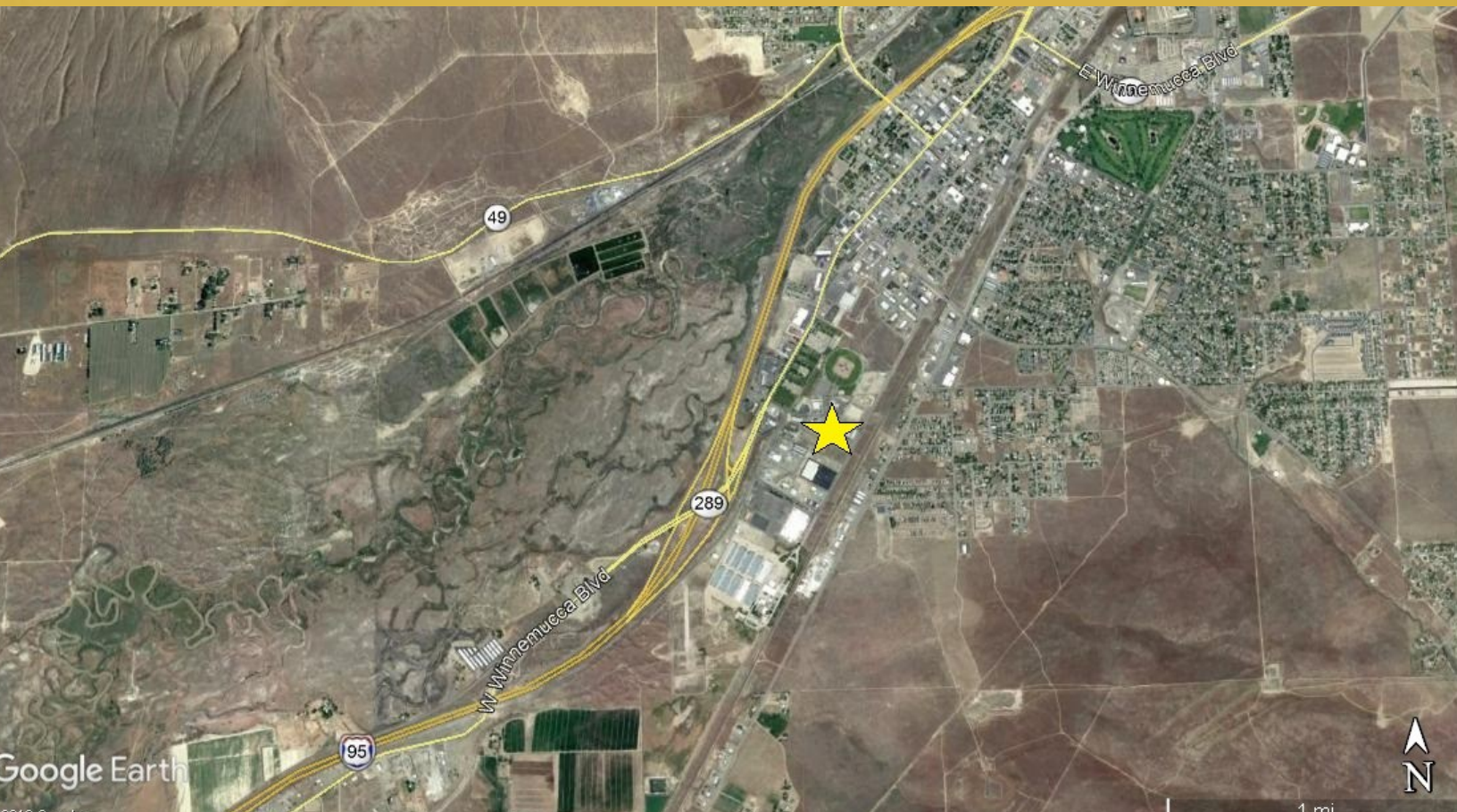


LAND FOR SALE  
COMMERCIAL PARCELS  
+/-1.0 ACRES UP TO +/-4.01 ACRES



PRIMARY CRE



3235 TRADERS WAY, WINNEMUCCA , NV

Kyle P. Eigenman

Principal - Broker

775.412.7844

License: B.1002302.LLC

Timothy S. Dayner

Principal - Executive Advisor

775.688.9525

License: S.0178329

PRIMARY CRE

5250 Neil Road

Suite 301G

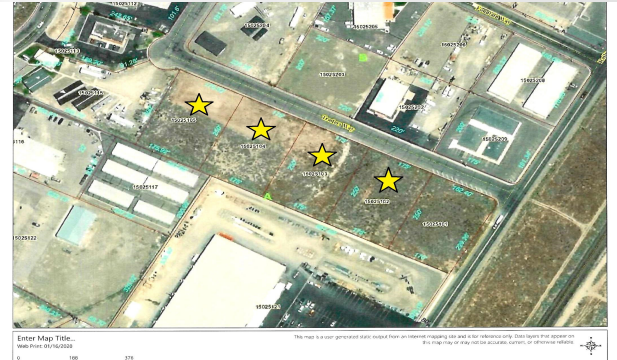
Reno, NV 89502



**PROPERTY HIGHLIGHTS**

- ◆ Parcel A: +/-1.01 Acres  
APN: 150-25-105  
Sale Price: **\$250,000.00**
- ◆ Parcel B: +/-1.01 Acres  
APN: 150-25-104  
Sale Price: **\$250,000.00**
- ◆ Parcel C: +/-1.00Acres  
APN: 150-25-103  
Sale Price: **\$250,000.00**
- ◆ Parcel D: +/-1.00Acres  
APN: 150-25-102  
Sale Price: **\$250,000.00**
- ◆ Parcels A,B,C,D combined: **\$888,900.00**

- ◆ Zoning: M1
- ◆ Curbs and Gutters in place
- ◆ Utilities to the site
- ◆ +/-700 Feet of Trader Way Frontage
- ◆ Close and Easy Access to Interstate 80
- ◆ Level Topography
- ◆ Fast Food/Grocery/Home Supply Amenities Near By



**PARCELS ARE DEVELOPMENT READY**

Kyle P. Eigenman

Principal - Broker

775.412.7844

License: B.1002302.LLC

Timothy S. Dayner

Principal - Executive Advisor

775.688.9525

License: S.0178329

PRIMARY CRE

5250 Neil Road

Suite 301G

Reno, NV 89502

[www.primarycre.com](http://www.primarycre.com)

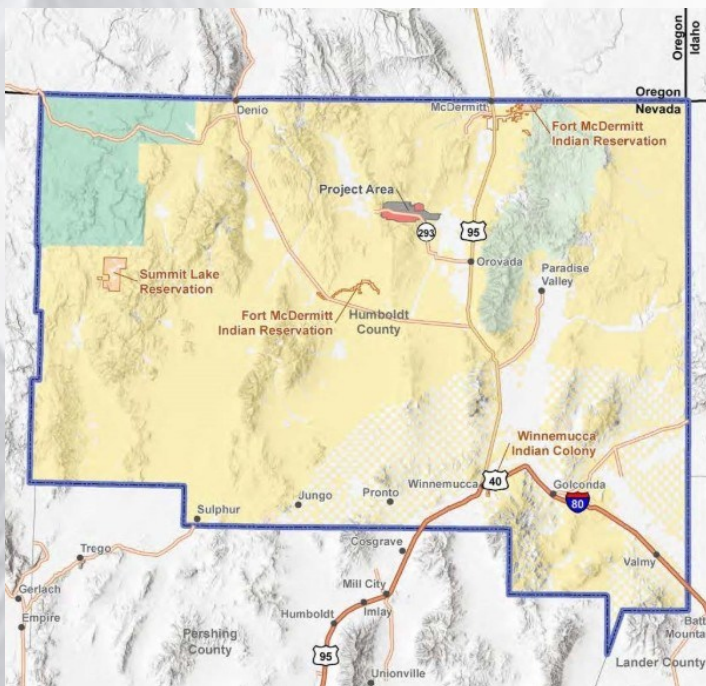
3235 TRADERS WAY, WINNEMUCCA , NV



PRIMARY CRE

Winnemucca, Nevada is the crossroad linking the northern route on US Highway 95 from Oregon and Idaho to Interstate 80 which spans from East to West across northern Nevada, bridging the gap between central California and Utah. Winnemucca offers a station on the Transcontinental Railroad with service from San Francisco to Chicago. With the total population of approximately 8,361. The main industries in Winnemucca comprise of mining, quarrying, oil and gas extraction, farming, gaming, retail trade, accommodation and food.

The Thacker Pass lithium project in Humboldt County, Nevada, is a major mining development, with construction underway as of early 2026 and production targeting late 2027. It is one of the largest known lithium deposits in the U.S. and aims to produce 40,000 tonnes per year of battery-grade lithium carbonate. It will increase demand for subcontractors, suppliers, and vendors who will need housing and supply chain companies with the closest city being Winnemucca.



## PARCELS ARE DEVELOPMENT READY

Kyle P. Eigenman

Principal - Broker

775.412.7844

License: B.1002302.LLC

Timothy S. Dayner

Principal - Executive Advisor

775.688.9525

License: S.0178329

PRIMARY CRE

5250 Neil Road

Suite 301G

Reno, NV 89502

[www.primarycre.com](http://www.primarycre.com)

This information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although PRIMARY CRE has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

## Tenant/Owner Representation

Eigenman and Dayner are committed to representing any and all companies moving to the Northern Nevada market, offering our knowledge of the marketplace (brokers, Landlords/Owners, product, pricing etc.). We are loyal and committed to be your "Boots on the Ground" providing our full Tenant/Owner representation services.



PRIMARY CRE

### Our Promise as your team is to:

- \* Produce the highest level of professional real estate expertise and commitment to our clients
- \* Commit our maximum efforts to our clients
- \* Produce consistently high quality work that is accurate and complete
- \* Treat everyone with honesty, integrity and respect.
- \* Work together as a team to support our clients best interest



Eigenman and Dayner are well rounded Commercial Real Estate experts having experienced all disciplines of Commercial Real Estate. They have represented large leasehold developers pertaining to Industrial, Office, Retail, Multi-Family, Land and Investments. A sample of clients include Dermody Properties, Prologis Trust, Panattoni and Koll Real Estate group. Eigenman and Dayner have represented numerous Fortune Fifty companies in leasing, sales and purchases, including Cort Business Services (a Berkshire Hathaway Company), US Federal Government, Granite Construction, MGM Resorts, Inc. and Northwestern Mutual to name a few. Whatever size of the assignment or transaction PRIMARY CRE is committed to Primary Service. Primary Goals. Primary Solutions.

## Please contact us anytime

## PARCELS ARE DEVELOPMENT READY

Kyle P. Eigenman

Principal - Broker

775.412.7844

License: B.1002302.LLC

Timothy S. Dayner

Principal - Executive Advisor

775.688.9525

License: S.0178329

PRIMARY CRE

5250 Neil Road

Suite 301G

Reno, NV 89502

[www.primarycre.com](http://www.primarycre.com)