

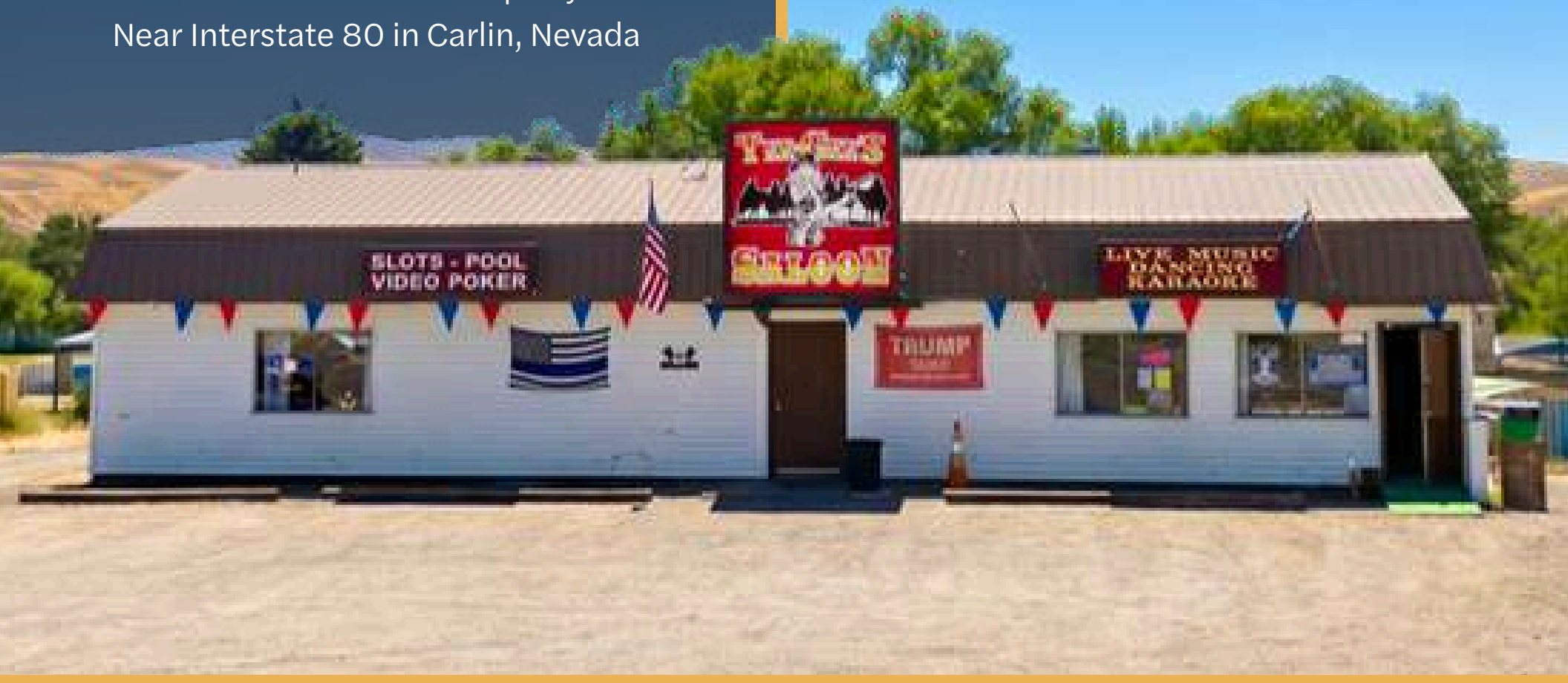
1015 CHESTNUT STREET

— CARLIN, NV 89822-9919 —

Established Tavern Property
Near Interstate 80 in Carlin, Nevada

kwVIP
KELLERWILLIAMS REALTY

APEX



THE GATHERING PLACE IN CARLIN FOR 20+ YEARS

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Executive **Summary**

Established Tavern Property
Near Interstate 80 in Carlin, Nevada



1015 Chestnut Street

1015 Chestnut Street

CARLIN, NV 89822-9919

For more than two decades, TeeGee's Saloon has been the gathering place in Carlin — a true small-town staple where locals come to unwind, catch up with friends, shoot pool, grab a bite, and enjoy a cold drink. Loved by the community and operated by the same long-time owners, TeeGee's is known for its welcoming atmosphere, loyal customer base, and reputation as the go-to hangout for residents, miners, travelers, and workers passing through northeastern Nevada.

Situated on a 0.42-acre parcel with a 2,188 SF building, the property offers ample space for bar operations, gaming, entertainment, and future enhancements. Built in 1971 and zoned commercial, the site supports a wide range of hospitality uses — from continued operation as a neighborhood bar to expansion into gaming, live entertainment, or a refreshed food-and-beverage concept.

Just minutes from Interstate 80 and surrounded by the region's mining and transportation industries, TeeGee's benefits from steady local patronage and consistent transient traffic. Its long-standing identity and deep community roots make this a rare opportunity to acquire a beloved rural Nevada bar with proven staying power and strong upside potential.



±0.42 AC
LAND AREA



±2,188 SF
BUILDING SIZE



COM
ZONING



OWNER-USER / INVESTMENT
OPPORTUNITY



BAR / TAVERN
PROPERTY USE



1971
YEAR BUILT

1015 Chestnut Street

CARLIN, NV 89822-9919

INVESTMENT HIGHLIGHTS

Deep customer loyalty and strong community presence

Long-time ownership and established local reputation

Serves locals, mining workforce, and regional travelers

Minutes from Interstate 80

±2,188 SF building on ±0.42-acre parcel

Commercial zoning allowing a variety of hospitality uses

Opportunity for owner-user or investment acquisition

Ideal for continued bar operations, gaming expansion, entertainment, or redevelopment

Strong upside potential through operational enhancements and expanded offerings

LOCATION HIGHLIGHTS

Strategically located in Carlin, a rural commercial corridor within Elko County

Located near Interstate 80

Serves local residents, mining workforce, regional travelers, and outdoor recreation visitors

Positioned within the City of Carlin commercial district

Accessible to regional recreation and tourism routes

Rural commercial hub serving northeastern Nevada

Elko County mining and transportation corridor



Property **Photos**

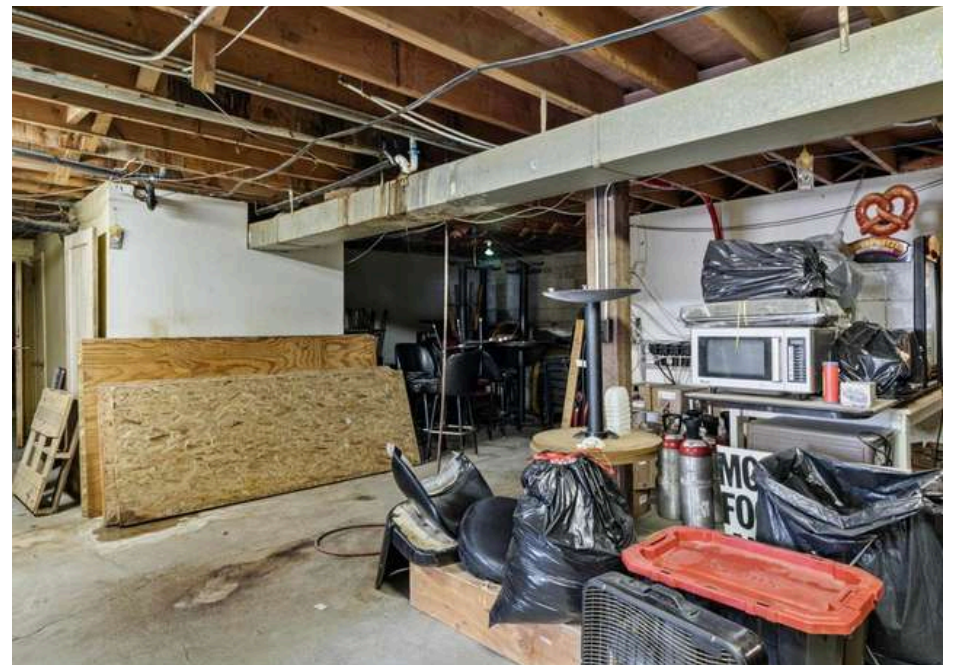
Established Tavern Property
Near Interstate 80 in Carlin, Nevada

















TeeGee's Saloon has served as the social hub of Carlin for more than 20 years, providing a welcoming destination where locals, miners, travelers, and workers gather to relax, enjoy food and drinks, and connect with the community.

Operated by the same long-time owners and supported by a loyal customer base, the property has built a strong reputation throughout northeastern Nevada. Its established identity creates a unique opportunity for continued bar operations, gaming expansion, live entertainment, or a refreshed food-and-beverage concept.

Located just minutes from Interstate 80 and surrounded by the region's mining and transportation industries, TeeGee's benefits from both steady local patronage and consistent transient traffic.





Demographics & Traffic Count

Established Tavern Property

Near Interstate 80 in Carlin, Nevada




1015 Chestnut Street



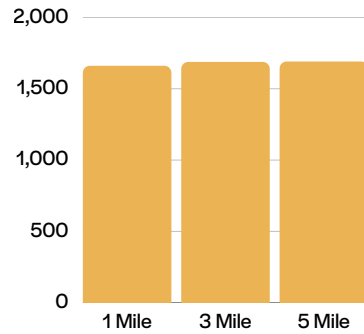
1015 CHESTNUT STREET
SUBJECT PROPERTY



 **1,520**
MPSI

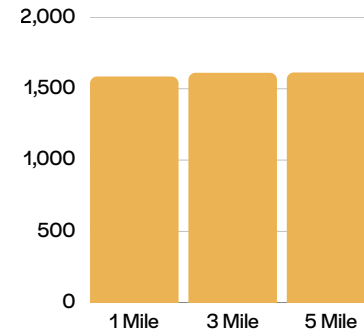
 **849**
MPSI

2025 Population Estimate



Total Population 2025	
1 Mile	1,661
3 Mile	1,688
5 Mile	1,691

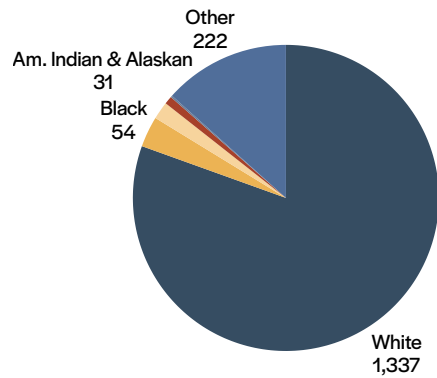
2030 Population Projection



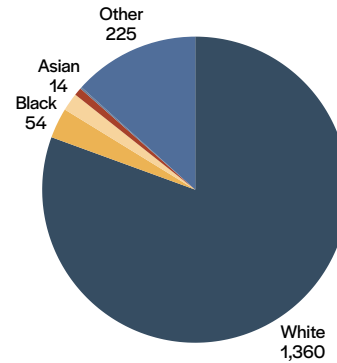
Projection 2030	
1 Mile	1,586
3 Mile	1,612
5 Mile	1,614

2025 Population by Ethnic Group

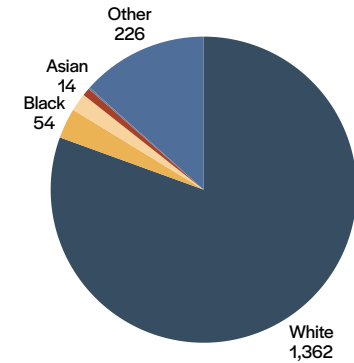
2025 Population - 1 Mile



2025 Population - 3 Mile



2025 Population - 5 Mile



Households	1 Mile	3 Mile	5 Mile
2030 Projection	610	620	621
2025 Estimate	640	651	652
2020 Census	794	807	808
Growth 2025-2030	-4.69%	-4.76%	-4.75%
Growth 2020-2025	-19.40%	-19.33%	-19.31%



2025 Avg Household Income

1 Mile: \$86,265 | 3 Mile: \$86,297 | 5 Mile: \$86,299

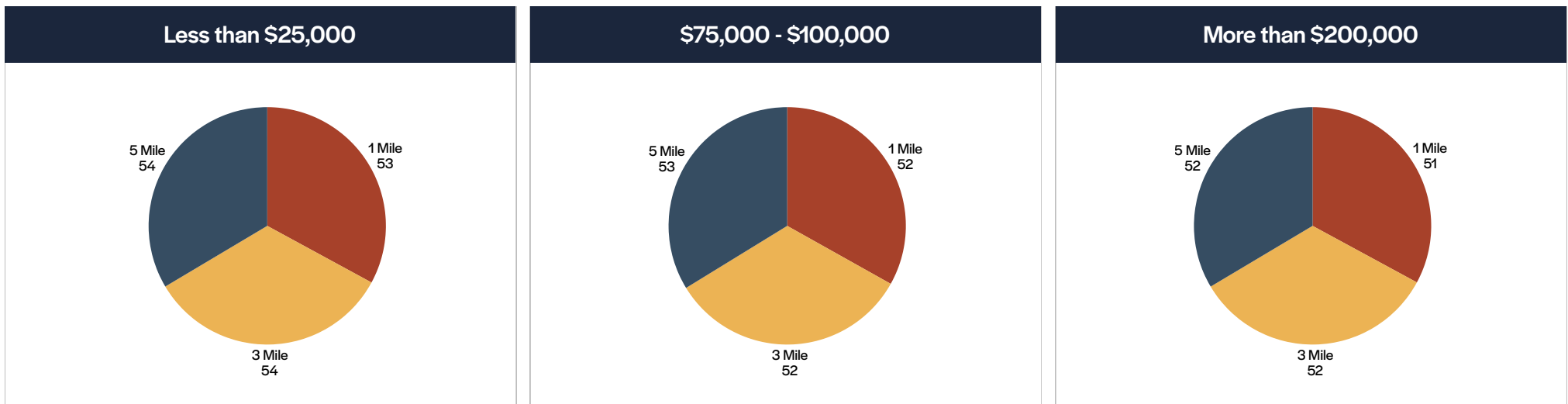


2025 Med Household Income

1 Mile: \$63,113 | 3 Mile: \$63,165 | 5 Mile: \$63,234

2025 Households by HH Income

1 Mile: 640 | 3 Mile: 652 | 5 Mile: 653



2025 Households by HH Income	1 Mile	3 Miles	5 Miles
Income: <\$25,000	53	54	54
Income: \$25,000 - \$50,000	134	136	136
Income: \$50,000 - \$75,000	217	222	222
Income: \$75,000 - \$100,000	52	52	53
Income: \$100,000 - \$125,000	107	110	110
Income: \$125,000 - \$150,000	7	7	7
Income: \$150,000 - \$200,000	19	19	19
Income: \$200,000+	51	52	52



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	Chestnut Street	10th St	0.06 W	2025	1,520	MPSI	±0.09 mi
2	Chestnut St	10th St	0.06 W	2024	1,522	MPSI	±0.10 mi
3	10th Street	Fir St	0.04 N	2024	3,669	MPSI	±0.16 mi
4	10th Street	—	0.00	2023	4,250	MPSI	±0.16 mi
5	NV 766	Fir St	0.04 N	2025	4,252	MPSI	±0.16 mi
6	Railroad St	10th St	0.02 N	2023	655	MPSI	±0.22 mi
7	10th Street	10th St	0.02 N	2025	644	MPSI	±0.22 mi
8	I-80	10th St	0.05 NE	2022	849	MPSI	±0.29 mi



Location **Overview**

Established Tavern Property

Near Interstate 80 in Carlin, Nevada



1015 Chestnut Street



Located in the City of Carlin within Elko County, Nevada, the property occupies a strategic position along one of northern Nevada's primary transportation corridors. Interstate 80 provides regional connectivity to major employment centers, mining operations, and tourism destinations throughout the state.

The property's location allows operators to serve a broad customer base that includes local residents, mining personnel, transportation workers, and travelers passing through northeastern Nevada. This combination of local and transient demand supports long-term hospitality and entertainment uses.

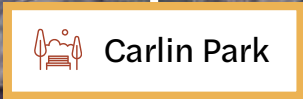
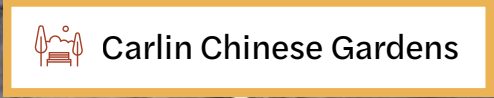
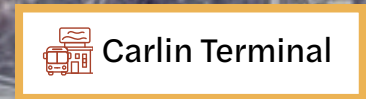
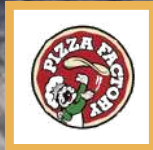


hipcamp.com



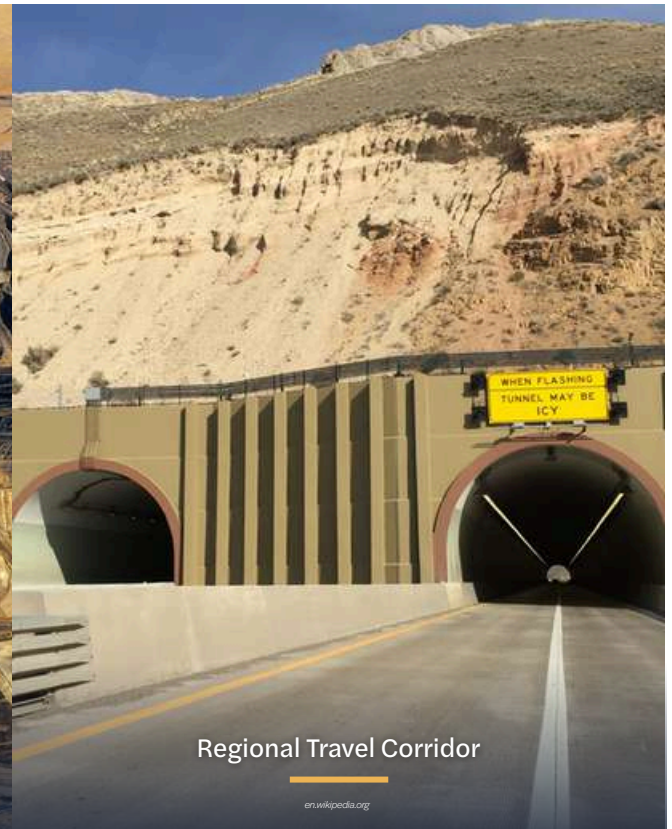
expedia.com

Area Amenities



Carlin serves as an important service and transportation community within Elko County, a region known for its significant mining activity and resource-based economy. The area's workforce demand, combined with Interstate 80 traffic, supports local businesses that cater to residents, workers, and travelers.

The broader Elko County economy benefits from mining, transportation, logistics, outdoor recreation, and tourism. Carlin's position along Interstate 80 continues to support commercial activity and hospitality-related businesses serving both local and regional markets.

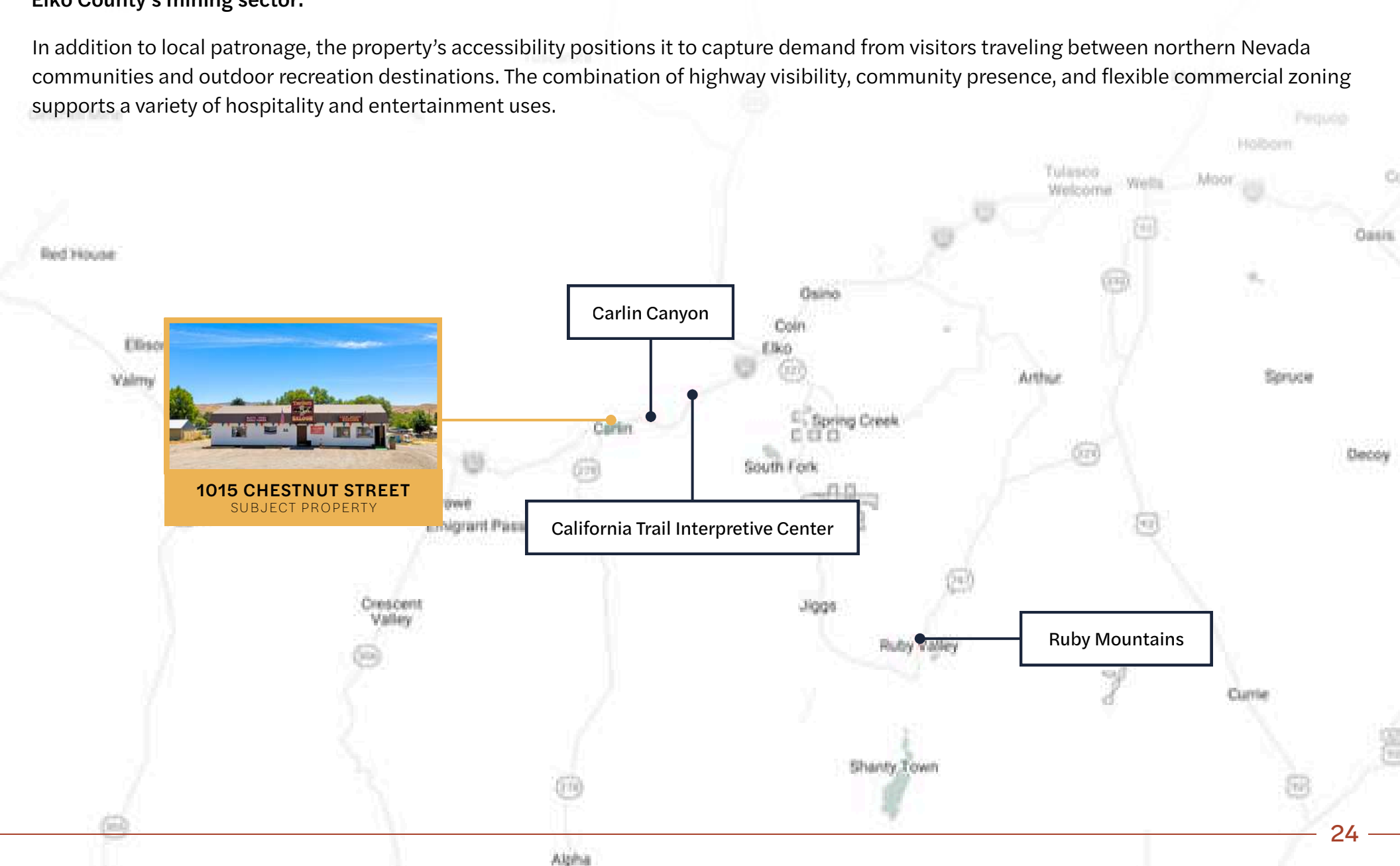


The property benefits from immediate access to Interstate 80, one of the most significant east-west transportation routes in the western United States. This location supports exposure to regional travelers, trucking activity, tourism traffic, and employees working throughout Elko County's mining sector.

In addition to local patronage, the property's accessibility positions it to capture demand from visitors traveling between northern Nevada communities and outdoor recreation destinations. The combination of highway visibility, community presence, and flexible commercial zoning supports a variety of hospitality and entertainment uses.



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SUBJECT PROPERTY





kwvip
KELLERWILLIAMS. REALTY



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License#: S.0203614

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