

FOR SALE

RESIDENTIAL LAND | WATER CANYON RD.



MORRISSEY
— REALTY —



- Excellent development opportunity in desirable Northern Nevada community
- 248 Acres - Residential Development Land
- Expired tentative map on property - 228 Lots

PAT MORRISSEY, SIOR

±775.322.4401

pat@morrisseyrealty.com

NV LIC. NO. B.0004932

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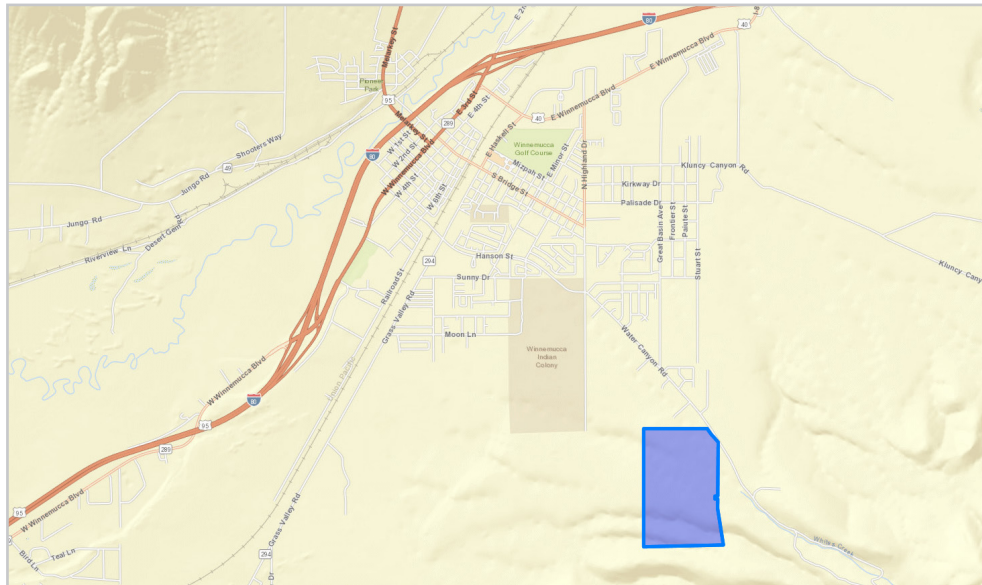
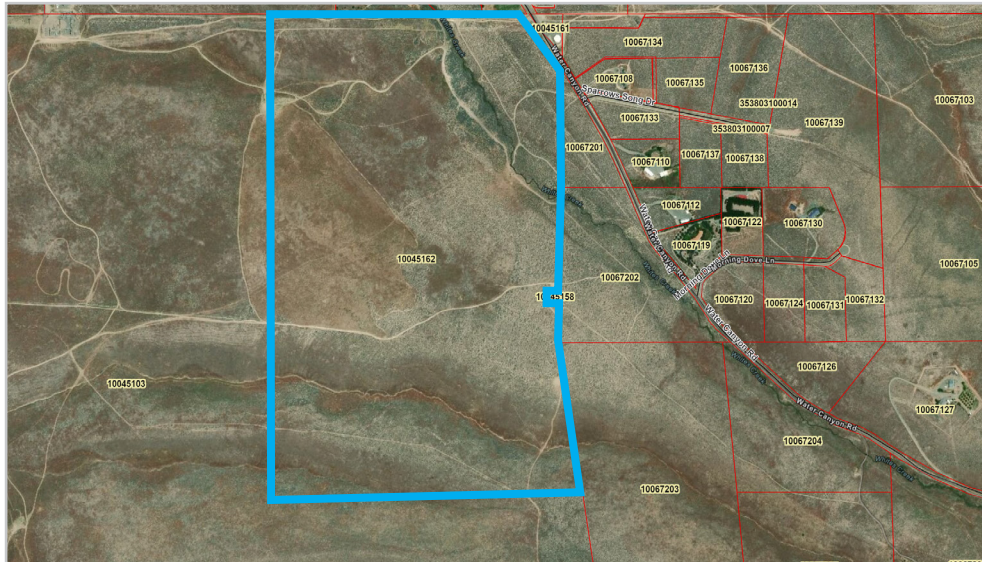
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FOR SALE

INVESTMENT OFFERING



MORRISSEY
— REALTY —



EXECUTIVE SUMMARY

Adjacent to City Limits

City Water Tank Adjacent to Property

City Sewer Nearby

Fronts Water Canyon Road

Power to Property

Broker owned property

Expired tentative map on property - 288 lots

Sale Price

Lot Size 248 acres

Price/AC

Zoning RR 20 (20,000 sq ft Rural Ranchettes)

Market/Submarket Winemucca / Water Canyon

APN 10-0451-62

AERIAL MAP



**MORRISSEY
REALTY**



WHY WINNEMUCCA?



Humboldt County, Nevada brings a strong economic climate, ease of doing business and rare quality of life that is a perfect match for companies and entrepreneurs seeking access to one of the world's largest mining markets as well as one of the West's emerging high tech and energy hubs — Reno, NV.

The [Humboldt Development Authority](#) is your portal to the services and network of people that can make your re-location, or start up a profitable success.

Humboldt County offers buildable and entitled land with full sewer and water services, plus relocation incentives. The Winnemucca Airport Industrial Park is located just 2.5 miles from Interstate 80 and less than 2 hours from major high-tech companies like Tesla, Panasonic Apple, Google and Switch.

Humboldt County is proud of its versatile and skilled labor force that enjoys a friendly community, modern infrastructure and connectivity, numerous family amenities, and desirable quality of life.

[SOURCE: WHDANNV](#)



INCENTIVES

No state, corporate or personal income tax

No estate tax, no inventory tax, no unitary tax, no franchise tax

Sales & use tax abatement, sales tax deferral, modified business (payroll) tax abatement

Property tax abatement for recycling, property tax exemptions, renewable & energy storage abatements

Nevada hub zone development, development bonds, technical & support services, employee training.

[SOURCE:HDA/INCENTIVES](#)

Winnemucca is located in north central Nevada about halfway between Salt Lake City and San Francisco along interstate 80.

Interstate 80 provides access to major centers of commerce, culture, and population including San Francisco, Sacramento, and Reno to the west. Elko, Salt Lake City and Cheyenne to the East.

Highway 95 reaches north to Oregon and Idaho. A few miles to the west, Highway 95 stretches south to Fallon, Hawthorne, Beatty and Las Vegas.

Rail access, including Amtrak service, is provided by the Union Pacific Railroad. Two separate mainline tracks, each with multiple spurs, are located in Winnemucca.

The Winnemucca **Municipal Airport** is well suited for general aviation, charter service and airfreight.

[SOURCE: WHDANNV](#)

QUALITY OF LIFE

Winnemucca is surrounded by vast unpopulated stretches of lands owned by the United States of America and administered by the **Bureau of Land Management**. This provides an opportunity for nearly unlimited access for exploring, sightseeing, hunting, fishing and any many other recreational opportunities.

Surrounded by stunning mountain vistas, Winnemucca is full of history, culture, recreation, family activities, and more. With **small town charm, and big city services**, Winnemucca is an ideal place to live, work, and raise a family.

Moderate real estate costs

Right-to-work state

Continued economic growth with current and future projects bringing in numerous jobs and development opportunities.

[SOURCE: WHDANNV](#)



DEMOGRAPHICS



\$60,571

Median Disposable Income

EMPLOYMENT

47%

White Collar

39%

Blue Collar

14%

Services

4.3%

Unemployment Rate

Households

In 2018, there were **5,862** households with an average size of **2.65** people per household.

Household expenditure is **\$73,432** per year, with **\$3,499** spent eating out, **\$8,797** on transport and **\$22,506** on retail.

Household Income

Disposable income averages **\$75,909** per household or **\$32,137** per capita.

An estimated **7.5%** households live below the poverty line while **1.7%** have \$200,000 or more in disposable income.



Population

17,492 people live in the area, **8,746** men and **8,277** women.

With growth of **0.10%**, the population is expected to reach **19,242** by 2023



Home Value

The median home value is **\$230,405** with home ownership at **74.4%**

Of the **6,720** homes **4,359** are owner occupied and **858 (12.8%)** vacant.



Age

The median age is **37.3**

25.5% are under 18, **61.5%** 18-65 and **13.0%** 65 or older.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

Thacker Pass is the largest known lithium resource in the United States and the next large scale lithium mine. Global lithium demand could triple from 300,000 tons of production capacity per year to 1 million tons by late 2020. Currently, the U.S. produces only 1% of the global lithium mineral supply. The success of this project would drastically reduce the U.S. dependency on foreign production of the mineral.

Lithium Americas' Thacker Pass Project is a pre-feasibility stage (PFS) lithium project located in Humboldt County in northern Nevada, USA. The Project is situated at the southern end of the McDermitt Caldera, approximately 63 miles northwest of Winnemucca. In 2018, Lithium Americas completed a PFS on a two phase project with a production capacity designed to reach 60,000 tpa of battery-grade lithium carbonate (Li_2CO_3) and **46 year mine life**.

The **\$1.3 billion** mining project has been designed to avoid environmentally sensitive and rugged terrain, which is expected to reduce permitting timelines, construction risk and costs. The plant would bring an estimated 1,000 temporary construction jobs, 300 permanent career positions and 150 secondary vendors to the region.



PHOTO: LITHIUM AMERICAS

SOURCE: LITHIUM AMERICAS

GOOGLE'S LOON PROJECT - WINNEMUCCA AIRPORT



PHOTO: GOOGLE LOON

Nevada Gold Mines is a joint venture between **Barrick Gold Corporation** (61.5%) and **Newmont Goldcorp Corporation** (38.5%), combining their efforts and significant assets in the **State of Nevada** to create the worlds largest gold-producing complex.

The massive mining operation comprises 8 mines along with their associated infrastructure and processing facilities that produced an estimated 4 million ounces of gold in 2018. Three of these assets are Tier One gold mines: Barrick's Cortez; the combination of Barrick's Goldstrike and Newmont Goldcorp's Carlin; and the combination of Barrick's Turquoise Ridge and Newmont Goldcorp's Twin Creeks. In addition, Barrick's Goldrush-Fourmile project has the potential to become the fourth Tier One asset in this portfolio. The new joint venture is expected to generate around \$5 billion in cost savings over the next five years. Nevada Gold Mines is operated by Barrick.

WHY INVEST IN WINNEMUCCA?

Mining is the largest contributor of employment and career opportunities in the region. However, other strong sectors in the market such as Agriculture and Renewable Energy, make Winnemucca uniquely desirable.

A logistical advantage in location and cost of living provide an attractive advantage to corporations, developers and residents.

Various speculative projects could bring an additional 4,900+ new jobs to Humboldt county along with 3,000+ verified employment opportunities slated within the next 5 years.

"The need for new housing and retail is a major issue in Winnemucca as our economy is growing", said Jan Morrison, Economic Development Officer. "The City of Winnemucca and Humboldt County are pro-growth & development, a feeling that is shared throughout the community. New housing in Winnemucca is imperative for our current housing crises, and future economic growth."



PHOTO: BARRICK GOLD MINE

SOURCE:HIGHDESERTADVOCATE