

±80.89 Acres Total Available

Land for Sale in Spanish Springs, Nevada Eagle Canyon Road & Pyramid Highway



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Property Overview

Located in Spanish Springs, a rapidly growing and highly desirable submarket of Sparks, Nevada

The property is surrounded by new construction and infrastructure, including new single-family homes, retail, medical, office, etc. The Reno/Sparks market benefits from the proximity to California's technology sector and has attracted high-profile technology and manufacturing companies into the market in recent years. The area offers an "affordable" rent alternative to the Bay Area and has emerged as a preferred housing relief valve for the Bay Area. The region needs it, workers need it, employers need it.

Property Details

Address	0 Dolores Drive, Sparks NV
Site Area	±80.89 Acres
APNs	089-151-30 & 089-151-31
Current Zoning	NUD (New Urban Development)
Future Land Use	TBD



Watch Property Overview Here



Property Highlights

- Less than 40 minutes to the Tesla, Apple, and Switch hubs, downtown Reno and close to growing employment nodes
- Employee and employment migration to Reno/Sparks was accelerating pre-Covid-19, and will continued to accelerate
- Spanish Springs is a non-rent-controlled market with continued projected rent growth

30

Minutes to
Downtown Reno

40

Minutes to Tahoe-
Reno Industrial
Center

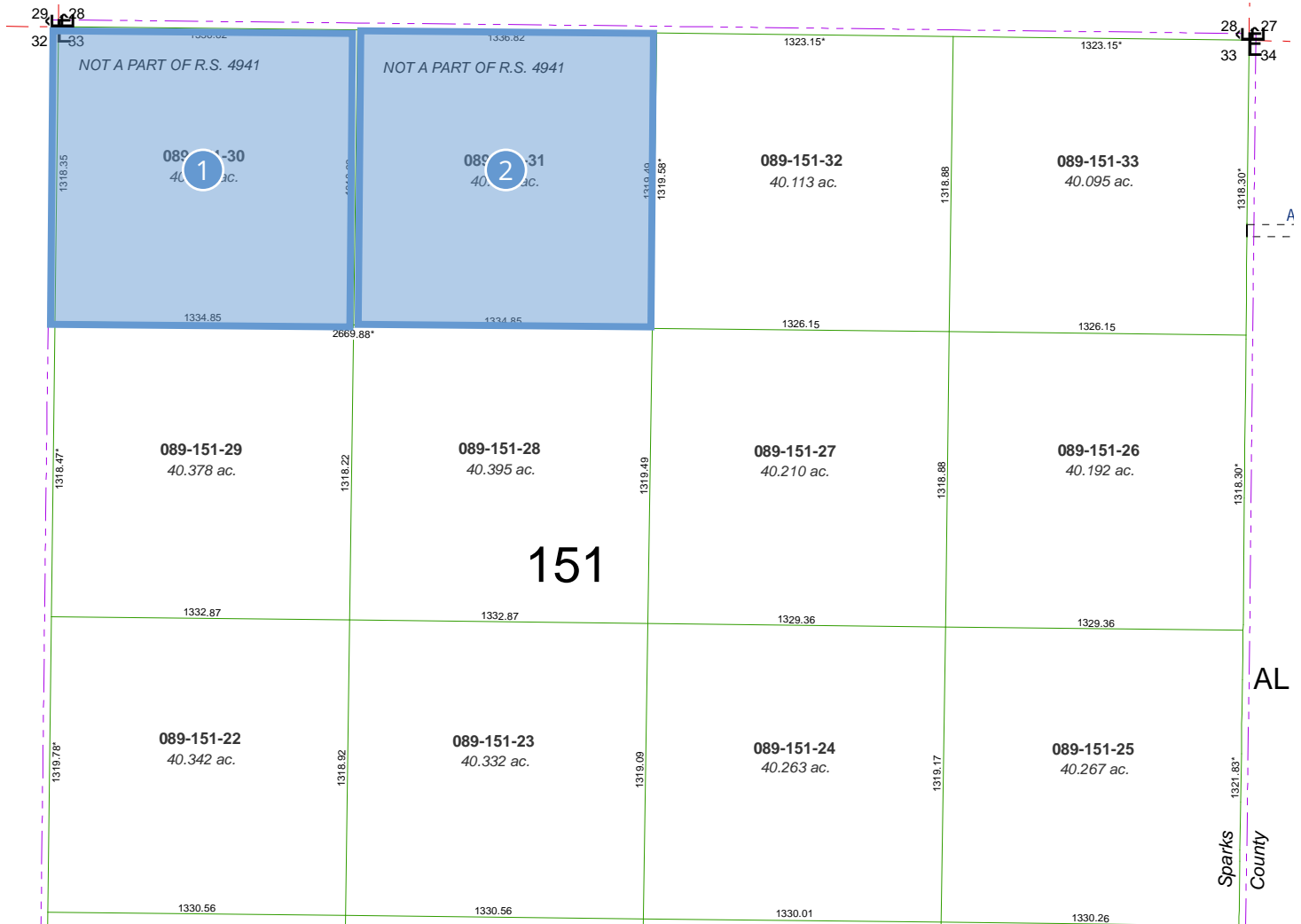
90

Minutes to North
Lake Tahoe

Parcel Map

① APN: 089-151-30
±1,761,479.28 SF (±40.438 acres)

② APN: 089-151-31
±1,762,219.8 SF (±40.455 acres)







Spanish Springs Houses the Region's Employees

For the entire Reno/Sparks metro area, more commuting employees live in Spanish Springs than in any other area

Sparks houses a significant number of the Reno/Sparks region's professional workforce, according to EMSI data. Looking at worker commuting patterns in this segment of the Reno/Sparks employment base, more than 9,000 professional office workers live in the Sparks zip code of 89436 and commute elsewhere for work, which is the largest zip code of where talent lives across the region and is the highest zip code for workers commuting to another area.

Nearly 21,000 of these professional workers commute into the East Reno zip code of 89502 for work. The professional workforce includes employees in sales, administrative, management, computer, mathematical, business, financial, architecture, engineering, and legal occupations.

Demographics - 5 Mile Radius



2022
population

75,287



2022 Average
Household Income

\$117,580



Total
Households

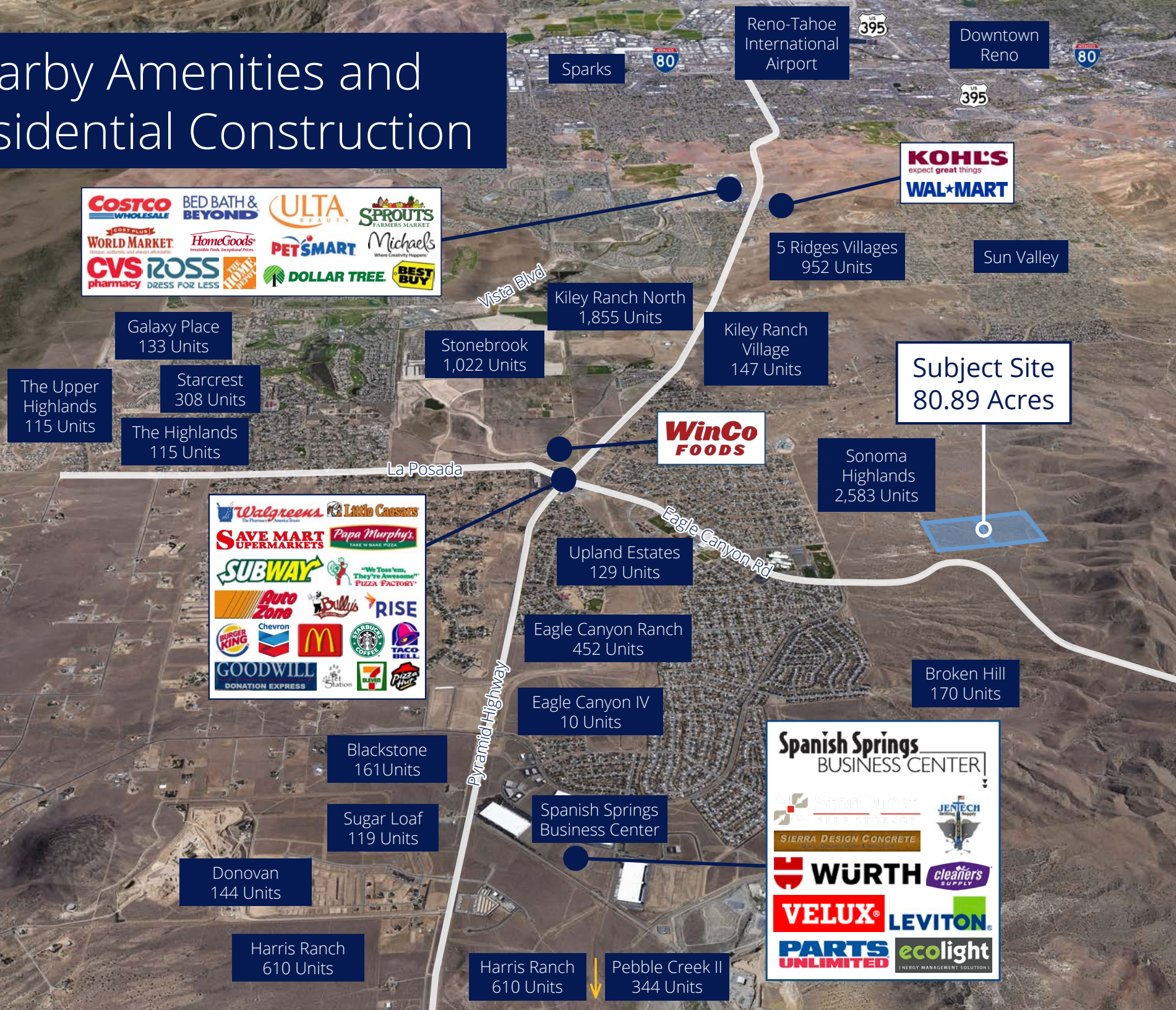
27,342



Median
Age

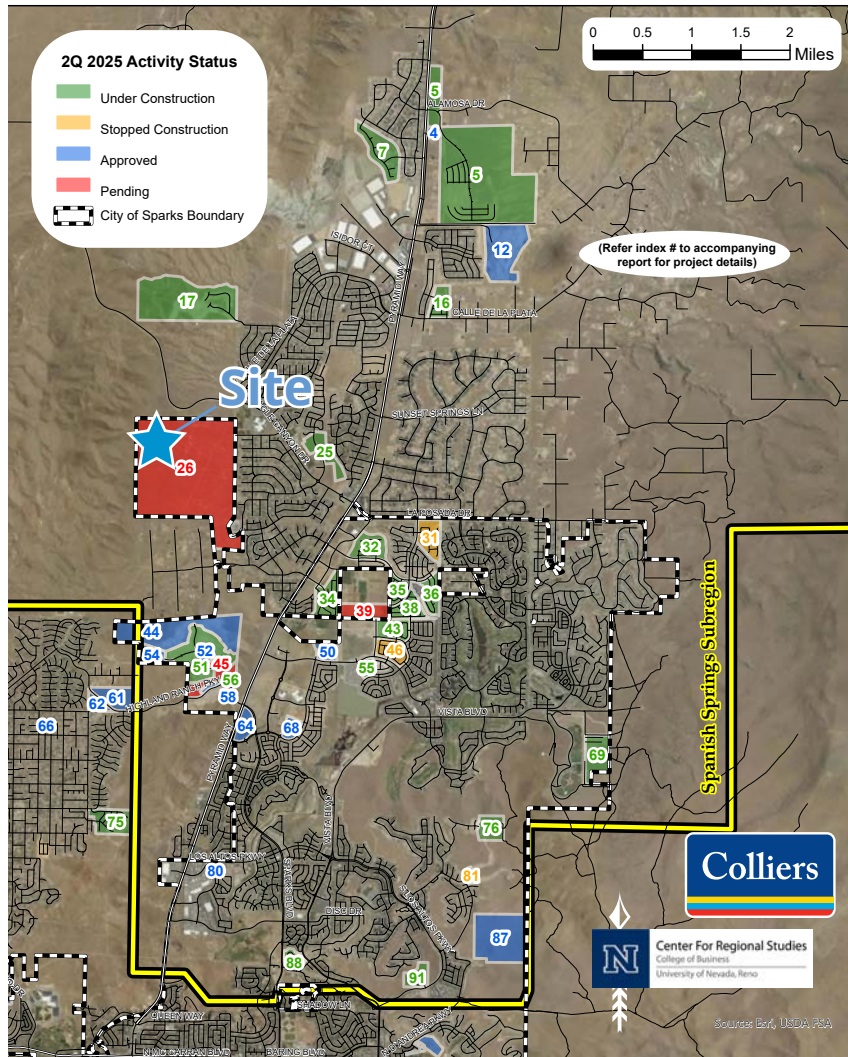
37.5

Nearby Amenities and Residential Construction



Q2 2025 Residential Construction Activity

There are over 6,153 new units planned or under construction and an additional 3,498 units pending approval in the Spanish Springs area



Map Index	Project Name	Developer/Owner	Location	Project Status	# of Units Approved on Tentative Maps
50	Kiley View Apartments	Mountain West Builders	1380 Wingfield Hills Rd	Approved	300
64	Kiley Ranch Apartments	MS Kiley Seasons LLC	NEC Kiley & Henry Orr Pkwy	Approved	450
MULTI-FAMILY				Approved Multi Family:	750
38	Glenridge/Oakhill	Toll Brothers	SEC La Posada/SR445	Under Construction	275
52	5 Ridges Village 5	5 Ridges Development Company	5 Ridges & Antelope Ridge Pkys	Approved	156
56	5 Ridges Villages 1A	5 Ridges Development Company	Highland Ranch Pkwy	Under Construction	86
58	5 Ridges Villages 1B	5 Ridges Development Company	Highland Ranch Pkwy	Approved	46
80	Galleria Station Townhomes	Southpaw Ventures LLC	Los Altos & Galleria Pkwy	Approved	32
87	Miramonte Townhomes	Fort Apache Homes	E of Los Altos & Belmar	Approved	448
91	City View Executive Homes	Sierra View Investments	N of Los Altos/Tecumseh	Under Construction	45
SINGLE-FAMILY ATTACHED				Approved Single Family:	1,088
4	Blue Oaks	Ryder Homes	Pyramid Hwy & Campo Rico Ln	Approved	10
5	Harris Ranch	Toll Brothers & Ryder Homes	Pyramid Hwy/Alamosa Dr	Under Construction	610
7	Pebble Creek Estates	Artisan Mystic Mountain LLC	End of Pebble Creek Dr	Under Construction	83
12	Donovan Ranch Estates	R.T. Donovan Company	E of Horizon View Ave	Approved	144
16	Sugarloaf Ranch Estates	Silverado Homes	Pyramid Hwy/Calle de la Plata	Under Construction	119
17	Cinnamon Ridge	Toll Brothers	NE of Eagle Canyon and Airport	Under Construction	170
25	Silverado Village	Silverado Homes	Neighborhood Way	Under Construction	214
31	Alicante @ Stonebrook	Toll Brothers	SEC La Posada/SR445	Stopped Construction	105
32	Stonebrook Ph3 Vill AA & BB	DR Horton	SEC La Posada/SR445	Under Construction	356
34	Cordoba/Tavira @ Stonebrook	Toll Brothers	SEC La Posada/SR445	Under Construction	183
35	Sage Meadow @ Stonebrook	Toll Brothers	SEC La Posada/SR445	Under Construction	109
36	Windsong @ Stonebrook	Toll Brothers	SEC La Posada/SR445	Under Construction	105
43	Pioneer Meadows Village 5	Lennar Homes	Rolling Hills Dr	Under Construction	161
44	5 Ridges Villages 9 & 10	5 Ridges Development Company	Highland Ranch Pkwy	Approved	293
46	Pioneer Meadows Village 6	Lennar Homes	NEC Rolling Meadows/WF Hills	Stopped Construction	193
51	5 Ridges Villages 2-4, 6 & 7	Lennar Homes	Highland Ranch Pkwy	Under Construction	460
54	5 Ridges Village 8	5 Ridges Development Company	-	Approved	199
55	Pioneer Meadows Village 11	Lennar Homes	6622 Rolling Meadow Dr	Under Construction	88
68	Kiley Ranch North Ph.6 V36	Lewis Homes	NEC Kiley & Henry Orr	Approved	169
69	Wingfield Commons	DR Horton	E of Golden Eagle Park	Under Construction	454
76	Miramonte Phase 6	Ryder Homes	Termination of Skystone Dr	Under Construction	19
81	Miramonte Phase 4C	Ryder Homes	Termination of Belmar Dr	Stopped Construction	31
88	Eagle Peak	Desert Wind Homes	NEC Sparks Blvd/Satellite Dr	Under Construction	40
SINGLE-FAMILY DETACHED				Approved Single-Family, Detached:	4,315
Grand Total of Approved Units:					6,153

Regional Area Overview

Economic Market Overview

The Reno/Sparks MSA has evolved over the years and while tourism, gaming, and hospitality are still staples of the local economy, Reno is emerging as a tech hub and pioneer in new technology and clean energy. Apple's \$1.0B data center is continuing to expand and is poised to be powered 100% by renewable energy sources. Tesla's Gigafactory \$10.0B announcement opened the floodgates after Apple's investment in the region, forging the way for Google and Switch to follow. These large announcements were also influenced by the existing presence of Intuit, Microsoft, Amazon, Ebay and others. Recently Redwood Materials, Dragonfly Energy, American Battery Technology, Lithium American, and Webstaurant have entered the market bringing significant employment growth.

Projected Growth: The Reno airport's catchment area has a population of 1.5M as of 2022 per the Reno-Tahoe Airport Authority. According to the Economic Development Agency of Western Nevada (EDAWN), since Tesla's announcement, actual population and job growth have outpaced initial projections. An additional 9,000 homes per year are needed in the region to keep up with growth.

Area Growth Generators



How Reno/Sparks Ranks Nationally

#4 Ranked in Growth Entrepreneurship

#1 Startup Activity

#6 Job Growth

#7 Best Business Tax Climate

Best Named America's Best Small City

Largest Per-Capita Industrial Space in the Country

#16 Best Performing Cities

#4 State for Economic Growth

Ranked One of the 12 Best Places to Live

Top 25 Largest Gen Z Workforce

#26 Best Cities for Outdoor Activities

#41 in Entertainment and Recreation

#4 Amongst America's "Top 10 Leading Metros"

#9 of 100 Best Places to Live

#33 Best Places to Live in America

#39 2019's Best Large Cities to Start a Business

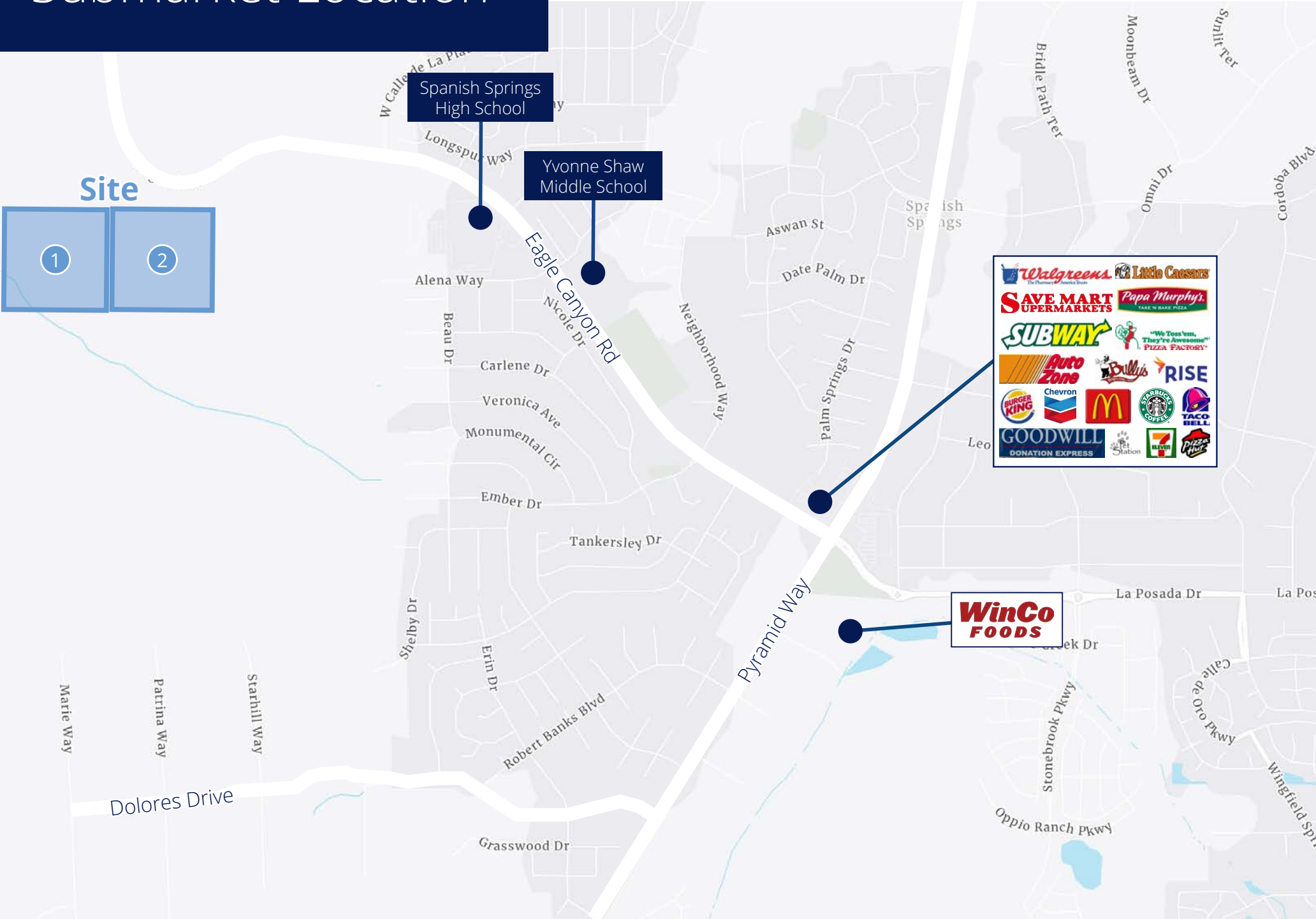
#8 State for Energy and Internet Access

#3 State for Short-Term Fiscal Stability

#8 State for Overall Economy

#6 State for Business Environment

Submarket Location



Regional Location



An aerial photograph of a vast, arid landscape covered in patches of snow. In the foreground, a paved road curves through the terrain. The middle ground is filled with low-lying shrubs and scattered snow. In the background, a range of mountains is visible, with the highest peaks covered in a thick layer of snow under a clear blue sky.

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