

For Sale | 4300 Water Canyon Road, Winnemucca, NV 89445

221.35 ACRES | 3 PARCELS



Property Description

Residential development opportunity.
Proposed low density residential, high density residential, and commercial uses.
Utilities readily available at parcel boundaries.

Property Highlights

- Winnemucca water connection fees are \$2,300/SFR
- Winnemucca sewer connection fees are \$3,500/SFR
- A new lithium mine at Thacker Pass is expected to create 350-400 long term jobs, with an estimated length of 40 years for Phase 1 and 80 years for Phase 2.
- A new Cardboard Recycling in Winnemucca project is expected to create 200 long term jobs

Two Tenant Office Building On APN: 16-0461-16

Built in 1996

Offering Summary

Sale Price:	\$2,500,000
Number of Parcels:	3
Lot Size:	221.35 Acres
Building Size:	2,896 SF
Zoning:	R-3 R-1-9 N-C MULT

PARCEL NUMBER

ACREAGE

16-0461-17	196.56
16-0464-09	23.59
16-0464-16	1.12

Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US
John Uhart, CCIM Sr. Advisor | NV #B.0003534.LLC | 775.741.3015 | John@NVCG.us

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



For Sale | 4300 Water Canyon Road, Winnemucca, NV 89445

Aerial Photos



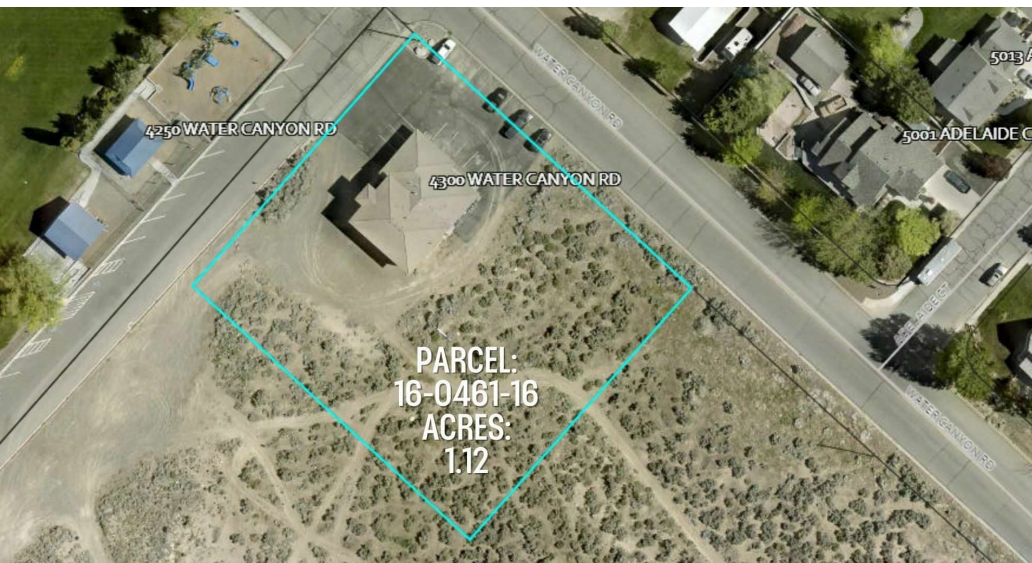
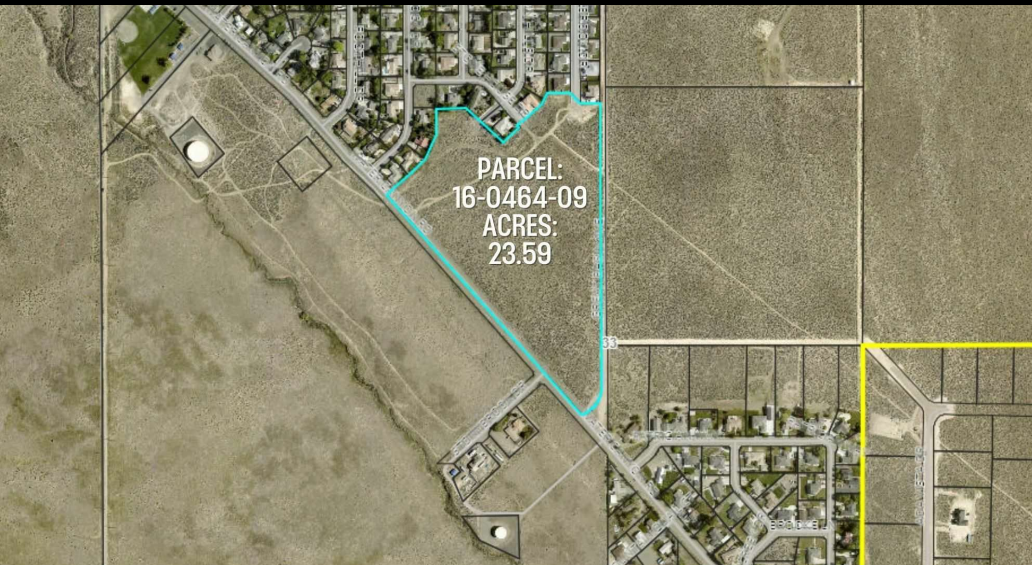
Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US
John Uhart, CCIM Sr. Advisor | NV #B.0003534.LLC | 775.741.3015 | John@NVCG.us

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



For Sale | 4300 Water Canyon Road

#16-0461-17: 196.56 ACRES + #16-0464-09: 23.59 ACRES + #16-0461-16: 1.12 ACRES = 221.35 TOTAL



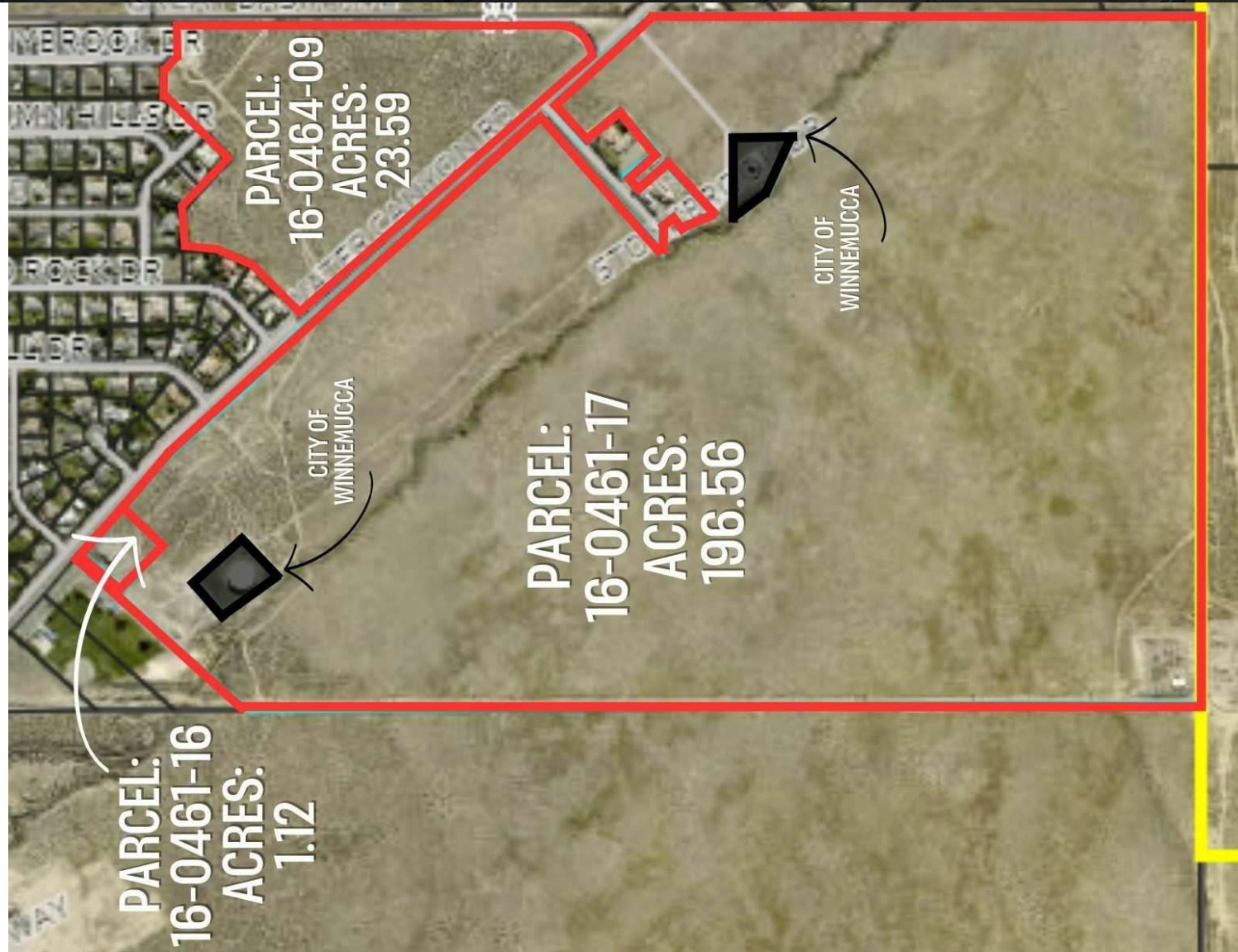
Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US
John Uhart, CCIM Sr. Advisor | NV #B.0003534.LLC | 775.741.3015 | John@NVCG.us

Nevada Commercial Group LLC | www.nvccg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



For Sale | 4300 Water Canyon Road

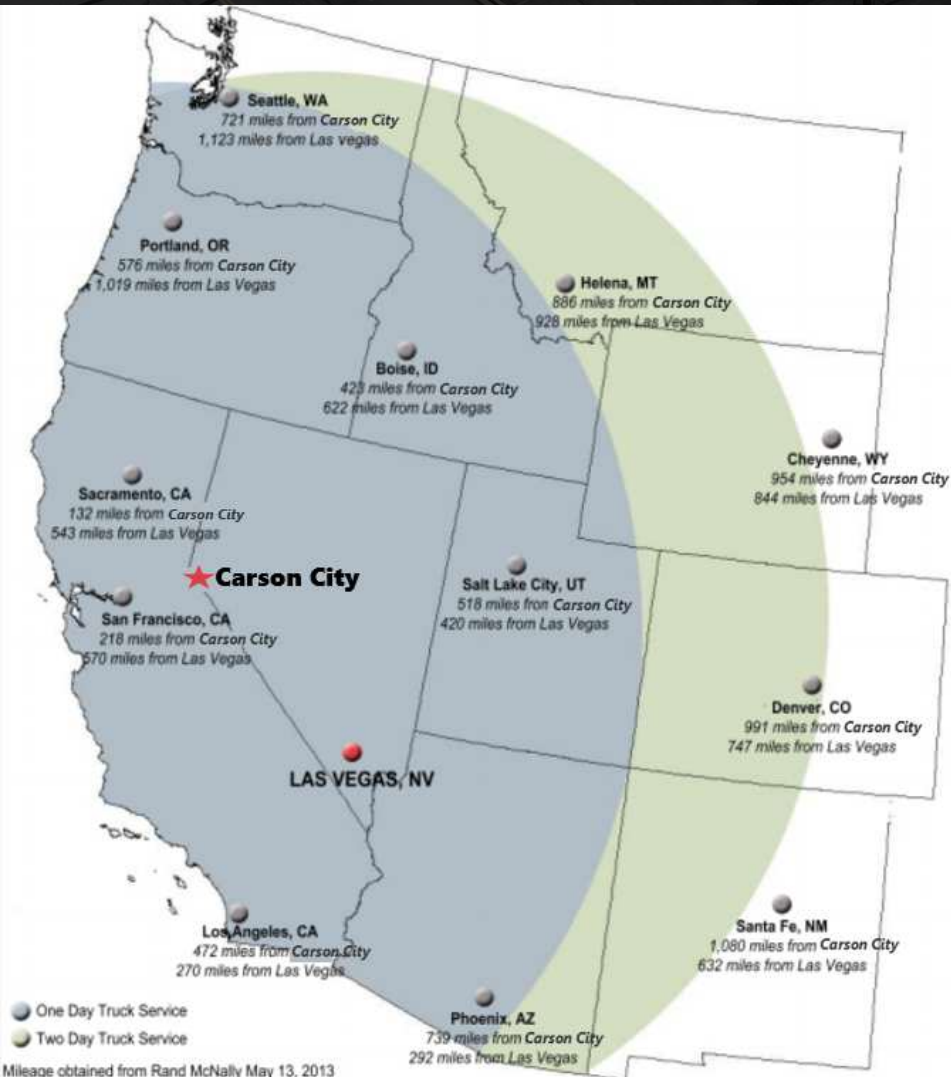
220.15 TOTAL ACREAGE



Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US
John Uhart, CCIM Sr. Advisor | NV #B.0003534.LLC | 775.741.3015 | John@NVCG.us

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896





NEVADA STATE TAX SYSTE

- NO Corporate Income Tax | NO Taxes on Corporate Shares
- NO Franchise Tax on Income
- NO Franchise Tax | NO Personal Income Tax
- NO Inheritance or Gift Tax | NO Unitary Tax | NO Estate Tax
- Competitive Sales and Property Tax Rates!

GEOGRAPHIC LOCATION & INFRASTRUCTURE

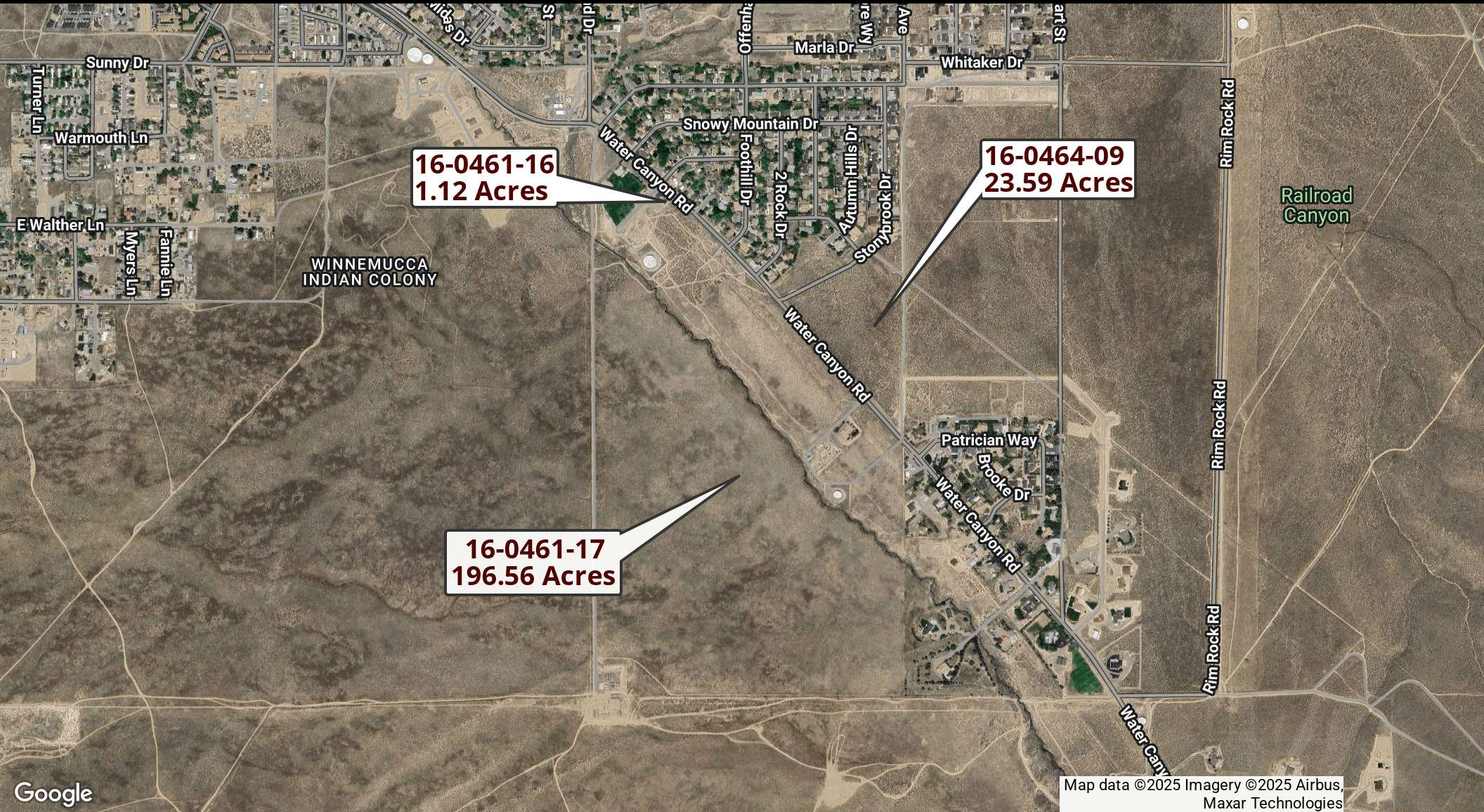
Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

TRANSPORTATION

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

For Sale | 4300 Water Canyon Road

Winnemucca, NV 89445



Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US
John Uhart, CCIM Sr. Advisor | NV #B.0003534.LLC | 775.741.3015 | John@NVCG.us

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	21	268	1,880
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	7	91	670
# of Persons per HH	3	29	2.8
Average HH Income	\$153,409	\$153,409	\$131,308
Average House Value	\$442,894	\$442,894	\$390,488

Demographics data derived from AlphaMap

