



42.13 ACRES

FOR SALE > 42.13 ACRES

**US-50 & Madison Ave
Development Site,
Ely, NV 89301**

5, 10, 20 & 23 Acre Parcels
1,280 Frontage Feet on US-50

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SALE PRICE: \$TBD
AVAILABLE: 42.13 ACRES

PROPERTY DESCRIPTION

This property consists of 43 acres of prime commercial land located within the City of Ely, Nevada. The property has been subdivided into seven parcels consisting of five acres each and one parcel consisting of eight acres (four parcels on the east side of Madison Avenue and four acres on the west side). Sewer, water, and utilities are available to the property. The site is being offered as one parcel or a combination of parcels.

The City of Ely and the surrounding counties lack traditional retail/shopping destinations. This site offers a unique opportunity for local and/or regional retailers to establish a closer alternative for residents in these counties who now have to drive over 200 miles to shop at national outlets. With there only being a McDonald's, Carl's Jr., Arby's, Denny's, and Subway within hundreds of miles of the property, fast food or franchisee companies have the convenience of establishing their presence in Ely with limited competition

Ely and White Pine County have a population of approximately 10,000 residents, with the adjoining counties adding another potential 50,000 residents.

ELY COMMUNITY & ECONOMIC VISION

Industry diversification, job sustainability, and community service growth will be our focus. Our vision is to see White Pine County with a thriving, multiple-industry employment base, utilizing a healthy workforce that is supported by industry related educational programs, while enjoying community services and continued quality of life.

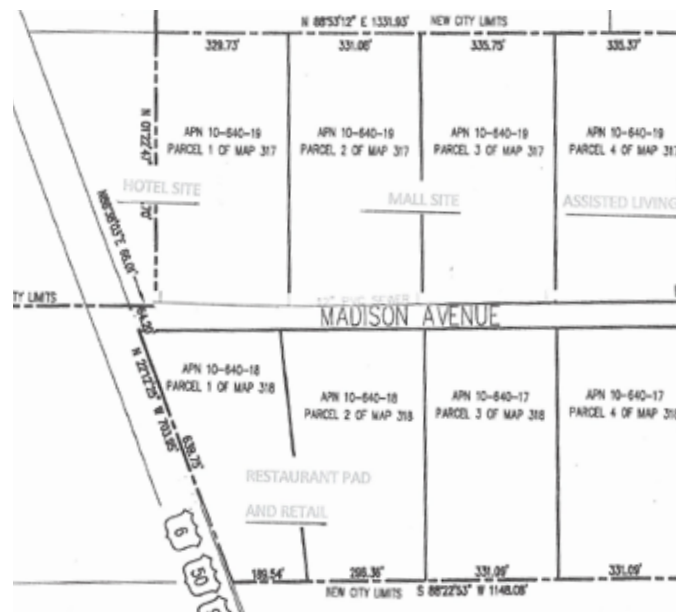
SITE DETAILS

- > **APNs:** 014-9-123, 022-9-003, 022-9-002, -22-9-001
- > **Total Lot:** 1,835,118 Square Feet

AREA DETAILS

- > Population growth of 0.4% between 2016 and 2017
- > High national average income of \$55,276 due to mining being the economic driver
- > Large community of skilled long term residents with an unemployment rate of only 3.5%

PROPERTY PHOTOS



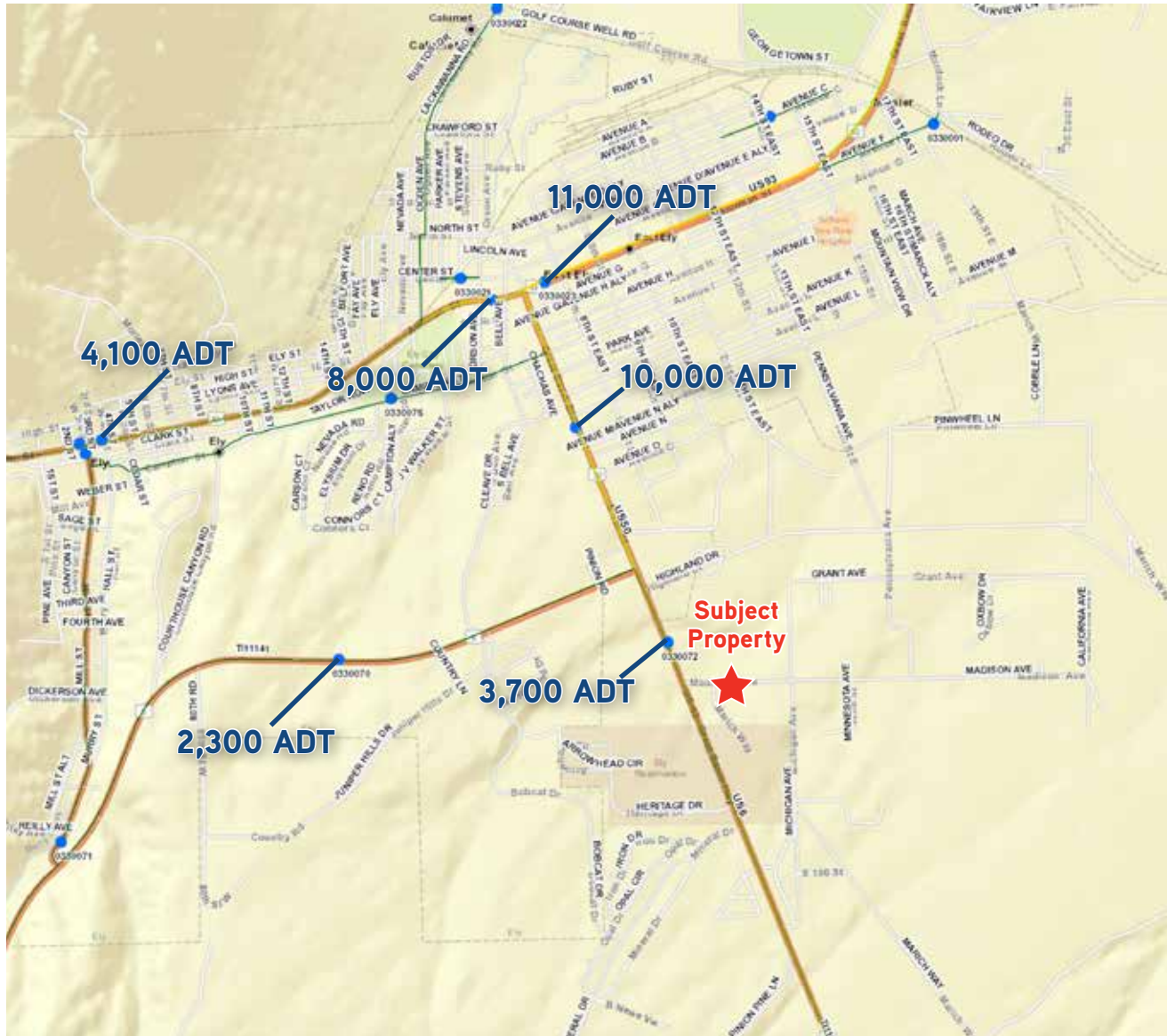
SUBJECT PROPERTY AERIAL



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AVERAGE DAILY TRAFFIC COUNTS



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