

**FARWEST**  
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UNIQUE HOMES, RANCHES,  
LAND AND INVESTMENTS

# Cosgrave Commercial Land

\$850,000



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# COSGRAVE COMMERCIAL LAND

## 398.45 ACRES ZONED FREEWAY COMMERCIAL

### COSGRAVE EXIT I-80, PERSHING COUNTY, NV

The Cosgrave Commercial land is one of the largest freeway frontage commercial property holdings available in Nevada. The land is located on the south side of the freeway at Exit 158, the Cosgrave Interchange on Interstate 80, just two hours east of Reno (140 miles) and 15 miles west of Winnemucca the county seat of Humboldt County, population 7,800 which features excellent schools, quality medical facilities, shopping (includes Wal Mart), restaurants, casinos etc.

The elevation is approx. 4,300 ft. The topography is level to gentle sloping to slightly steeper on the back side. The land includes 40 acre feet of permitted dutiable water rights (over 13 million gallons per year) from the Inlay water basin. The water is permitted for commercial use. The subject property is located adjacent to industrial and agricultural zoned land as well as bordering the exit 158 Interstate 80 rest stop. The proximity to these neighboring properties provides an opportunity to work with Pershing County to change the use if necessary. Pershing County is actively soliciting and promoting commercial/industrial development and is open to working with companies to help streamline the permitting process.

The nearly 400 acre Cosgrave commercial site offers many opportunities that may not exist closer to Reno where quality commercial/industrial land prices start around \$2.00 per sq. ft. and go up from there! The Cosgrave land at under \$.05 per sq. ft. including ample water, makes developing commercial property a couple hours out of Reno a very attractive possibility! The closer you get to Reno the harder it is to secure water which is a significant limiting factor. For Example in Fernley (30 miles east of Reno), the cost for water rights for commercial and residential use start at \$10,000. per acre ft. The cost savings on the subject commercial land combined with the benefit of frontage on a major Interstate 80 Interchange, are invaluable.



Nevada is a business friendly environment for corporate users. The Tax Foundation ranked Nevada as the third most business-friendly state due it's favorable tax climate, which includes no corporate income taxes, personal income taxes, unitary taxes, estate and/or gift taxes, franchise taxes, inheritance taxes or special intangible taxes.

The Cosgrave land is strategically located at the epicenter of the western United States, providing a convenient point of distribution for trucking. One day truck service to 7 states, two day truck service to 11 states.

There are many highest and best uses for the Cosgrave commercial land. With the popularity of hemp farming, this land is well suited for a hemp processing plant, even hydroponic farming. This is an ideal solar farm location with access to "The grid". There are many more commercial and light industrial use possibilities for this land.

The 398.45 acre Cosgrave Commercial land comprised of two separate parcels and 40 acre ft. of permitted water rights, is offered for sale for \$850,000. or **under \$.05 per sq. ft.**

For more information contact Pete Nevin or Morgan Nevin  
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