

Land For Sale

924 Poplar Street
Carlin, NV 89822

Land Available ±4.0 Acres

- APN 002-220-023
- For sale with short term lease back to seller
- Zoning-Light Industrial: General and Warehousing
- City water and sewer to site
- Power-Wells Rural Electric Company wrec.coop
- Southwest Gas is area provider

Sale Price: Call for Pricing



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Property Overview

Strategically positioned at the northwest corner of the I-80 and State Highway 766 interchange, 924 Poplar Street offers a rare opportunity for a gas station, convenience store, fast food restaurants, hotel, truck terminal, etc., to capitalize on heavy daily traffic from Nevada's booming mining industry. Thousands of mine employees pass this hard corner daily enroute to employee shuttles and the Gold Quarry, just minutes north. The site is directly across from a large mobile home park and at the end of Poplar Street sits Nevada Gold Mines' shuttle parking lot. Surrounded by major fuel and food developments—including Love's (with Carl's Jr.), One Nine/Chevron (with Subway), and the new TravelCenters of America (with Bojangles)—this location is a proven destination for fuel, food, and convenience. With all surrounding competitors now open, this is the ideal time to secure a prime position in Carlin's rapidly growing travel corridor.

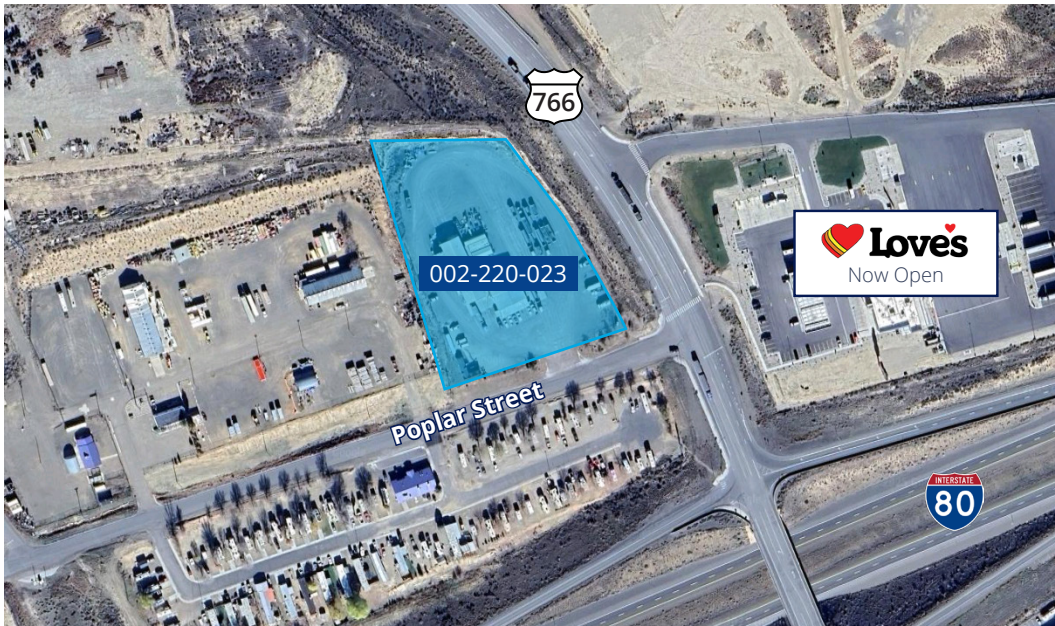
Traffic Counts

NDOT - 2023	
I-80, 0.4 mi E of the W Carlin Intch 'Exit 279':	9,300 ADT
I-80, 0.7 mi E of the Central Carlin Intch 'Exit 280':	10,300 ADT
SR 766, 400ft N of SR221:	3,700 ADT

Property Details

Location	NWC I-80 & State Highway 766 interchange
APN	002-220-023
Area	Approximately 4.0 acres
Zoning	Industrial: General and Warehousing
Utilities	City water and sewer to site Power-Wells Rural Electric Company (www.wrec.coop) Southwest Gas is area provider

Property Aerial



2024 Demographics

15 Mi Radius	30 Mi Radius	45 Mi Radius
Population		
2,118	42,555	50,493
Daytime Population		
1,701	39,392	47,141
Households		
962	17,207	20,837
Average Household Income		
\$95,097	\$117,903	\$115,192

Key Highlights

- Prime location at I-80 & State Highway 766 interchange
- Hard corner site with exceptional visibility and access
- Direct daily traffic from thousands of mine employees
- Surrounded by national fuel and QSR brands
- Across from residential housing and workforce population

Sale Price [Call for Pricing](#)

Surrounding Area





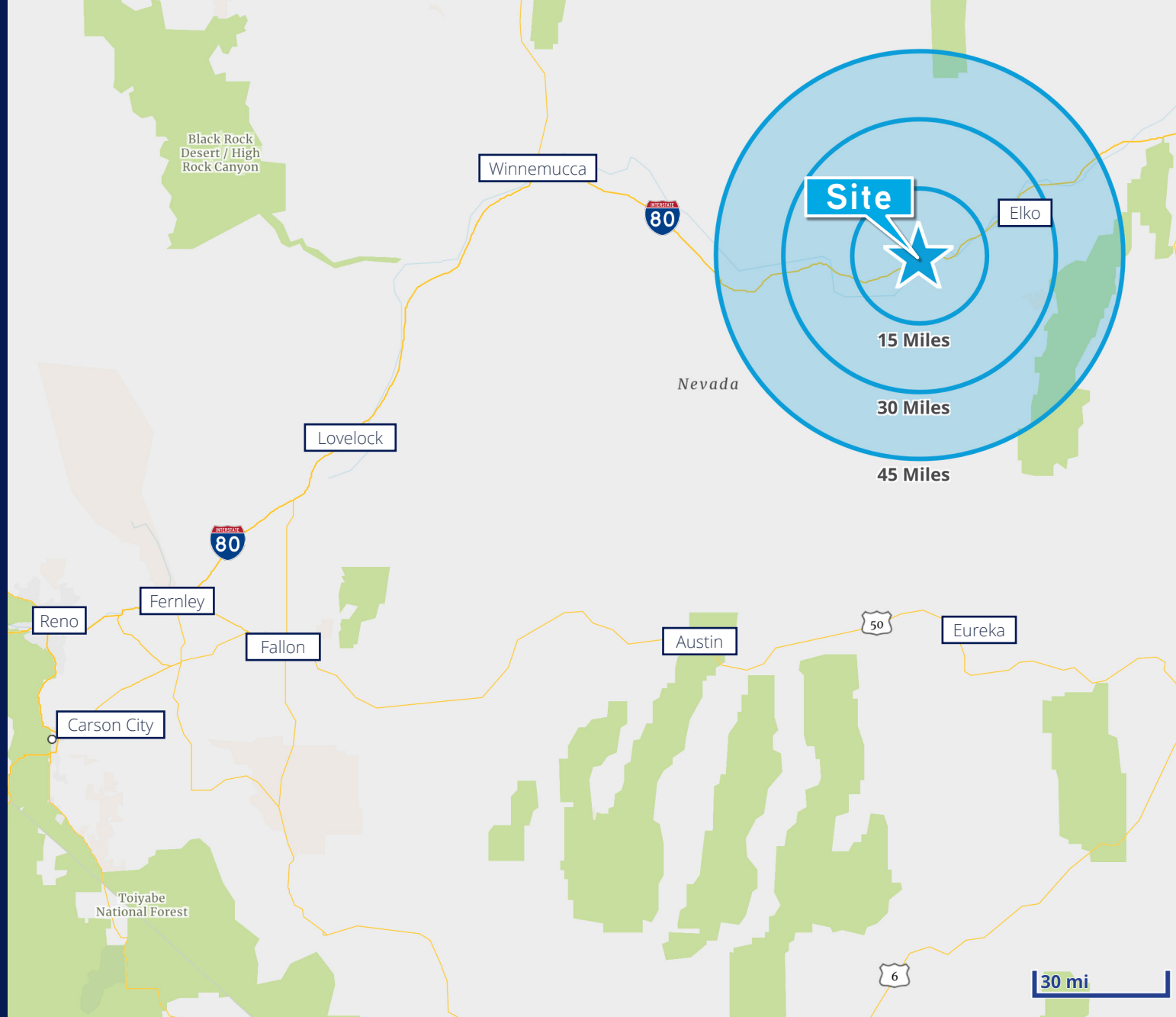
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