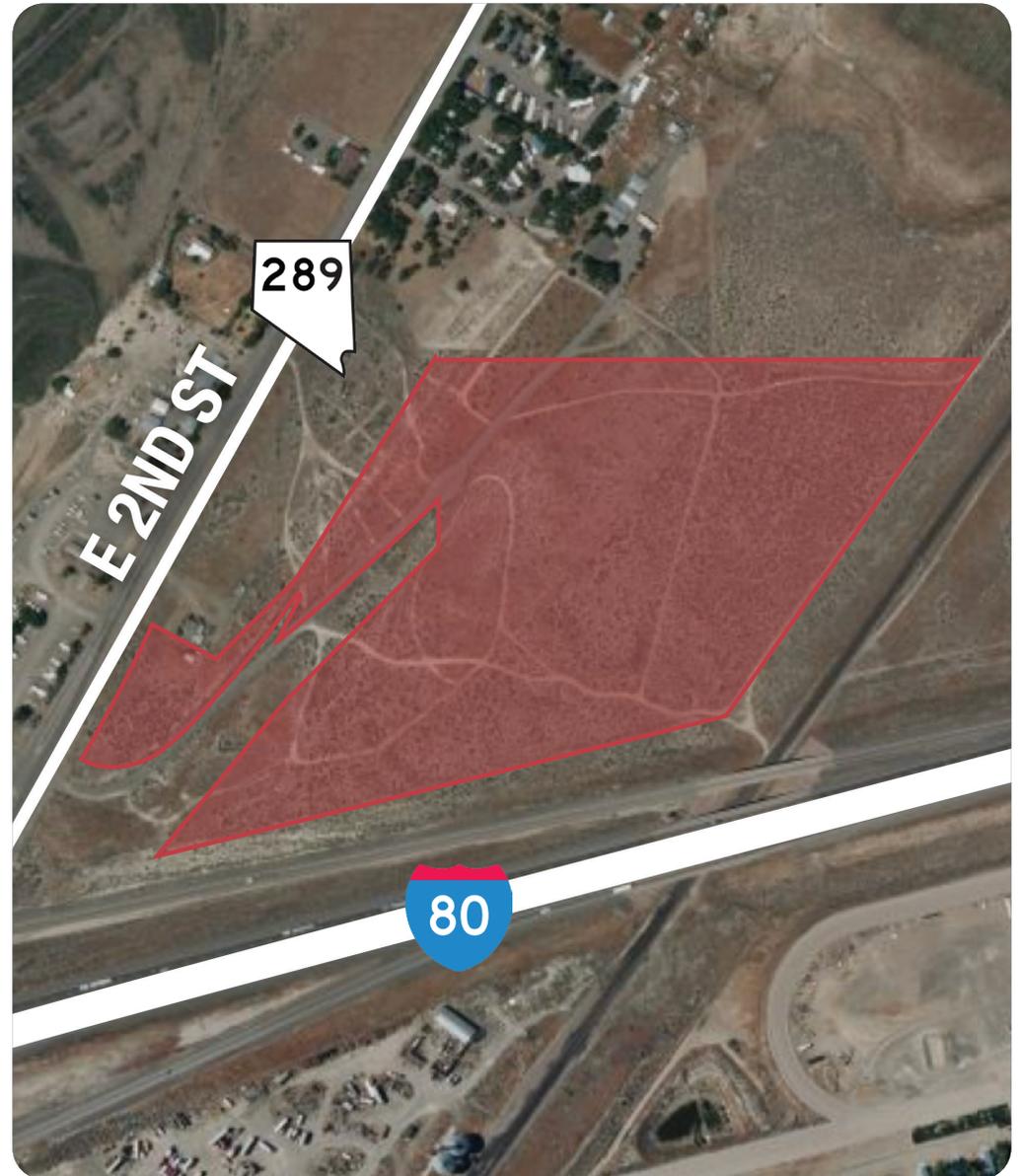
Property Details

Financial

Offering Price	\$2,000,000
Land Cost	\$1.64/SF

Property Details

Address	Winnemucca Landing Humboldt County, NV 89502
Property Type	Commercial
Lot Size	±28 AC
APN	15-0352-08, 15-0352-11, 15-0352-12, 15-0352-13, 15-0352-15
Condition	Raw Land With Adjacent Utilities
Current Zoning	M-1, AR, & G-C



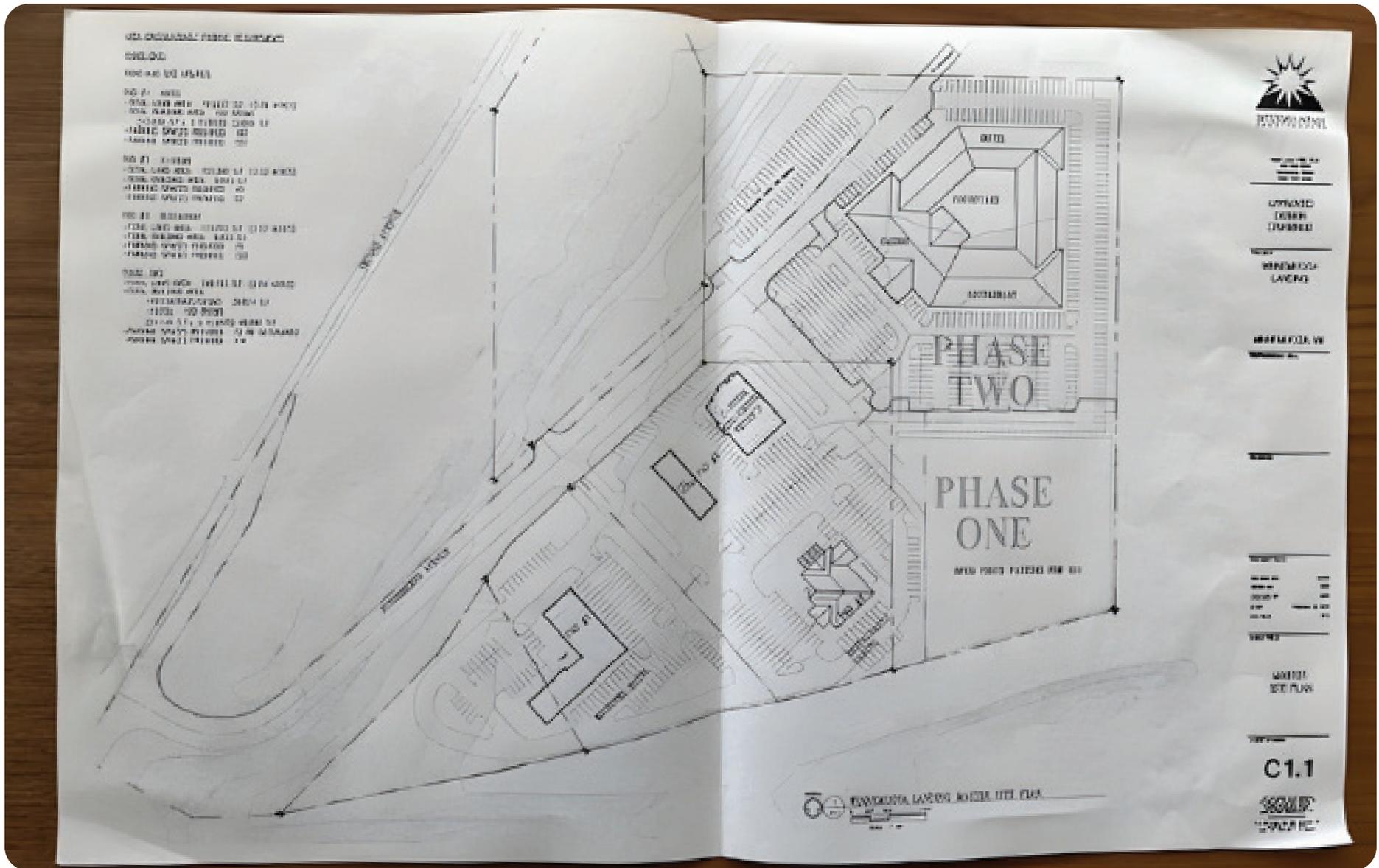
Local Map



Aerial Map

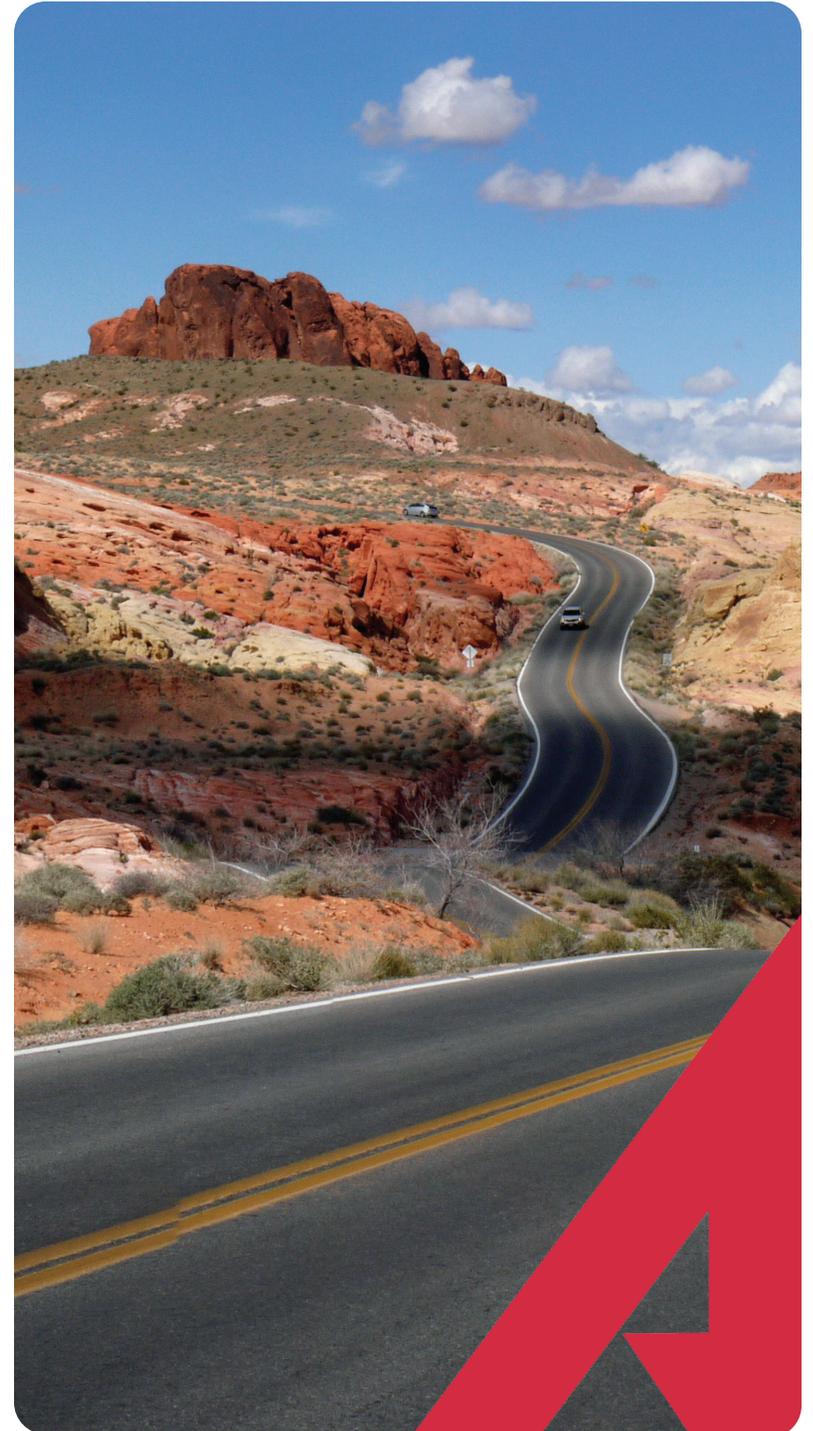


Proposed Development Map



03 Market Analysis

Demographics
About Winnemucca



15 Mile Demographics

KEY FACTS



15,021
POPULATION



4.8%
UNEMPLOYMENT



2.6
HOUSEHOLD
SIZE (AVG.)



38
MEDIAN
AGE

INCOME FACTS



\$75,901

MEDIAN
HOUSEHOLD
INCOME



\$36,971

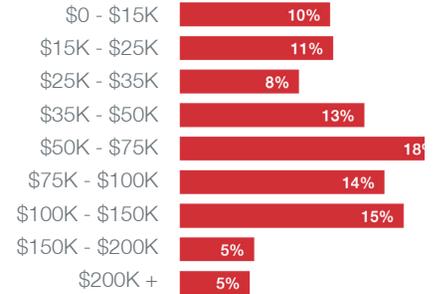
PER CAPITA
INCOME



\$165,276

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



BUSINESS FACTS



566
BUSINESSES



6,699
EMPLOYEES

EDUCATION FACTS



13%
NO HIGH
SCHOOL
DIPLOMA



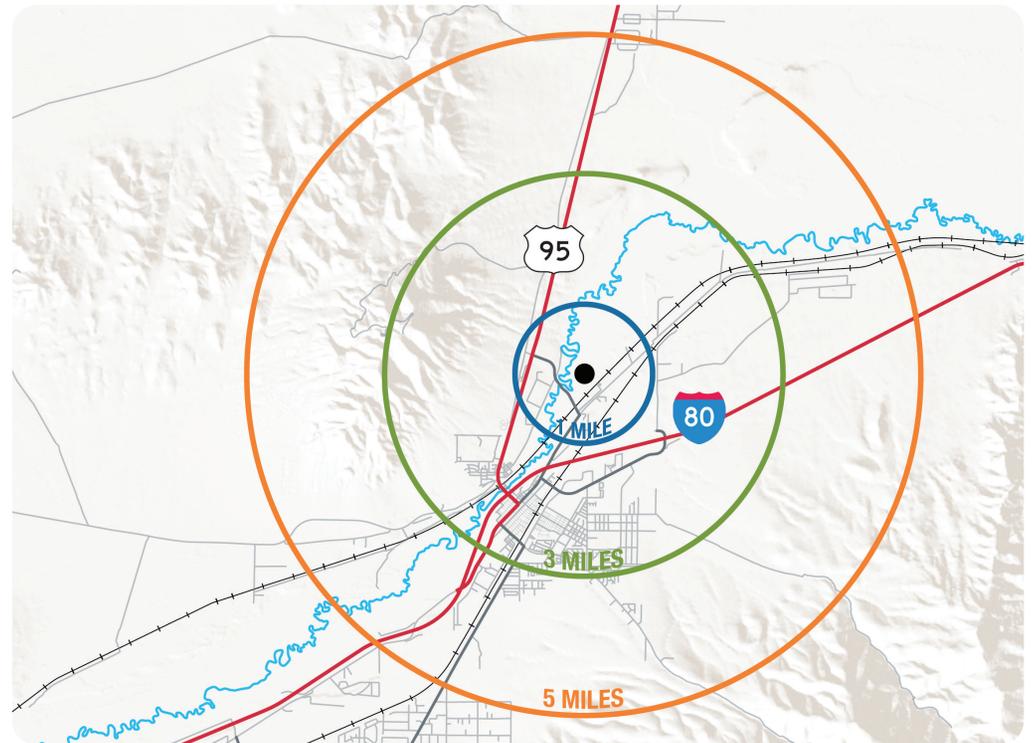
36%
HIGH
SCHOOL
GRADUATE



29%
SOME
COLLEGE



23%
BACHELOR'S
DEGREE



Source: 15 Mile Demographic Profile by ESRI

Winnemucca Landing
Humboldt County, NV 89502

Winnemucca

Winnemucca, a hidden gem in the high desert landscape, lies at the heart of northern Nevada, serving as a pivotal link between major urban hubs like Reno, NV, Boise, ID, and Salt Lake City, UT. Strategically positioned, it marks the juncture of the northern US Highway 95, which stretches from Oregon and Idaho, and Interstate 80, a key transcontinental route traversing the vast expanse from central California to Utah. This quaint community, often referred to as an “oasis in the desert,” surprises travelers with its serene beauty and vibrant culture.

As the sole incorporated city and county seat of Humboldt County, Nevada, Winnemucca is more than just a passageway; it's a thriving hub with a population of 7,174 people, 2,736 households, and 1,824 families as of the 2000 census. The city's economy is buoyed by large mining companies and businesses catering to the gold mining industry, offering ample employment opportunities to its residents.

Humboldt County is the oldest county in Nevada that has built its economy around agriculture, mining, and tourism. Mining has been a cornerstone since the beginning, with rich mineral deposits of gold, dolomite, opal, petrified wood and silver. Today, Humboldt County is working towards expanding its overall mineral mining portfolio to include lithium. Large lithium deposits have been identified in the McDermitt Caldera area, which presents a unique opportunity to develop a significant supply to satisfy increasing market demands.

Lithium America has already constructed a 2,000 person man camp and begun construction on what is now the largest Lithium mine in America, creating a significant demand for housing in the Winnemucca area.

Moreover, with a burgeoning tourism sector, Winnemucca is attracting a growing number of visitors, drawn by its unique charm and outdoor recreational activities. Notably, until 2013, Winnemucca Farms operated the world's largest potato dehydration plant, contributing significantly to the region's agricultural prominence. Today, the area remains one of the largest potato farming regions globally, underscoring the city's rich agricultural heritage and its enduring importance in the state's economy.



CONFIDENTIALITY AGREEMENT

The Offering Memorandum provided herewith contains valuable and confidential information that is the sole property of the issuing party. It is of utmost importance that the recipient of this document, who has received it exclusively through an NAI Alliance broker, understands the strict confidentiality and proprietary nature of its contents. Therefore, it is imperative that this information is not shared with any other individual or entity without obtaining prior written consent.

This comprehensive Offering Memorandum has been meticulously prepared to offer a concise overview and outline of key details to potential purchasers. However, it is important to note that the information provided herein is of a summary and unverified nature, and it is not intended to replace or substitute a thorough due diligence investigation. Prospective buyers are strongly advised to conduct their own independent investigation and assessment of the subject property before making any decisions.

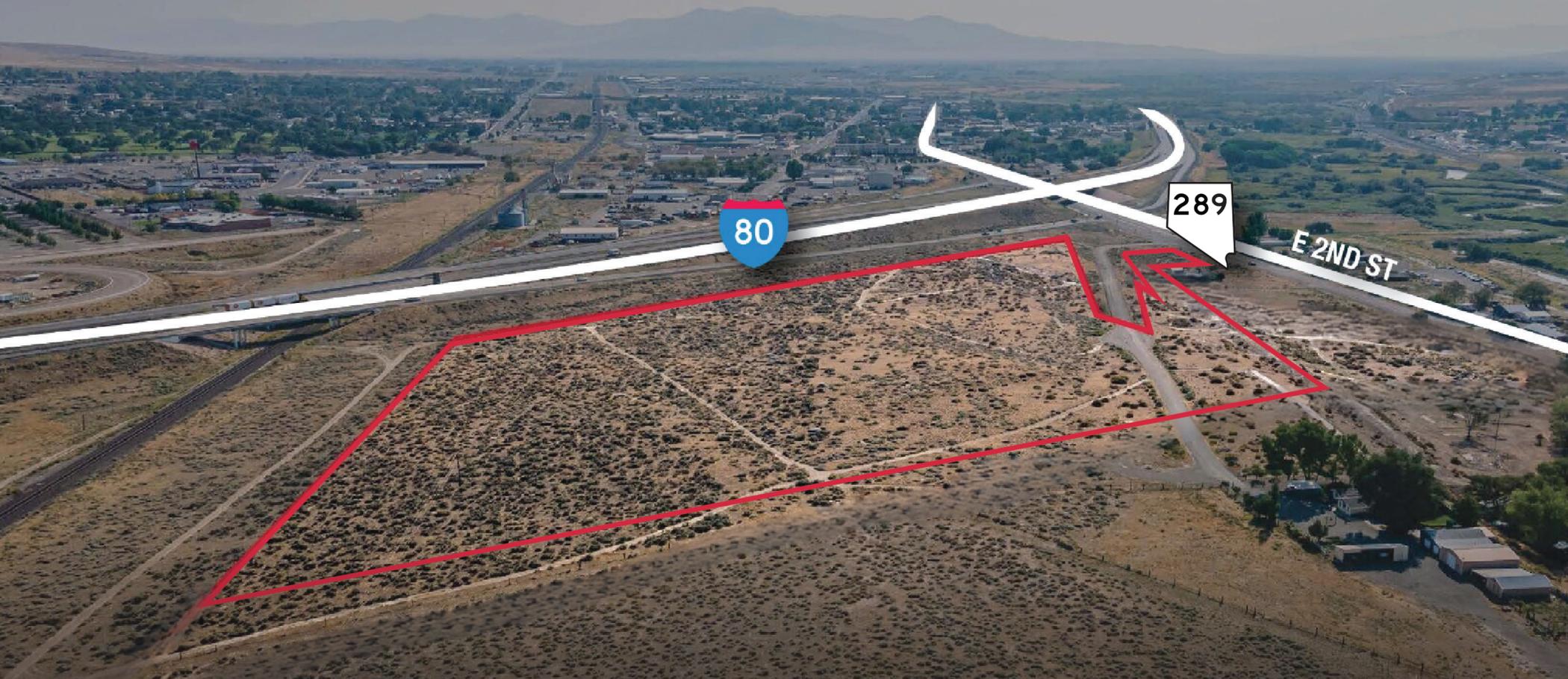
NAI Alliance, as the issuing entity, has not conducted any investigation into the accuracy or reliability of the income and expenses associated with the property, future financial projections, dimensions and square footage of the property and its improvements, the presence of any contaminating substances such as PCBs or asbestos, compliance with state and federal regulations, the physical condition of the property's structures, or the financial health and future prospects of any existing tenants or their plans regarding occupancy of the property.

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In summary, this Offering Memorandum serves as an introductory document, providing prospective buyers with a preliminary level of interest in the property at the specified address. It is crucial that the recipient acknowledges the confidential and proprietary nature of the information contained herein and strictly abides by the confidentiality requirements. The document acts as a starting point for further investigation and evaluation, and any decisions or actions taken based on this memorandum are solely at the discretion and responsibility of the recipient.

WINNEMUCCA LANDING

HUMBOLDT COUNTY, NEVADA



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