

FOR SALE OR
LEASE



West Wendover Downtown Civic Center Development

West Wendover, NV 89883

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Section 1

Property Information

Property Summary

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PROPERTY DESCRIPTION

West Wendover Unveils Vision for a Dynamic Downtown District.

City Leadership, in Partnership with eXp Realty & Commercial, Launches Development Opportunity of a Lifetime

About the Project:

- Size: 30.00± acre s (current phase)
- Zoning: New "Downtown Zone" allows for diverse commercial and high-density residential uses (excluding gaming and adult uses)
- Utilities & Roads: Off-site improvements complete d
- Development Parcels: Ranging from 0.5 to 5+ acres
- Location: Between Wendover Boulevard and I-80
- Marketing Timeframe: Phase 1 lots expected to b e available immediately

OFFERING SUMMARY

Sale Price: See West Wendover Downtown Land Pricing Summary

Lot Size: 30 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	670	1,137	2,048
Total Population	1,805	3,158	5,728
Average HH Income	\$80,544	\$82,423	\$82,762
Average Weekly Tourism			

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Property Description

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LOCATION DESCRIPTION

WestWendover's geographic positioning is a major competitive asset. Located just over a two-hour drive west of Salt Lake City, it draws a consistent weekend influx of visitors—expanding the local population from approximately 5,000 to an estimated 35,000—boosting demand for retail, dining, and hospitality. It's situated directly on Interstate 80, the transcontinental artery connecting the San Francisco Bay Area to New Jersey, which makes it a key logistics and transport hub. Moreover, its proximity to the iconic Bonneville Salt Flats adds unique appeal and economic activity. The annual speed week events held there draw racing enthusiasts and spectators from across the country, further elevating regional visitation and brand visibility. These factors together position West Wendover as a prime location—combining strong traffic flows, tourism, and logistical advantages that benefit commercial infrastructure and the new downtown development vision.

PRIME LOCATION WEST WENDOVER, NV

Strategic location: Just a two-hour drive from Salt Lake City and bisected by I-80, West Wendover lies on a critical logistics corridor—positioning it ideally for warehousing, distribution, and tourism markets.

Tourism powerhouse: The town's population balloons from ~5,000 residents to over 35,000 on summer weekends, thanks in large part to visitors from Utah and ongoing entertainment offerings.

Salt Flats racing tourism: The nearby Bonneville Salt Flats host internationally known events such as Speed Week, World of Speed, and World Finals, drawing thousands of racing enthusiasts, media, and spectators to the region each year—bringing sustained demand for lodging, dining, and services.

Historic Wendover Airfield: A former U.S. Army Air Force base where the 509th Composite Group trained for the Enola Gay mission; today it is a cultural landmark that attracts history buffs, aviation enthusiasts, and tourists, while also hosting film productions.

Film-friendly terrain: More than 90 feature films and television projects have been shot in and around Wendover—including blockbusters like Con Air—showcasing the area's dramatic landscape and versatility as a filming location.

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Logistics Highlights

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KEY LOGISTICS PLAYERS ON I-80 THROUGH WEST WENDOVER

Major Nevada-Based Fleets on the I-80 Corridor

- CONUS Interstate / Transportation, headquartered in Sparks, NV, operates dry van and flatbed freight across all 48 states directly via I-80 .
- Capurro Trucking, based in Reno and Carlin, boasts a 100+ truck fleet, specializing in flatbeds and regional hauling along I-80.
- Truline Corporation (Reno-based) supports heavy freight and specialized shipping throughout Nevada and into neighboring states.

National Carriers Utilizing I-80

- Swift Transportation and its affiliate Knight-Swift, plus J.B. Hunt and Schneider National, are among the nation's largest carriers, commonly routing trucks through West Wendover due to its strategic position on the coast-to-coast freight corridor.

Supporting Infrastructure

- The nearby Wendover Port of Entry, the first fully-automated state port on I-80, supports cross-border freight and reduces hold-ups for commercial trucks.
- Frequent truck stops and weigh stations ensure compliance and efficiency for heavy vehicles traversing the area.

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Proposed Development

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Section 2

Location Information



Regional Map

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Location Map

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Retailer Map

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Google

Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GE

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Section 3

Financial Analysis



West Wendover Downtown Land Pricing Summary

Including both per square foot and estimated per acre pricing for quick development assessment.

Market Value Pricing (Fee Simple, Infrastructure In Place)

Parcel Size	Interior (\$/sf)	Interior (\$/ac)	I-80 Frontage (\$/sf)	I-80 (\$/ac)	Wendover Blvd (\$/sf)	Wendover Blvd (\$/ac)
0.50± to 1.00± acre	\$2.25	\$98,010	\$2.80	\$121,968	\$3.60	\$156,816
1.01± to 2.50± acres	\$2.10	\$91,476	\$2.65	\$115,434	\$3.35	\$145,926
2.51± to 5.00± acres	\$2.00	\$87,120	\$2.50	\$108,900	\$3.20	\$139,392
5.01± acres and larger	\$1.50	\$65,340	\$1.90	\$82,332	\$2.40	\$104,544

Estimated Annual Market Rent (NNN Lease Estimate)

Parcel Size	Interior (\$/sf)	Interior (\$/ac)	I-80 Frontage (\$/sf)	I-80 (\$/ac)	Wendover Blvd (\$/sf)	Wendover Blvd (\$/ac)
0.50± to 1.00± acre	\$0.23	\$10,018	\$0.28	\$12,197	\$0.36	\$15,682
1.01± to 2.50± acres	\$0.21	\$9,138	\$0.27	\$11,761	\$0.34	\$14,810
2.51± to 5.00± acres	\$0.20	\$8,712	\$0.25	\$10,890	\$0.32	\$13,939
5.01± acres and larger	\$0.15	\$6,534	\$0.19	\$8,233	\$0.24	\$10,454

Additional Notes:

- Zoning: Future "Downtown Zone" allows C-1/C-2 commercial and high-density residential (no gaming or adult uses)
- Development-ready with roads and utilities completed by the City of West Wendover
- Ground leases assume 20-year terms with CPI-based escalations (min 2%, max 5%)
- Sale parcels will include a performance-based development agreement to avoid speculation
- Acre pricing based on 1 acre = 43,560 square feet

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Section 4

Demographics



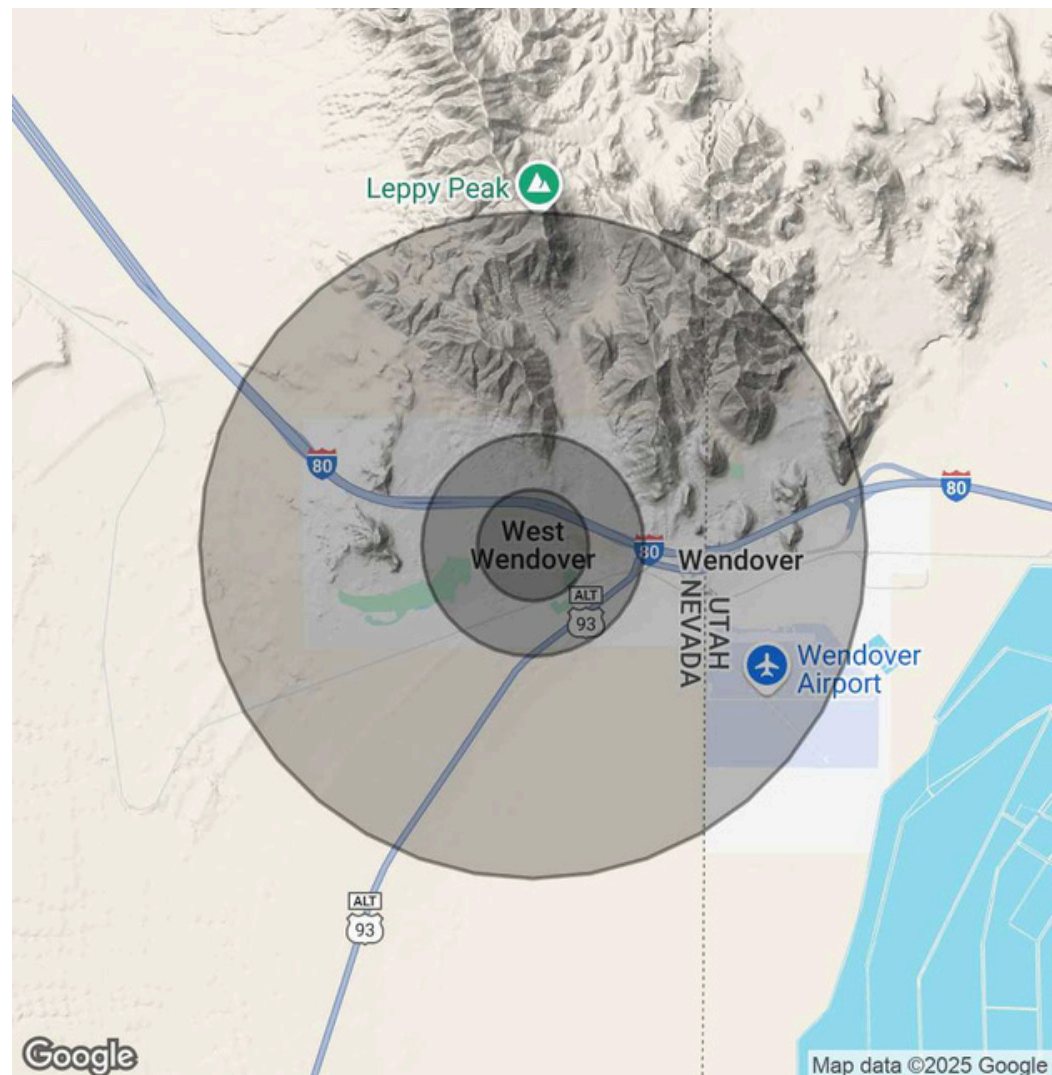
Demographics Map & Report

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POPULATION	0.5 MILES	1MILE	3 MILES
Total Population	1,805	3,158	5,728
Average Age	34	34	35
Average Age (Male)	34	34	35
Average Age (Female)	34	34	35

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	670	1,137	2,048
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$80,544	\$82,423	\$82,762
Average House Value	\$217,290	\$222,930	\$244,926

Demographics data derived from AlphaMap



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Section 5

Advisor Bios



Advisor Bio 1

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PAMELA JUNGE

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PROFESSIONAL BACKGROUND

Pamela Junge serves as President of The Junge Group, a Las Vegas based real estate firm specializing in commercial, residential and business brokerage. The Junge Group is Brokered by eXp Commercial and eXp Realty, a global powerhouse that is nearly 85,000 agents strong. Mrs. Junge joined the firm in 2019 and has been active in the Las Vegas real estate community for over 34 years. Prior to joining eXp, Mrs. Junge co-owned and operated First Real Estate, managing approximately 75 agents and worked closely with city and county governments on expansion and development projects. Prior to that, she served as account manager at First Interstate Mortgage, overseeing over \$50M in private investor funds utilized as bridge-to-consumer loans to local developers for both residential and commercial projects. While at First Interstate, she earned her CCIM designation - the highest level of scholar achievement in commercial real estate. She's currently busy with community and education outreach while overseeing all aspects of her company.

MEMBERSHIPS

CCIM

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