



**±13.0 ACRES
COMMERCIAL**

**1313-1317 6TH STREET
WELLS, NV 89835**

LAND PARCELS FOR SALE

COMMERCIAL DEVELOPMENT OPPORTUNITY ALONG I-80 FREEWAY

**SUBJECT
±13.0 ACRES**

6TH STREET

**GOLDEN GATE
PETROLEUM**

US HWY 93



EXIT 352 B



1-80 FREEWAY // 8,200 AADT // 3,200+ TRUCKS/DAY



WEST BOUND EXITS

EXIT 352 A



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PROPERTY SUMMARY

This ±13.0 acres development site is strategically positioned at the signalized intersection of Interstate 80 and U.S. Highway 93 in Wells, Nevada — one of the most critical cross-corridor freight junctions in northeastern Nevada. Included in the sale are three buildings:

- **±6,870 SF metal framed maintenance building / storage garage**
- **±1,440 SF metal framed storage garage**
- **±1,000 SF single story residence / office.**

The property benefits from strong commercial vehicle exposure, capturing both east-west transcontinental traffic along I-80 (±8,200 AADT) and north-south freight movement along US-93 (±3,050 AADT) linking southern Nevada, Idaho, and Canada-bound routes.

Zoned Tourist Commercial (TC), the site allows for a wide range of uses including travel plaza, hotel, casino, fuel center, retail, QSR, residential, and mixed-use commercial development. The City of Wells is highly supportive of development at this location, creating a favorable entitlement environment.

In addition to the new fuel developments, Wells Nevada continues to grow, reinforcing its role as a durable transient and logistics-driven market evident by recent and planned private developments.

PROJECT DESCRIPTION	COMPLETION	DISTANCE FROM SUBJECT PROPERTY
Hampton Inn & Suites (81 rooms)	2020-Q3	0.5 miles
Amazon Distribution Facility	2026-Q2	1.3 miles
Aultra Propane Tanks Facility (±25,000 SF)	2026-Q1	1.5 miles
La Quinta Inn (90-120 rooms)	2026-Q2 Start	0.6 miles

THIS OFFERING REPRESENTS A RARE OPPORTUNITY TO CONTROL A LARGE-SCALE, HIGHLY FLEXIBLE COMMERCIAL PARCEL IN A SUPPLY-CONSTRAINED INTERSTATE CORRIDOR.

APN(S)	ACREAGE
PARCEL 1 : 002770001	±7.27 AC
PARCEL 2 : 002770002	±1.00 AC
PARCEL 3 : 002770007	±4.75 AC

±13.0 ACRES TOTAL



INVESTMENT HIGHLIGHTS

STRATEGIC INTERSTATE CROSSROADS LOCATION

- Positioned at the intersection of I-80 & U.S. Highway 93
- ±8,200 AADT on I-80 and ±3,050 AADT on US-93
- 3,200 trucks/day on I-80 and 1,000 trucks/day on US-93
- First Nevada service opportunity westbound from Utah
- Cross-directional freight capture not typical of rural markets

IDEAL SITE FOR BOTH OWNER-OPERATORS & DEVELOPERS

For Local Operators:

- A commercial development that includes fuel, c-store, retail, QSR, truck service, tire shop, or gaming component
- Large acreage supports truck parking, ability to phase expansion, or individual pad sales
- Limited competition relative to traffic exposure

For Commercial Developers:

- Hotel, limited-service casino, travel plaza, or mixed-use retail opportunity
- Established transient lodging base with upside for newer product
- City-supported growth at primary gateway to Wells

TOURIST COMMERCIAL ZONING – MAXIMUM FLEXIBILITY

- Zoned Tourist Commercial (TC) – allows hotel, casino, travel plaza, retail, QSR, mixed-use and entertainment
- City of Wells actively supports development at this location
- Streamlined approvals anticipated for most commercial uses
- Rare large-scale parcel (13 acres) with flexible site planning

VALIDATED HOSPITALITY & RETAIL DEMAND

Recent private investment confirms Wells functions as a durable transient stop market — not speculative development.

- 81-room Hampton Inn & Suites developed by Love’s Hospitality
- 56-room Super 8 operating at I-80 / US-93 interchange
- Future 90-120-room LaQuinta
- Maverik recently constructed a fuel asset on I-80

FREIGHT, RAIL & DISTRIBUTION CATALYSTS

- Union Pacific mainline runs directly through Wells
- Amazon Last Mile Distribution Facility announced August 2025 (~100 jobs)
- Wells designated “Train Town USA” by Union Pacific (2024)
- Positioned between Elko and West Wendover with limited full-scale service nodes

±13.0 AC



SUBJECT
±13.0 ACRES

REAL ESTATE
OWNED BY TA

 GOLDEN GATE
PETROLEUM

 TA
TravelCenters
of America

 Love's

 Hampton
Inn

 Pilot FLYING J



1313-1317 6TH STREET, WELLS, NV 89835 

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±13.0 ACRES TOTAL

STATEWIDE OVERVIEW

WELLS FUNCTIONS AS A CRITICAL INTERSTATE SERVICE NODE FOR FUEL, FOOD, AND REST AMENITIES IN NORTHEASTERN NEVADA.

The I-80 and U.S. Highway 93 interchange is one of the busiest interchanges in Nevada. Growth is driven by both I-80 (2nd largest US interstate, connecting Oakland and New Jersey) and the increasing importance of U.S. 93 which connects Las Vegas and Boise. Recognizing the importance and growth of U.S. 93, NDOT awarded \$8.8 million in 2020 for the construction of 6 miles of passing lanes on U.S. 93, just north of the Property.

Positioned approximately 50 miles west of Elko and 60 miles east of West Wendover. The result is a highway-dependent service market driven by commercial trucking, mining supply chain movement, and regional freight connectivity.

Mileage From Wells

DESTINATION	MILES	TIME
Boise, ID	240	3:45 h
Twin Falls, ID	115	1:45 h
Salt Lake City, UT	180	2:45 h
San Francisco, CA	560	8:45 h
Elko, NV	50	0:45 h
Reno, NV	330	4:45 h
Austin, NV	170	2:30 h
Ely, NV	140	2:15 h
Tonopah, NV	380	6:00 h
Las Vegas, NV	430	6:30 h



WELLS, NEVADA

TRANSPORTATION OVERVIEW

Key Transportation Routes

Interstate 80 (I-80): I-80 is one of the most heavily traveled transcontinental freight corridors in the western United States, connecting Northern California and Reno to the west with Salt Lake City and the Midwest to the east. The highway runs directly through Wells, generating consistent commercial truck traffic and positioning the city as a natural refueling, rest, and service stop along this major logistics route.

U.S. Route 93 (US-93): US-93 intersects I-80 in Wells, forming a critical north-south trade corridor linking southern Nevada, Idaho, and Canada. This junction significantly enhances cross-directional freight and travel volume, increasing overall vehicle counts beyond typical rural interstate communities and reinforcing Wells' importance as a full-service travel center location.

Rail Transportation

Wells is served by the Union Pacific Railroad mainline, which parallels Interstate 80 across northern Nevada. This rail corridor supports regional mining output and national freight distribution, reinforcing the area's broader logistics infrastructure and industrial connectivity.

Regional Transportation Infrastructure

The Nevada Department of Transportation (NDOT) maintains I-80 and US-93 as priority freight corridors under the state's long-range transportation planning initiatives. Ongoing highway preservation, safety improvements, and freight mobility enhancements ensure reliable traffic flow and sustained commercial vehicle movement. These continued investments support Wells' role as a stable, highway-oriented service hub.

Key Industries Driving the Market

Wells' economy is directly supported by traffic-driven industries that rely on highway accessibility and regional mobility.

- **Interstate Freight & Commercial Trucking:** The I-80 corridor generates substantial daily long-haul truck traffic, creating consistent demand for fuel, food service, and rest amenities. The I-80 / US-93 junction amplifies traffic capture potential relative to typical single-highway rural communities.
- **Mining & Workforce Movement:** Elko County remains one of the most productive gold mining regions in the world. Active operations within commuting distance of Wells generate contractor traffic, equipment transport, and workforce lodging demand that support highway-oriented retail.
- **Agriculture & Ranching:** Cattle and hay production throughout northeastern Nevada contribute to equipment transport and regional supply movement along US-93 and I-80.
- **Tourism & Outdoor Recreation:** Wells serves as a gateway to the Ruby Mountains, Angel Lake, and seasonal hunting and fishing destinations. Recreational visitors and RV travelers provide supplemental passenger vehicle fuel and convenience demand.

THRIVING EASTERN NEVADA HUB

Wells, located in Elko County, serves as a strategic gateway community in northeastern Nevada, offering a unique blend of small-town character and high-volume interstate traffic. Positioned directly along the I-80 corridor at the junction of U.S. Route 93, Wells benefits from consistent cross-country travel, commercial trucking activity, and regional mining and agricultural operations. Its prime highway visibility and access make it an ideal location for businesses seeking to capture both local and pass-through consumer demand.

Steady Population & Economic Stability

Elko County continues to demonstrate long-term economic resilience driven by mining, transportation, ranching, and energy production. As one of Nevada's top gold-producing regions, the county supports a strong workforce base and stable income levels. Ongoing investment in mining operations, renewable energy projects, and rural infrastructure improvements reinforces long-term economic sustainability.

Wells benefits from its proximity to major gold mining operations and its strategic positioning between Salt Lake City and Reno. Continued infrastructure investment along Interstate 80 and U.S. 93 enhances freight efficiency and regional connectivity. The city's role as a service stop for commercial trucking, tourism, and outdoor recreation traffic supports consistent retail fuel, food service, and lodging demand — critical drivers for travel center performance.

With steady regional employment, strong median incomes, and sustained freight movement across northern Nevada, Wells remains well positioned for long-term commercial viability.



Population
1,130



Median Age
40.7



Median Household Income
\$74,644



Unemployment Rate
4.1%

2025 TOP EMPLOYERS



Current & Upcoming Developments

- **I-80 Corridor Improvements:** Ongoing NDOT highway preservation and freight mobility projects along Interstate 80 continue to enhance safety and efficiency for commercial and passenger vehicles.
- **Mining & Energy Investment:** Continued capital investment in Elko County's gold mining operations and expanding renewable energy initiatives support stable employment and contractor traffic throughout the region.
- **Tourism & Outdoor Recreation Growth:** Wells serves as a gateway to Angel Lake, the Ruby Mountains, and outdoor recreation destinations, supporting seasonal visitor traffic and hospitality demand.
- **Commercial & Infrastructure Stability:** Utility upgrades, broadband expansion, and continued reinvestment in highway-oriented services reinforce Wells' role as a reliable interstate service hub.

TRAVEL CENTER INDUSTRY OVERVIEW

Understanding Travel Centers – A Freight-Driven, Recession-Resistant Asset Class

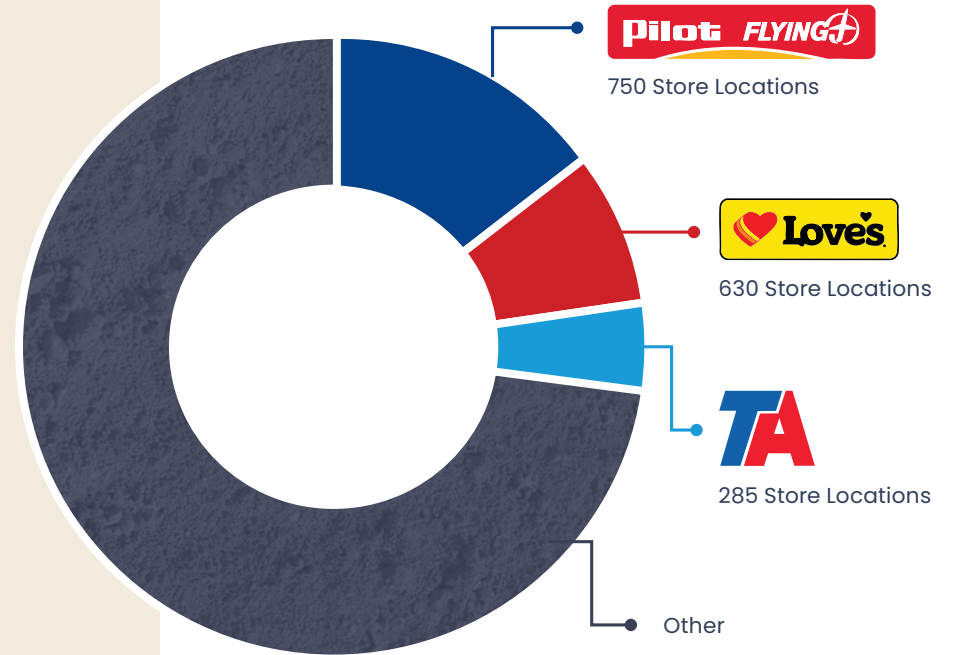
A true travel center is significantly more than a standard gas station — it is a high-capacity service hub designed to support long-haul commercial trucking and interstate travel. Positioned along major freight corridors, travel centers function as essential infrastructure supporting national supply chains.

Key Features of a Travel Center

- **Land Size:** 8-13 acres with 70+ truck & 70+ car spaces
- **Fueling Capacity:** 6+ high-flow diesel lanes & 8+ car fueling lanes
- **Retail Space:** 6,000–15,000 SF store with quick-service restaurants (QSRs)
- **Truck Amenities:** Showers, truck scales, repair & maintenance services, and WIFI

Big \$ in Travel Centers

- **Store Profitability:** The average TA store achieved an EBITDAR (before rent) of \$3.77m in 2022. The best performing Love’s and Pilot Flying J locations achieve store-level profits of \$5m+ annually
- **Pilot Flying J (~750 stores):** In 2024, Berkshire Hathaway acquired the remaining 20% interest of Pilot Flying J that it did not already own. From 2017 to 2024, Berkshire paid \$13.6 Billion to acquire PFJ
- **Love’s (~630 stores):** Privately owned by the Love family. Forbes estimated the family’s net worth at \$10.8 billion in 2021 (#83 in USA)
- **Travel Centers of America (~280 stores):** In May 2023, BP acquired TA for \$1.3 billion. [Note: TA owns the real estate for only 55 of its stores. Real estate ownership (or lack thereof) partially accounts for the difference in value between PFJ and TA]



U.S. INTERSTATE TRAVEL CENTER MARKET SHARE

No other operator has more than 2.4% of the remaining market.

of Store Locations Based on Most Recent 2023 Figures
Percentages shown in the pie chart may not be entirely accurate
Information Accredited To: Trucker's Friend 2020 report; estimates range from 5k-8k & NACS and Convenience Store News



±152,255
of C-Stores



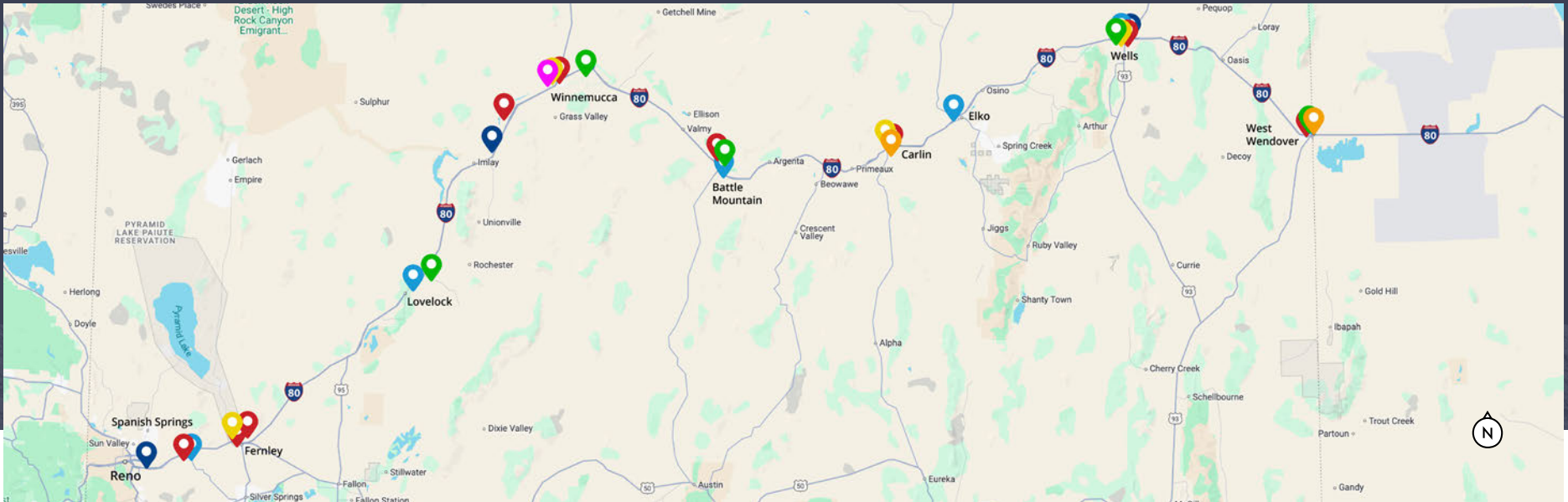
±121,800
Selling Fuel



±6,300
of Travel Centers

39.8% Multi-Store Operators/Chains
60.2 Single Store Operators

Est. 30,450 C-Store (20.0%)
do not sell fuel



TRAVEL CENTER INDUSTRY OVERVIEW

Rare I-80 Travel Center Opportunity - A Freight-Driven Asset

Interstate 80 (I-80) is one of the nation's most critical transcontinental freight corridors, connecting Northern California to the Midwest and East Coast distribution networks. This primary trucking route carries substantial long-haul commercial vehicle traffic across Northern Nevada, making strategically positioned travel centers essential infrastructure assets. Rural interstate junctions — particularly those located between major metros — benefit from consistent freight demand that is independent of local population size. Wells, Nevada exemplifies this model as a highway-dependent service market driven by commercial trucking, mining supply chain movement, and cross-corridor connectivity.

I-80 Travel Center Expansion

Travel center development along I-80 has focused on key freight nodes including Fernley, Winnemucca, Carlin, Elko, Wells, and West Wendover, with spacing between communities creating strategic capture opportunities. Positioned approximately 50 miles east of Elko and 60 miles west of West Wendover, Wells occupies a critical service interval along this stretch of interstate. In addition to east-west freight movement on I-80, Wells sits at the junction of U.S. Highway 93 — a major north-south trucking corridor linking southern Nevada, Idaho's agricultural markets, and Canada-bound routes. Wells benefits from strong freight capture driven primarily by long-haul trucking, making it a highly strategic, travel center location.

Growing Market for Travel Centers

- Continued freight growth along I-80 has supported strategic travel center development across Northern Nevada, while key rural nodes remain constrained.
- Major operators along I-80 — including Love's, Pilot Flying J, TA, Maverik, Golden Gate Petroleum, and Terrible's — typically own the underlying real estate for their locations, limiting opportunities for fee-simple acquisition / development.



DEMOGRAPHIC REPORT

Population

	1-Mile	3-Mile	5-Mile
2025 Population	1,130	1,352	1,401

Income

	1-Mile	3-Mile	5-Mile
2025 Average Household Income	\$72,745	\$73,732	\$73,821
2030 Average Household Income	\$80,870	\$82,701	\$82,882
2025 Per Capita Income	\$28,395	\$28,215	\$28,183
2030 Estimated Per Capita Income	\$31,188	\$31,346	\$31,379

Households

	1-Mile	3-Mile	5-Mile
2025 Total Households	457	540	549
2030 Estimated Total Households	463	547	556
2000 Census Households	453	539	545

Housing

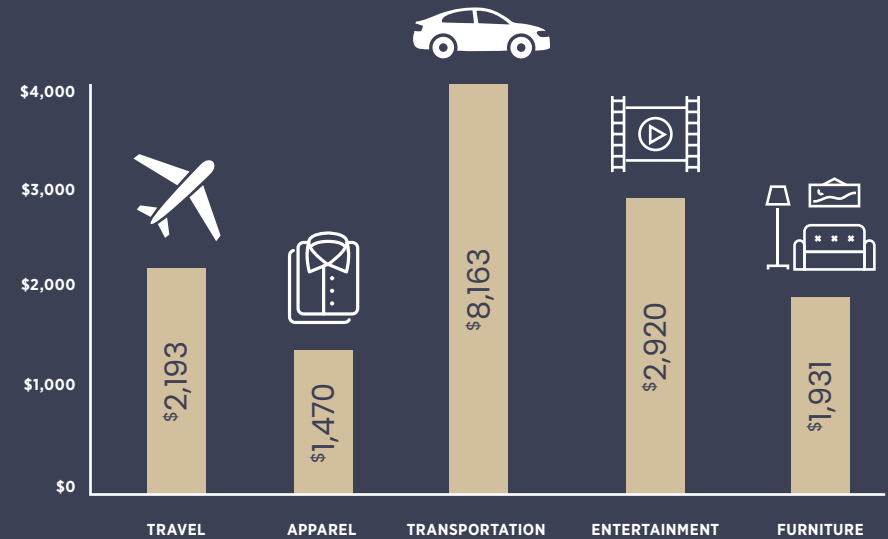
	1-Mile	3-Mile	5-Mile
2025 Total Housing Units	457	540	652
2025 Owner Occupied Housing Units	309	370	377
2025 Renter Occupied Housing Units	148	170	172
2025 Vacant Housing Units	83	102	103
2030 Total Housing Units	463	547	658
2030 Owner Occupied Housing Units	319	382	388
2030 Renter Occupied Housing Units	144	166	168

Business

	1-Mile	3-Mile	5-Mile
Total Businesses	82	98	98
Total Employees	622	801	801

KEY SPENDING

Spending facts are average annual dollars per household



KEY FACTS

5-Mile Radius of Subject



Total Population

1,401



Daytime Population

1,572



Number of Businesses

98



Total Employees

801



Average Household Income

\$73,821



Median Home Value

\$324,074

1313-1317 6th Street, Wells, NV 89835

CONFIDENTIALITY AGREEMENT

This Confidential Offering Memorandum (the "Memorandum") is being delivered exclusively by Colliers International (the "Agent") to a party who may be interested in the acquisition of the 3575 West Winnemucca Boulevard, Winnemucca, NV 89445 (the "Property"), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the "Recipient"). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, ("Owner"), the manager of the Property ("Manager"), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property's anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates.

Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request.

In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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