

# PRIVATE, RAIL-SERVED PROCESSING SITE

**Street Commercial Real Estate**  
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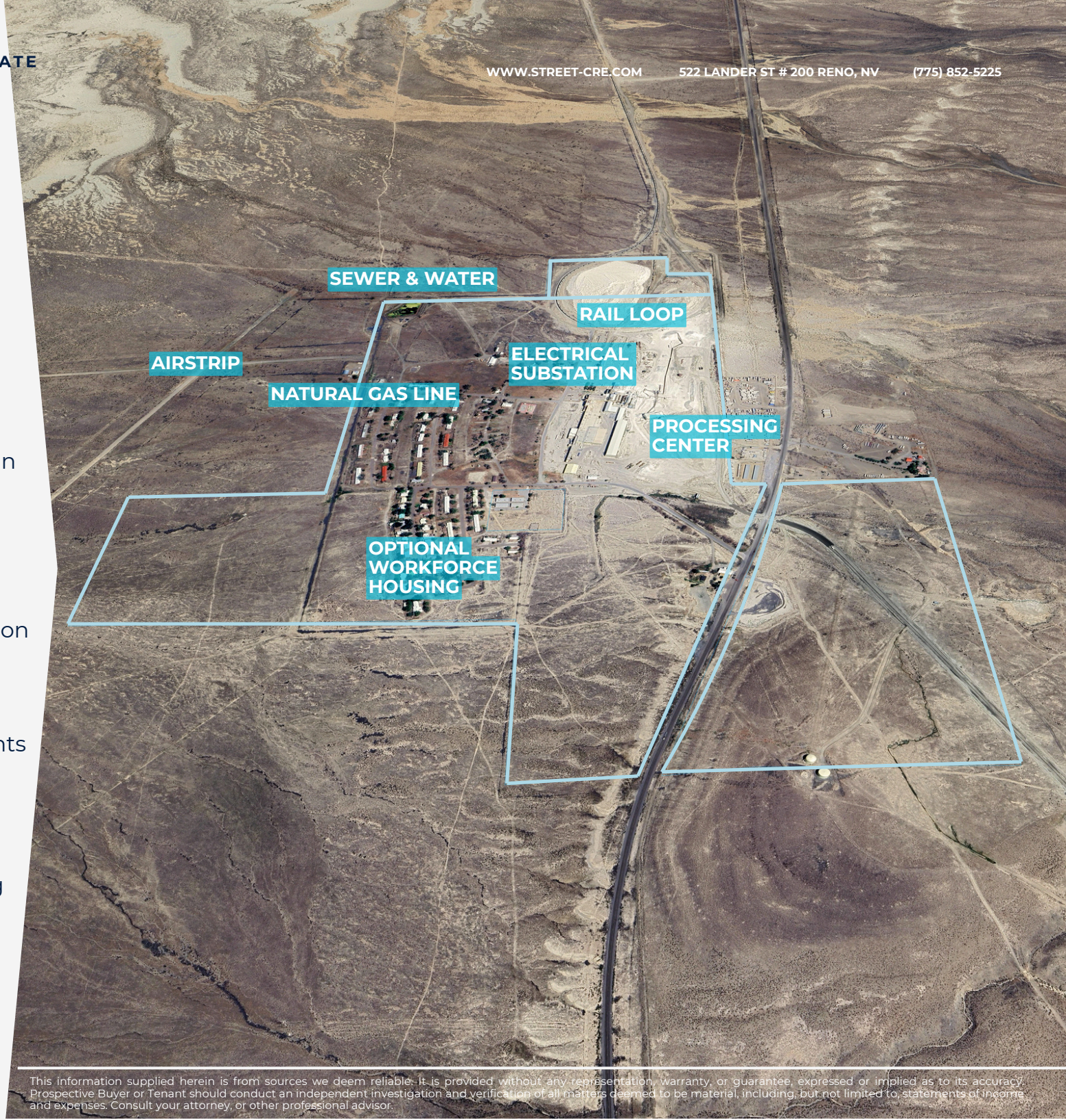
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# PROPERTY HIGHLIGHTS

## EMPIRE PARCELS

- **Land:**
  - 412 acres — all private -no BLM, or permitting delays
- **Rail:**
  - 110-car unit train rail loop in place
- **Energy:**
  - 6-inch 800PSI natural gas pipeline
  - 9.5 MW Electrical Substation on site
- **Water:**
  - 472 acre-feet of water rights + existing sewer plant
- **Buildings:**
  - 250,000 SF of buildings + on-site workforce housing optional
- **Production:**
  - Possible by 2028–2029





# WHY EMPIRE

	Empire, Nevada	Typical U.S. Greenfield Site
Land Ownership	100% private land — no federal/BLM control, no NEPA, no 10–12 year delay	Federal/BLM land → NEPA + public comment → <b>8–12 years</b> before ground breaks
Timeline to Construction	Feasible in 12–18 months	<b>5–10 years</b> minimum
Rail Access	110-car unit-train loop already built. Direct UP/BNSF service.	Rail must be constructed, approved, and connected → <b>3–7 years</b>
Gas Supply	6" high-pressure (800 PSI) pipeline on-site	New transmission lateral needed → multi-year permitting
Power Supply	9.5 MW available today, expandable thru NV Energy	Utility upgrades normally 3–5 years; often limited capacity
Water Rights	472 acre-feet adjudicated rights + on site sewer treatment	Water uncertain in most Western locations; competing users block allocations
Zoning & Permitting	Heavy industrial user right now	Rezoning + environmental review → multi-agency approvals
Environmental Constraints	No residential neighbors, huge buffers, isolated valley	High risk of public opposition, environmental litigation
Workforce Access	Draws from Reno–Fernley–Fallon, Gerlach labor pool	Remote sites with shallow labor markets
Logistics	Direct access to Northern Nevada mines, rail-fed	Long overland haul from NV mines → higher op-ex
Project Risk	Lowest-risk smelter / processing site in the U.S.	Multi-year regulatory, political, and infrastructure risk

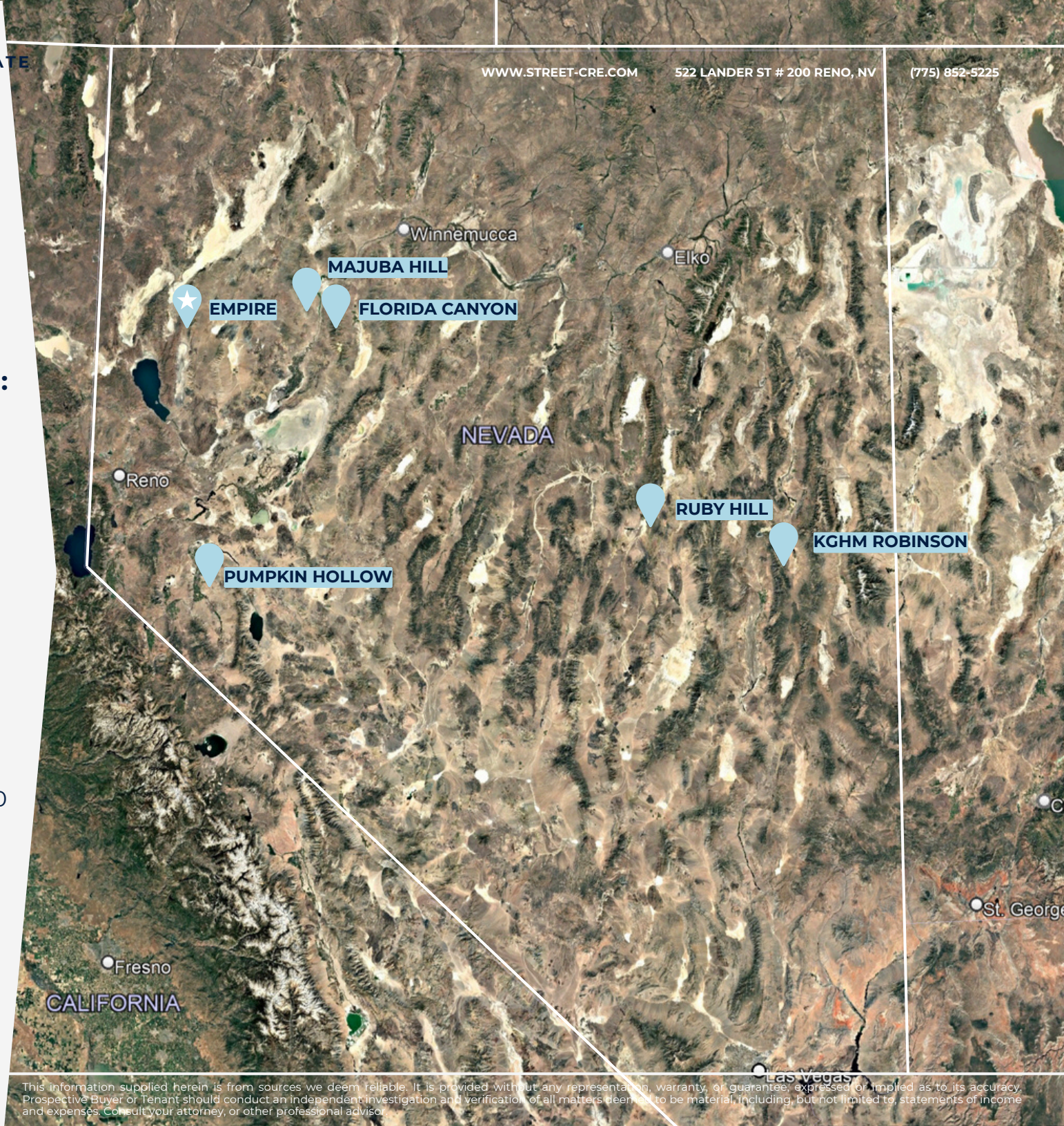


# SITE SUPPLY

## EMPIRE PARCELS

### Your Future Concentrate Supply — All Rail-Serviced:

- Majuba Hill (Giant Mining)
  - 35 miles
- Pumpkin Hollow (Nevada Copper)
  - 2-hour unit train
- KGHM Robinson Mine
  - 4-hour unit train
- Rochester / Florida Canyon
  - Truck or rail
- Ruby Hill & McCoy-Cove (i-80 Gold)
  - 90 miles





# NEXT STEPS

## ***WE'RE READY TO MOVE FAST***

- Sale, long-term lease, or joint venture
- Offering 90-day exclusivity, while you evaluate the site
- Owner will meet you anytime for a full technical tour
- Engineering files, rail specs, and utilities documentation available



# RAIL SERVICE

## IMPROVEMENTS

4.5 Miles of Empire-owned track repaired and connected to Gerlach, NV switchyard (Union Pacific) New 6,500 ft balloon track 2 No. 11 Turnouts Loading facility with rail scale



## CAPABILITY

- Capacity for 110-car unit train
- Cost-effective and reliable system
- Manifest train service capability approved by Union Pacific rail facility in Gerlach, NV
- Low traffic volume

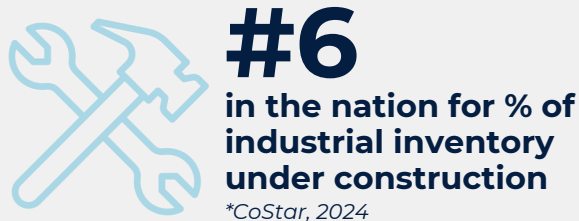




## REGIONAL ADVANTAGES

“Diversification within the Northern Nevada region has proven to provide stability during recent economic volatility more broadly,” Gordon said. “At the same time, wages are rising and consumer spending has been strong.”

-Brian Gordon, Principal Analyst with Applied Analysis, 2024



## TAX ADVANTAGES

- NO corporate income tax.
- NO personal income tax.
- NO capital gains tax.
- NO inventory tax.
- NO franchise tax.
- NO special intangible tax.

## PRO-BUSINESS CLIMATE

- Right to Start State
- #7 in the Nation for Favorable Business Tax Climate
- Numerous Workforce Development & Assistance Programs

## REGIONAL DEVELOPMENT- WASHOE, LYON, AND STOREY COUNTY

\*EDAWN, 2023

**~2500**  
**Jobs established locally from outside investment**

## WORKFORCE AVAILABILITY & DEVELOPMENT

- Nevada Ranked #1 in the Nation for Job Growth  
Regional jobs grew by over 29,000 in the last 5 years and are projected to grow by 22,000+ over the next 5 years

## KEY INDUSTRIES

- Manufacturing & Logistics
- Aerospace & Defense
- Health
- Information Technology
- Mining
- Tourism/Gaming





# DATA CENTERS

***“...Between 2022-2025 Reno is projected to be the fourth fastest growing data center market in the U.S. at a compound annual growth rate (CAGR) of 15%”***

*\*451 Research (a part of S&P Global Market Intelligence) June 2023*

## THE NORTHERN NEVADA ADVANTAGE

### Data Centers Currently in Northern Nevada

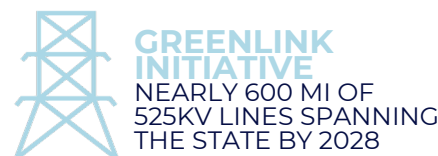
	SF	AC	Date Completed	Investment
Apple	372,893	~1,293	2012	\$2 Billion
Switch	1.3 Million	2,700	2017	\$1 Billion
Google	100,000	1,210	2020	\$600 Million
EdgeCore	1.5 Million	56	Q1 2025	\$1.2 Billion
Novva	180,000	20	Q2 2024	\$500 Million
Tract	TBD	2,200	TBD	TBD

### Location & Geography

- Designated “minimally seismically active” area by USGS
- High Desert location has no flooding or water issues and favorable climate for cooling/temperature regulation
- High potential for wind, solar, and geothermal energy availability
- Direct access to State Route 447

### Policy & Partnerships

- Generous tax breaks and abatement programs
- Competitive utility and power costs
- Park collaboration with Storey County, NV Energy, local RDAs, and more





# CONTACT US

*For any questions regarding the industrial market here in the Reno area, or inquiries on a specific property, contact us today!*

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## STREET COMMERCIAL REAL ESTATE



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## OUR TEAM



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