



Denmark Commerce Park Subdivision ±17.67 Acres Available

MCCARRAN, NEVADA

FOR SALE

← 13 MILES
Reno/Sparks

13.4 MILES →
Fernley



Industrial Subdivision Land For Sale

PRICE \$7,698,874 (\$435,600 AC or \$10 PSF on usable)

±25.17 total acres (±17.67 usable)

13 LOTS graded, flat ready for BTS opportunities

LOCATED in a qualified opportunity zone

UTILITIES electric & phone adjacent to & accessible to the subdivision
Sewer, water & gas located in the road easements within the subdivision

WATER RIGHTS included - 1/2 acre foot per acre purchase

ZONING I2 (heavy industrial)

CORNER of Denmark & USA Pkwy

FULLY recorded CC&R's with Storey County

DENMARK COMMERCE PARK OWNERS ASSOCIATION (DCPOA) is incorporated, insured and active

STEVE KUCERA, SIOR, CCIM
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LIC N° S.0172550

OWNED BY



FOR SALE

±17.67 Acres Available

DENMARK COMMERCE PARK SUBDIVISION, MCCARRAN, NV



DENMARK COMMERCE CENTER SUBDIVISION

Address	APN	Acres
80 Denmark	005-101-43	±1.39
100 Denmark	005-101-57	±1.07
120 Denmark	005-101-58	±1.03
140 Denmark	005-101-59	±1.04
180 Denmark	005-101-45	±1.19
2057 USA Pkwy	005-101-44	±2.48
2099 USA Pkwy	005-101-51	±2.64
2101 USA Pkwy	005-101-52	±1.05
2103 USA Pkwy	005-101-53	±1.05
2105 USA Pkwy	005-101-54	±1.08
2107 USA Pkwy	005-101-55	±1.16
2109 USA Pkwy	005-101-56	±1.23
2111 USA Pkwy	005-101-49	±1.26
Total Usable Acres		±17.67
Common Area	005-101-46	±7.5
Total Acres		±25.17

DIRECT PROXIMITY to the 205 acre Emerald Lake development

PROPOSED McDonald's & 7- Eleven across the street

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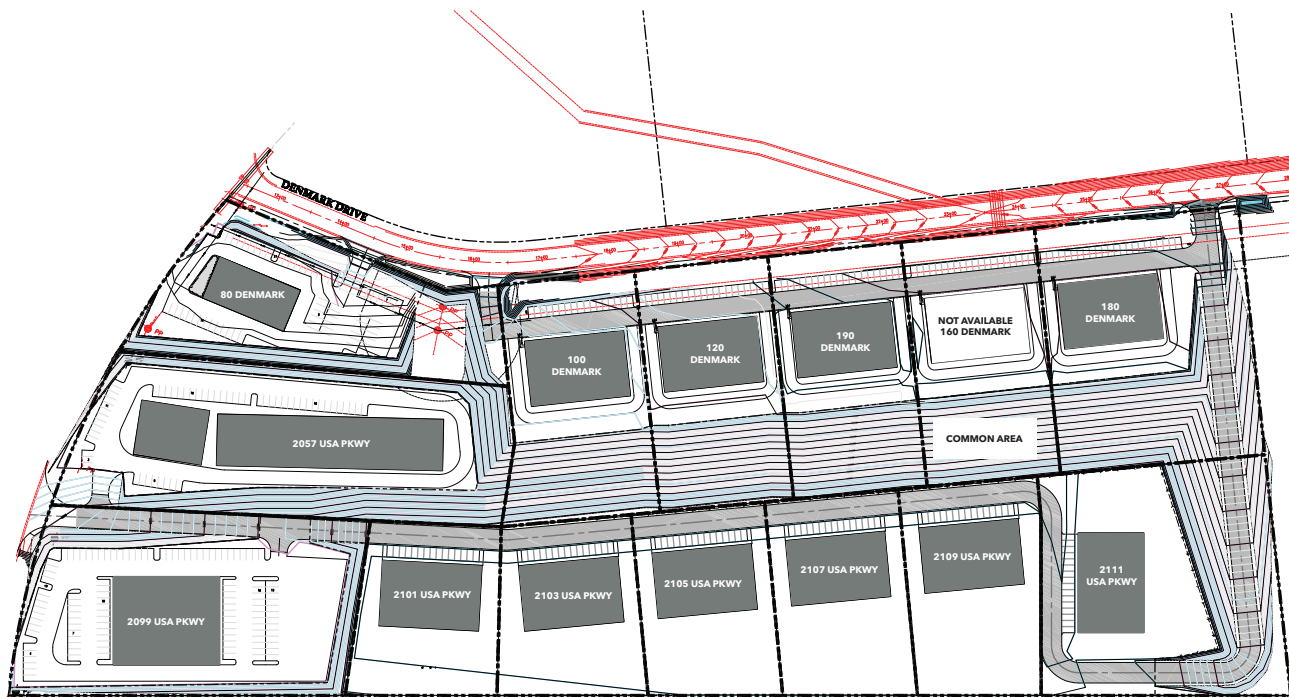
km Kidder Mathews

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Subdivision Map



TAHOE RENO INDUSTRIAL CENTER (TRIC) HIGHLIGHTS

RAIL served master planned park zoned for industrial use, served by Union Pacific & BNSF

TWO I-80 interchanges, including Patrick & the USA Parkway interchanges

PARK has three power plants & is the location of two interstate gas transmission lines

TRIC consists of 107,000 acres located just 11 minutes east of Reno/Sparks

NEVADA STATE INCENTIVES

NO STATE corporate or personal income tax

NO ESTATE TAX no inventory or unitary/franchise tax

MODERATE real estate costs

LOW WORKERS' comp rates

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STORMO
INVESTMENTS, LLC

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km Kidder
Mathews

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TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	23.7
Reno-Stead FBO	31.4
UPS Regional	16.2
FedEx Express	19.9
FedEx Ground	20.8
FedEx LTL	19.2

DEMOGRAPHICS

2021	10 mi	15 mi	20 mi
Population	1,156	149,050	411,464
Households	531	58,795	168,348
Avg HH Income	\$84,704	\$97,093	\$92,729
Total Employees	869	45,440	180,486

NEVADA STATE INCENTIVES

No state, corporate or personal income tax

No estate tax, no inventory tax, no unitary tax, no franchise tax

Right-to-work state

Moderate real estate costs

Low workers' compensation rates

State-qualified employee hiring incentive

HELPFUL LINKS

Business Costs <https://www.edawn.org/site-selector/business-relocation-advantages/>

Business Incentives <https://goed.nv.gov/programs-incentives/incentives/>

Cost of Living https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.pdf

Quality of Life <http://edawn.org/live-play/>



Source: [NVenergy](#)
Last updated: 2020

BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISONS							
State Corporate Income Tax	No	8.84%	4.9%	4.95%	6.925%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	4.95%	1.125%-6.925%	5%-9.9%	No
Payroll Tax	1.475%>\$50K/Q	0.380% (2019)	No	No	No	0.73%-0.7537%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.3%-5.4%	1.6%-6.2%	0.04%-11.80%	0.15%-7.1%	0.25%-5.4%	0.15%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.95%	4.95%	Up to 6.93%	Up to 9.9%	No

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