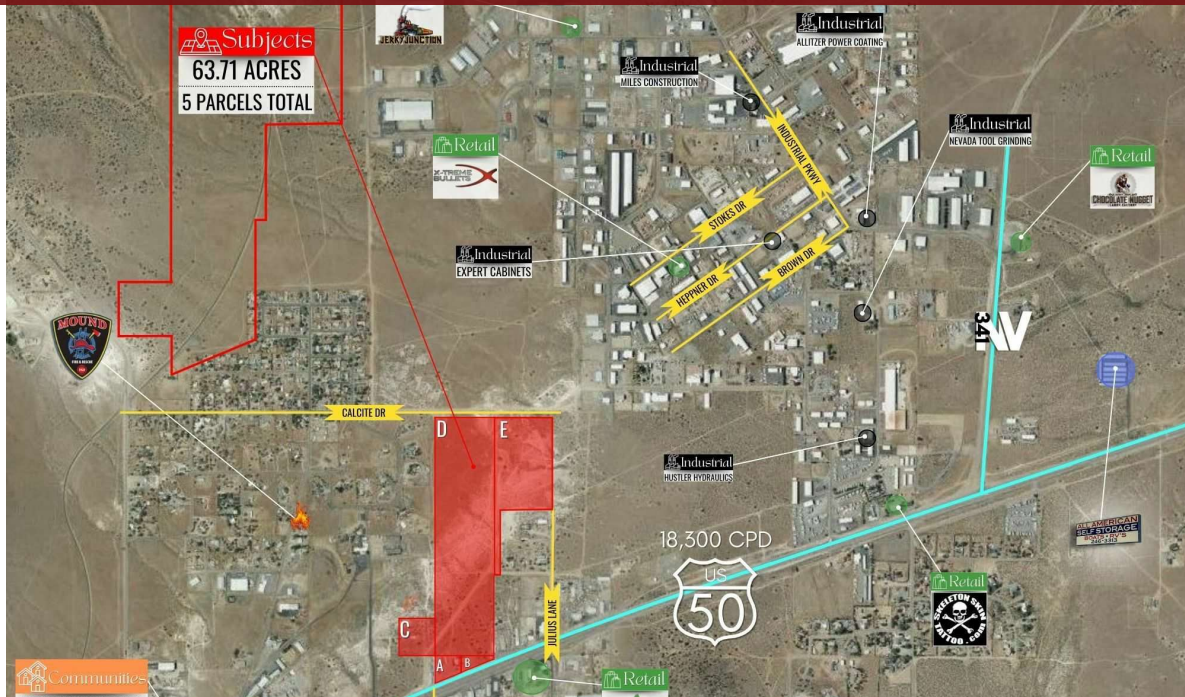


5 Parcels For Sale | 10090 Hwy 50 | Mound House, NV 89706



Property Description

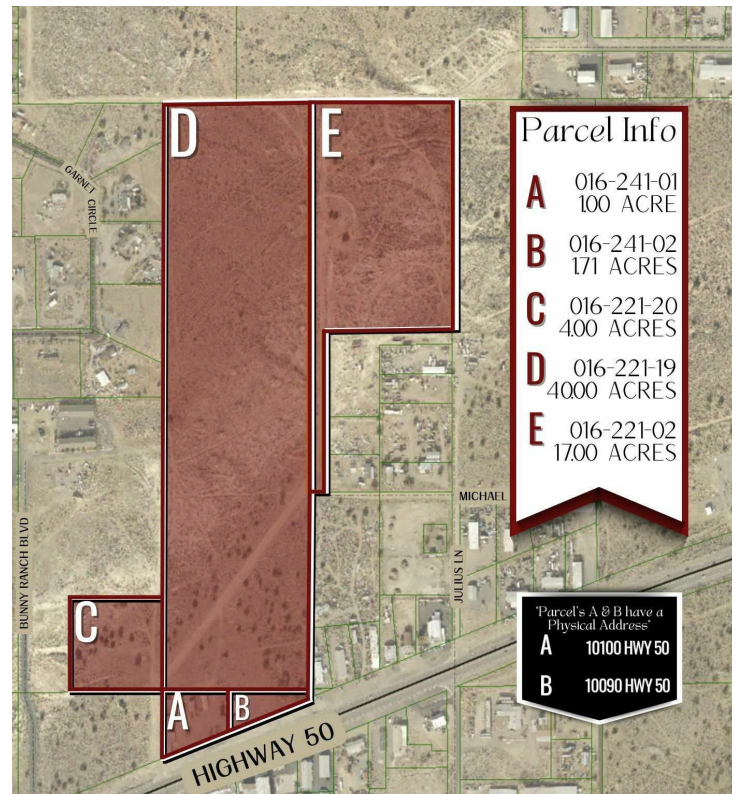
5 Parcels are to be SOLD TOGETHER!
 Access off US HWY 50
 Ample Clean Air Credits for Manufacturing Users
 Some Seller Financing Available
 Pro-Business County with a Localized Labor Force
 ~70 Manufacturers & Distributors Occupy & Employ ~500 people in the area

Zonings:

- RR2 Rural Residential
- NR2 Multiple Residential Non Rural Residential
- M1 General Industrial
- C2 General Commercial
- MHP Mobile Home District
- Land Use(s): 140, 150, 400

Offering Summary

Sale Price: \$7.00 / SF
 Lot Size: 63.71 Acres



Parcel Info	
A	016-241-01 100 ACRES
B	016-241-02 171 ACRES
C	016-221-20 400 ACRES
D	016-221-19 4000 ACRES
E	016-221-02 1700 ACRES

Parcel's A & B have a Physical Address

A 10100 HWY 50
B 10090 HWY 50

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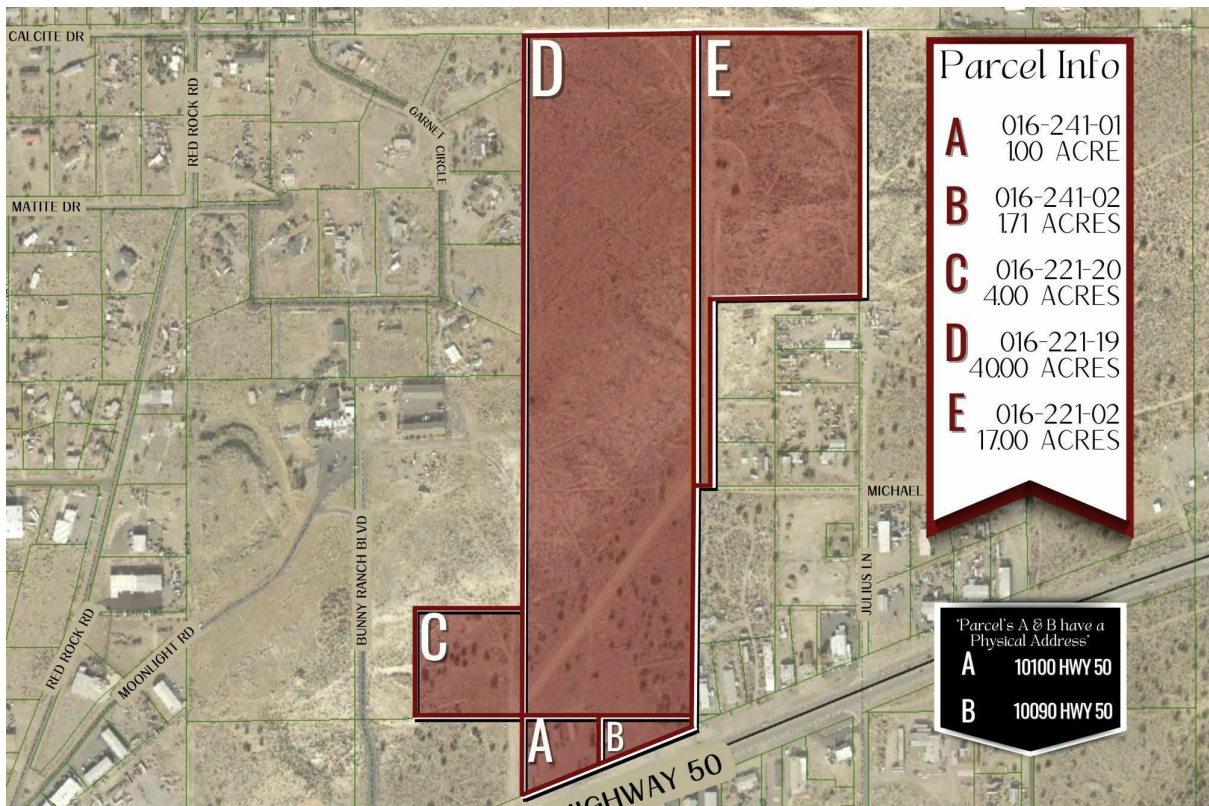
Principal
 NV #S.0174,013.LLC
 775.315.8735
 ale@NVCG.US



PARCEL BREAKDOWN | \$7.00/SF | *MUST BE SOLD TOGETHER*

***Parcels Includes .5 Acre Feet Of Water Rights Per 5 Acres**

APN#	ACRES	ZONING	LAND USE	ADDRESS
016-241-01	1.00	M1	150	10100 Hwy 50
016-241-02	1.71	C2	400	10090 Hwy 50
016-221-20	4.00	C2	140	N/A
016-221-19	40.00	NR2 C2 MHP	140	N/A
016-221-02	17.00	MHP RR2	140	N/A

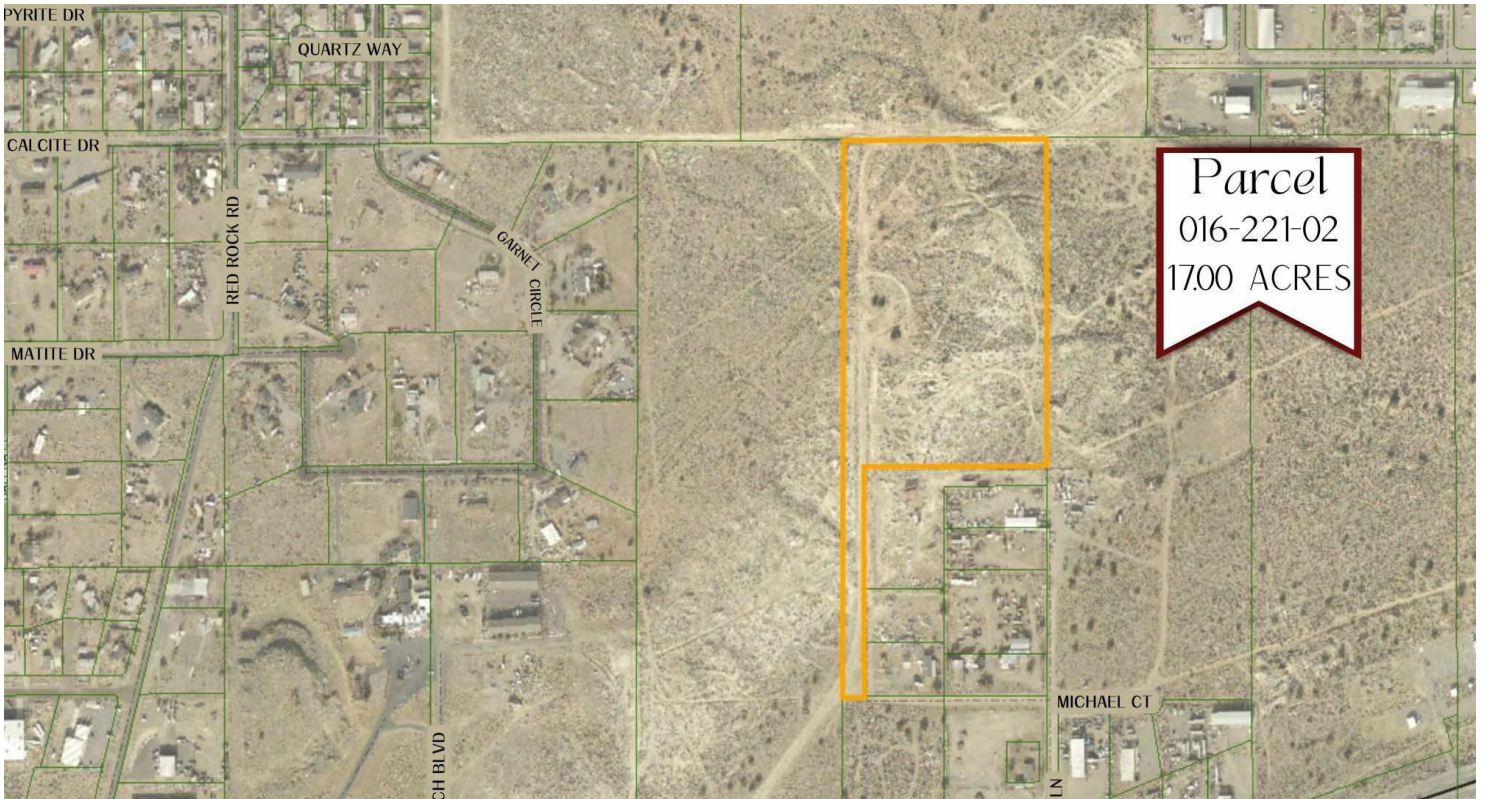
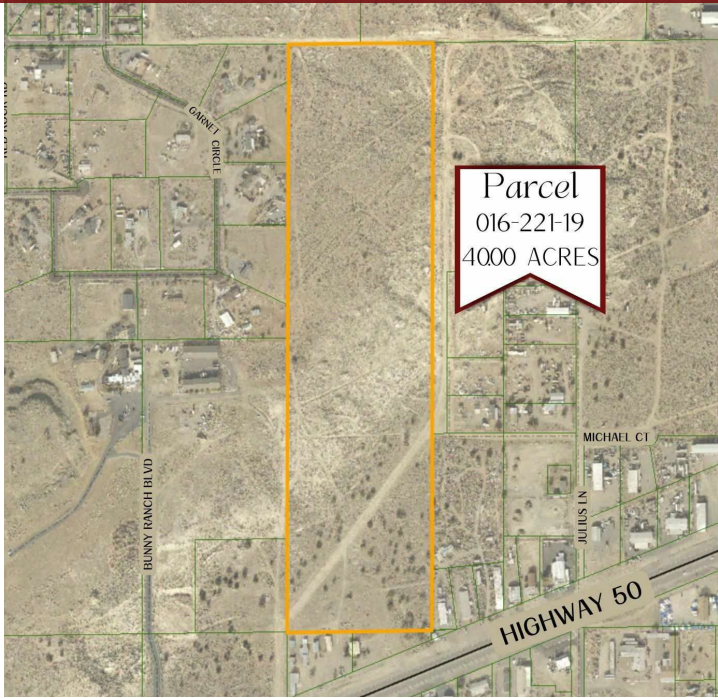


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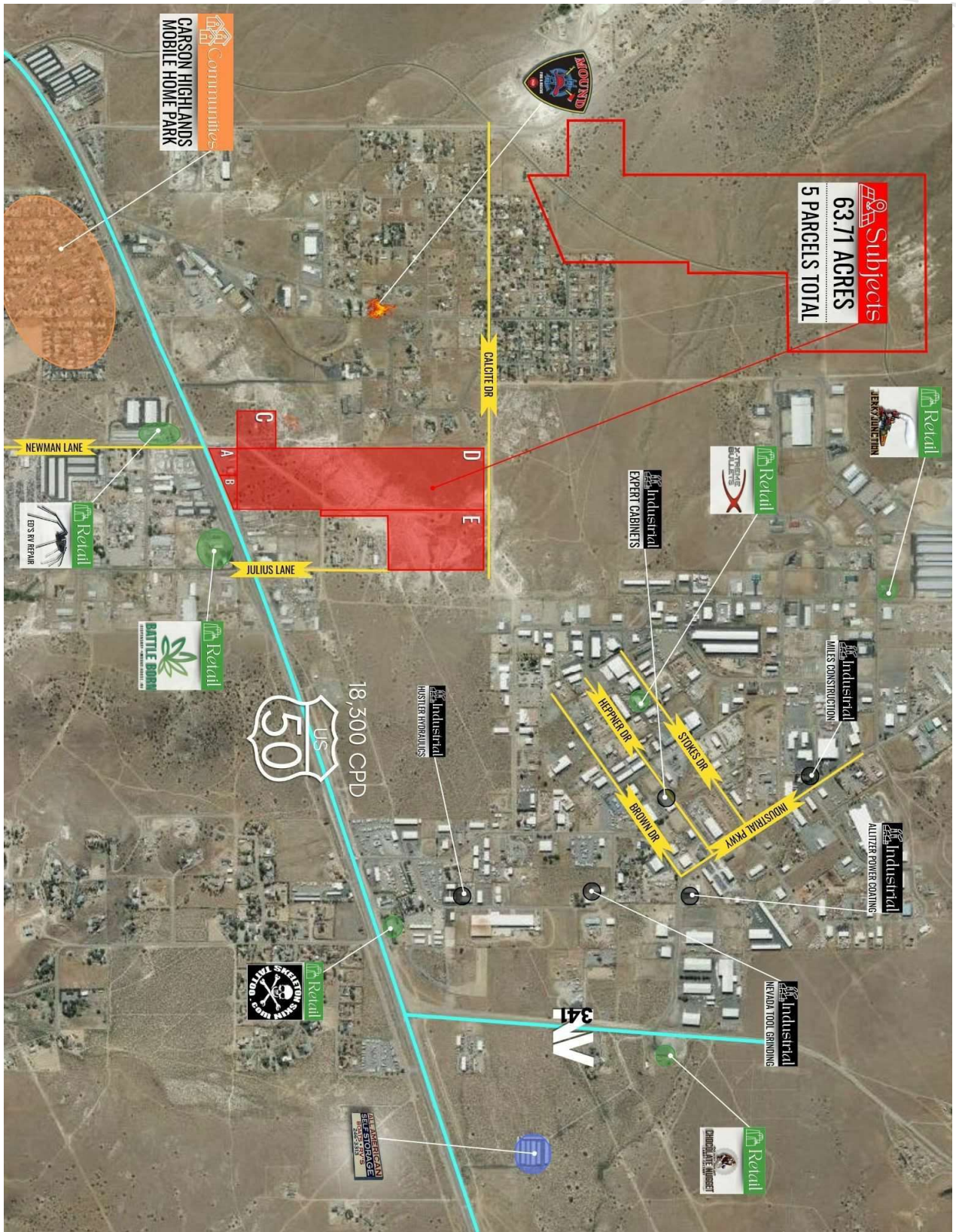
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	21	52	132
Average Age	48	48	49
Average Age (Male)	49	49	50
Average Age (Female)	47	47	48

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	8	20	53
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$111,545	\$111,759	\$119,651
Average House Value	\$646,516	\$647,890	\$698,644

Demographics data derived from AlphaMap

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