

OFFERING MEMORANDUM



PREVIOUS CANNABIS FACILITY



5750 DENALI LANE, CALIENTE, NV 89008

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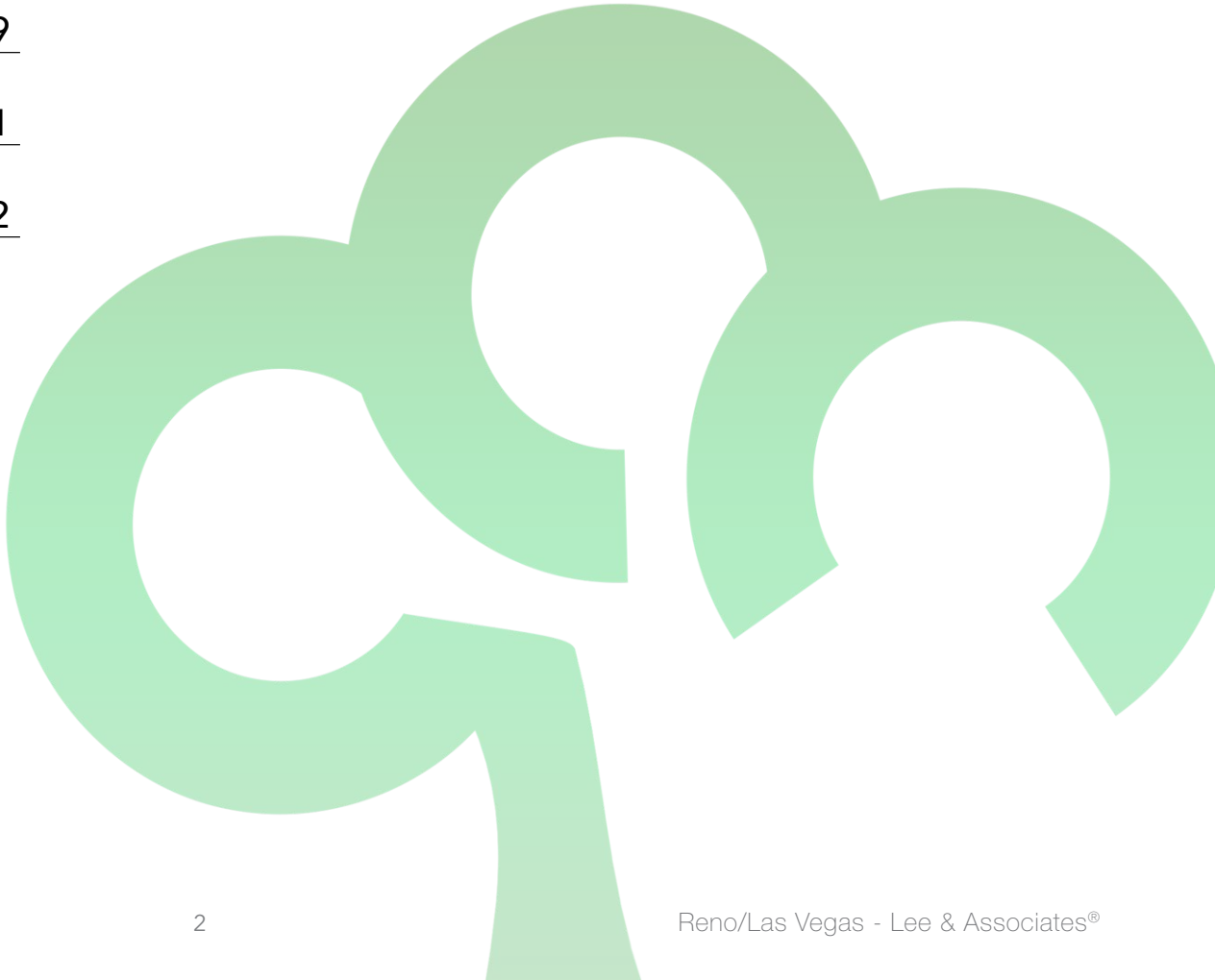
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FACILITY SUMMARY

Delivery	Owner-User
Address	5750 Denali Ln.
City	Caliente
State	NV
Zip Code	89008
Building SF	±133,944 SF
Lot Size	199.21 AC
Year Built	2024

Previous Cannabis Facility

Completed in 2024, the Clover Creek facility was custom built from the ground up as a cannabis cultivation and processing facility. No longer in operation, the property now presents an opportunity for any type of grower to operate a state of the art business.

Facility Breakdown

The facility is laid out with approximately 75,000 SF of greenhouse space, and a total of 98,031 SF dedicated to cultivation operations. There is an additional 24,750 SF dedicated to processing, distribution, and office space with a further 11,213 SF of offices and structures.

Equipment Included

The sale of the real estate will include most of the on-site equipment including grow lights, dehumidifiers, a potting machine, and more. See the equipment list included in the brochure for more.



CALL BROKER
FOR GUIDANCE
Unpriced



2500 A
3 Phase Power



~2.5 Hours
Drive from Vegas



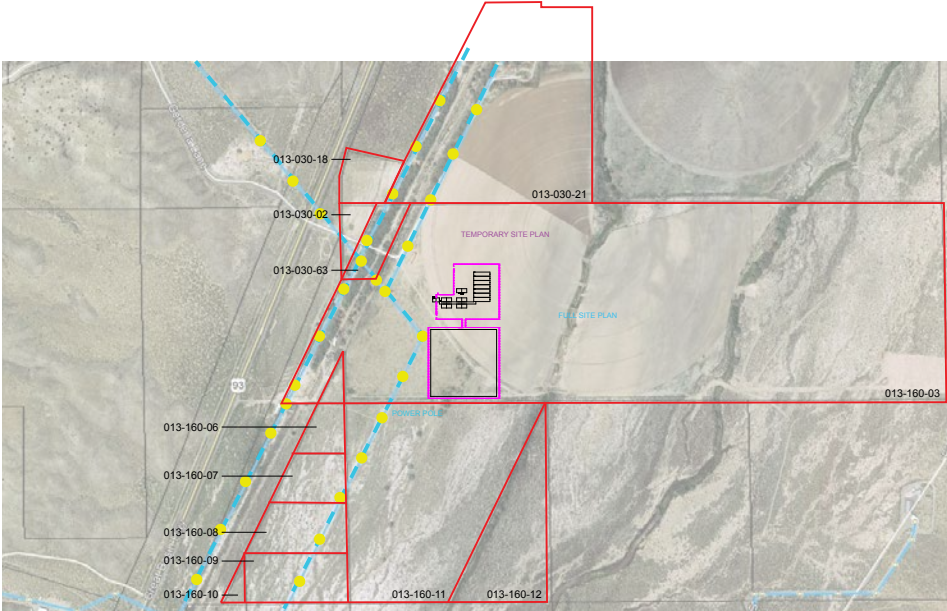
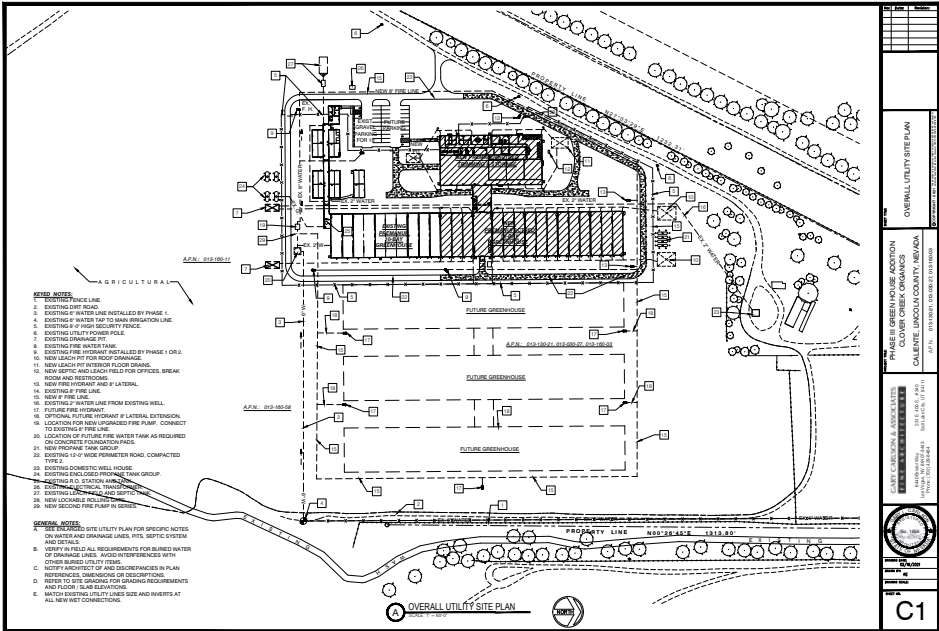
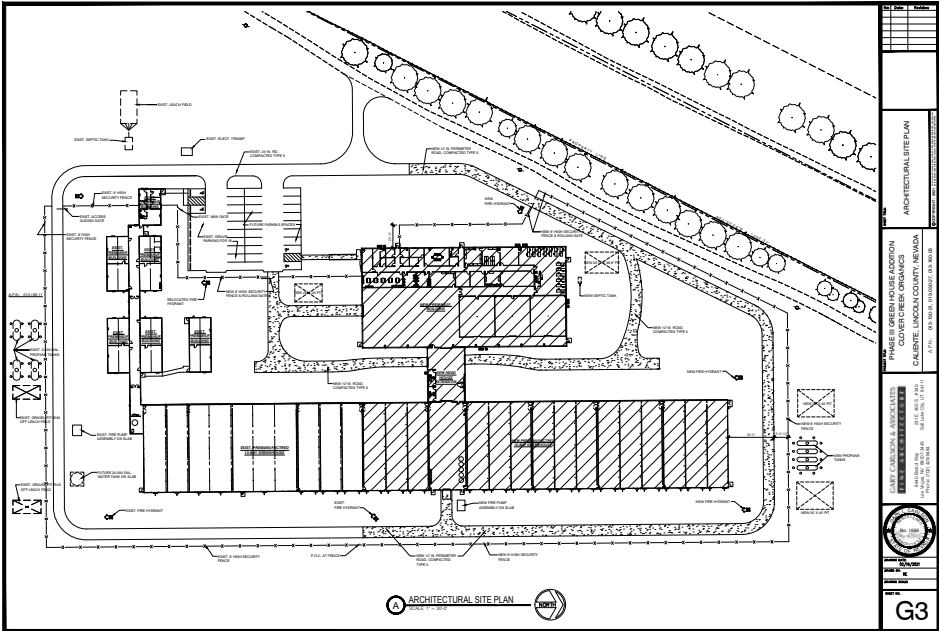
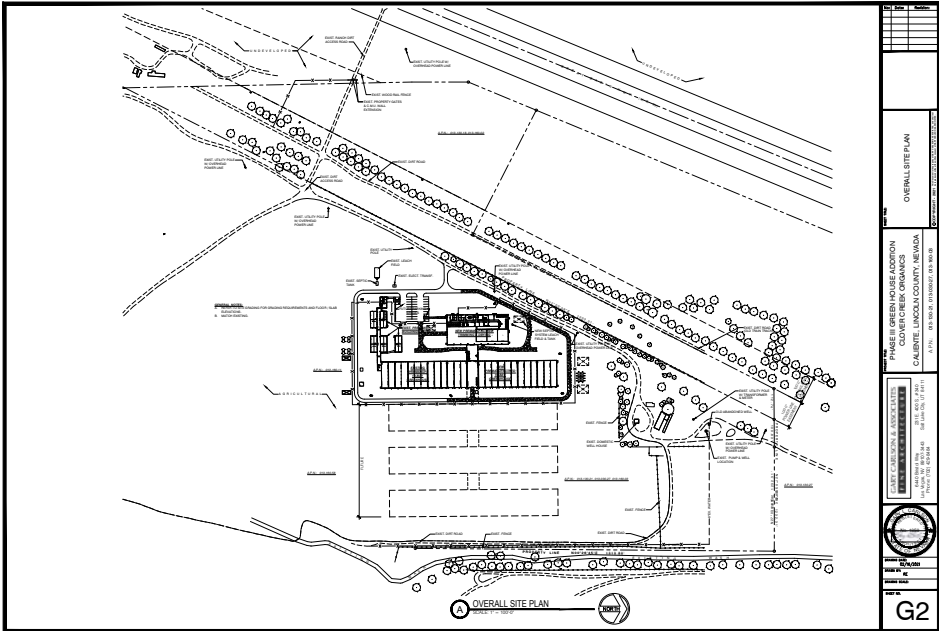
368 Acre Feet
Per Year
Strong Water Supply

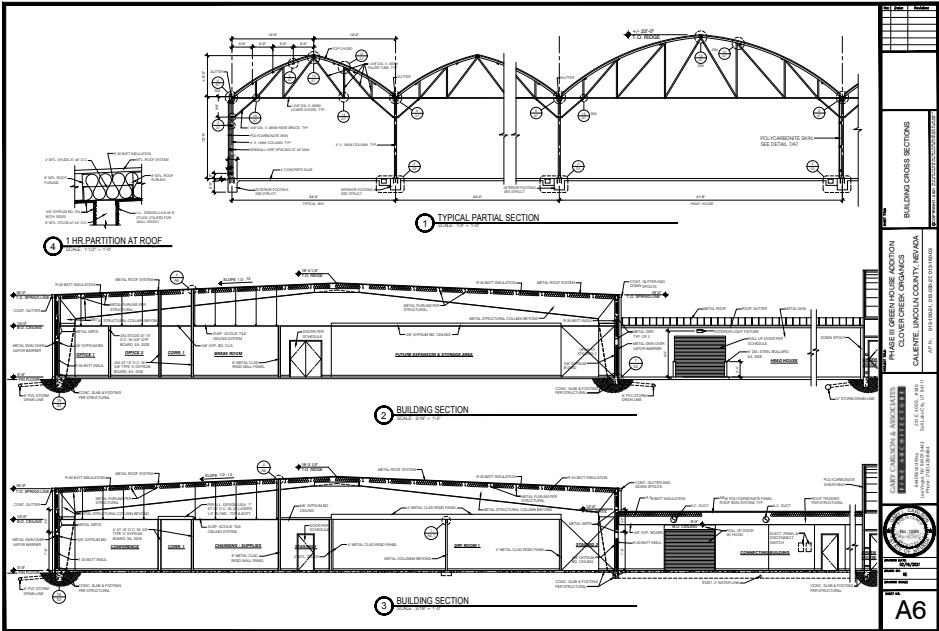
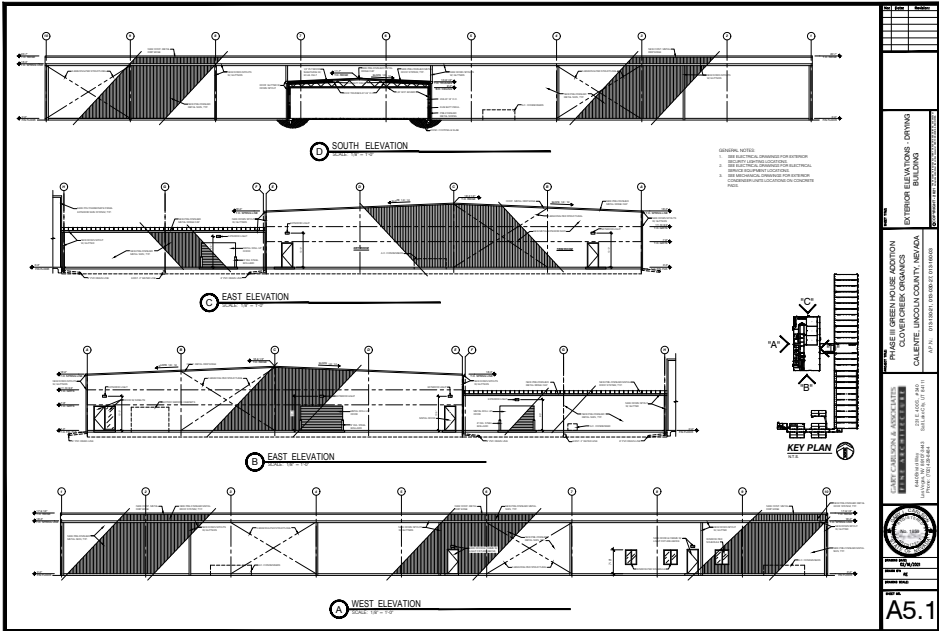
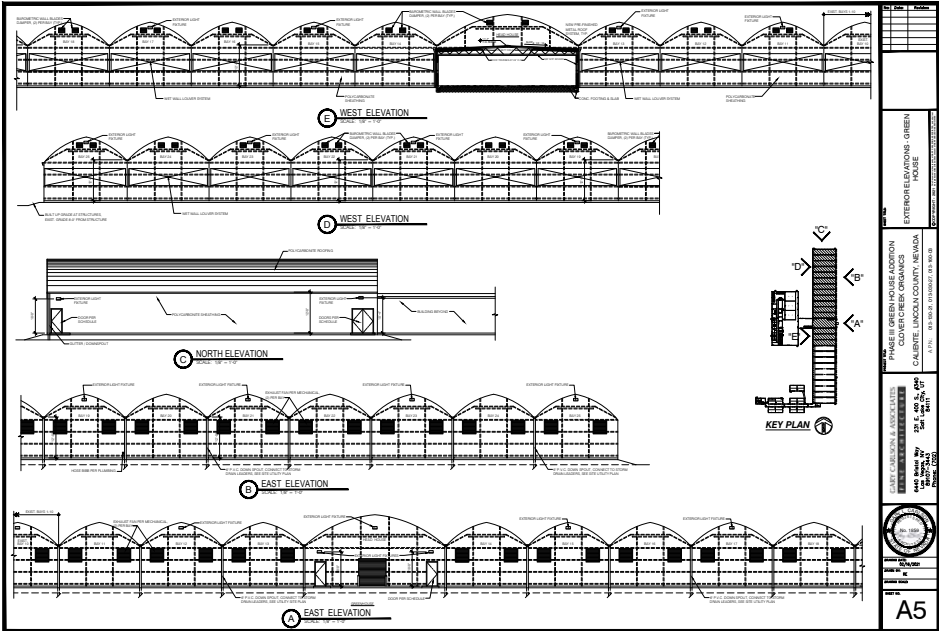
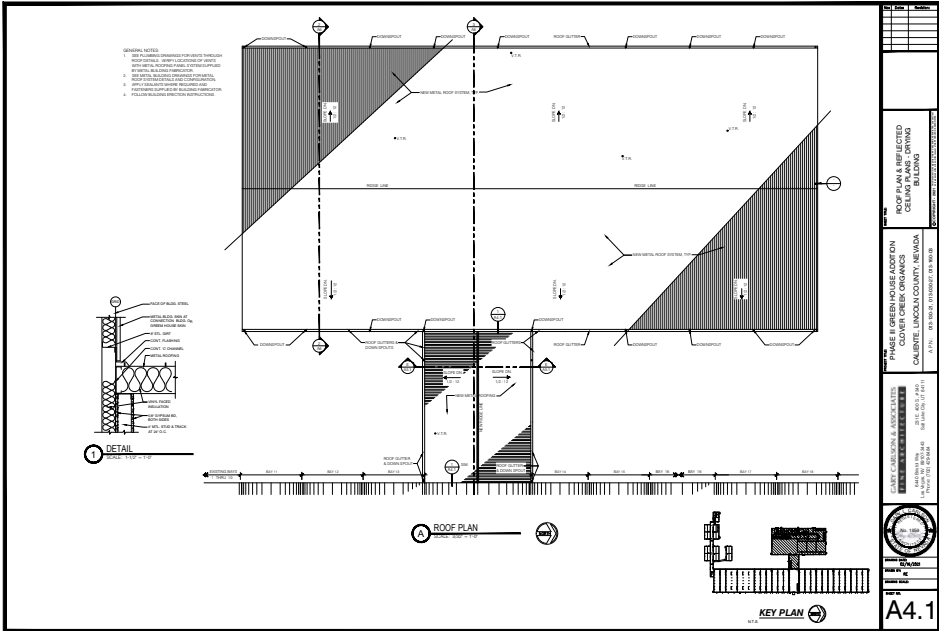


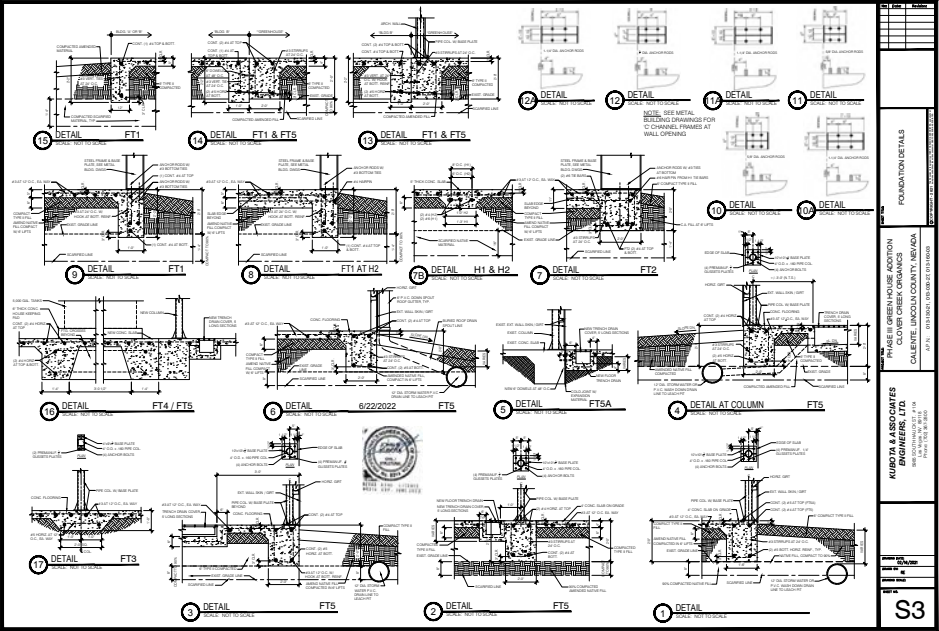
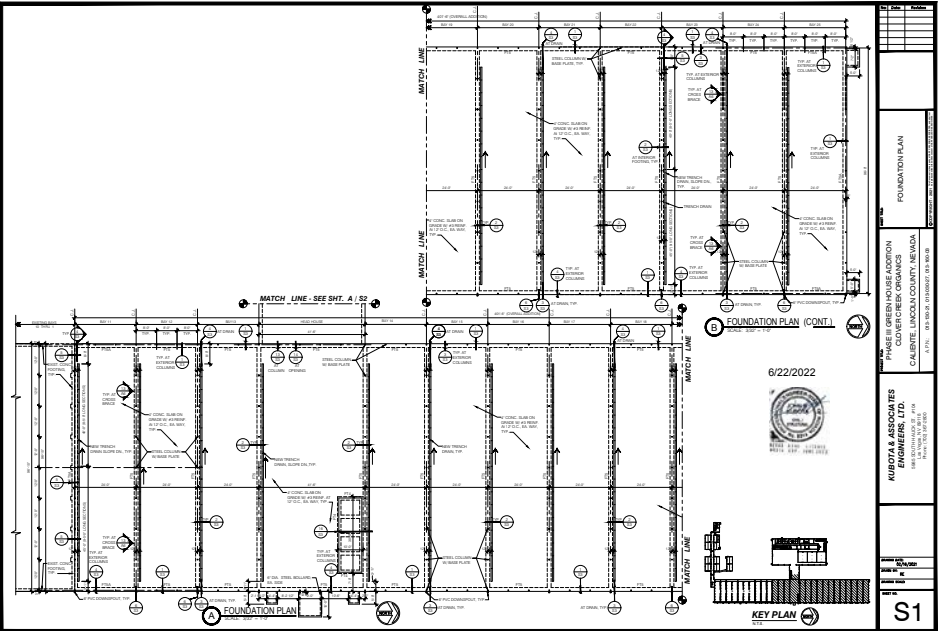
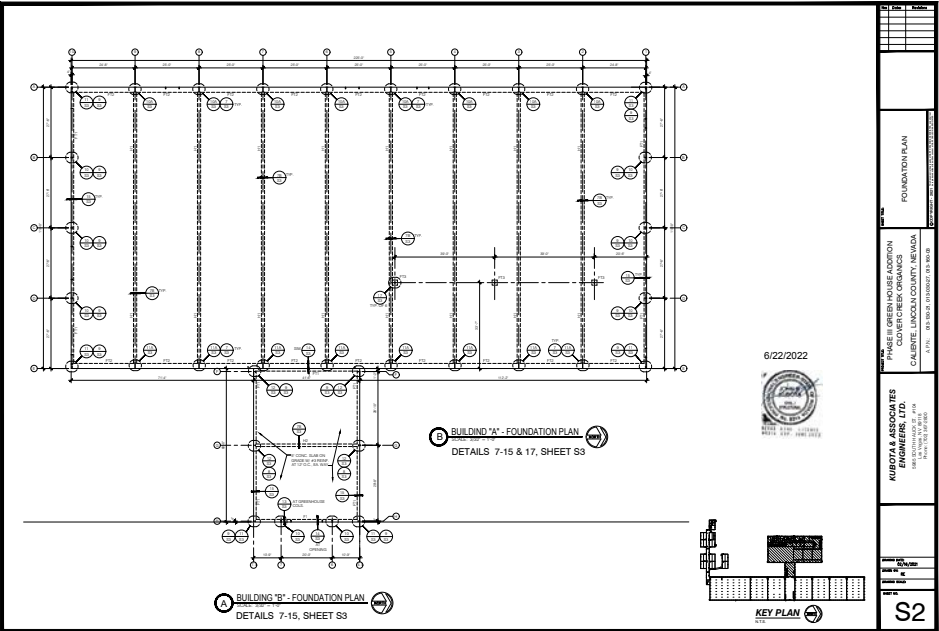












MARKET OVERVIEW

Caliente, NV

Caliente, Nevada, a small, historic town in Lincoln County, is known for its mountain biking trails, railroad history, and its role as a basecamp for nearby state parks, earning it the nickname “Nevada’s Rose City” due to its wild rose-lined streets.

The Nevada Cannabis Market

In fiscal 2024, the legal Nevada cannabis market generated approximately \$830 million in sales. As the market continues to mature and demand clearly continues to grow year over year, the average price per gram of THC is on a downward trend. The illicit market has continued to be a problem, however the falling retail prices are also an indicator of the increased efficiency and implementation of better technology and rapidly refining business models on the part of the operators. In general, wholesale cannabis prices have held up better in Nevada than in many of the United States’ markets.

Marijuana flowers/buds have historically been the most popular product, with a market share of approximately 34%. Other products such as pre-rolls, edibles, and concentrates have shown shifting levels of interest in the market, but are relatively close in terms of market share overall.





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