

4.88 Acre Multi-Family Site

660 S. 12th Street
Elko, NV

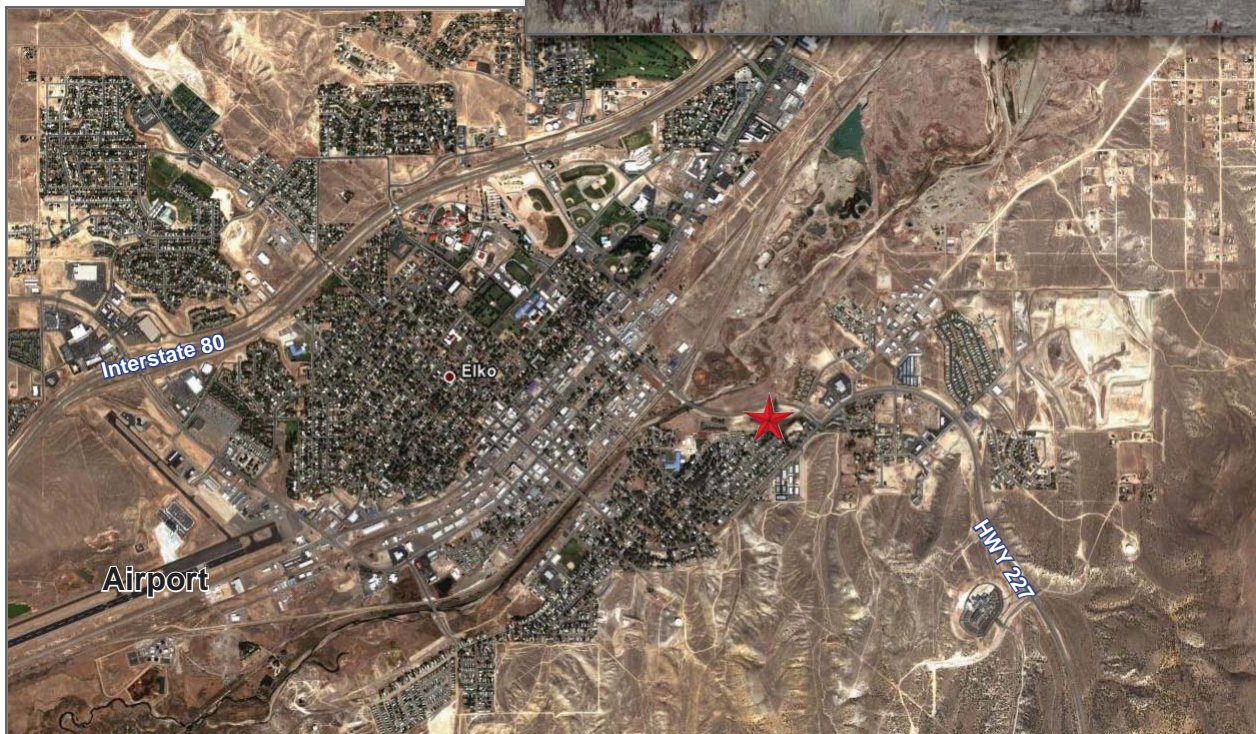
VACANT Commercial Land FOR SALE:

\$600,000.00

(\$6,667.00/unit)

APN # 001-630-042
Lot Size: 4.88 Acres
Zoned: Commercial

Density at 18 units/acre
(zoning pending)



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OF NEVADA

Commercial Real Estate Services

5310 Kietzke Ln | Ste 204 | Reno, NV

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All information is deemed accurate but is not guaranteed. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

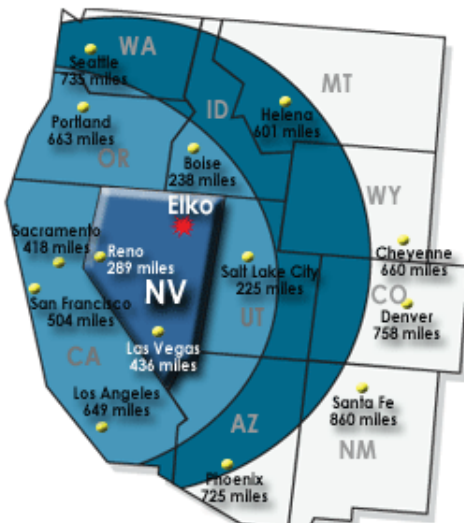
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- Sewer located on south end of property.
- Water to the property
- FEMA Flood zone: X (Outside the 500YR flood plain)
- Property taxes: (2009)
\$4,822.68

Surrounding Use: Multi-Family/Commercial
Topography: Rough Graded



The area shaded dark green represents
1 day truck service
The area shaded light green represents
2 day truck service

Nevada DOT

Annual Average Daily Traffic Statistics: Twelfth Street:

14,000 Daily Vehicles

Hwy 227 w/ 12th St. Frontage: 20,000 Daily Vehicles

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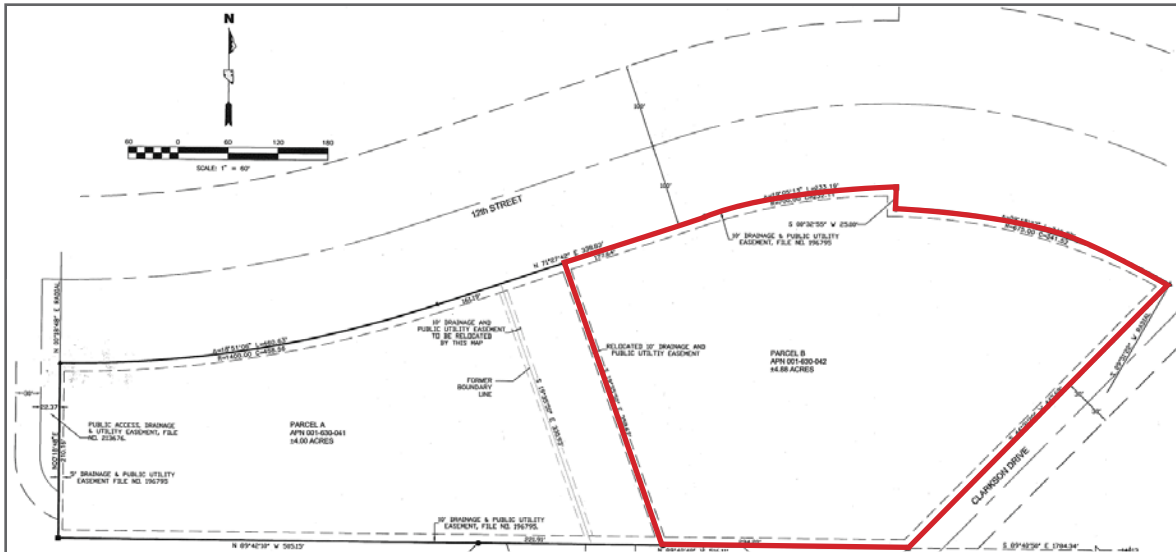
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- Located at the southwest corner of 12th Street & Clarkson Drive •

The Northeastern region is one of Nevada’s fastest growing areas. The region’s strong economic base consists of hard rock mining, mining support industries, transportation/logistics centers, small manufacturing, cattle ranching, gaming, tourism, outdoor recreation, federal, state, county and city governments, and a growing retail and service industry. Elko, the central hub of Northeast Nevada is seeing a lot of growth due to being located next to some of the largest gold deposits in the United States. The region is the fourth largest gold producing area in the world.

Elko’s current population is 44,000 (within a 50 mile radius), and they are expecting the population to continue to grow. Currently there are approximately 11,000 mining related jobs in the Elko area, where employees earn average incomes of \$75,000.00/year. With this growth, Elko has not been able to keep up with housing demands. There is currently a need for multifamily properties in the Elko area, to meet the demand of the growing population.

Source: Elko County Economic Diversification Authority

Miles To Major Metropolitan Areas From Elko, Nevada	
Reno, Nevada	289 Miles
Sacramento, California	427 Miles
San Francisco, California	512 Miles
Los Angeles, California	649 Miles
San Diego, California	764 Miles
Salt Lake City, Utah	225 Miles
Portland, Oregon	665 Miles
Seattle, Washington	735 Miles
Denver, Colorado	758 Miles

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