

±4.05 ACRES



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Colliers

COMMERCIAL DEVELOPMENT OPPORTUNITY

SUBJECT
±4.05 ACRES

E. 7th STREET

E. AULTMAN AVE. // ±11,000 VPD

For illustration purposes only. Subject to change.

HOTEL | CASINO | RESTAURANTS & QSR'S

Signalized Corner of "Main & Main" - Hwy 93 & Hwy 50
701 E. Aultman Street, Ely, Nevada 89301

PROPERTY SUMMARY

This ±4.05 Acre development site is strategically located at the signalized corner of Hwy 50 (aka Great Basin Blvd) and Hwy 93 (aka E. Aultman St). The Property features 355' of frontage along Hwy 93, offers outstanding visibility, and multiple access points.

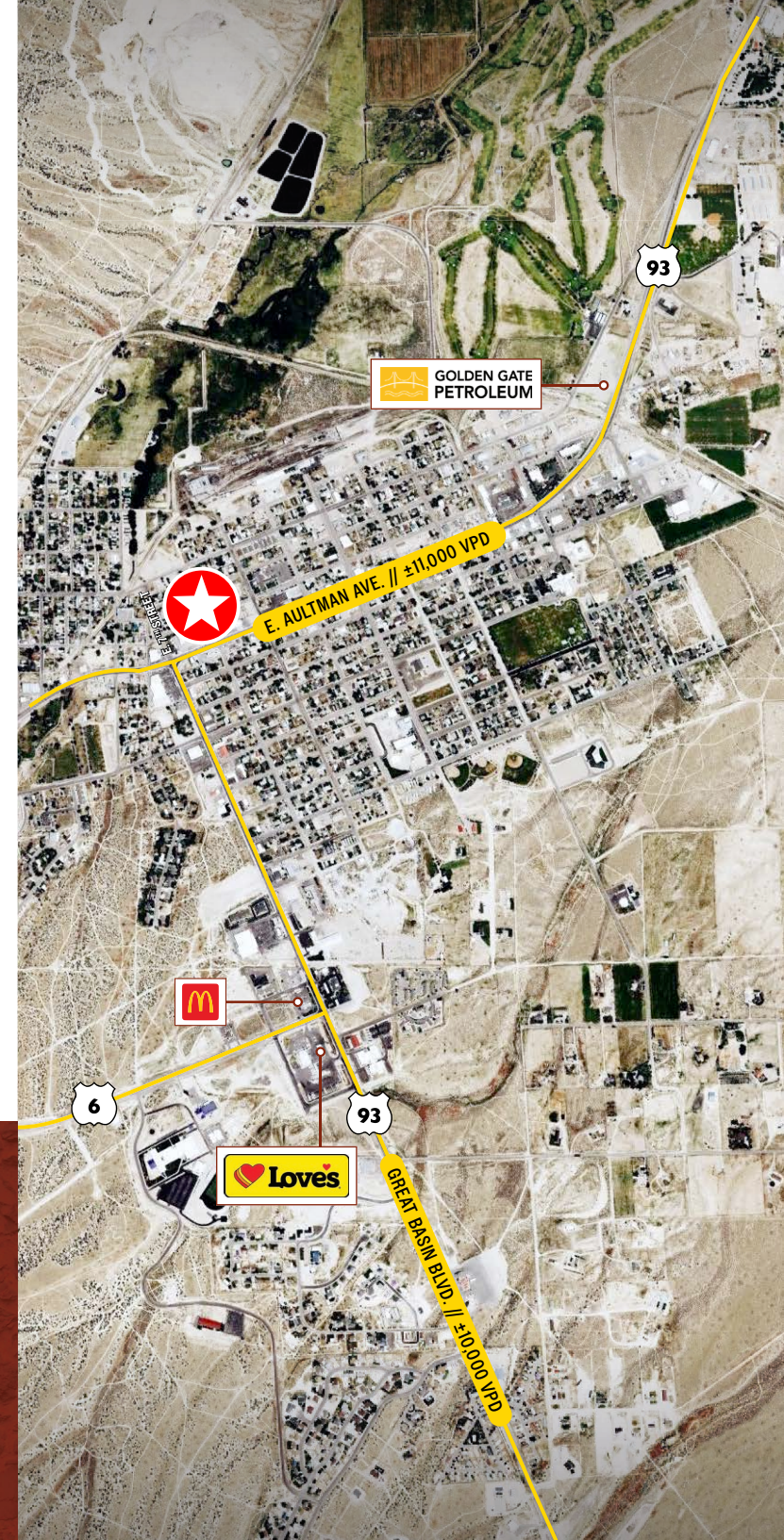
The property benefits from strong vehicle exposure, capturing both east-west traffic along Highway 93 (±10,000 cars per day) and Highway 50 (±11,000 cars per day).

Zoned Commercial (C-2), the site allows for a wide range of uses including hotel, casino, retail, QSR, and c-store with fuel sales. With the limited QSR and restaurant competition, the site presents an opportunity for an operator/developer to achieve robust food service sales. Furthermore, the Seller worked with the City of Ely to approve an ordinance that allows for up to forty (40) gaming machines within a restaurant/tavern. A hotel use allows for an unlimited amount of gaming.

PROPERTY HIGHLIGHTS

Acres	±4.05
Address	701 E. Aultman Street, Ely, Nevada 89301
Zone	Commercial (C-2)
Assessor Parcel Number	002-053-10

This offering represents a rare opportunity to control a large-scale, highly flexible commercial parcel in a supply-constrained Highway corridor.



INVESTMENT HIGHLIGHTS

MAIN & MAIN LOCATION WITH OUTSTANDING VISIBILITY

The Property is centrally located at the intersection of U.S. 93 and U.S. 50. Located 3.5 hours north of Las Vegas and 2.0 hours south of Wells, Ely is the largest city in the region and is a true 'travel stop' locations.

UNDERSUPPLIED HOTEL MARKET WITH ROBUST RATES

Ely is 2.5 hours from any sizable cities and is a natural overnight lodging location for travelers, yet there are very few quality lodging options. In 2019, a 90-key Holiday Inn Express was developed. The hotel is regularly sold out and achieves rates starting at \$189 (pre-tax) during the week. Weekend rates frequently are \$289+. In 2021, the property was sold for \$13.55m (\$150,555/key)

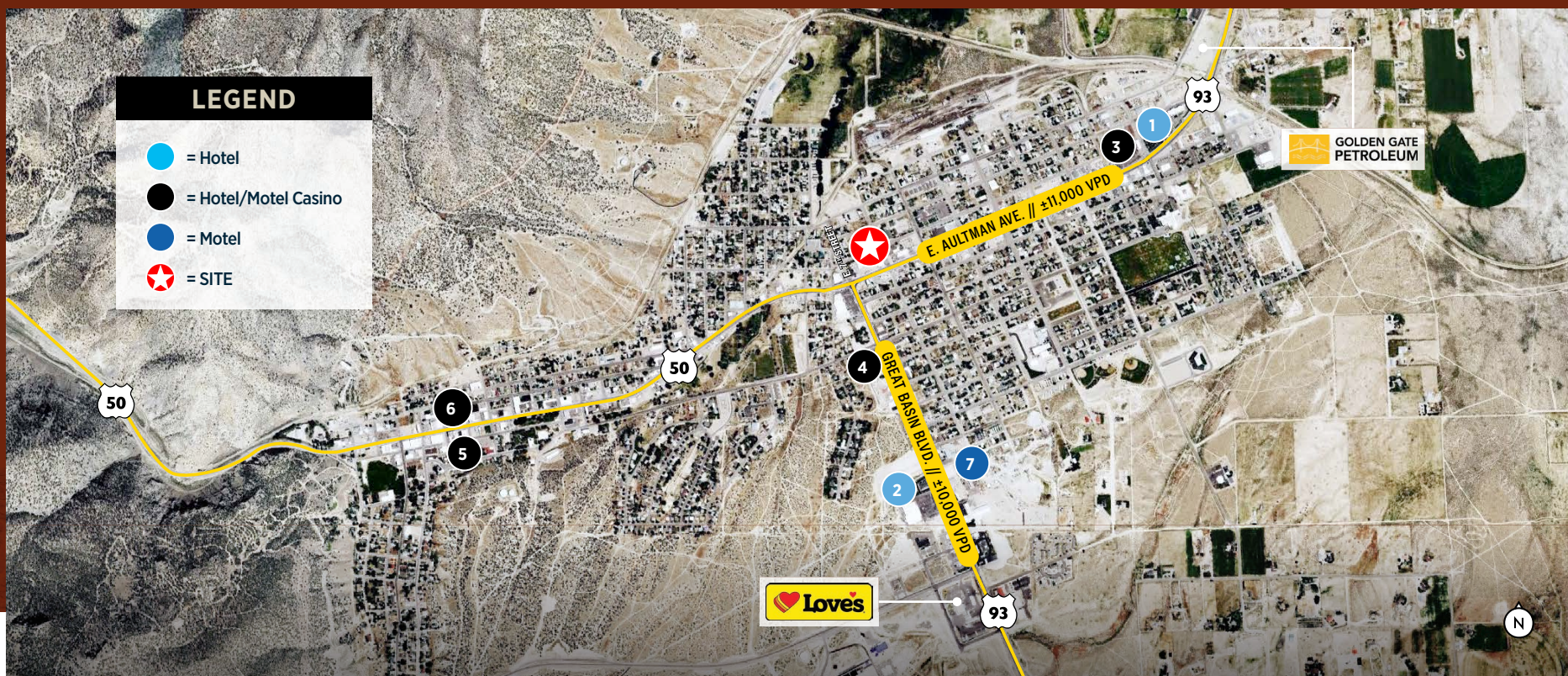
GROWTH - U.S. 93 (aka Great Basin Highway)

Connects Phoenix, Vegas, and Boise. Truck and passenger vehicle traffic through Ely has steadily increased over the last decade as a result of these high growth metro markets.

REAL ESTATE UNLOCKED

The Owner acquired 10 parcels from four sellers, abandoned and acquired public right-of-way, rezoned the Property, entered easements with neighboring property owners, and changed the City's land use code to allow for up to 40 slot machines.





ELY HOTEL AND CASINO MARKET OVERVIEW

Ely hotel market is characterized by older hotels, including four with gambling halls & slots. Ely and the White Pine County Chamber of Commerce cite a lack of quality lodging options as one of the region's biggest needs. Ely is 2.5 hours from any sizable cities and is a natural overnight lodging location for travelers. Lodging and tourism in the region are also driven by Ely's proximity to several national parks and the region's natural beauty.

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Property	YOC	# of Keys	# of Slots
1 Holiday Inn Express *	2019	90	--
2 La Quinta Inn	2007	100	--
3 Prospector Hotel & Casino	1995	61	106
4 Copper Queen Ramada Inn	1985	65	71
5 Hotel Nevada & Gambling Hall	1929	64	160
6 Jailhouse Casino Motel	1940	60	121
7 Motel 6	1978	100	--

POTENTIAL CONCEPTS

CONCEPT



For illustration purposes only. Subject to change.

POTENTIAL CONCEPTS

CONCEPT

2



For illustration purposes only. Subject to change.

POTENTIAL CONCEPTS

CONCEPT

3



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STATEWIDE OVERVIEW

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

Ely sits at the strategic convergence of U.S. Route 50, U.S. Route 93, and U.S. Route 6, making it one of eastern Nevada's primary crossroads for interstate and regional travel.

U.S. 50, commonly known as the “Loneliest Road in America,” connects Ely west to central and northern Nevada, including Eureka, Fallon, and Reno, while extending east into Utah and the broader Mountain West corridor.

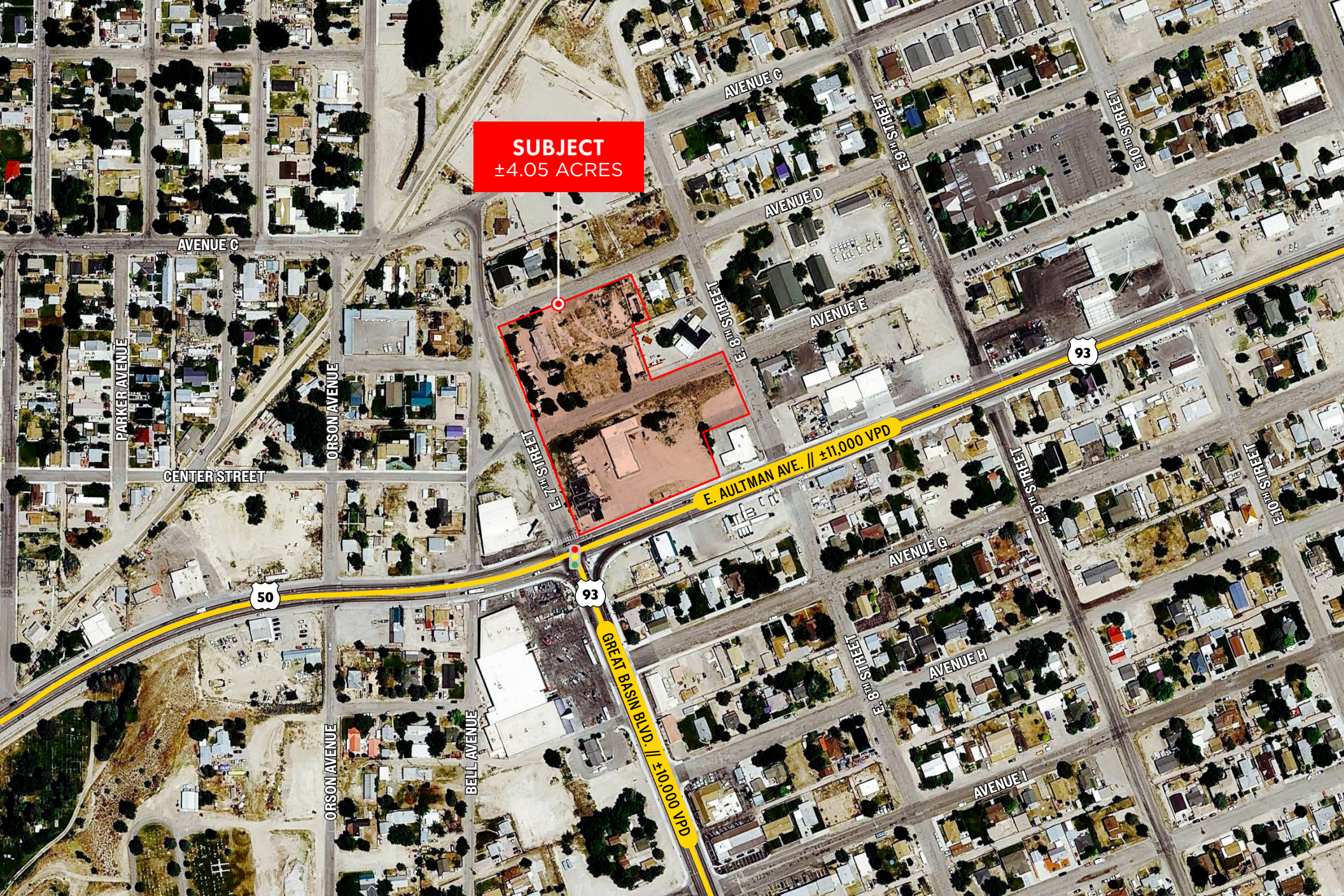
U.S. Highway 93 runs north-south through Ely, creating a major freight and travel corridor between southern Nevada, Idaho, and Canada-bound trucking routes. To the south, U.S. 93 provides direct access to Las Vegas and Interstate 15; to the north, it links Ely to Wells and Interstate 80, connecting to Salt Lake City, Boise, and the Pacific Northwest distribution network. This intersection of east-west and north-south routes generates commercial traffic volumes that are significantly stronger than those typically found in rural Nevada communities.

Positioned approximately 240 miles north of Las Vegas and roughly 180 miles south of Wells, Ely benefits from limited full-service competition across a large geographic trade area. The community serves as a primary stop for long-haul trucking, mining supply chains, outdoor recreation travelers, and regional motorists traveling between Nevada, Utah, Idaho, and Arizona. Ely’s role is further strengthened by the area’s active mining economy and its status as the principal commercial center for White Pine County.

Mileage From Ely

DESTINATION	MILES	TIME
Boise, ID	383	5:50 h
Twin Falls, ID	253	4:00 h
Salt Lake City, UT	242	3:35 h
San Francisco, CA	537	9:20 h
Elko, NV	180	2:40 h
Reno, NV	320	4:50 h
Austin, NV	70	1:00 h
Wells, NV	120	1:45 h
Tonopah, NV	170	2:30 h
Las Vegas, NV	240	3:45 h





SUBJECT
±4.05 ACRES

N 701 E. Aultman Street, Ely, Nevada 89301

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±4.05 ACRES TOTAL

ELY MARKET

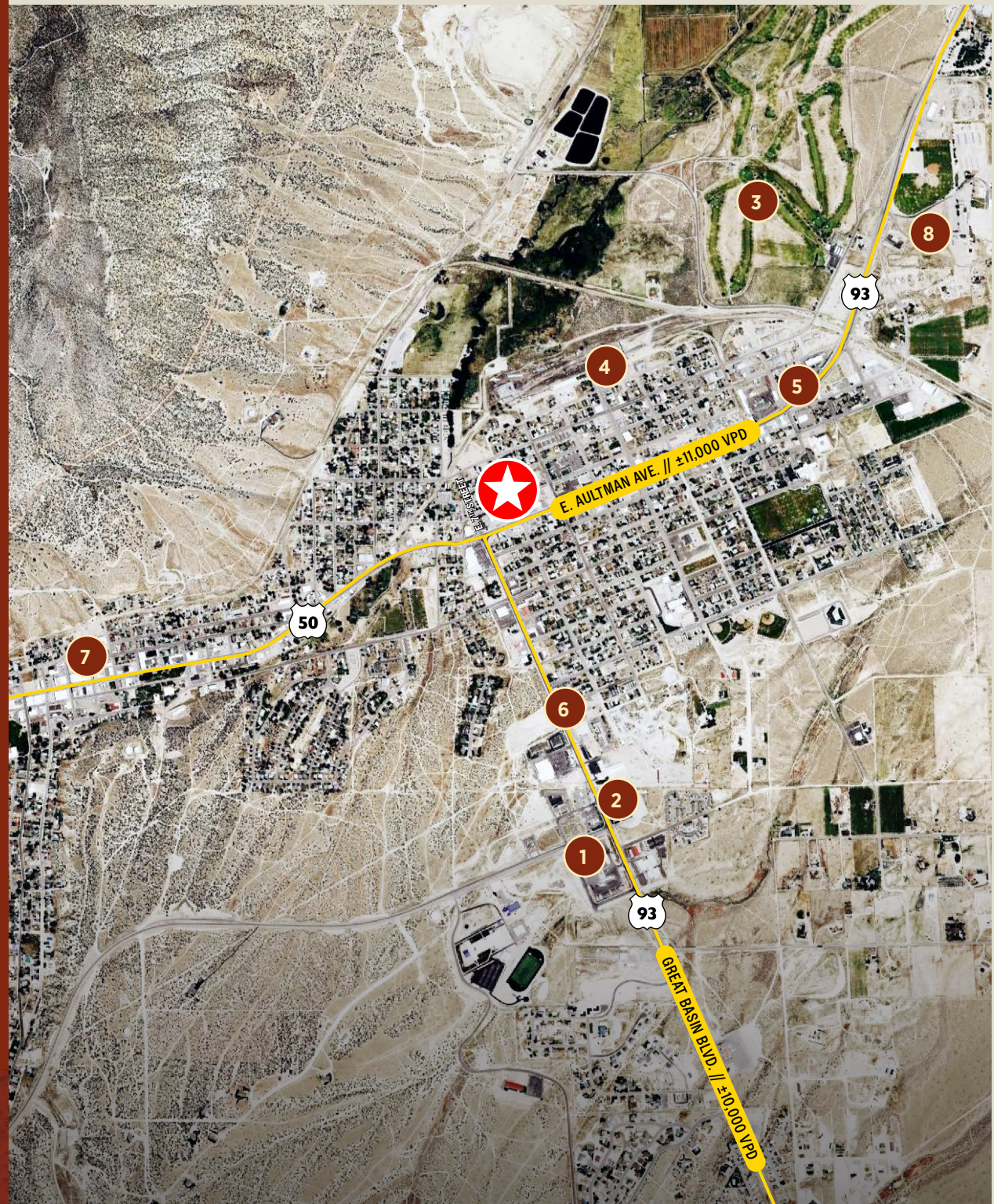
- 1 **Love's Travel Shop**
701 Great Basin Blvd
- 2 **McDonalds**
1690 Great Basin Blvd
- 3 **White Pine Golf Course**
151 N. Golf Course Rd
- 4 **Nevada Northern Railway Museum**
1100 Ave A
- 5 **Prospector Hotel & Gambling Hall**
1501 E Aultman St
- 6 **Anytime Fitness**
1500 Great Basin Blvd
- 7 **Smash N Grab**
211 5th Street
- 8 **White Pine County Fairgrounds**
HC 33 33100 Great Basin Hwy

 = SITE



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DEMOGRAPHIC REPORT

Population

	1-Mile	2-Mile	3-Mile
2025 Population	3,383	4,947	5,042

Income

	1-Mile	2-Mile	3-Mile
2025 Average Household Income	\$92,635	\$89,984	\$89,949
2030 Average Household Income	\$100,181	\$97,393	\$97,350
2025 Per Capita Income	\$39,821	\$38,347	\$38,321
2030 Estimated Per Capita Income	\$43,656	\$42,077	\$42,053

Households

	1-Mile	2-Mile	3-Mile
2025 Total Households	1,466	2,119	2,157
2025 Family Households	836	1,243	1,266
2030 Estimated Total Households	1,481	2,134	2,172
2030 Estimated Total Households	841	1,246	1,269
2000 Census Households	3,318	2,069	2,104

Housing

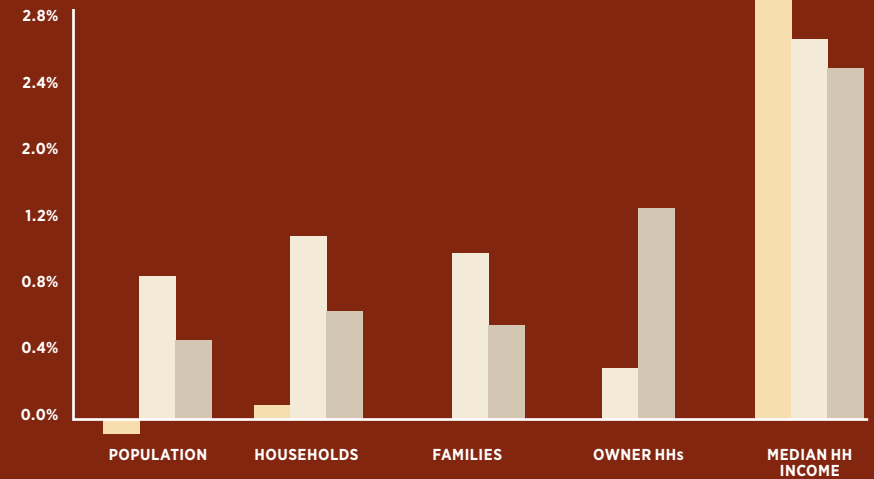
	1-Mile	2-Mile	3-Mile
2025 Owner Occupied Housing Units	996	1,486	1,514
2025 Renter Occupied Housing Units	470	633	643
2030 Owner Occupied Housing Units	1,017	1,509	1,538
2030 Renter Occupied Housing Units	463	624	634

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

ANNUAL RATE

2025 - 2030

■ = Area ■ = State ■ = USA



KEY FACTS

3-Mile Radius of Subject



Total Population

5,042



Daytime Population

4,834



Total Households

2,157



Housing Affordability Index

118



Average Household Income

\$89,949



Median Household Income

\$79,577

701 E. Aultman Street, Ely, NV 89301

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 701 E. Aultman Street, Ely, NV 89301 (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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