



± 6,632 ACRES

LAND DEVELOPMENT OPPORTUNITY

AVAILABLE ALL OR PART



West Wendover Assemblage
W. Wendover, Nevada

**AVISON
YOUNG**

Property summary

AVISON
YOUNG

±6,632-Acre, West Wendover Assemblage

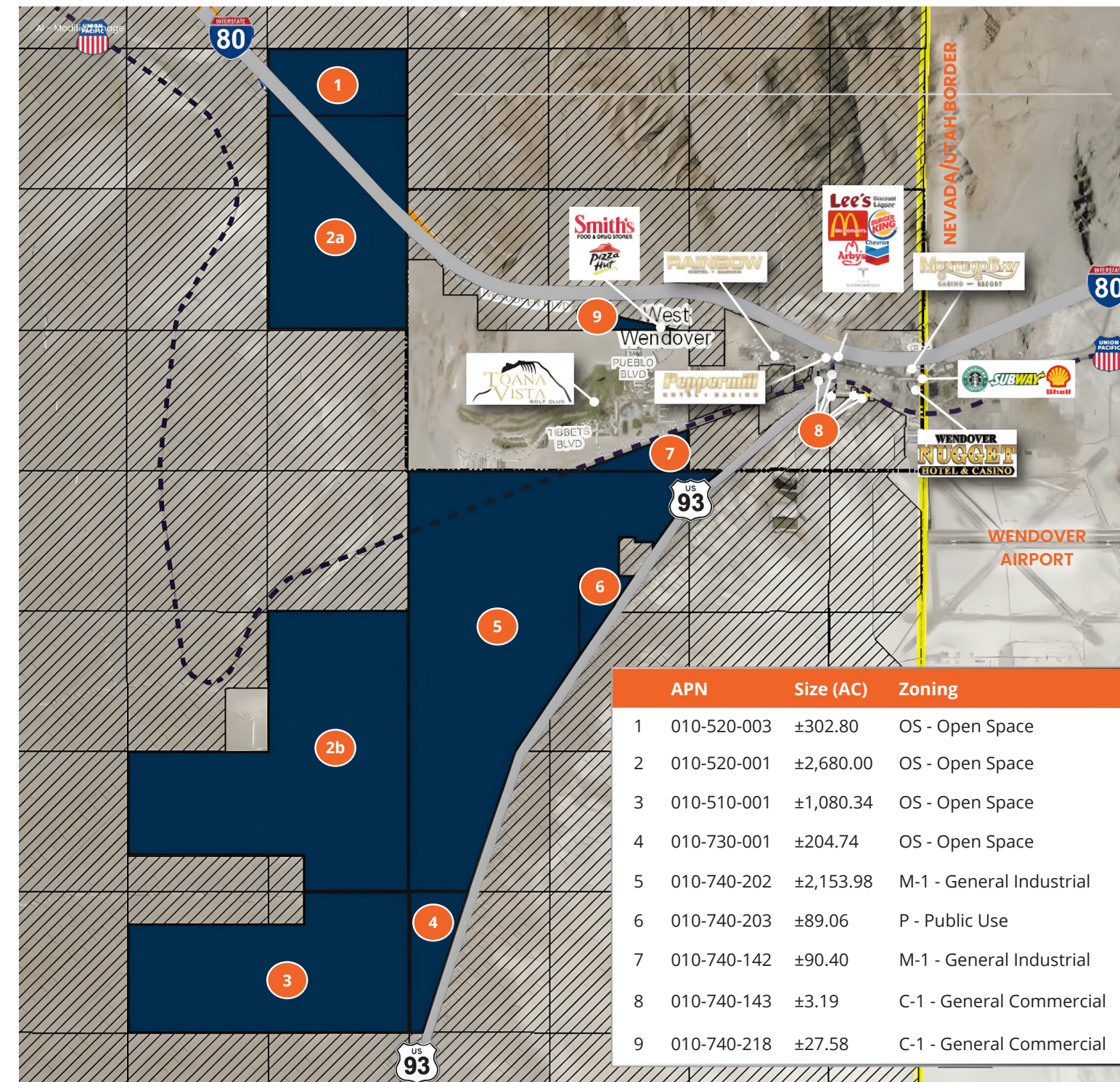
Investment / Development Opportunity

THE OPPORTUNITY

An exceptional opportunity to acquire ±6,632 acres across nine strategically located parcels in West Wendover, Nevada. Positioned along the critical I-80 and I-93 corridors, the portfolio offers flexible acquisition options with parcels available individually or as a combined assemblage. Featuring a diverse mix of zoning—including Open Space, General Industrial (M-1), Commercial (C-1), and Public Use—this offering supports a wide range of development strategies from industrial and logistics to commercial services and long-term land banking.

WHY THIS PORTFOLIO STANDS OUT

Unlike single-use land offerings, this assemblage provides built-in versatility. The ±2,100+ acre M-1 zoned parcel creates immediate opportunity for industrial or logistics users, while smaller C-1 parcels offer prime positioning for commercial frontage and service-oriented uses. The significant Open Space acreage presents long-term entitlement upside, conservation strategies, or large-scale master planning potential. This blend allows investors and developers to phase projects, diversify risk, and align development with market demand over time.



Property summary

TOTAL ACREAGE
±6,632 acres

TOTAL PARCELS
9

JURISDICTION
W. Wendover, NV / Elko County

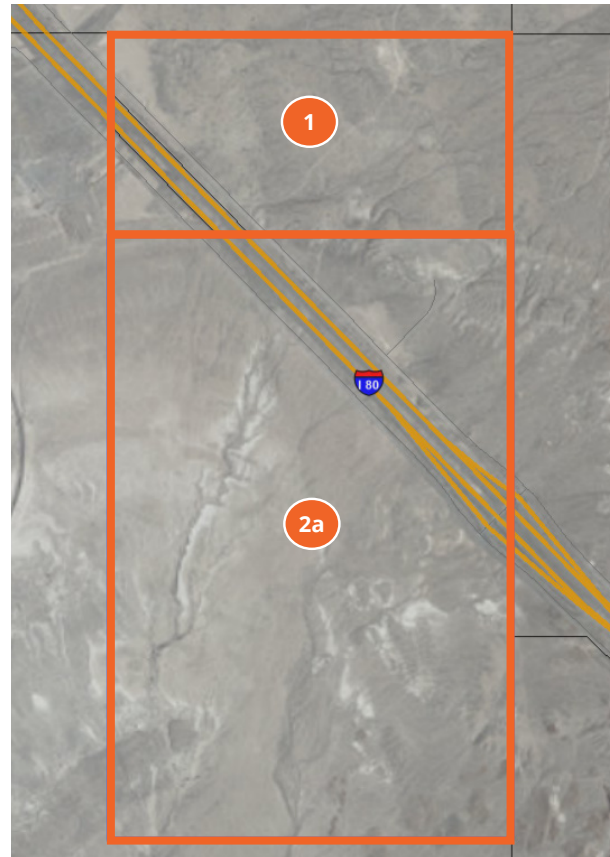
UTILITIES
Well &/or City

INCENTIVES
Opportunity Zone

ASKING - ALL OR PART
Call for Pricing

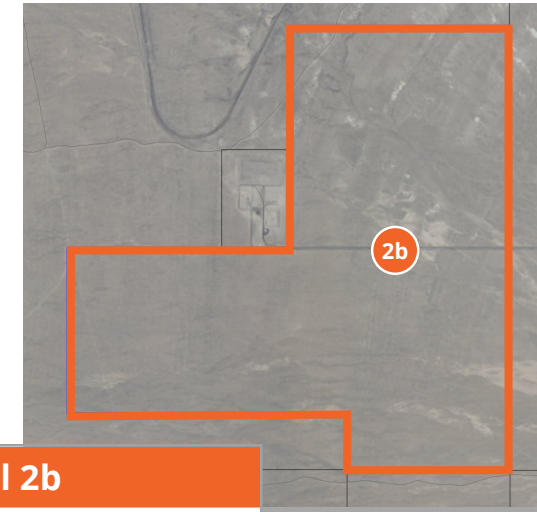
PROPERTY SUMMARY

With scalable parcel sizes ranging from ±3.19 acres to ±2,600+ acres, this offering accommodates everything from targeted user acquisitions to institutional-scale land plays. The ability to control multiple sites along major transportation corridors further enhances long-term value as infrastructure and regional growth expand east from Northern Nevada and west from Salt Lake City.

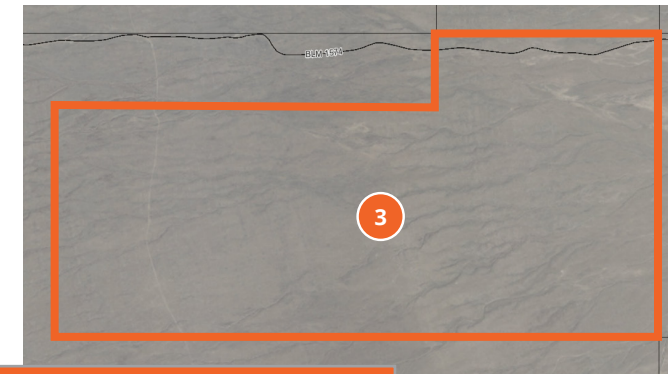


Parcel 1	
Size	±302.80 acres
Zoning	Vacant
APN	010-520-003

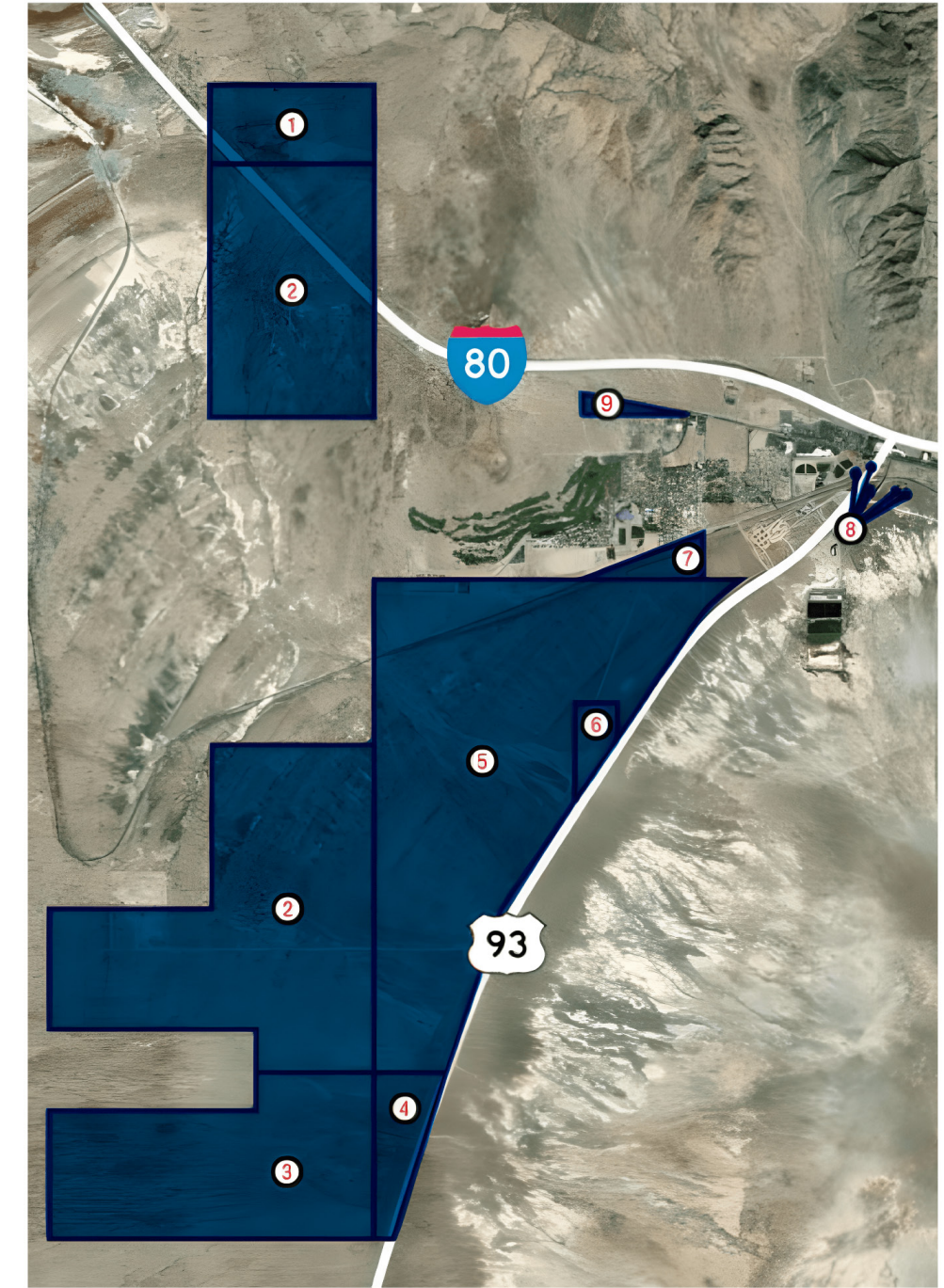
Parcel 2a	
Size	±977 acres
Zoning	Vacant
APN	010-520-001



Parcel 2b	
Size	±1,703 acres
Zoning	Vacant
APN	010-520-001



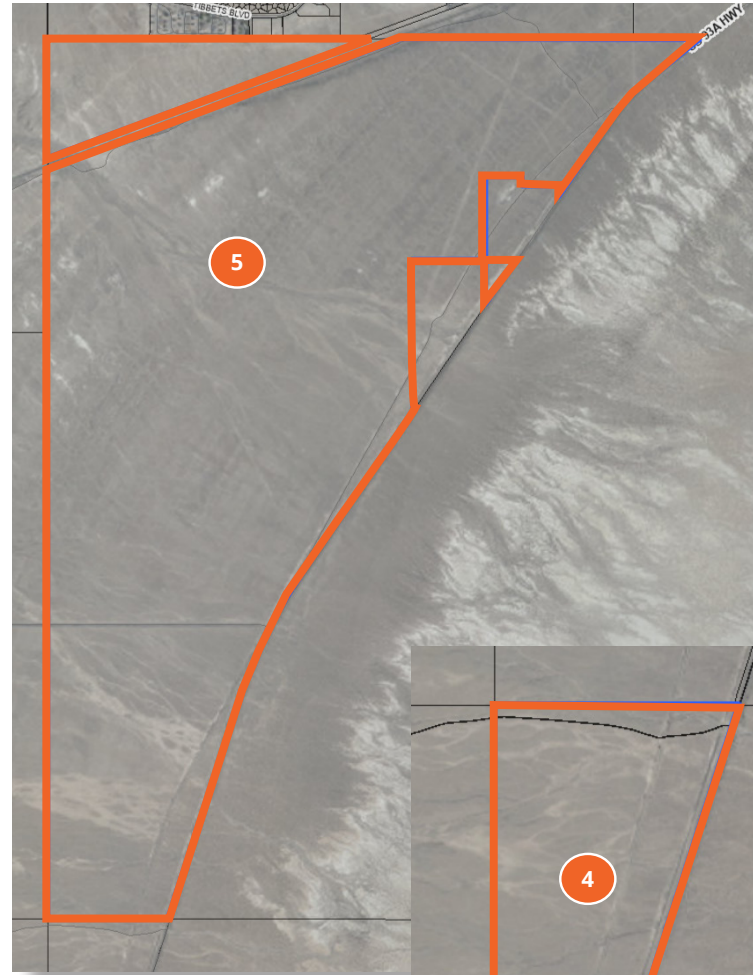
Parcel 3	
Size	±1,080.34 acres
Zoning	Vacant
APN	010-510-001



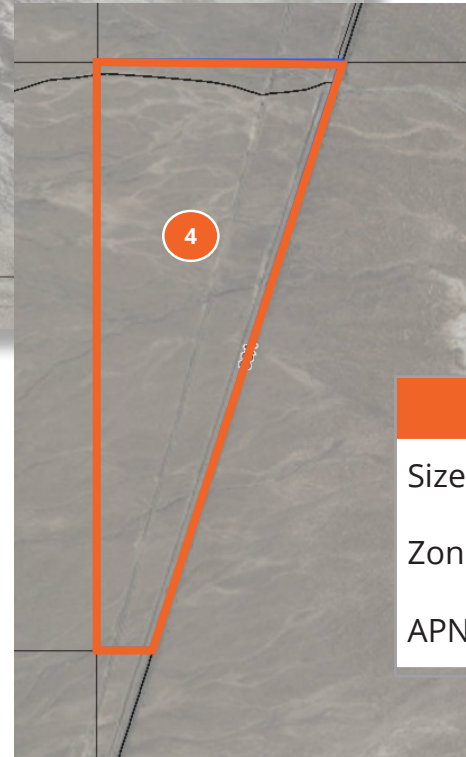
**Parcel
breakdown**

Parcel breakdown

AVISON
YOUNG



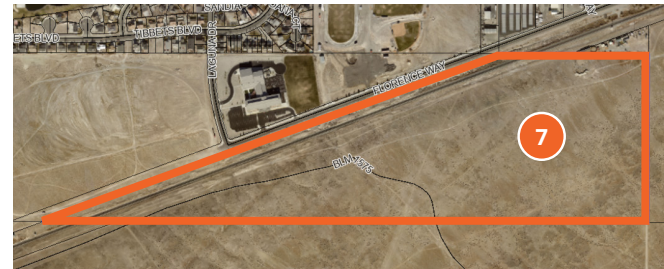
Parcel 5	
Size	±2,153.98 acres
Zoning	M1 - General Industrial
APN	010-740-202



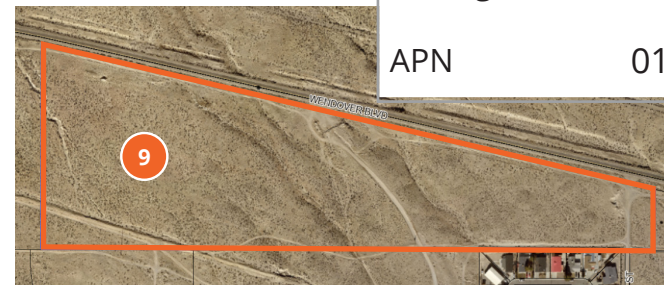
Parcel 4	
Size	204.74 acres
Zoning	Vacant - Open Space
APN	010-730-001



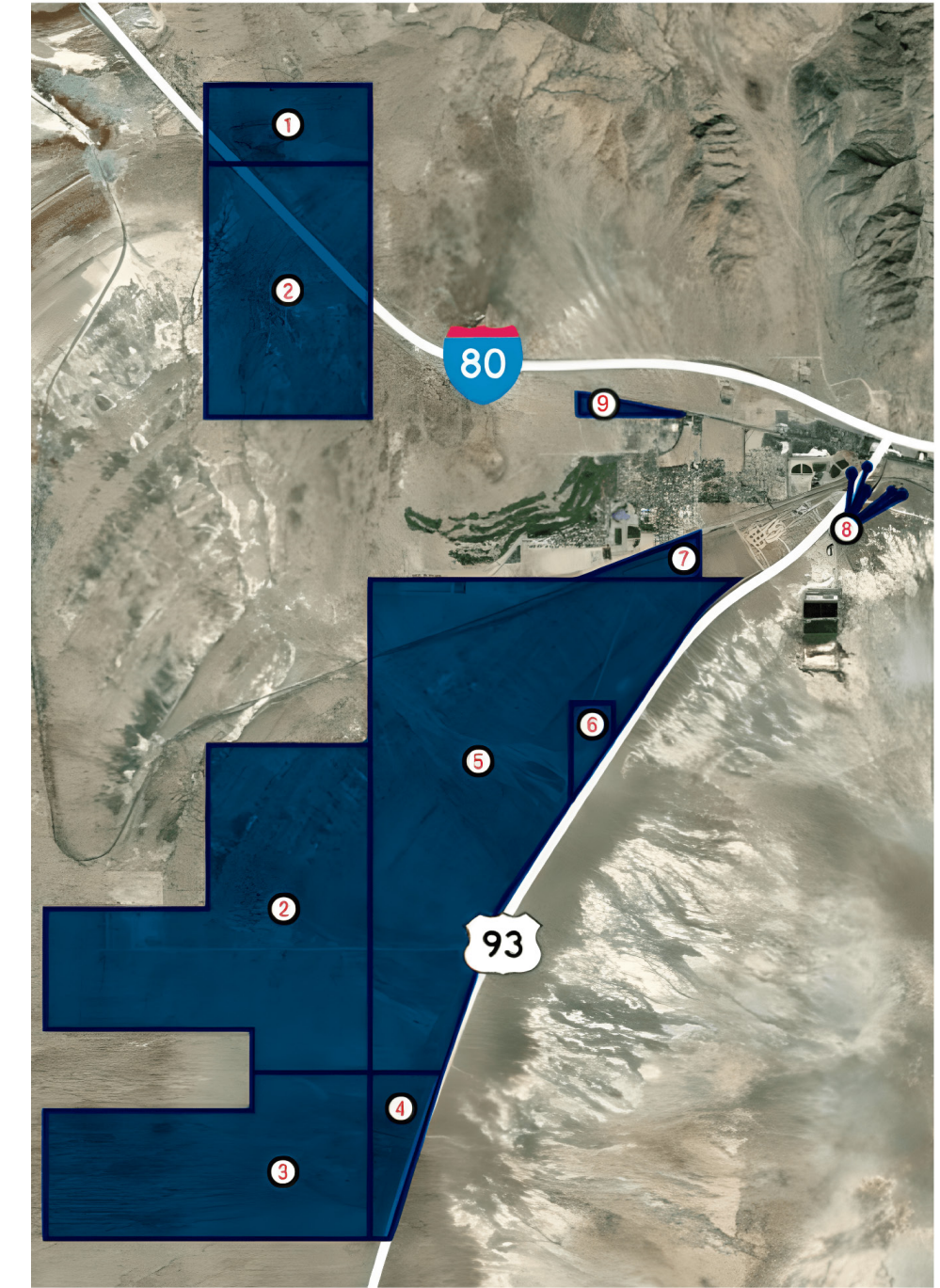
Parcel 6	
Size	±89.06 acres
Zoning	P - Public Use District
APN	010-740-202



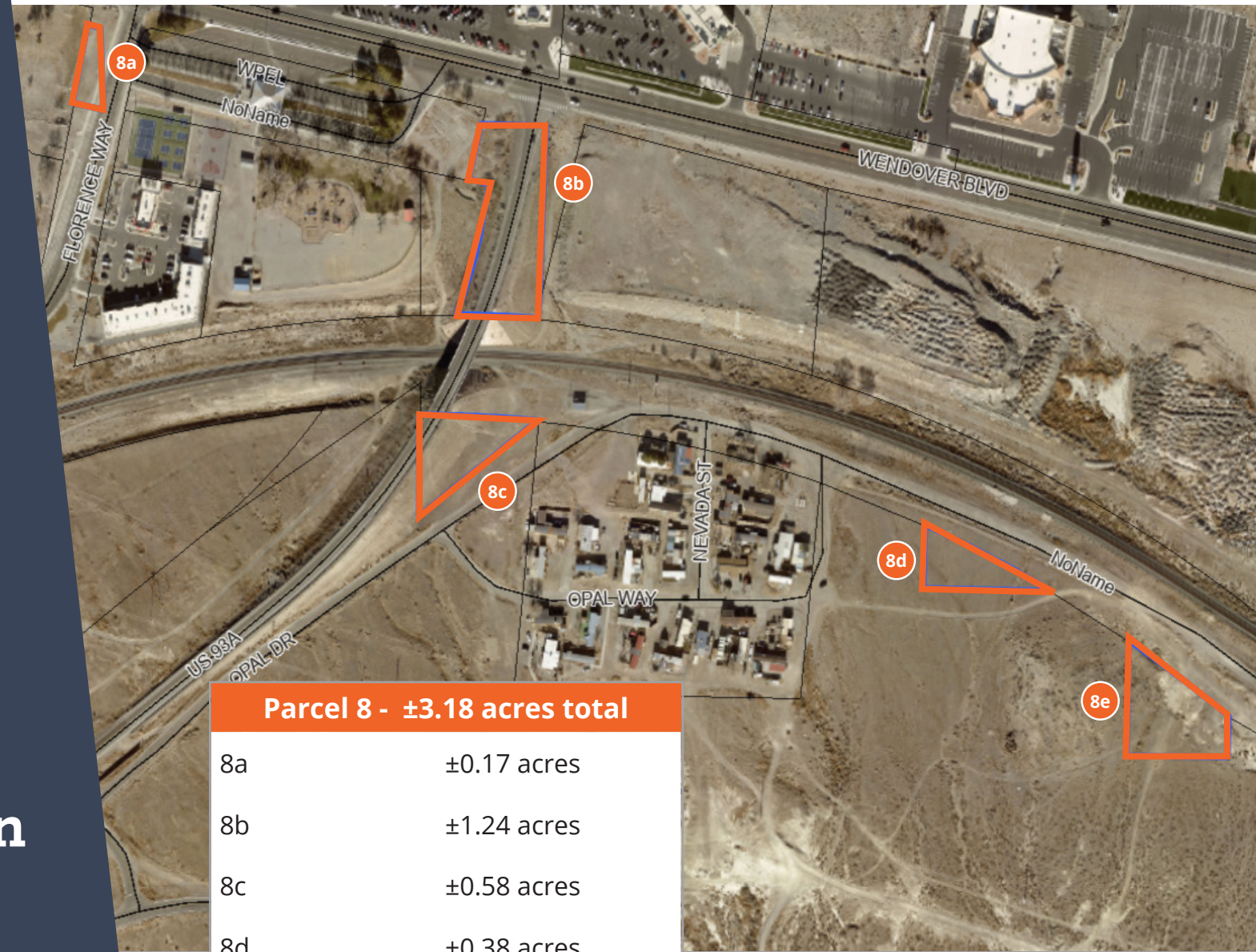
Parcel 7	
Size	±90.40 acres
Zoning	M1 - General Industrial
APN	010-740-142



Parcel 9	
Size	±27.58 acres
Zoning	C1-General Commercial
APN	010-740-218



Parcel breakdown



Parcel 8 - ±3.18 acres total	
8a	±0.17 acres
8b	±1.24 acres
8c	±0.58 acres
8d	±0.38 acres
8e	±0.82 acres
Zoning	C1-General Commercial
APN	010-740-143



POINTS OF CONTACT

Get in touch

If you would like more information on this opportunity, please get in touch.



Chris Lexis, SIOR
Principal
+1 702 376 8500
chris.lexis@avisonyoung.com



Joe Leavitt, SIOR
Principal
+1 702 303 7893
joe.leavitt@avisonyoung.com



James Griffis, SIOR
Principal
+1 702 715 0809
james.griffis@avisonyoung.com

Visit us online
avisonyoung.com



© 2026 Avison Young - Nevada LLC. All rights reserved.

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

10845 Griffith Peak Drive | Suite 100 | Las Vegas, NV 89135 | +1 702 472 7979