

For Sale

# Fernley Development Land



LOGIC



0 Chisholm Trail & 0 Financial Way  
Fernley, NV 89408  
Lyon County

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# Listing Snapshot



**\$315,000 - \$995,000**  
Asking Price



**021-272-28, -29 & -30**  
Parcel Numbers



**± 0.48 - 1.52 AC**  
Land Size

## Property Highlights

- Three (3) individual parcels ranging from ± 0.48 to 1.52 AC
- Build-to-suit opportunity available
- Close proximity to I-80 and Hwy. 50
- Parcels are level and at grade with Chisholm Trail and Financial Way
- Level topography with utilities readily available
- Zoned C2 and Industrial
- Proposed ± 20,000 AC TRI II industrial park development located a short distance to the west
- Traffic counts over ± 29,500 CPD along the I-80/Hwy. 50 connector

## Demographics

	1-mile	3-mile	5-mile
2023 Population	5,173	20,786	24,724
2023 Average Household Income	\$76,940	\$79,748	\$80,218
2023 Total Households	1,970	7,501	8,958






 Retail

Fernley Village Market



 Hotels / Casinos

Silverado Casino





I-80 Freeway // 29,800 CPD

Fernley Farm District Rd. // 29,500 CPD

Penny Ln.



 Retail





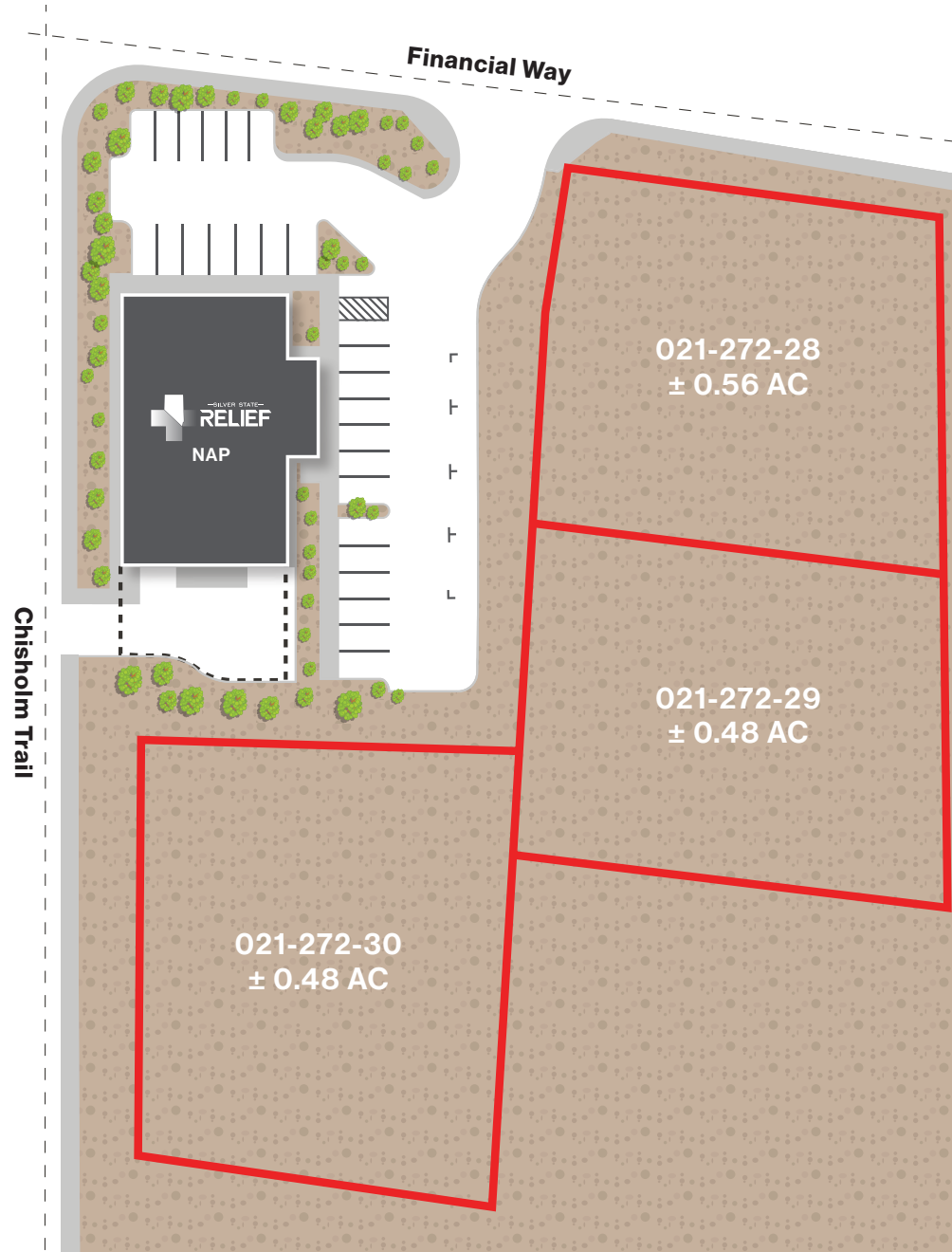
 Retail



Chisholm Trail

**SUBJECT**

± 0.48 - 1.52 AC



# Pricing Summary

## Property #1

Address: Financial Way, Fernley, NV 89408

APN: 021-272-28

Size: ± 0.56 AC

Zoning: Commercial

Price: \$365,000

Price PSF: \$15 PSF

## Property #2

Address: Financial Way, Fernley, NV 89408

APN: 021-272-29

Size: ± 0.48 AC

Zoning: Commercial

Price: \$315,000

Price PSF: \$15 PSF

## Property #3

Address: Chisholm Trail, Fernley, NV 89408

APN: 021-272-30

Size: ± 0.48 AC

Zoning: Commercial/Industrial

Price: \$315,000

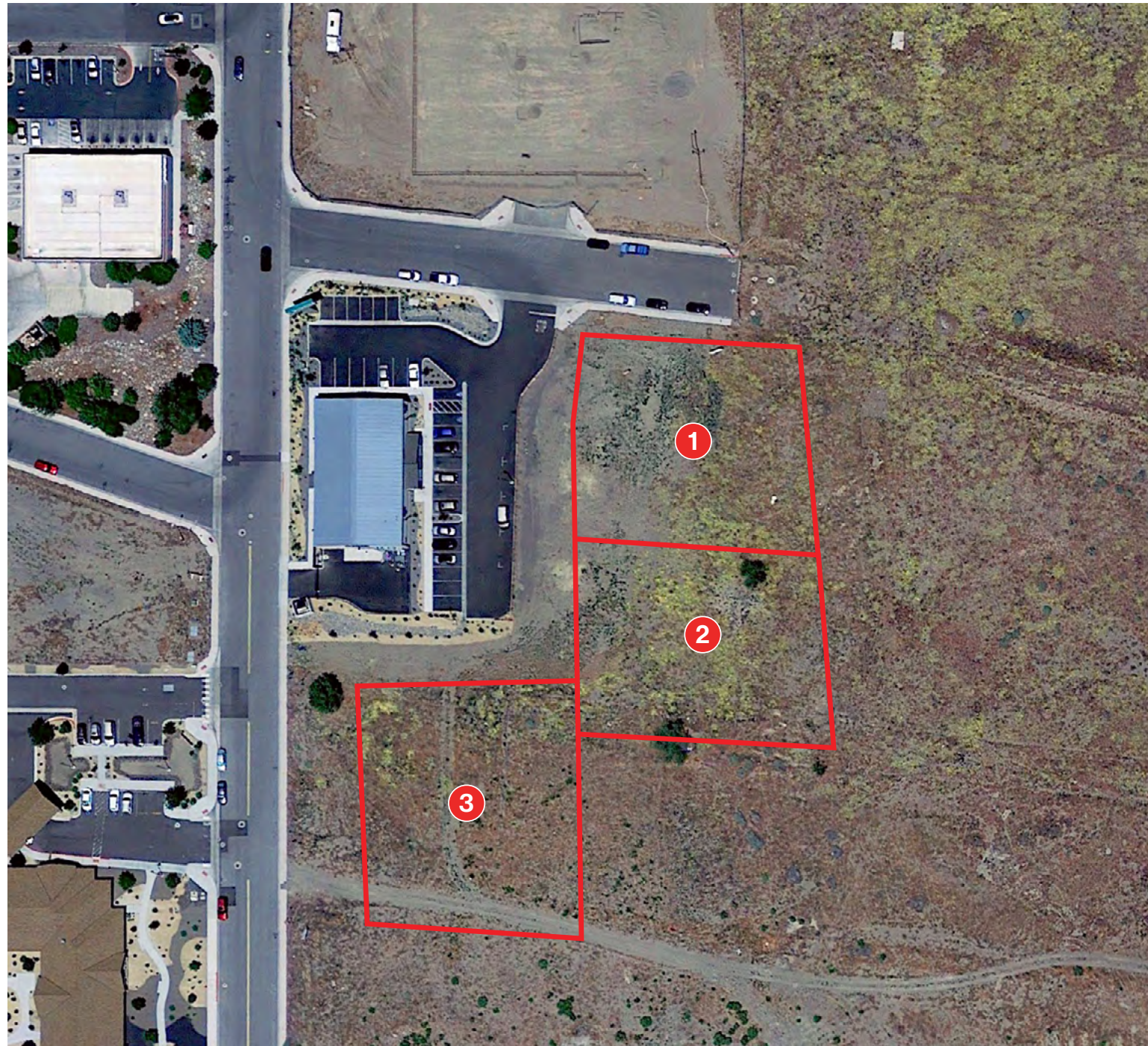
Price PSF: \$15 PSF

## Total

Size: ± 1.52 AC

Price: \$995,000

Price PSF: \$15 PSF



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