

FOR SALE

CARLIN LAND

CARLIN CITY, NV



Land

PRODUCT TYPE



±136.59 AC

AVAILABLE



Contact Broker

RATE



CARLIN CITY

LOCATION



Brian Armon, SIOR, CCIM
Sr. Vice President | Principal
(775) 772 0957
barmon@naialliance.com
NRED N°: BS.23801



Tony Machabee, SIOR, CCIM
Sr. Director
(775) 848 1594
tmachabee@naialliance.com
NRED N°: S.188595



Derek Carroll, CCIM
Director
(775) 2254 105
dcarroll@naialliance.com
NRED N°: BS.0145531

NAI Alliance



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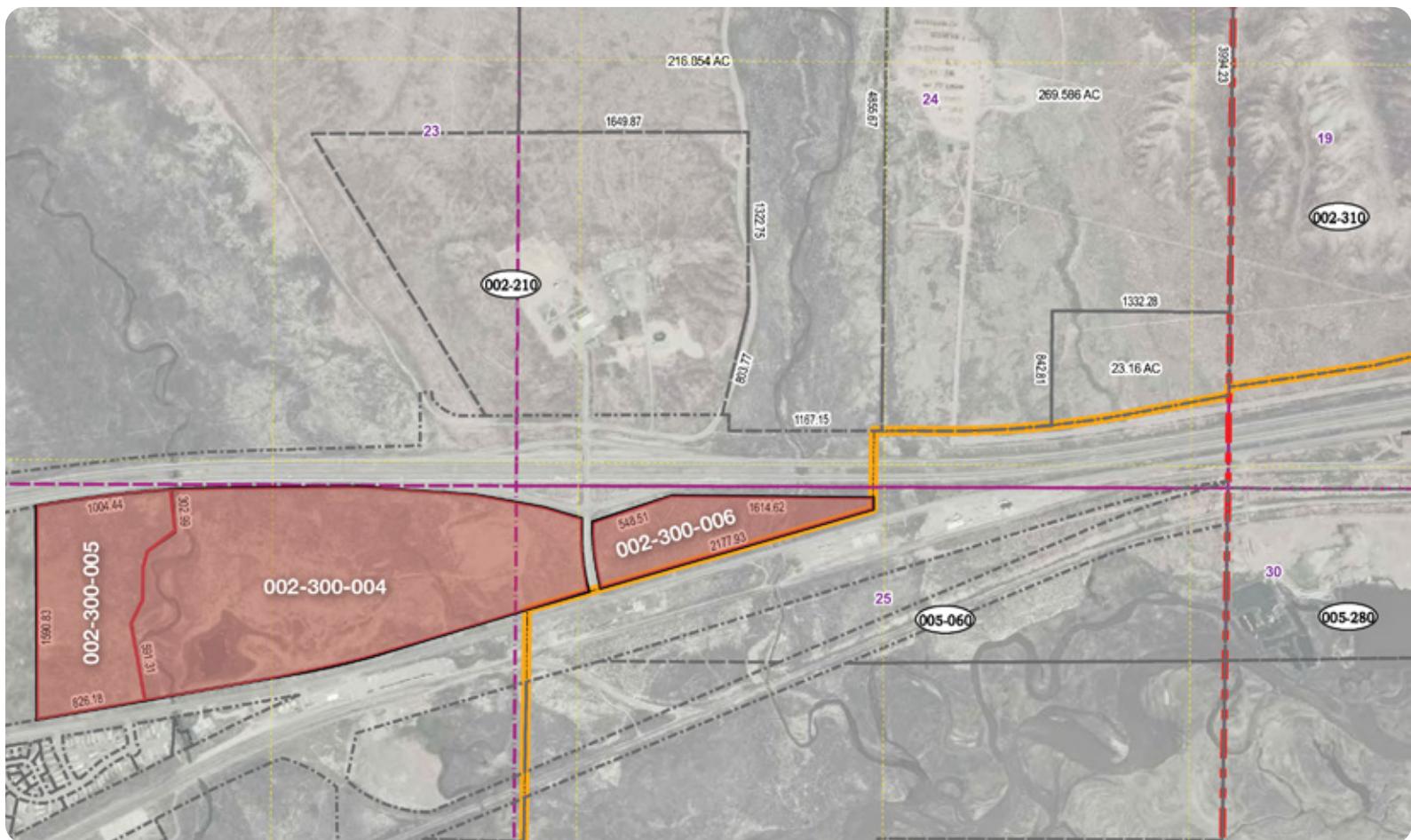
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RATE



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Unit Photos

NAI Alliance

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ASKING PRICE



±136.59 AC
TOTAL LAND

002-300-004

Address TWP 33N RGE 52E MDB&M
CARLIN CITY, NV

Available AC ±88.71 AC

Zoning RR&F

002-300-005

Address CHESTNUT ST
CARLIN CITY, NV

Available AC ±29.94 AC

Zoning RR&F

002-300-006

Address TWP 33N RGE 52E MDB&M
CARLIN CITY, NV

Available AC ±17.94 AC

Zoning Open

Aerial Map + Property Highlights



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LOCATION

15-MILE KEY FACTS



2,397

POPULATION



7.9%

UNEMPLOYMENT



2.4

HOUSEHOLD
SIZE (AVG.)



38

MEDIAN
AGE

15-MILE BUSINESS FACTS



84

BUSINESSES



811

EMPLOYEES

15- MILE EDUCATION FACTS



6%
NO HIGH
SCHOOL
DIPLOMA



41%
HIGH
SCHOOL
GRADUATE



39%
SOME
COLLEGE



14%
BACHELOR'S
DEGREE

15-MILE INCOME FACTS



\$82,738

MEDIAN
HOUSEHOLD
INCOME



\$38,888

PER CAPITA
INCOME



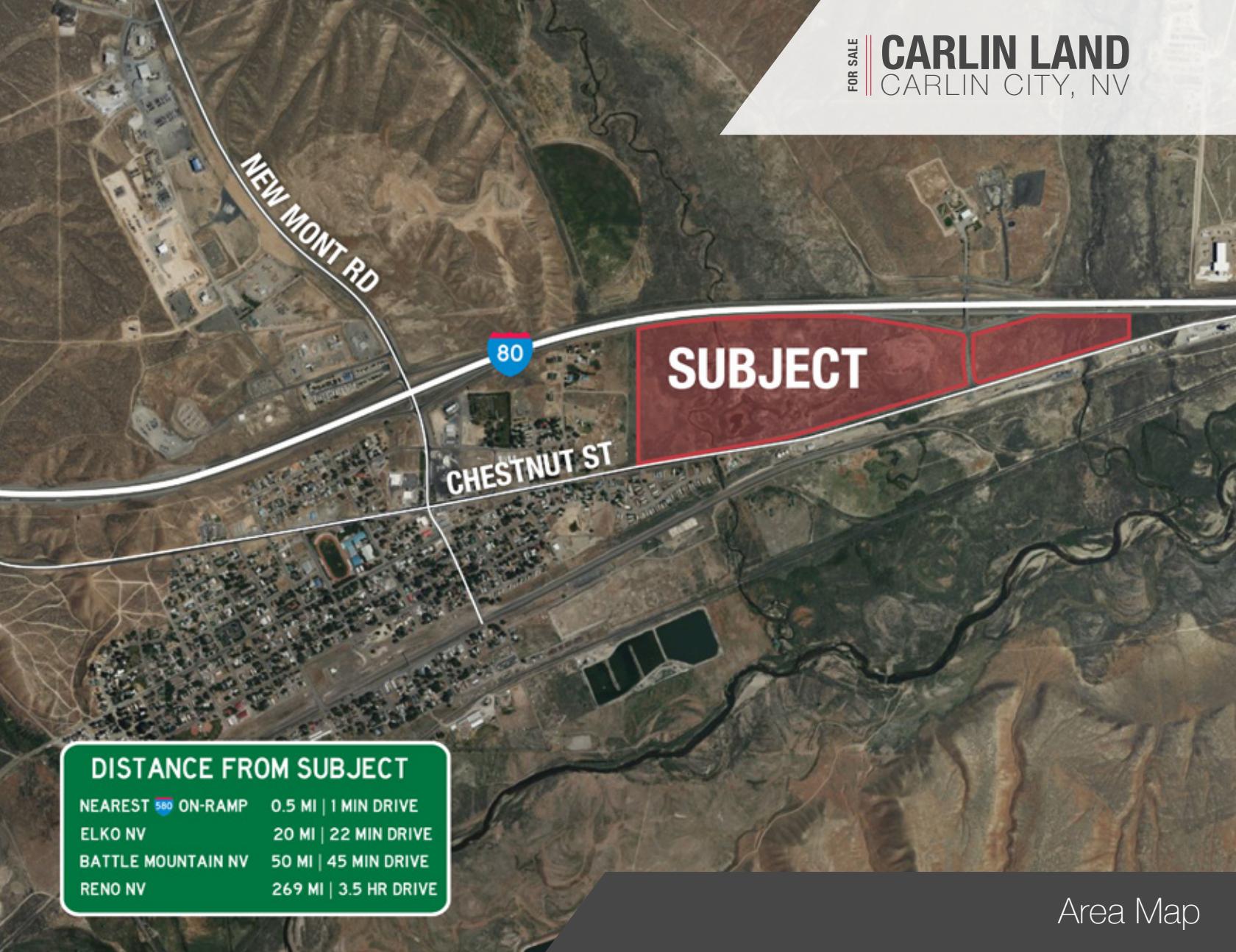
\$251,740

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



Source: 15 Mile Demographic Profile by ESRI





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LOCATION

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

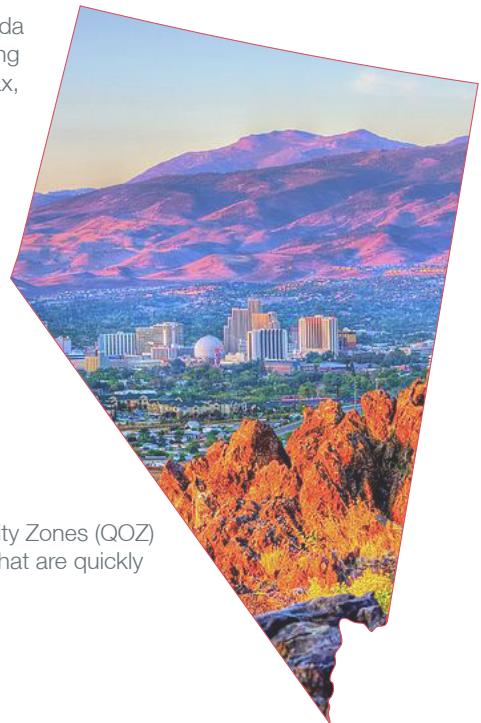
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

About Nevada

NAI Alliance

Carlin is a small community located in northeast Nevada, 23 miles west of Elko and is situated along Interstate 80. Carlin's city limits encompass 9.0 square miles with a residential population of 2,851. The City's responsibilities and structure are outlined in the City Charter adopted in 1971. The developed portion of the City of Carlin covers roughly one-half square mile and is located near the center of the nine square miles which make up the jurisdictional area of the city. Approximately 75% of the land within the city limit lies north of the Humboldt River with the remaining 25% south of the River. Important tributaries to the Humboldt River which flow through the city are Maggie Creek and Mary's Creek. The two creeks generally serve as the east and west boundaries of the City.

Carlin has been a pioneering area throughout its history. It sits astride the California Trail and saw thousands of settlers pass through during the westward expansion. (Note - the Donner Party passed through the area on their way to California)

It was also a major part of the railroad pioneering expansion across the continent and for many years was a main stop on the Southern Pacific route, with maintenance shops, crew quarters and ice houses based in Carlin's railroad yard.



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