

1800 POKER STREET

JACKPOT, NV 89825

Strategic Hospitality Asset
in Nevada-Idaho Gaming Corridor

kwVIP
KELLERWILLIAMS, REALTY

APEX



ECONO LODGE INN & SUITES



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Executive **Summary**

Strategic Hospitality Asset in Nevada–Idaho Gaming Corridor



1800 Poker Street

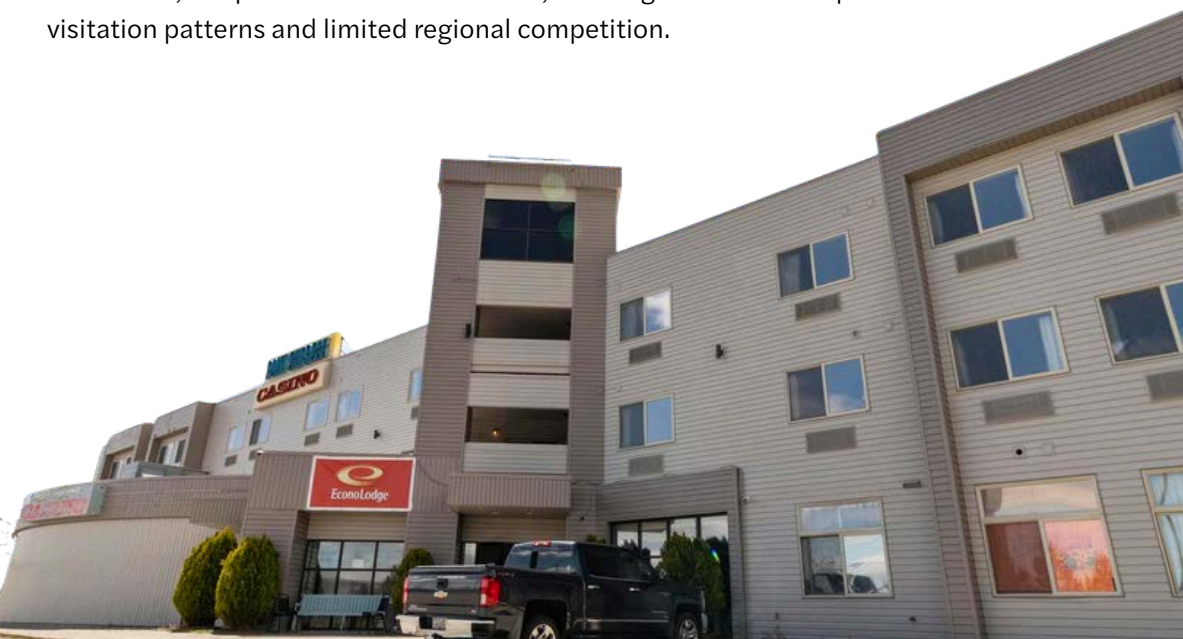
1800 Poker Street

JACKPOT, NV 89825

1800 Poker Street presents a compelling hospitality investment opportunity positioned within the established gaming and tourism corridor of Jackpot, Nevada. The asset operates as a flagged hotel (Econo Lodge Inn & Suites) and benefits from its proximity to the Idaho border, capturing consistent cross-state visitation from markets where gaming is limited.

Situated along Poker Street with immediate access to U.S. Route 93, the property offers strong visibility and accessibility for regional travelers. Surrounded by casinos, hotels, and travel-oriented retail, the location supports steady year-round demand driven by tourism, gaming activity, and highway commerce.

The property presents a value-add opportunity through potential repositioning, renovation, or operational enhancements, allowing investors to capitalize on stable visitation patterns and limited regional competition.



±2.50 AC (108,900 SF)
LAND AREA



±37,833 SF
BUILDING SIZE



76
ROOMS



3
STORIES



100 SPACES
PARKING



1995 / 2008
BUILT / RENOVATED

1800 Poker Street

JACKPOT, NV 89825

INVESTMENT HIGHLIGHTS

- Positioned within a proven gaming and hospitality market
- Strong cross-border demand from Idaho consumer base
- Value-add opportunity through renovation or operational improvements
- Limited competition due to small-market dynamics
- Flexible commercial positioning within tourism-driven economy
- Located in the core commercial and gaming corridor of Jackpot
- Minutes from Nevada-Idaho state line capturing regional traffic
- Immediate access to U.S. Route 93 (primary north-south highway)
- Surrounded by casinos, hotels, and entertainment venues
- Tourism, gaming, and highway commerce drive local economy

LOCATION HIGHLIGHTS

- 76-room flagged hotel (Econo Lodge Inn & Suites)
- Built in 1995, renovated in 2008
- 3-story wood frame construction
- ±37,833 SF building size
- ±2.50-acre site (108,900 SF)
- 100 surface parking spaces (1.32/room ratio)
- Zoned C2 (commercial)
- Franchise operation with established branding
- Amenities include business center, WiFi, balcony rooms, and smoke-free environment



Property **Photos**

Strategic Hospitality Asset in Nevada–Idaho Gaming Corridor



1800 Poker Street









Econo Lodge Poker Street

Whether visiting for gaming, travel, or regional tourism, guests benefit from a full-service hospitality environment with branded accommodations, on-site amenities, and convenient parking at Econo Lodge Inn & Suites Jackpot.

Located along Poker Street with immediate access to U.S. Route 93, the property offers seamless connectivity to the Nevada–Idaho border and surrounding gaming corridor. Guests are within walking and short driving distance to casinos, dining, and entertainment, supporting consistent overnight and extended-stay demand.





Demographics & Traffic Count

Strategic Hospitality Asset in Nevada–Idaho Gaming Corridor




1800 Poker Street



1800 POKER STREET
SUBJECT PROPERTY



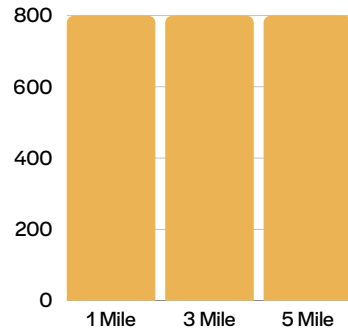
 4,510
MPSI

Poker Ln

Ace Dr



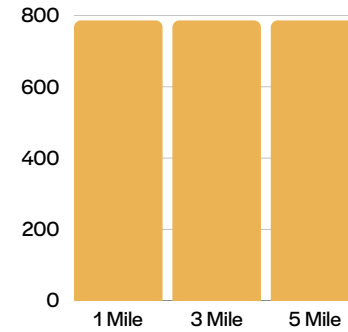
2025 Population Estimate



Total Population 2025

1 Mile	799
3 Mile	799
5 Mile	799

2030 Population Projection

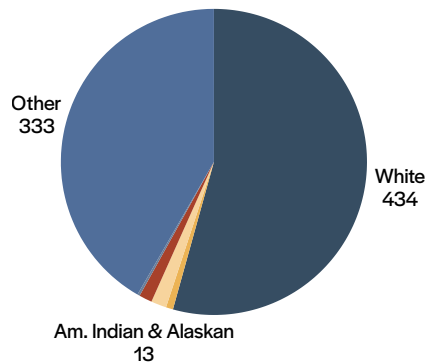


Projection 2030

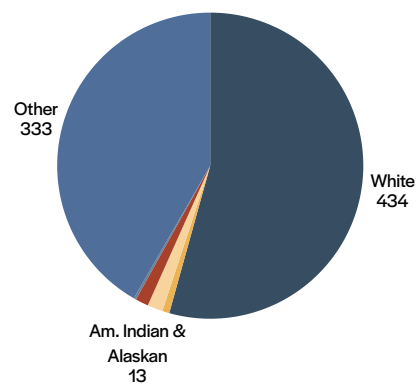
1 Mile	786
3 Mile	786
5 Mile	786

2025 Population by Ethnic Group

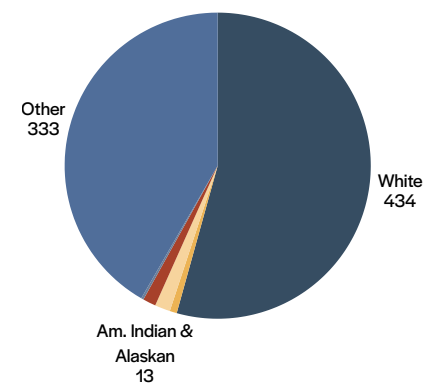
2025 Population - 1 Mile



2025 Population - 3 Mile



2025 Population - 5 Mile



Households	1 Mile	3 Mile	5 Mile
2030 Projection	341	341	341
2025 Estimate	347	347	347
2020 Census	383	383	383
Growth 2025-2030	-1.73%	-1.73%	-1.73%
Growth 2020-2025	-9.40%	-9.40%	-9.40%



2025 Avg Household Income

1 Mile: \$72,886 | 3 Mile: \$72,886 | 5 Mile: \$72,886

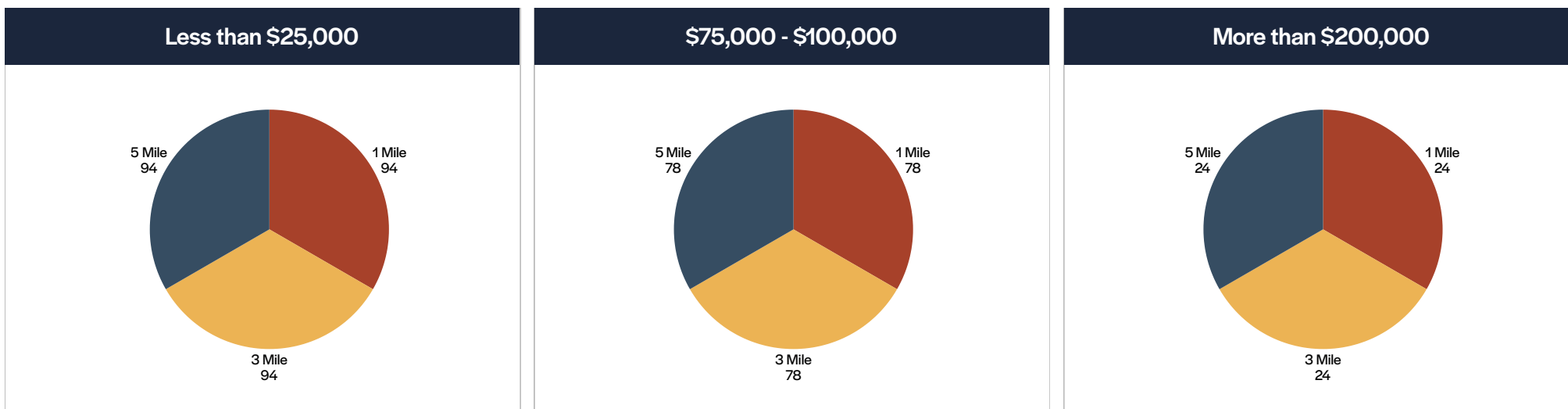


2025 Med Household Income

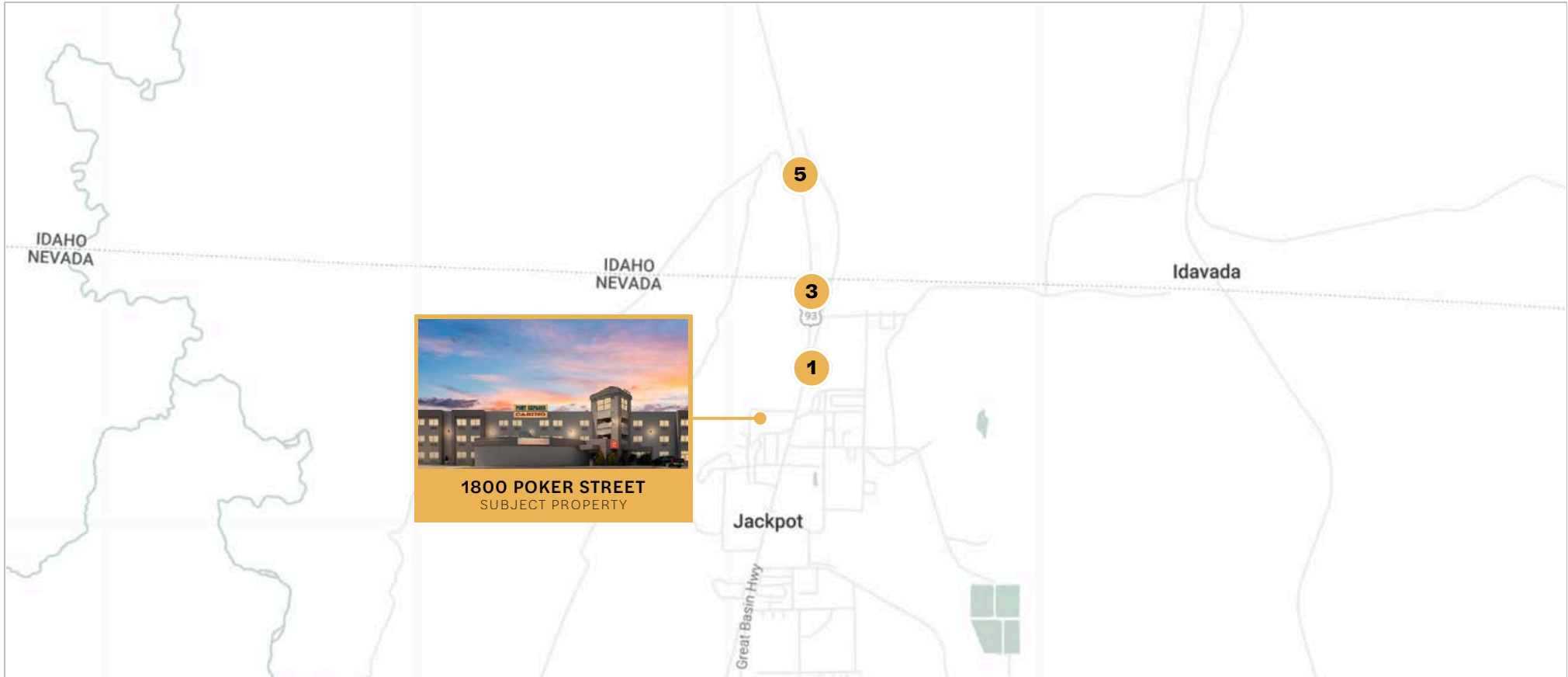
1 Mile: \$63,344 | 3 Mile: \$63,344 | 5 Mile: \$63,344

2025 Households by HH Income

1 Mile: 347 | 3 Mile: 347 | 5 Mile: 347



2025 Households by HH Income	1 Mile	3 Miles	5 Miles
Income: <\$25,000	94	94	94
Income: \$25,000 - \$50,000	63	63	63
Income: \$50,000 - \$75,000	74	74	74
Income: \$75,000 - \$100,000	78	78	78
Income: \$100,000 - \$125,000	6	6	6
Income: \$125,000 - \$150,000	0	0	0
Income: \$150,000 - \$200,000	8	8	8
Income: \$200,000+	24	24	24



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	US Hwy 93	Pinochle St	0.03 N	2024	4,510	MPSI	0.25
2	Great Basin Highway	Pinochle St	0.03 N	2025	4,478	MPSI	0.52
3	US Hwy 93	Pinochle St	0.03 N	2023	4,528	MPSI	0.52
4	US Hwy 93	Twin Springs Rd	0.21 N	2025	4,172	MPSI	0.90
5	US Hwy 93	Twin Springs Rd	0.21 N	2024	4,199	MPSI	0.90



Location **Overview**

Strategic Hospitality Asset in Nevada–Idaho Gaming Corridor

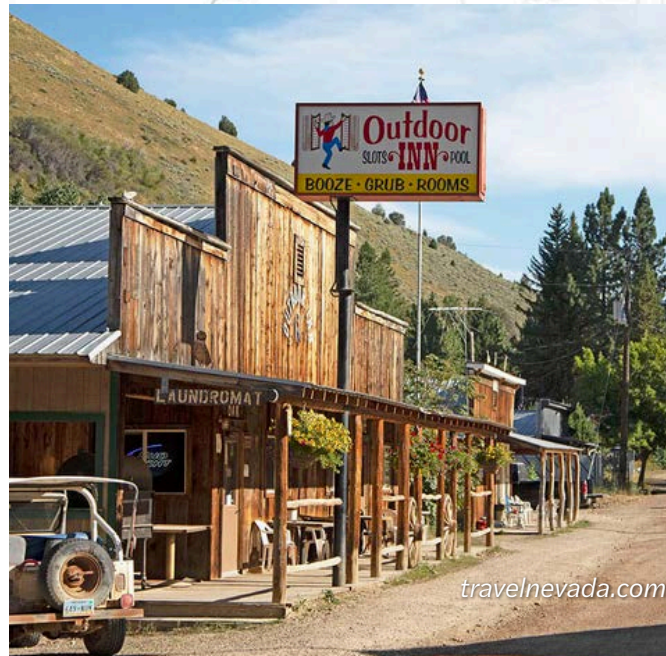
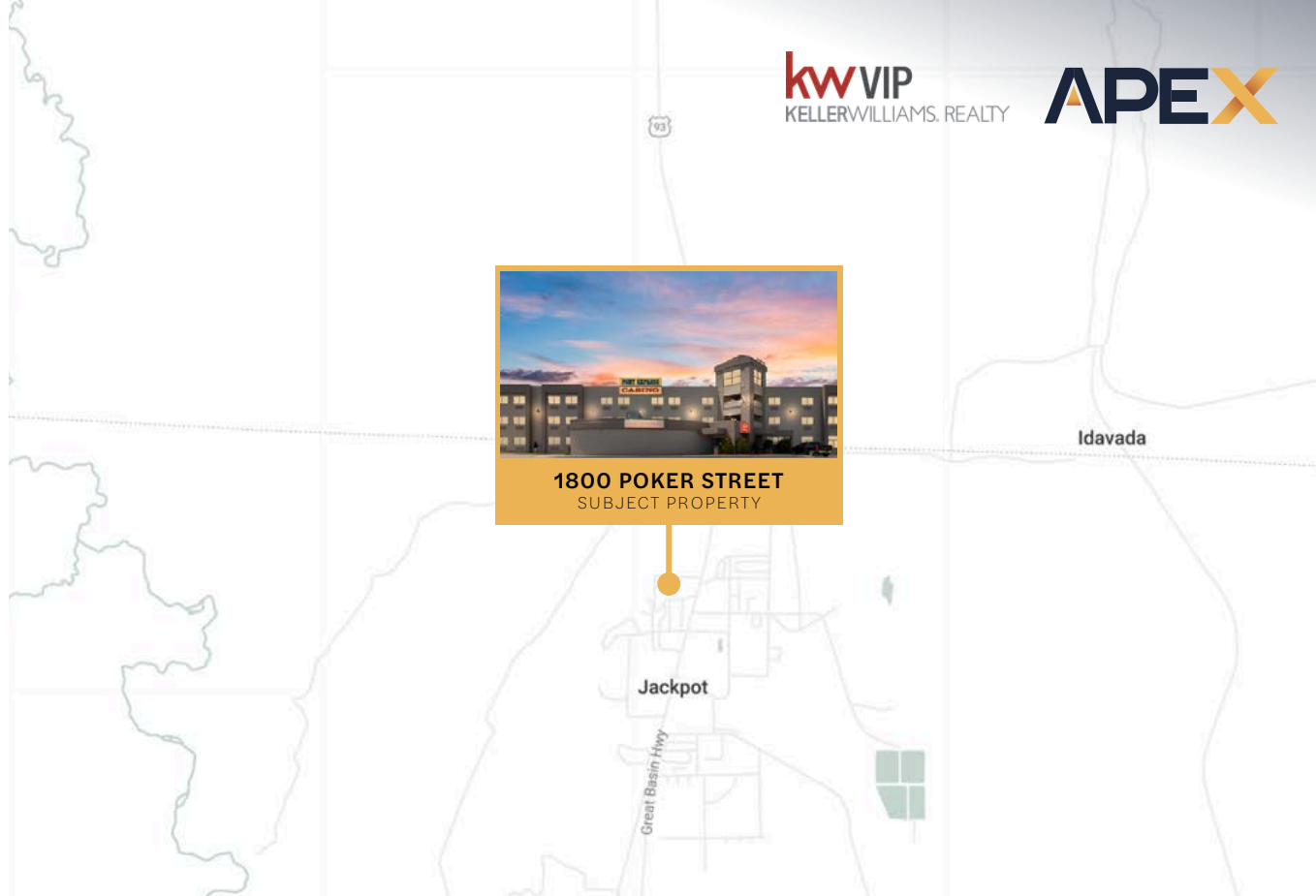


1800 Poker Street



Jackpot, Nevada is a unique border-town market positioned along U.S. Route 93 at the Nevada–Idaho state line, serving as a key destination for gaming, tourism, and regional travel. Its location supports consistent cross-state visitation, particularly from southern Idaho markets where gaming options are limited.

The city functions as a concentrated commercial and entertainment corridor, anchored by casinos, hotels, and travel-oriented services. This positioning supports steady traffic flow and year-round lodging demand driven by gaming activity, tourism, and highway commerce.



travelnevada.com



travelnevada.com

Area Amenities



1800 POKER STREET
SUBJECT PROPERTY



Jackpot, Nevada is a specialized hospitality and gaming market that draws visitors from across southern Idaho and surrounding regions. Its border location creates a reliable demand base driven by gaming tourism, with a steady flow of day-trippers and overnight visitors supporting the local economy.

Despite its small population, the area benefits from a concentrated commercial core anchored by casinos, hotels, and travel services. This limited-supply environment, combined with consistent visitation patterns, provides a stable operating landscape for hospitality assets within the market.



Nevada-Idaho Border



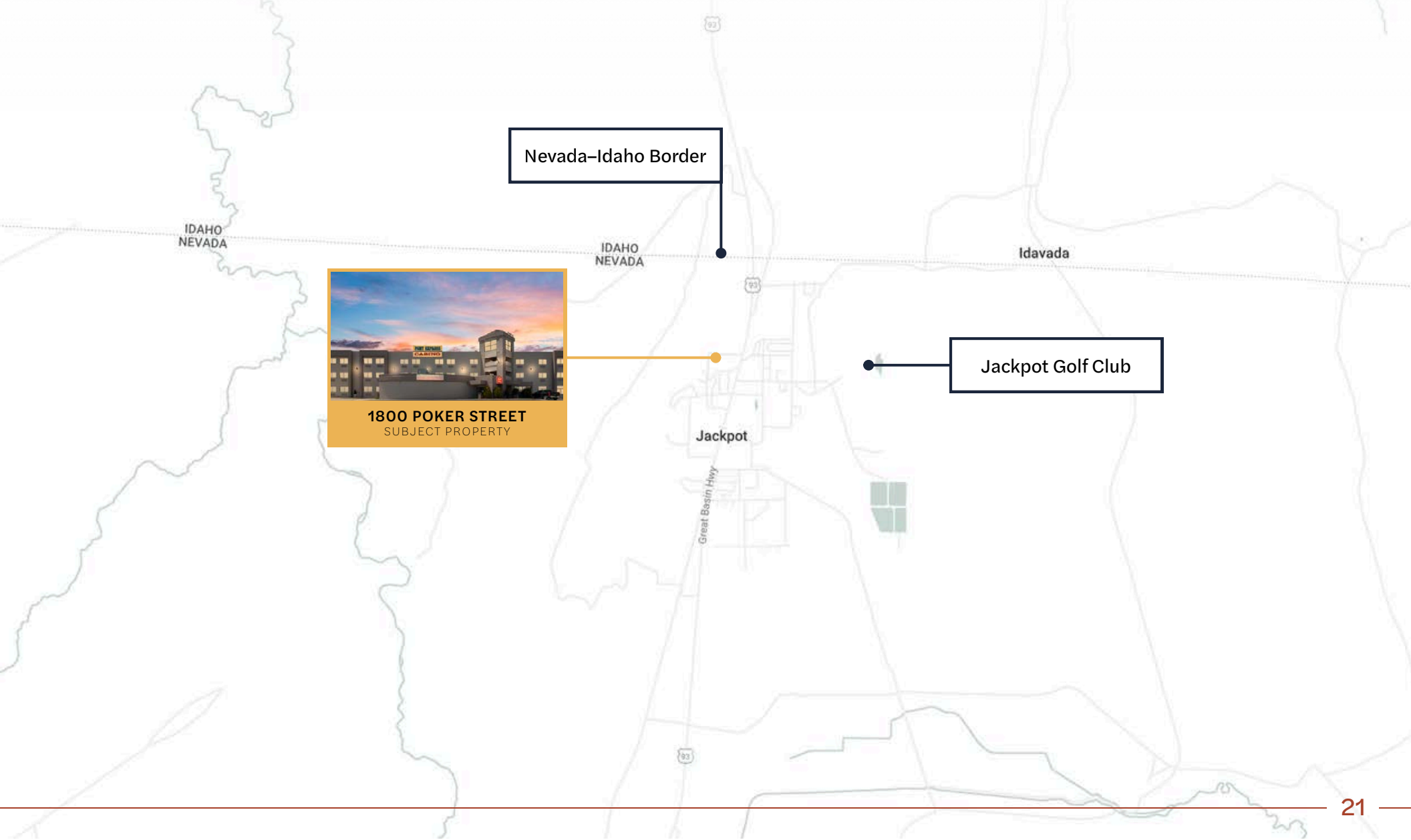
U.S. Route 93 Corridor



Jackpot Gaming Strip

Strategically located along U.S. Route 93, the property benefits from direct access to a primary north–south highway connecting Nevada and Idaho. This positioning captures consistent regional traffic, including gaming visitors, road travelers, and commercial transit.

The property is situated within Jackpot’s established gaming corridor, surrounded by casinos, hotels, and entertainment venues that drive year-round visitation. This concentration of demand generators supports strong visibility, accessibility, and sustained lodging demand fundamentals.





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