

## 6,738 ± Acres West Wendover, NV



### About The Site

Realty Specialists is pleased to represent the seller in offering this portfolio of individual parcels of vacant land totaling 6,738 ± gross acres located just off Interstate 80 and the City of West Wendover, Nevada. The land may be purchased in its entirety or by individual parcels. These prime parcels are ready for builders, developers or investors to take advantage of an unparalleled development opportunity. Water rights are available - allocated per parcel according to usage, OR all 3,250 +/- acre feet with purchase of 6,738 ± acres

The parcels offered are located either directly adjacent to or within close proximity to the West Wendover city limits, and vary in size. The smallest parcel offered is approximately 68 acres and the largest parcel is approximately 2,680 acres. Some have frontage to I-80, allowing for a wide range of development potential for residential, industrial, office or entertainment projects.

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## **Parcel 1**

Acreage: 302.8 ±  
APN: 010-520-003  
Zoning: P (Public District)

## **Parcel 2 (2 Separate Pieces, 1 Parcel Number)**

Acreage: 2,680 ±  
APN: 010-520-001  
Zoning: P (Public District)

## **Parcel 3**

Acreage: 1080.34 ±  
APN: 010-510-001  
Zoning: Open Space

## **Parcel 4**

Acreage: 204.74 ±  
APN: 010-730-001  
Zoning: Open Space

## **Parcel 5**

Acreage: 2,153.98 ±  
APN: 010-740-202  
Zoning: M - Manufacturing  
Potential: Industrial

## **Parcel 6**

Acreage: 89.06 ±  
APN: 010-740-203  
Zoning: P (Public District)

## **Parcel 7**

Acreage: 90.4 ±  
APN: 010-740-142  
Zoning: M - Manufacturing  
Potential: Industrial

## **Parcel 8**

Acreage: 72.7 ±  
APN: 010-740-143  
Zoning: C-1 (General Commercial)  
Potential: Retail

## **Parcel 9**

Acreage: 68.78 ±  
APN: 010-740-110, 010-740-111, 010-740-113  
Zoning: C-3 (High Rise Commercial-Tourist)  
Potential: Gaming Establishments

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*For More Information, Please call Realty Specialists in Las Vegas, NV*

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