



# ION LAND FOR SALE

*Ideal site for retail or office development, located at the corner of Los Altos Pkwy and Ion Ct*

0.74 ACRES | ION CT | SPARKS, NV



# ION LAND

*32,566 SF parcel located at the SW corner of Los Altos Pkwy and Ion Ct, Sparks, NV.*

Ideal site for retail or office development

Less than 0.5 miles to the beautiful Spanish Springs, Sparks Crossing, and Sparks Galleria Shopping Centers located along Pyramid Way

Excellent visibility and easy access to property

Surrounded by dynamically growing residential neighborhood

Approximately 10 minutes to downtown Reno

Zoning NUD

Utilities in the road in front of the property

APN 516-511-02

## DUE DILIGENCE MATERIALS

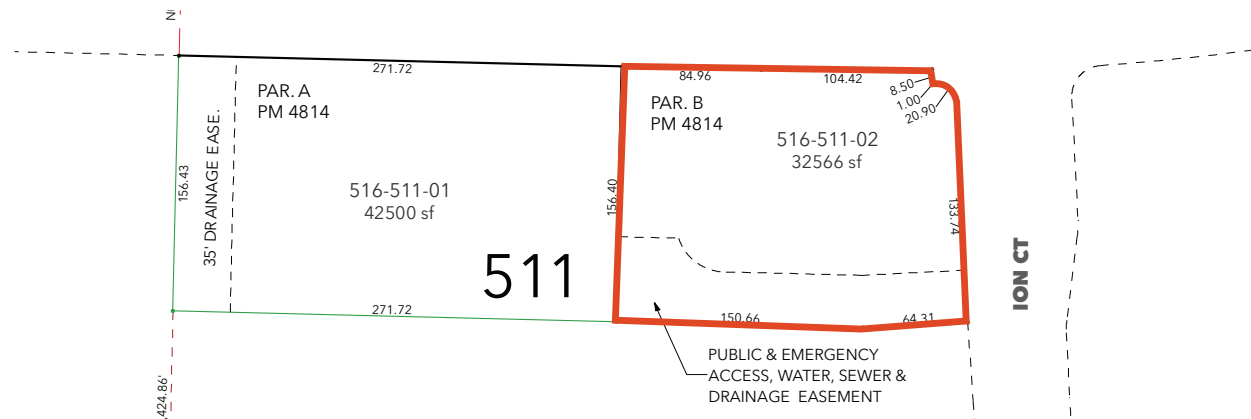
Development Handbook

Design Maps

Phase 1 Environmental

Engagement Agreements

Improvement Plans







# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	9,226	86,486	174,428
2029 PROJECTED	8,988	84,074	171,787
DAYTIME POPULATION	4,562	31,741	97,255
AVERAGE HOUSEHOLD SIZE	2.6	2.8	2.6

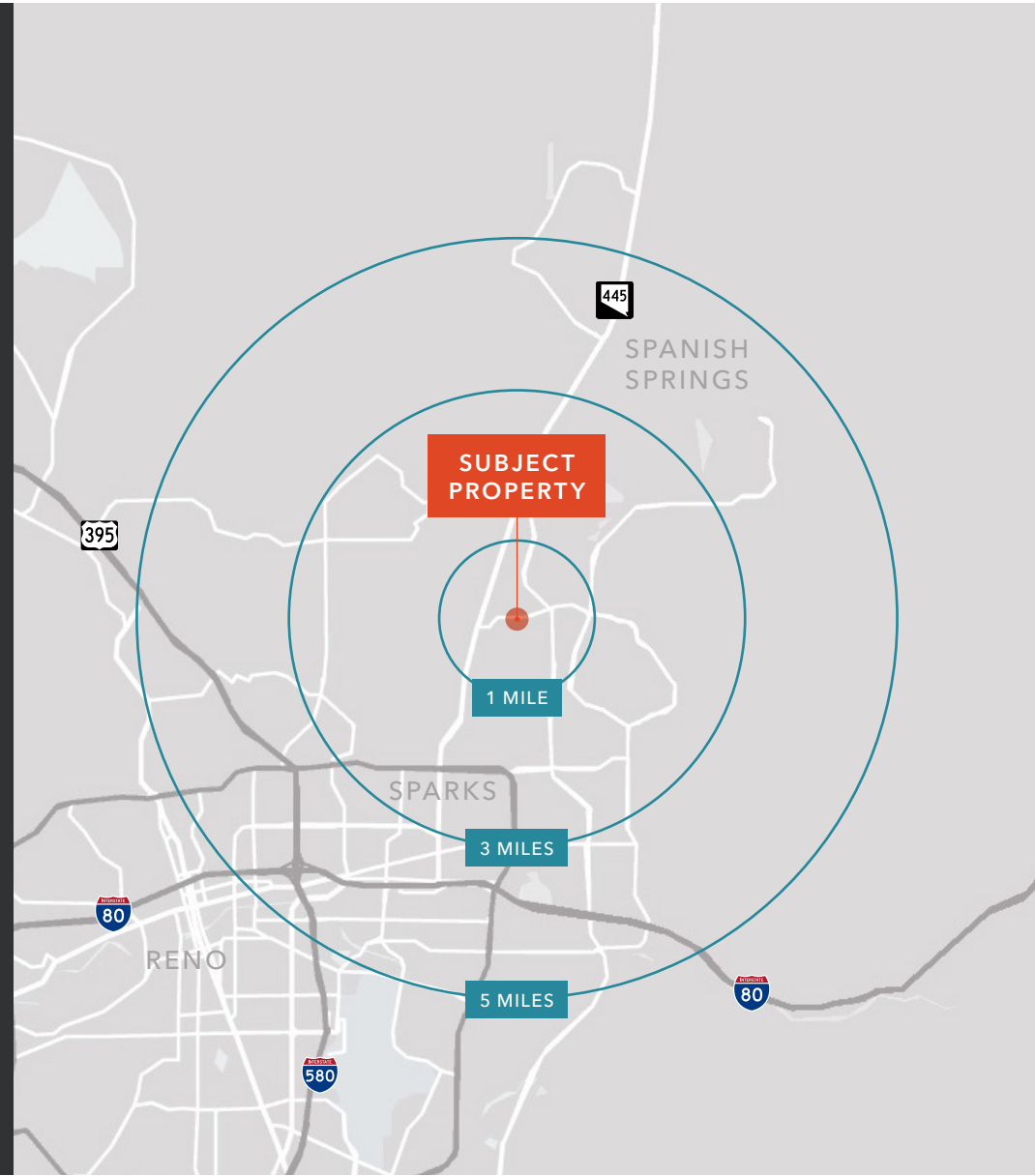
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	40.7	38.0	37.7
% FEMALE	51.1%	50.2%	49.0%
% MALE	48.9%	49.8%	51.0%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$96,279	\$93,099	\$81,349
2029 MEDIAN PROJECTED	\$97,438	\$94,631	\$82,448
2024 AVERAGE	\$123,979	\$117,239	\$101,061
2029 AVERAGE PROJECTED	\$133,131	\$126,298	\$106,868

Data Source: ©2023, Sites USA





# THEODORE R. STOEVER II

Executive Vice President



Ted Stoever is a results-driven professional, working on behalf of corporate and institutional clients in the areas of property acquisition/disposition, transaction management, strategic planning, ground-up development and land sales in the Northern Nevada area. Ted has exceptional market knowledge of the Northern Nevada area and has formed strong relationships within the brokerage and development communities, providing exceptional negotiating leverage for his clients.

Ted specializes in analyzing, negotiating, and closing a variety of complicated and complex deals by utilizing strategic and creative strategies in negotiating complex transactions. This, coupled with Ted's extensive experience with master plan community and mixed-use development transactions, allows him to offer a wide range of opportunities that maximize client returns and ensure success. Ted has been facilitating the buying and selling of land, as well as creating development opportunities, since 1997. Understanding current economics and physical constraints of land transactions are essential to a land broker's skill set. Ted provides realistic project analysis, market conditions, and exit strategies that enable clients to make educated decisions when looking at a variety of real estate opportunities. Finished lots, paper lots, commercial pads and master plan communities are within his scope of experience.

Ted has been transacting investment assets for over 15 years. From multifamily to single tenant triple net leases, Ted has a vast knowledge in deal negotiation, producing the greatest return for his clients. The ability to pair an investor's needs with his knowledge of real estate opportunities in the Reno/Sparks market opens doors for his clients that are not normally accessible.

## AREAS OF EXPERTISE

Land/Development: Extensive area knowledge, feasibility analysis and underwriting, strategic planning, entitlement and development processes, price & term negotiations

Redevelopment/adaptive re-use: Potential properties that can be redeveloped & coordinate entitlement process, due diligence, cost estimates & proforma development

Investment opportunity: Financial analysis and underwriting, strategic planning, educated negotiation

Multifamily services: Site selection, ground-up development, existing asset acquisition and disposition

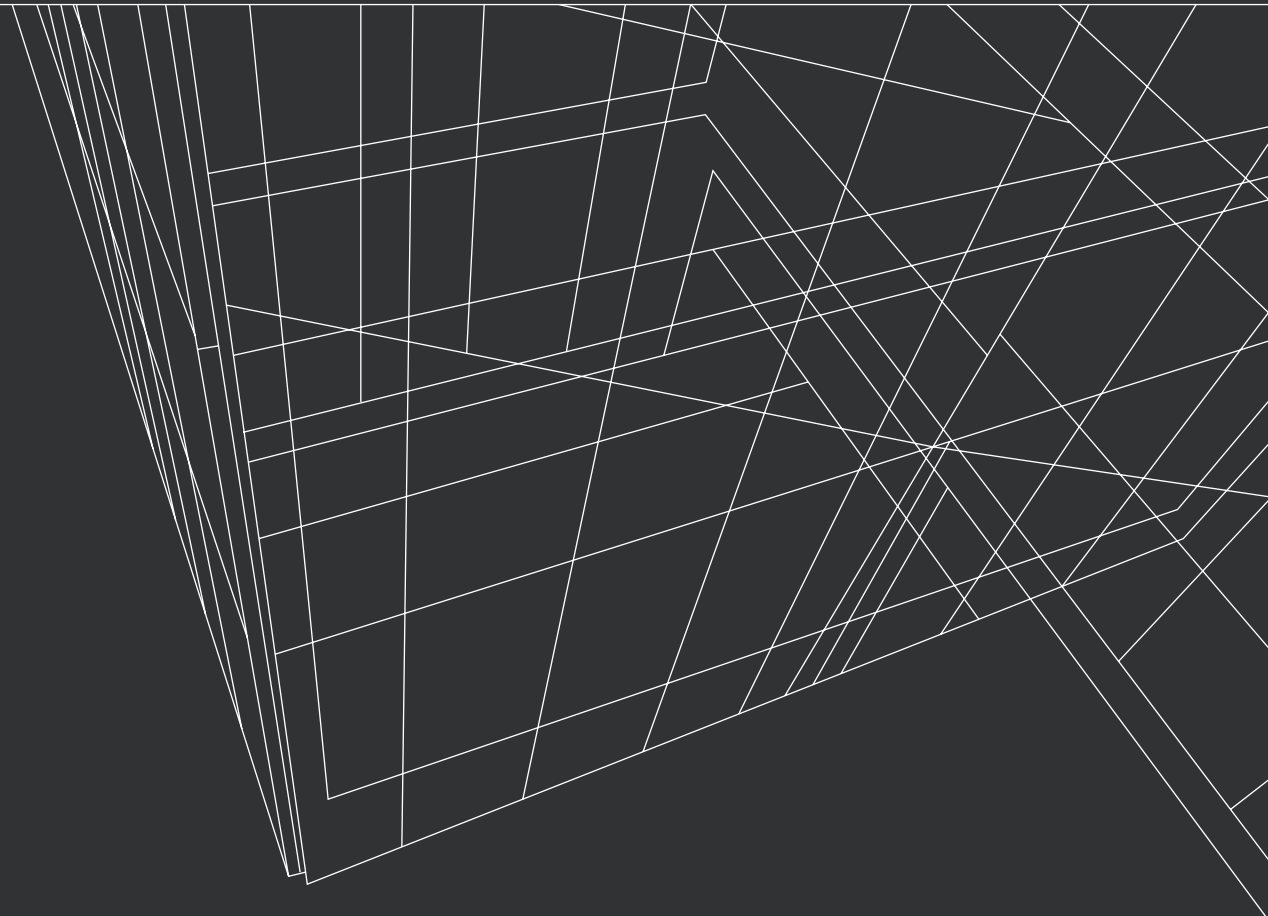
Industrial: Purchaser and seller representation for industrial investments and users, site selection and land sales, landlord and tenant representation

## AWARDS & AFFILIATIONS

2021 Summit Award Land Broker of the year

2018 Summit Award Investment Broker of the Year

# ION LAND



*For more information on  
this property, please contact*

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