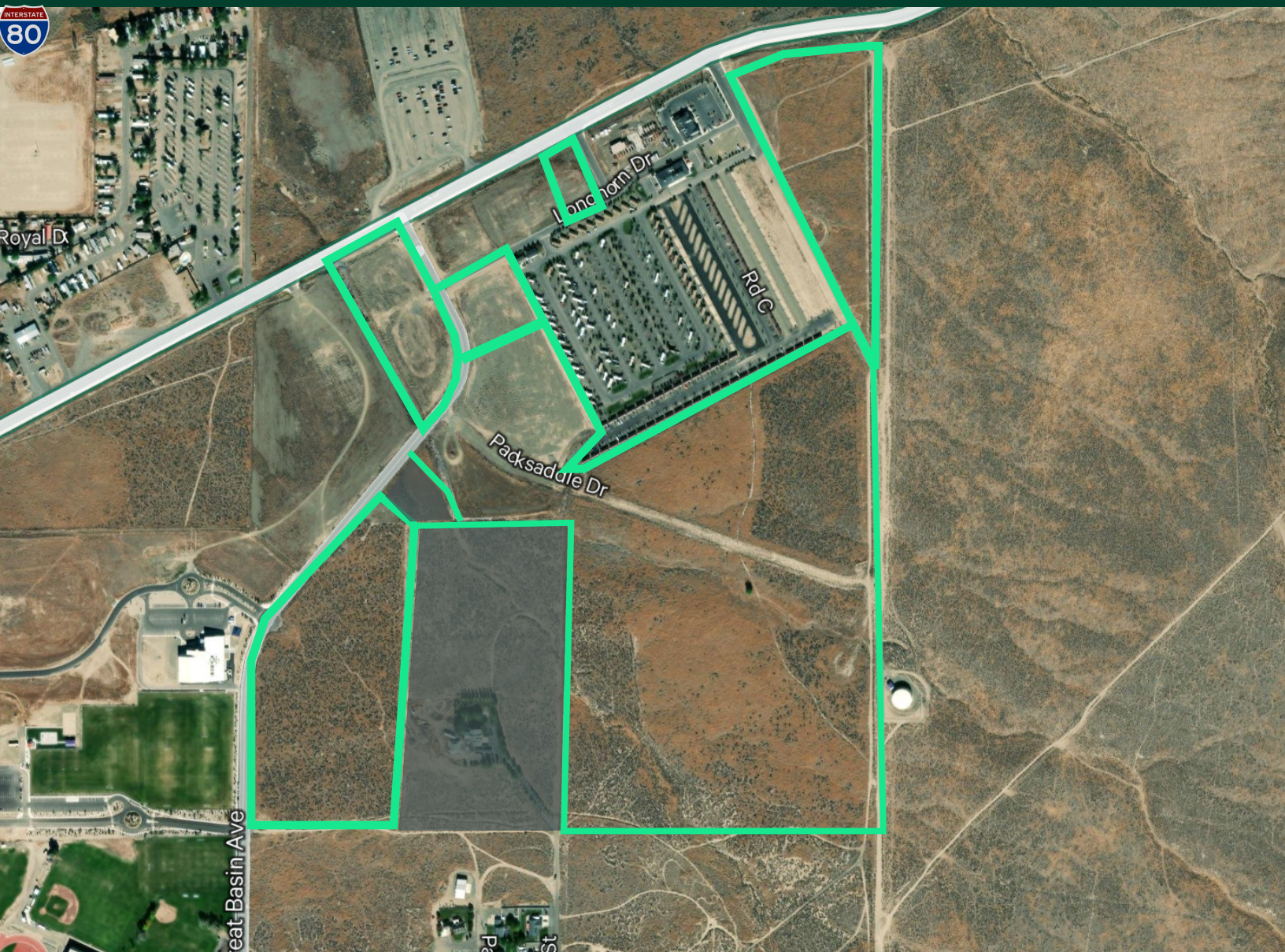


# East Horizons

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

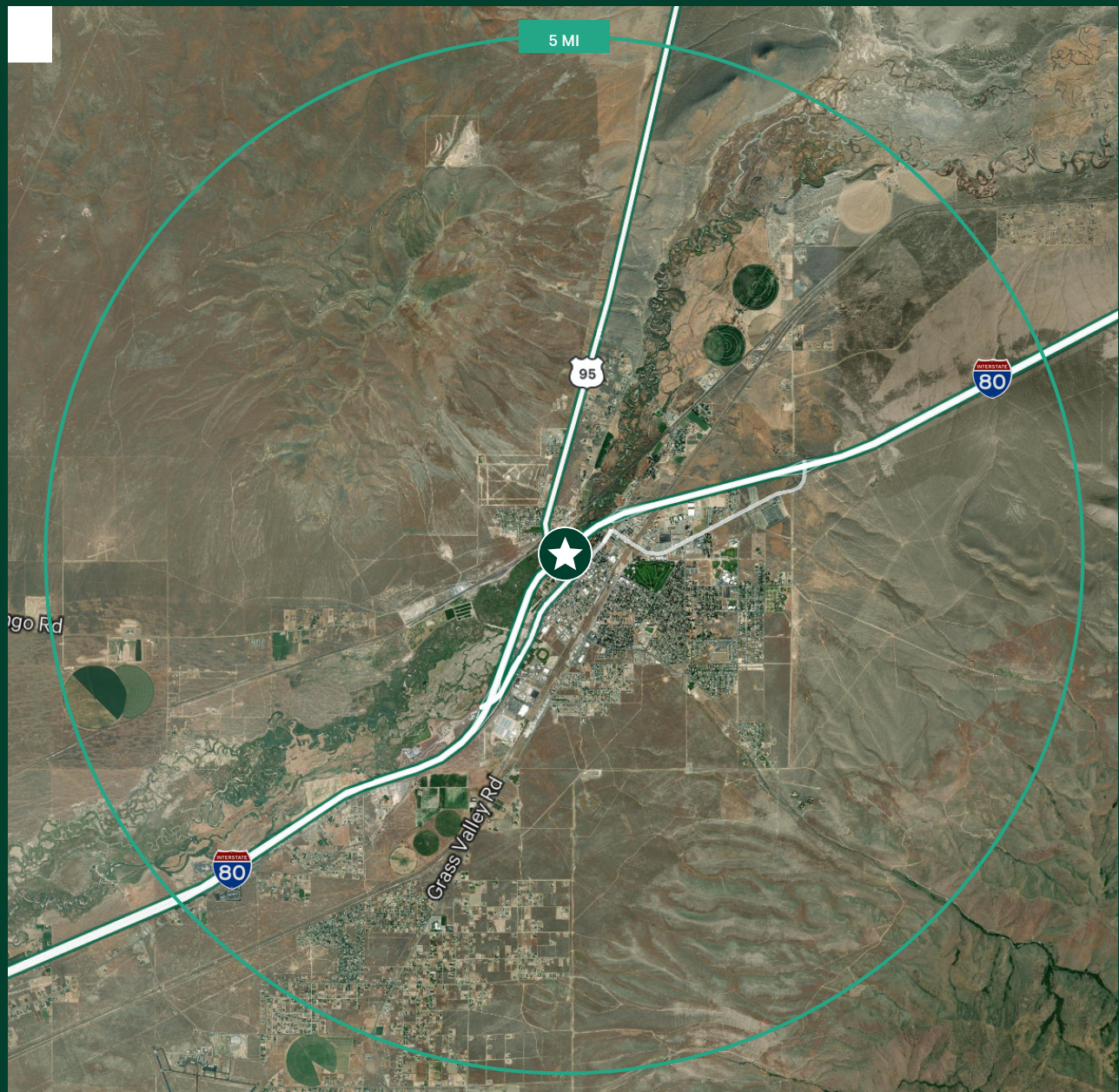
Daytime Population

6,718

Employed Civilian Population

25%

Mining, Quarrying, Oil & Gas Industry  
and Construction Workers



# 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 flood zone)

Individual Parcel Sale Details:

Parcel	Size	Zoning	List Price	Humboldt County Parcel Number
4A1	1.16 AC	GC	SOLD	16-0368-16
4A2	1.24 AC	GC	SOLD	16-0368-17
4A3	7.29 AC	GC	SOLD	16-0368-18
4B	1.33 AC	GC	SOLD	16-0368-12
4C	1.29 AC	GC	SOLD	16-0368-13
4D	1.26 AC	GC	SOLD	16-0368-14
5A	1.99 AC	GC	\$450,000	16-0368-07
5B	2.80 AC	GC	\$510,000	16-0368-08
6	1.61 AC	GC	SOLD	16-0368-05
7A	7.95 AC	GC	\$1,475,000	16-0368-19
8	2.39 AC	GC	SOLD	16-0651-18
9A1	1.24 AC	GC	\$375,400	16-0651-19
11	4.53 AC	GC	\$960,716	16-0651-11
12	26.02 AC		SOLD	16-0651-14
13B-1	7.96 AC		\$763,825	16-0651-21
14	18.69 AC		PENDING	16-0361-25, 26 & 27
15	33.36 AC		PENDING	16-0361-18, 19, 20 & 21
16	17.32 AC	R-3, R-19*	\$1,508,918	16-0365-09
Western Village Phase 1A	5.32 AC		SOLD	17 Single Family Lots



## Contact Us

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