

FOR SALE/FOR LEASE

RV PARK & I-80 FRONTAGE LAND

Two contiguous, highway-fronting parcels totaling 12.5–12.8 acres at 1130 & W Winnemucca Blvd, directly on Winnemucca's primary travel corridor, minutes from I-80 Exit 176. Offered together or separately.

1130 W WINNEMUCCA BLVD,
WINNEMUCCA, NEVADA 89445
I-80 / US-95 COORIDOR



THE OPPORTUNITY

TWO PARCELS, ONE CORRIDOR

±12.55-12.75 acres combined, fronting W Winnemucca Blvd between I-80 and the US-95

Parcel A – RV Park Portion (±5.0-5.2 AC): a carve-out of an existing, currently-operating RV park with paved pads, full electric/water/sewer hookups, restrooms, showers, laundry and a dump station.

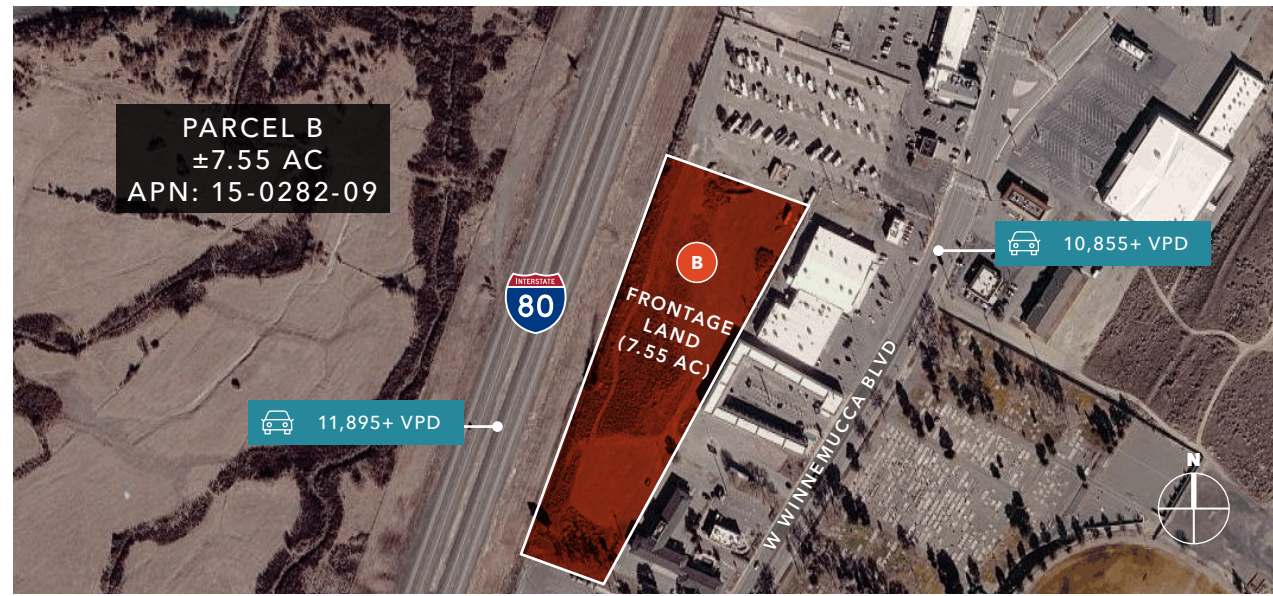
Parcel B – Frontage Land (7.55 AC): level, vacant commercial land – a shovel-ready pad site with no existing improvements.

Positioned in Winnemucca's established retail and travelers' services node, near Valley View Shopping Center, Motel 6, and the Flying J Travel Center.

Suited for fuel/convenience, travel center, QSR or retail pads, or RV park / campground expansion.

Available for sale or lease – together or independently.

Seller is retaining the adjoining casino/hotel building, land and trade name. The RV Park portion will be replatted from APN 15-0282-09; exact boundary is subject to a boundary survey and Humboldt County lot-split approval.



RV PARK & I-80 FRONTAGE LAND

PARCEL & SITE DETAILS

BY THE NUMBERS

±12.5 - 12.8 ACRES
OF LAND COMBINED

11,895+ VPD



RV PARK PORTION
(±5.0-5.2 AC)

FRONTAGE
LAND
(7.55 AC)

10,855+ VPD

VALLEY VIEW SHOPPING CENTER

SITE DETAILS

SITE ADDRESS

APN

ACREAGE

CURRENT USE

IMPROVEMENTS

FRONTAGE / ACCESS

LAND USE

STATUS

OFFERED AS

PARCEL A – RV PARK PORTION

Portion of 1130 W Winnemucca Blvd
(new address to be assigned upon replat)

Portion of 15-0282-09

±5.0-5.2 AC (estimated; pending survey)

Operating RV park

Paved RV pads, full hookups (electric/water/sewer), restrooms,
showers, laundry, dump station

W Winnemucca Blvd & W 4th St

Commercial

Subject to boundary survey & Humboldt County lot-split approval

Sale or Lease

PARCEL B – FRONTAGE LAND

W Winnemucca Blvd, Winnemucca, NV 89445

15-0282-10

7.55 AC (328,878 SF)

Vacant land

None – shovel-ready

W Winnemucca Blvd, fronting I-80

Commercial (Miscellaneous Commercial)

Available now – no entitlement contingencies

Sale or Lease

WINNEMUCCA

LOCATION & ACCESS

Direct frontage on W Winnemucca Blvd, the business loop connecting I-80 to US-95 through town.

Immediate access to I-80 Exit 176, Winnemucca’s primary interstate interchange.

Approximately 0.4 miles from the Flying J Travel Center at Exit 176, established travel-center demand at this interchange.

Surrounded by active retail and travelers’ services: Valley View Shopping Center, Motel 6, O’Reilly Auto Parts, Subway and Quality Inn.

US-95 runs past the site, connecting traffic north to Oregon/Idaho and south to Fallon, Reno and Las Vegas.

Winnemucca is also served by Union Pacific Railroad and Amtrak’s California Zephyr.



MILEAGE FROM WINNEMUCCA

Destination	Miles	Time
ELKO, NV	124	7:00 h
RENO, NV	166	2:25 h
BOISE, ID	255	4:00 h
SALT LAKE CITY, UT	353	5:00 h
SAN FRANCISCO, CA	383	6:00 h
LAS VEGAS, NV	469	7:00 h

WINNEMUCCA, NV MSA SNAPSHOT

Source: ESRI, 2025

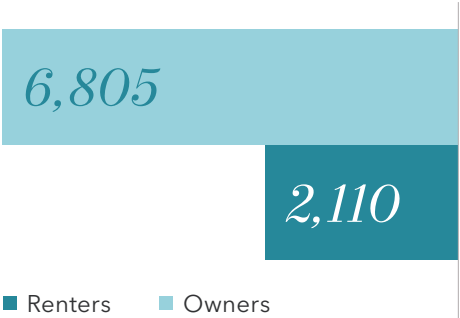
17,225
2025 EST.
POPULATION

2.5
2025 AVG
HH SIZE

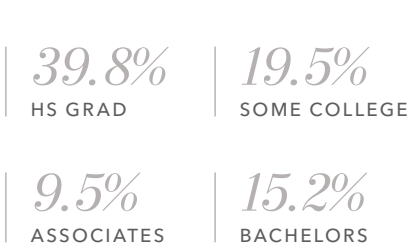
\$102,449
2025 AVG
HH INCOME

36.1
2025 EST.
MEDIAN AGE

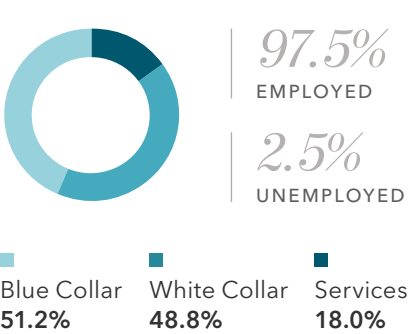
Home Ownership



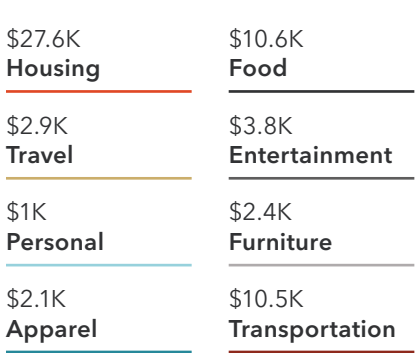
Education



Employment



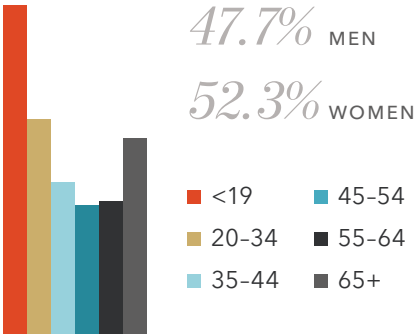
Household Spending



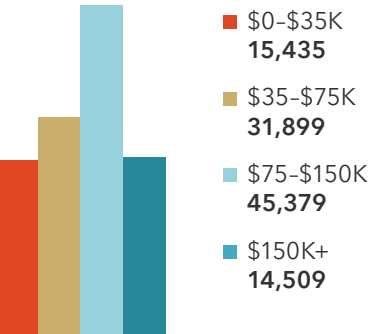
Race & Ethnicity



Gender & Age



Income by Household



RV PARK & I-80 FRONTAGE LAND

FOR MORE INFORMATION

Lets Talk More About This Site

ALEX HILGENBERG

First Vice President

775.813.1188

alex.hilgenberg@kidder.com

LIC N° 0194326



KIDDER.COM

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