

OFFERING
MEMORANDUM

0 W FIRST
STREET





TABLE OF CONTENTS

- 01* Executive Summary
- 02* Property Information
- 03* Comparable Sale
- 04* Market Analysis

01 Executive Summary

Offering Summary
Investment Highlights



Offering Summary

This is a unique opportunity to acquire in-fill, development land with high density residential zoning in Winnemucca, Nevada. The site is zoned for many uses, including multifamily or hotel, and has great visibility and connectivity to the downtown area. Buyer to verify all allowable used by zoning.



Offering Summary



\$1,136,915
OFFERING PRICE



\$5
PRICE PER FOOT



±5.22 AC
TOTAL LAND SIZE

02 Property Information

- Property Details
- Regional Map
- Local Map
- Aerial Map
- Site Plan



Property Details



\$1,136,915
OFFERING PRICE



\$5
PRICE PER FOOT



±5.22 AC
LAND SIZE



R-3
ZONING



Winnemucca
SUBMARKET

Overview

| | |
|----------|--|
| Location | 0 W Minor Street Winnemucca, NV 89445 |
| Lot Size | ±5.44 AC |
| APN | 15-0272-01, 15-0131-02, 15-0131-03, 15-0131-04, 15-0131-05, 15-0131-09, 15-0131-10, 15-0131-11, 15-0131-12 |



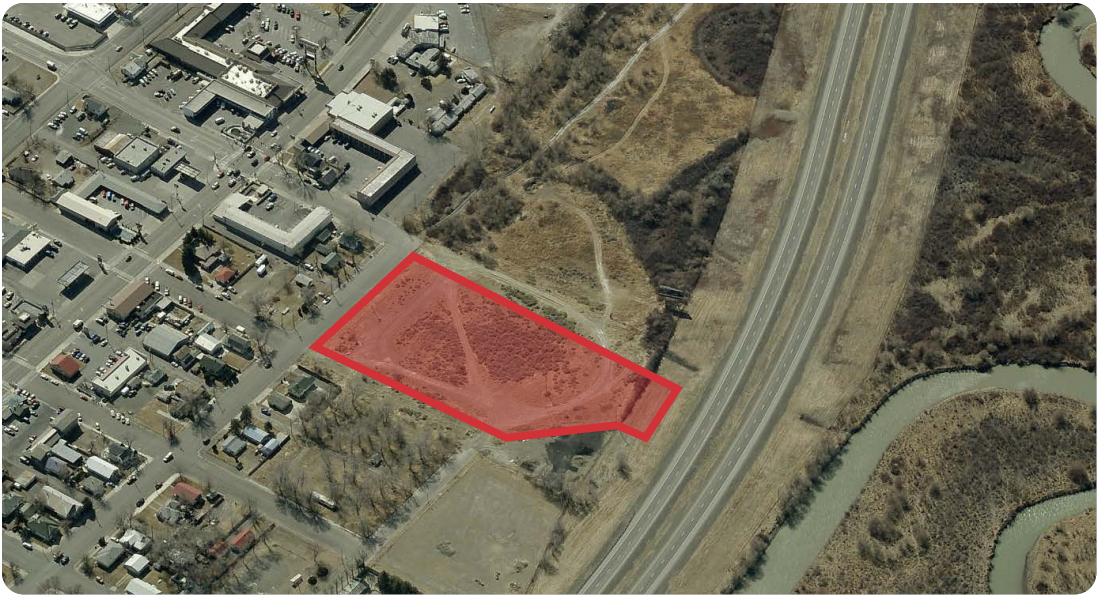
Aerial Map



Regional Map



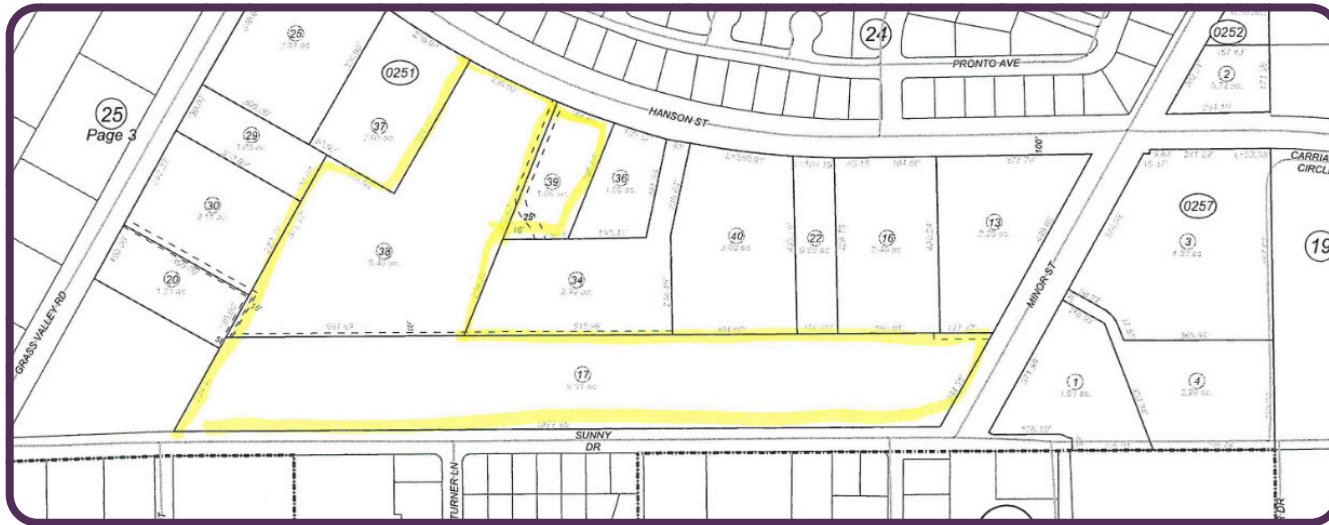
Property Photos



03 Comparable
Sale



Comparable Sale



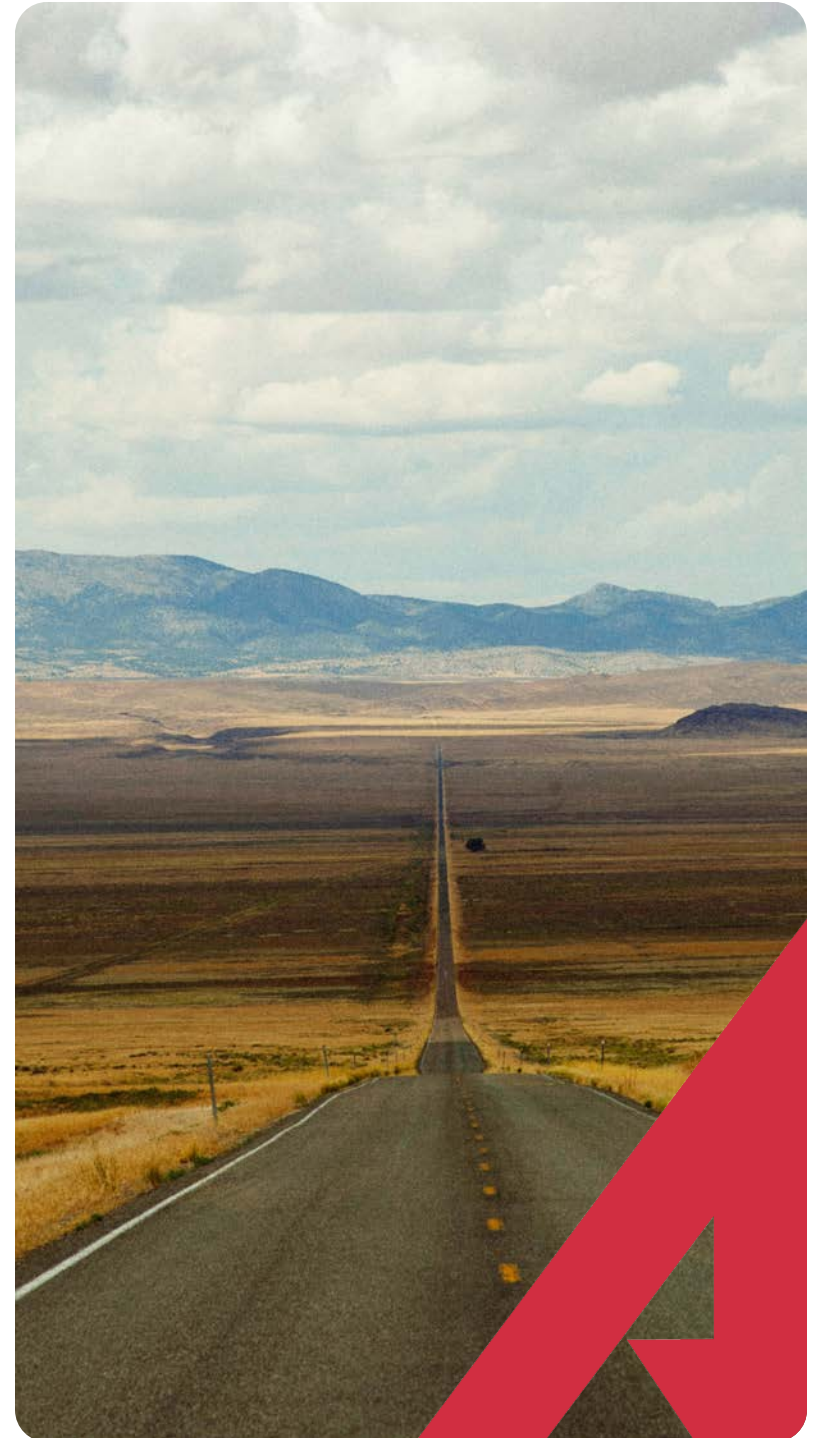
1200 Hanson St
Winnemucca, NV 89445

Details

| | |
|----------------|--|
| APN | 16-0251-38, 16-0251-39, 16-0251-17 |
| Property Size | 16-0251-38 = 6.45 AC 16-0251-39 = 1.08 AC 16-0251-17 = 9.91 AC |
| Sale Price | \$4,558,122 |
| Price Per Unit | \$42,142.86 |
| Price Per Foot | \$6.00 |

04 Market Analysis

Market Overview
Demographics
About Nevada
About Northern Nevada



Market Overview

Winnemucca, a hidden gem in the high desert landscape, lies at the heart of northern Nevada, serving as a pivotal link between major urban hubs like Reno, NV, Boise, ID, and Salt Lake City, UT. Strategically positioned, it marks the juncture of the northern US Highway 95, which stretches from Oregon and Idaho, and Interstate 80, a key transcontinental route traversing the vast expanse from central California to Utah. This quaint community, often referred to as an “oasis in the desert,” surprises travelers with its serene beauty and vibrant culture.

As the sole incorporated city and county seat of Humboldt County, Nevada, Winnemucca is more than just a passageway; it's a thriving hub with a population of 7,174 people, 2,736 households, and 1,824 families as of the 2000 census. The city's economy is buoyed by large mining companies and businesses catering to the gold mining industry, offering ample employment opportunities to its residents.

Humboldt County is the oldest county in Nevada that has built its economy around agriculture, mining, and tourism. Mining has been a cornerstone since the beginning, with rich mineral deposits of gold, dolomite, opal, petrified wood and silver. Today, Humboldt County is working towards expanding its overall mineral mining portfolio to include lithium. Large lithium deposits have been identified in the McDermitt Caldera area, which presents a unique opportunity to develop a significant supply to satisfy increasing market demands.

Lithium America has already constructed a 2,000 person man camp and begun construction on what is now the largest Lithium mine in America, creating a significant demand for housing in the Winnemucca area.

Moreover, with a burgeoning tourism sector, Winnemucca is attracting a growing number of visitors, drawn by its unique charm and outdoor recreational activities. Notably, until 2013, Winnemucca Farms operated the world's largest potato dehydration plant, contributing significantly to the region's agricultural prominence. Today, the area remains one of the largest potato farming regions globally, underscoring the city's rich agricultural heritage and its enduring importance in the state's economy.



5 Mile Demographics

KEY FACTS



12,329
POPULATION



4.9%
UNEMPLOYMENT



2.5
HOUSEHOLD
SIZE (AVG.)



37
MEDIAN
AGE

INCOME FACTS



\$79,329

MEDIAN
HOUSEHOLD
INCOME



\$39,121

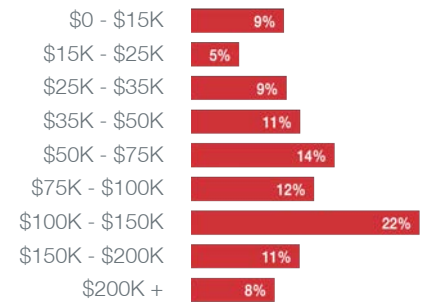
PER CAPITA
INCOME



\$188,404

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



BUSINESS FACTS



534
BUSINESSES

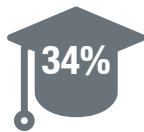


5,999
EMPLOYEES

EDUCATION FACTS

12%

NO HIGH
SCHOOL
DIPLOMA



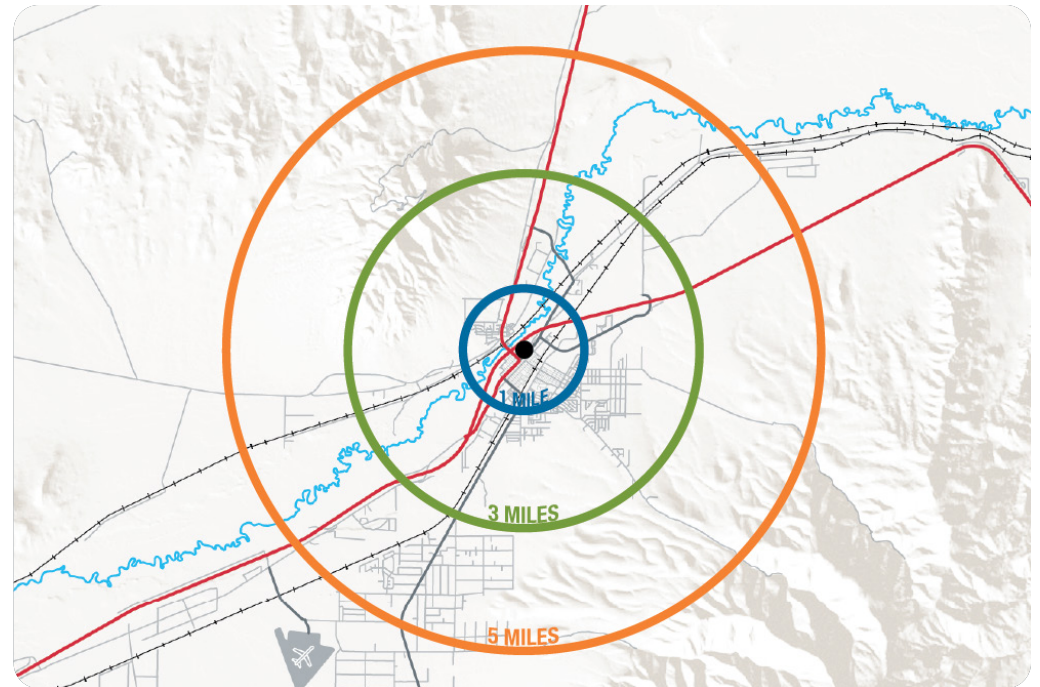
34%
HIGH
SCHOOL
GRADUATE



29%
SOME
COLLEGE



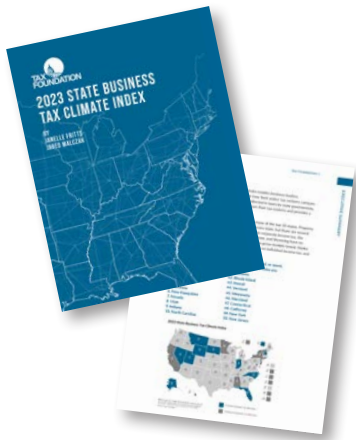
25%
BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

About Nevada









Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

0 W FIRST STREET



HANSON STREET

MONROE STREET

W SECOND STREET

W FIRST STREET



Brian Egan CCIM
Sr. Vice President | Principal
(775) 336 4672
began@naalliance.com
NRED N°: BS,1000906

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