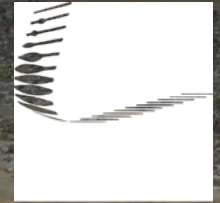


Offering Memorandum

# Panther Valley Land Portfolio



LOGIC

**SUBJECT**

± 7.78 AC  
APN: 082-591-10

**SUBJECT**

± 6.373 AC  
APN: 082-581-16

**SUBJECT**

± 12.336 AC  
APN: 082-615-13



## Contents

0 Newport Ln., Washoe County, NV  
0 Chisholm Ln., Reno, NV  
1602 Sagehen Ln., Reno, NV

## 01

Executive Summary

## 04

Aerials & Plans

## 20

Market Overview

## Investment Team



### **Casey Prostinak, SIOR**

Vice President

775.813.2866

[cprostinak@logicCRE.com](mailto:cprostinak@logicCRE.com)

S.0177148.LLC







## Offering Snapshot



**\$9,050,000**  
Offering Price



**\$7.83 PSF**  
Price Per Square Foot



**\$341,000 PAC**  
Price Per Acre

## Property Overview

This ± 26.52-acre land offering presents a rare opportunity to acquire a sizable development site in the heart of Reno. With valuable frontage along U.S. 395, the property enjoys exceptional visibility and connectivity to the region's major transportation corridors. While currently positioned for residential development, the property's size and location open the door for a range of potential uses given the ongoing shortage of developable land in the area.

Strategically situated near the urban core, the site benefits from proximity to established neighborhoods, employment centers, and retail amenities. Access improvements will need to be evaluated as part of the planning process, but the property's location and frontage create strong long-term positioning for a developer seeking scale, visibility, and flexibility in one of Reno's most land-constrained markets.





# Property Details



## Location

0 Newport Ln., Washoe County, NV 89506  
0 Chisholm Trail, Reno, NV 89506  
1602 Sagehen Ln., Reno, NV 89506



## Construction & Zoning

- LLR1
- SF3



## Parcel Numbers and Property Sizes

- 082-615-13 |  $\pm$  12.366 AC
- 082-591-10 |  $\pm$  7.78 AC
- 082-581-16 |  $\pm$  6.373 AC
- Total Acreage:  $\pm$  26.52 AC



## Additional Details

- Billboard located on APN 082-615-13
- Freeway visibility
- Generating \$11,491 annual income











# Vicinity Map

The trade area consists of ± 194,697 residents with an average household income of ± \$91,189 within a 5-mile radius



186,861

Daytime Population



\$452,667

Median Home Value

Amenities within a 5-mile radius

1

Panther Valley Park

-0.5 miles

2

Bonanza Casino

-2.5 miles

3

North Hills Shopping Center

-2.6 miles

4

DRI - Desert Research Institute

-3.2 miles

5

Truckee Meadows Community College

-3.7 miles

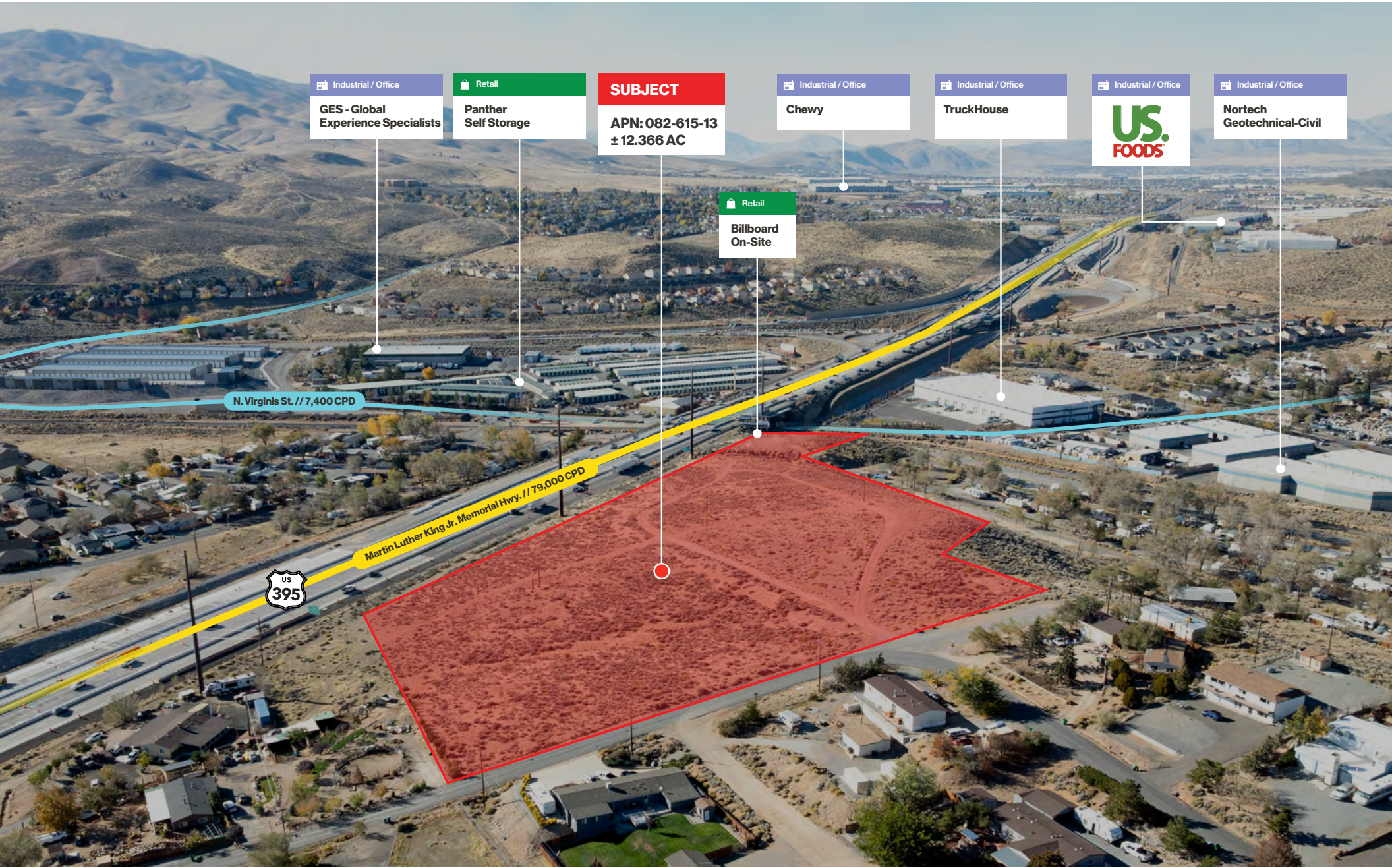
The map displays the Reno, NV area with the 'SUBJECT' property highlighted at the intersection of N. Virginia and Golden Valley. Numbered markers 1 through 5 indicate the locations of Panther Valley Park, Bonanza Casino, North Hills Shopping Center, DRI - Desert Research Institute, and Truckee Meadows Community College, respectively. The map also shows major roads like I-80, I-580, and I-560, and surrounding areas like Sparks and Golden Valley.

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05

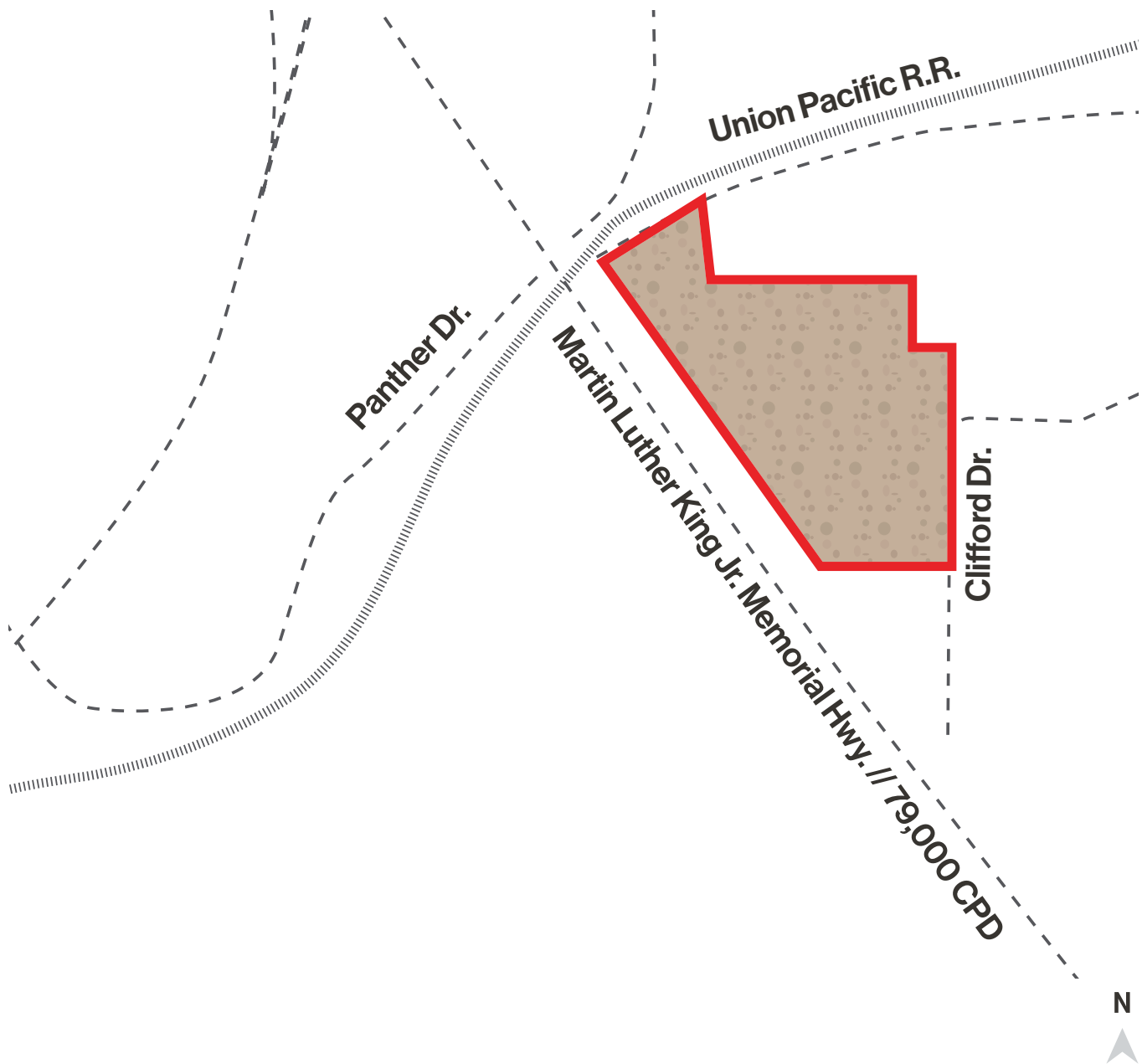






Property 1:

	<b>Location</b> 0 Newport Ln. Washoe County, NV 89506
	<b>082-615-13</b> Parcel Number
	<b>± 12.366 AC</b> Acreage
	<b>Zoning</b> LLR1
	<b>\$4,750,000</b> Sale Price
	<b>\$8.81 PSF</b> Price Per Square Foot
	<b>Billboard on site generating \$11,491 annual income</b>



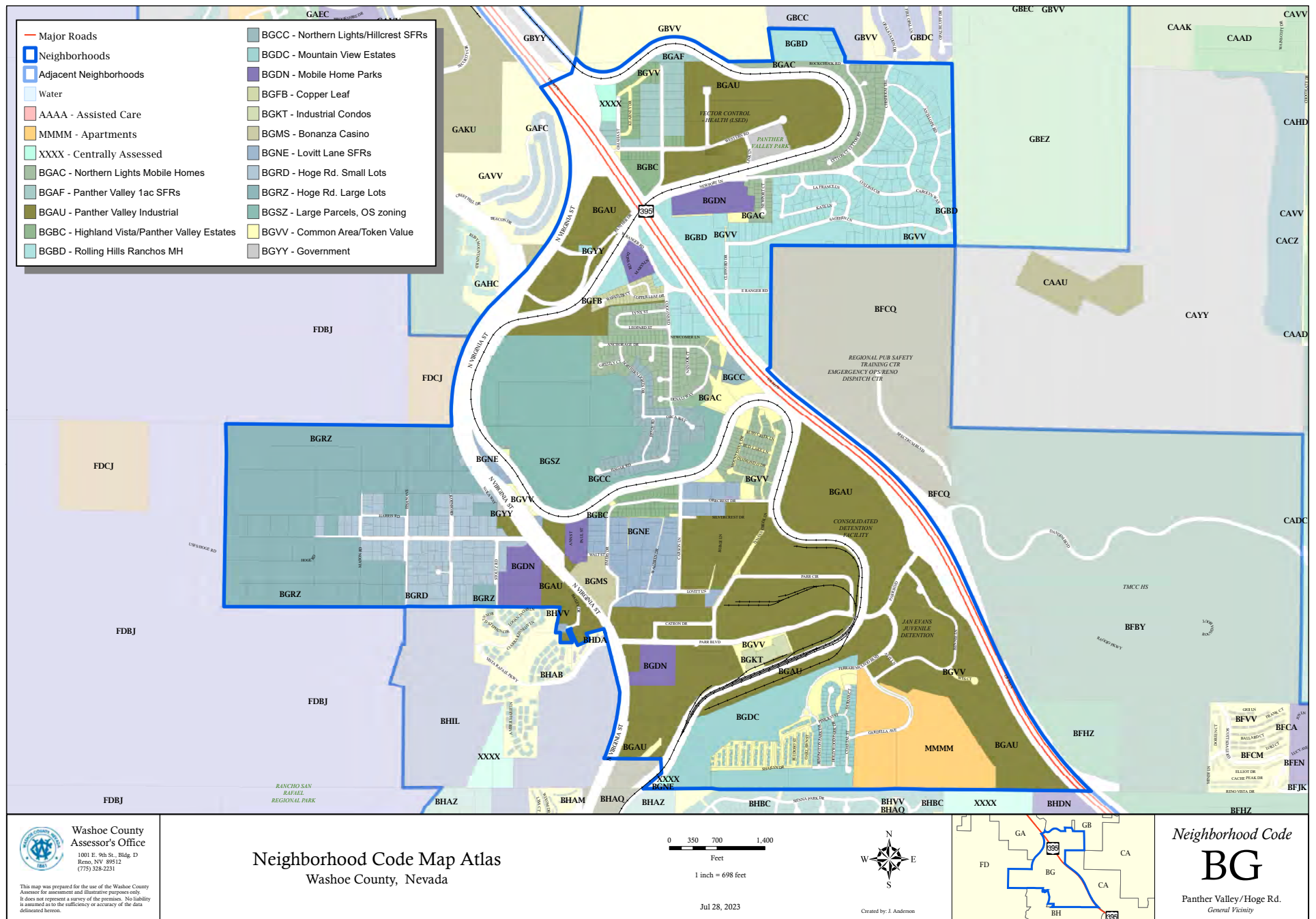




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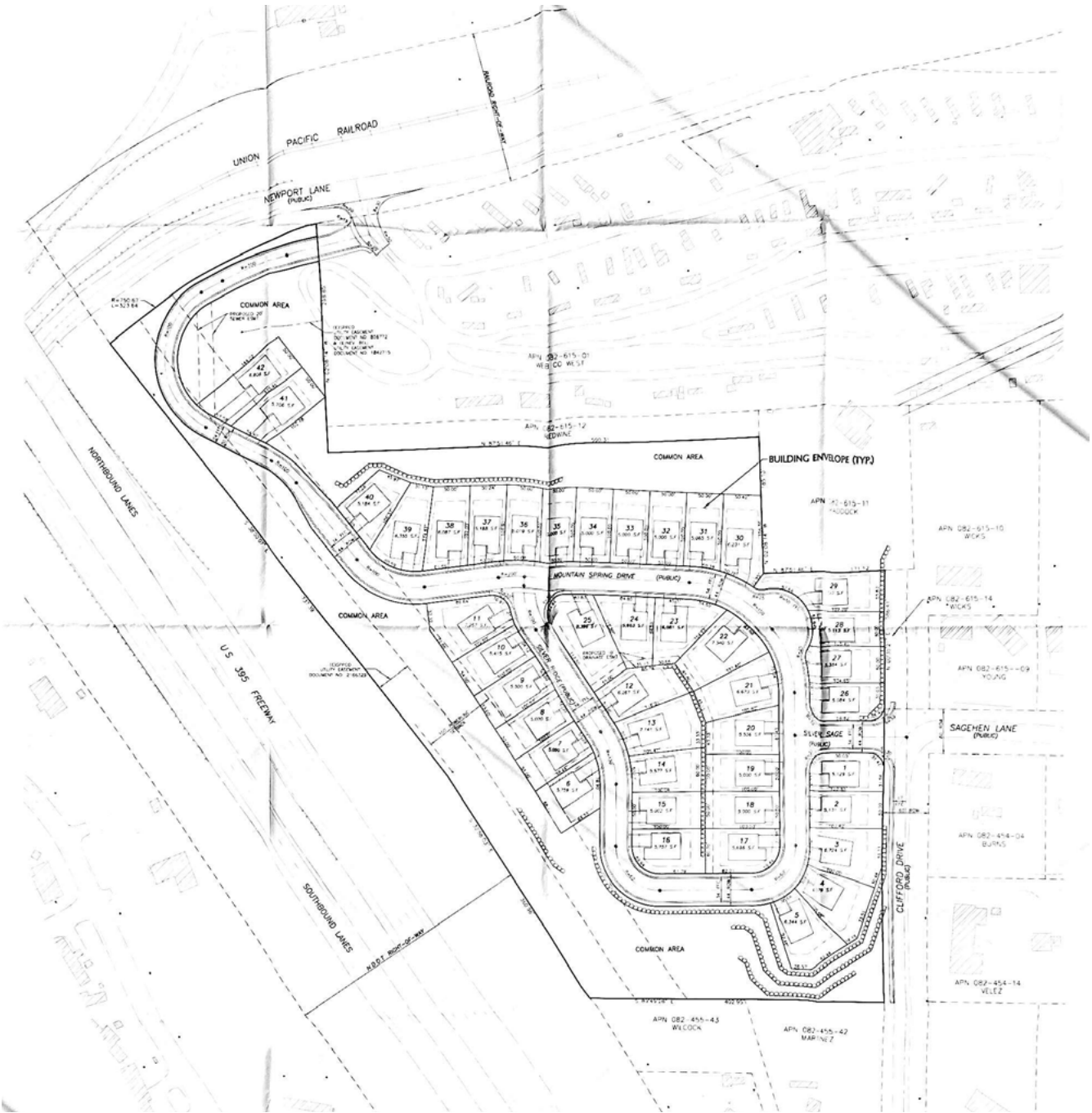


## Neighborhood Map



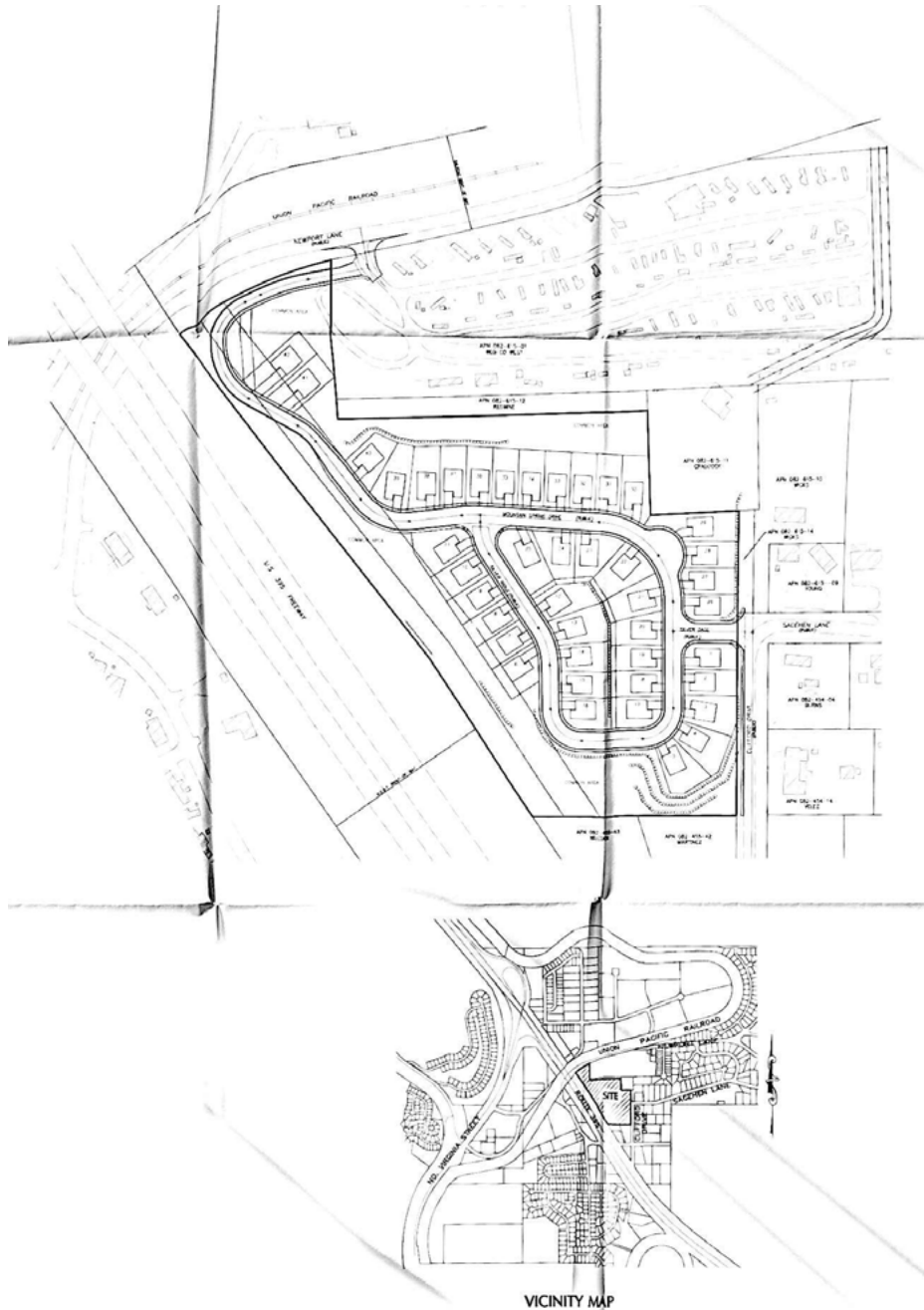


Tent Map



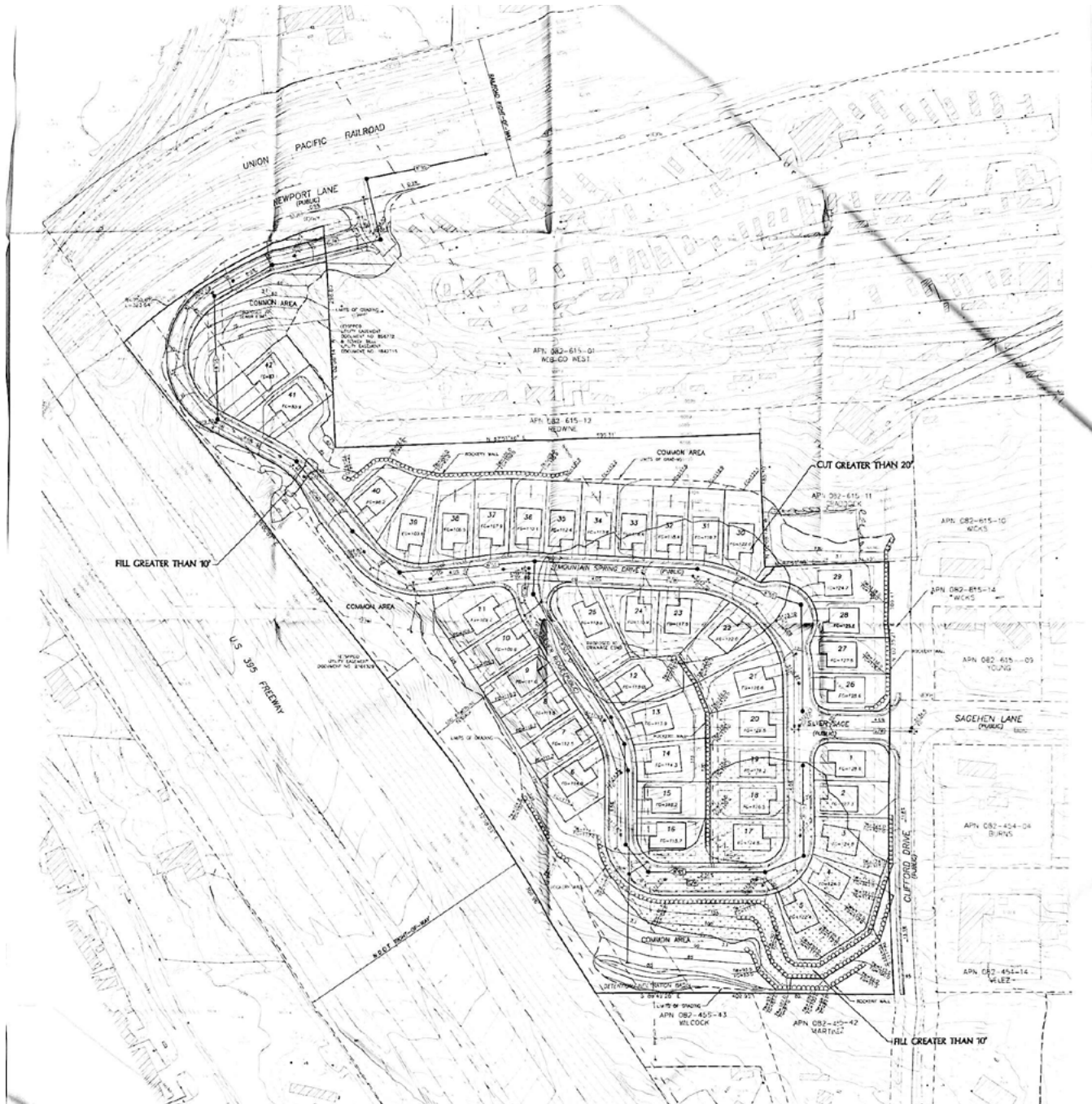


Tent Map





## Tent Map





## L O G I C





## L O G I C









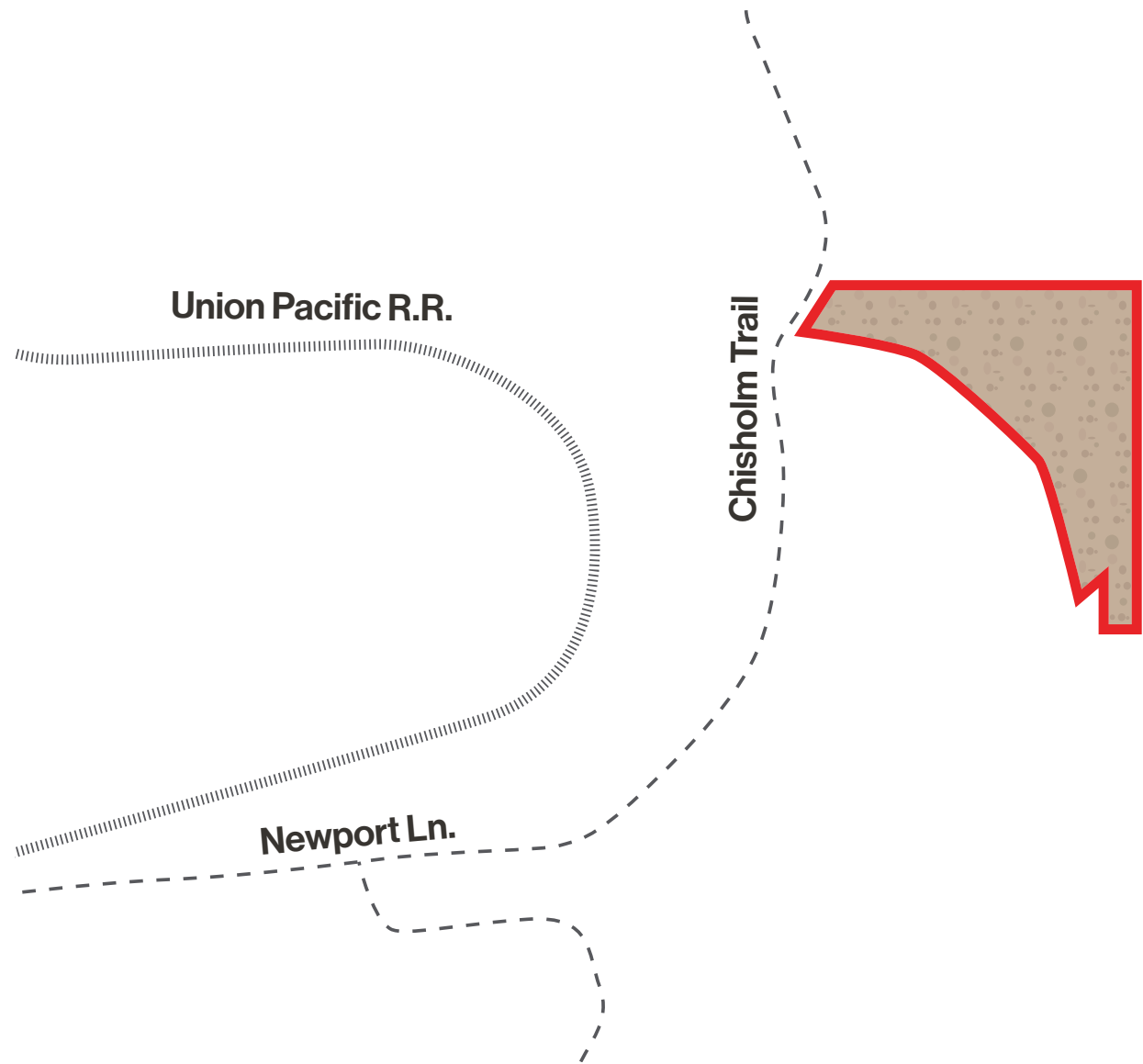






Property 2

	<b>Location</b> 0 Chisholm Trail Reno, NV 89506
	<b>082-591-10</b> Parcel Number
	<b>± 7.78 AC</b> Acreage
	<b>Zoning</b> SF3
	<b>\$2,400,000</b> Sale Price
	<b>\$7.08 PSF</b> Price Per Square Foot









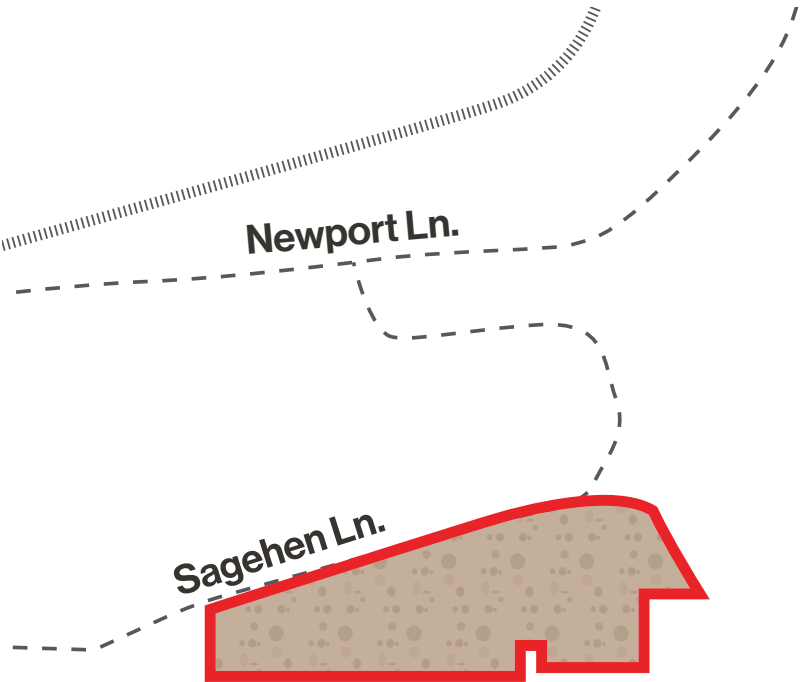






Property 3

	<b>Location</b> 1602 Sagehen Ln. Reno, NV 89506
	<b>082-581-16</b> Parcel Number
	<b>± 6.374 AC</b> Acreage
	<b>Zoning</b> SF3
	<b>\$1,900,000</b> Sale Price
	<b>\$6.84 PSF</b> Price Per Square Foot





Water Map





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# 20

Market Overview





# Important Statistics

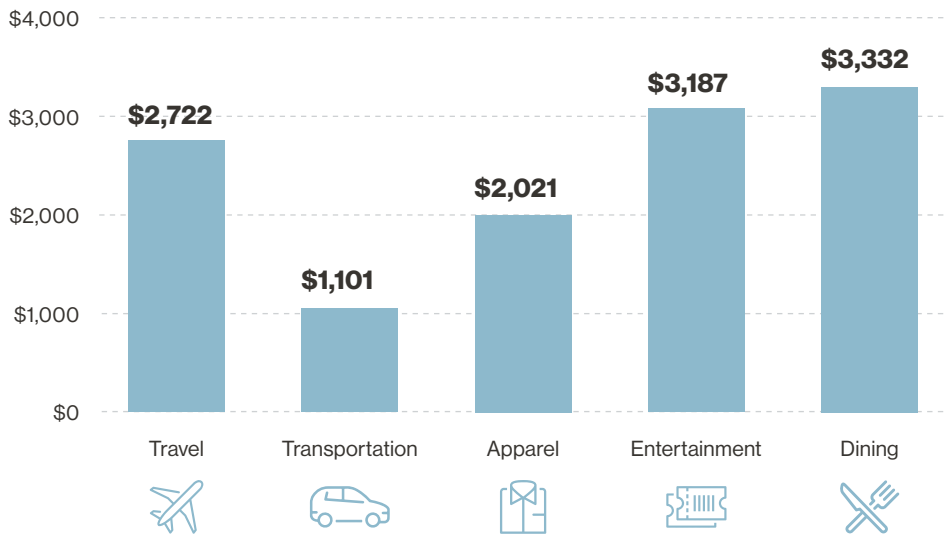
5-Mile Radius



# Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



# Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	5,479	51,689	185,175
2025 Population	5,322	54,776	194,697
2030 Population	5,228	58,705	202,633
Annual Growth 2020 - 2025	-0.55%	1.11%	0.96%
Annual Growth 2025 - 2030	-0.36%	1.40%	0.80%
Income			
2025 Average Household Income	\$129,205	\$91,348	\$91,189
2030 Average Household Income	\$145,743	\$102,828	\$102,421
2025 Per Capita Income	\$38,738	\$31,762	\$35,956
2030 Per Capita Income	\$43,891	\$35,972	\$40,734
Households			
2020 Total Households	1,575	17,832	72,171
2025 Total Households	1,556	18,971	76,645
2030 Total Households	1,536	20,481	80,480
Housing			
2025 Total Housing Units	1,613	19,918	81,478
2025 Owner Occupied Housing Units	84.3%	59.0%	49.4%
2025 Renter Occupied Housing Units	15.7%	41.0%	50.6%
2025 Vacant Housing Units	3.5%	4.8%	5.9%
2030 Total Housing Units	1,616	21,473	85,560
2030 Owner Occupied Housing Units	1,310	12,249	40,292
2030 Renter Occupied Housing Units	226	8,232	40,188
2030 Vacant Housing Units	80	992	5,080



# Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2024

Population

## 627<sub>k</sub>

Northern Nevada Population  
Includes Carson City, Plus Washoe, Storey, and Lyon Counties

## 203%

Manufacturing Employment Growth  
1990-2024

## 24%

Reno/Sparks Employment  
Growth in Past 5 Years

## 58.9<sub>k</sub>

Trade, Transportation and Utilities,  
Largest Employment Sector 2024



2024

Travel

## 4.8<sub>MM</sub>

Annual Visitors Reno-Tahoe Area

## 10%



2024 Summer Airport  
Passenger Increases

## 53%

Percentage of  
Visitors from California



2024

Visitors

## \$1.8<sub>B</sub>

Gross Gaming Revenue in Northern Nevada

## 479<sub>k</sub>

Hotel Rooms Available in  
Reno-Tahoe Area

## 84%

Visitors Would Recommend  
Reno-Tahoe for Travel









# Top Projects 2025

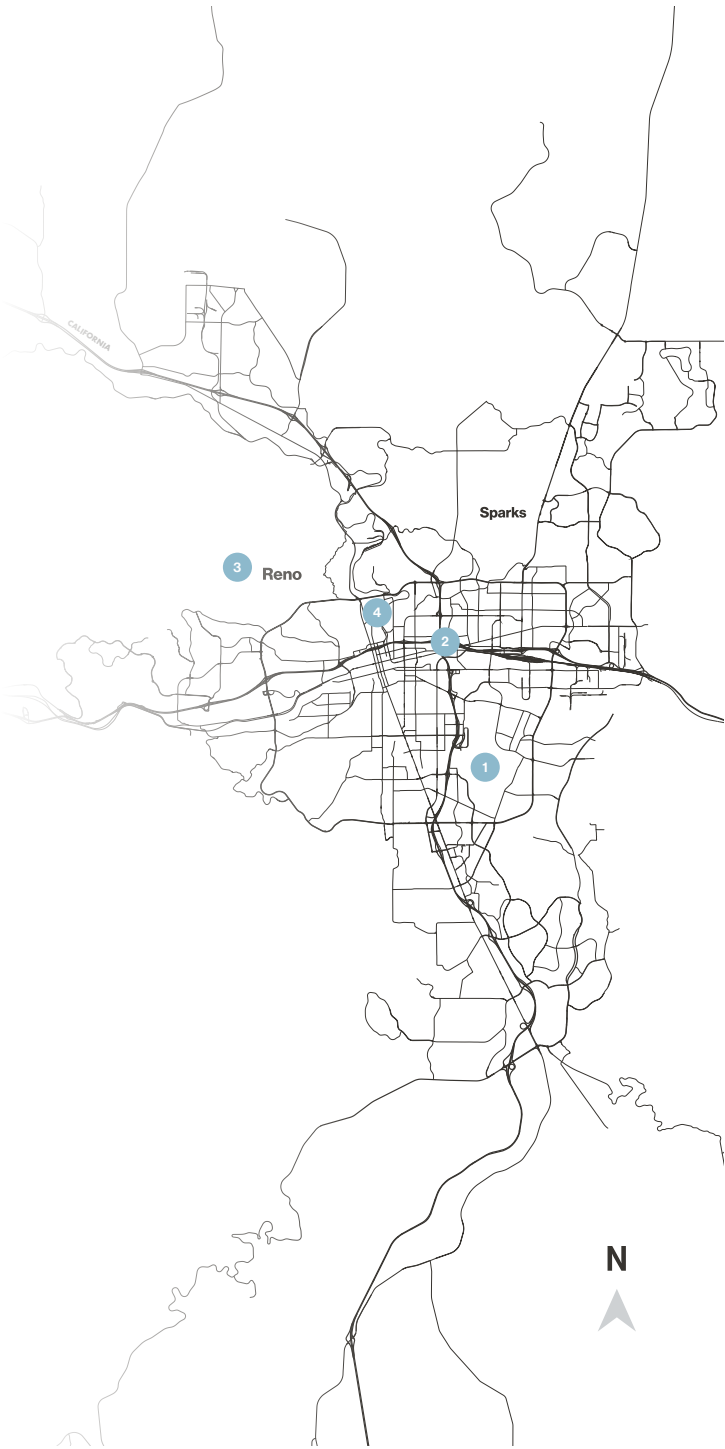
## Under Construction & Planned



**\$15B+**

Total Planned & Under Construction

#	Project	Cost
1	<div></div> <div><b>Reno-Tahoe Airport Expansion</b> The Reno-Tahoe International Airport is undergoing a \$1.6 billion expansion to enhance its facilities, increase passenger capacity, and improve overall traveler experience.  <b>Status of Project:</b> In Progress <b>Estimated Completion:</b> 2028</div>	<b>\$1.6B</b>
2	<div></div> <div><b>I-80 Widening Project</b> This project involves widening Interstate 80 from Vista Boulevard to USA Parkway, adding lanes to reduce congestion and support economic growth between the Reno-Sparks area and the Tahoe-Reno Industrial Center.  <b>Status of Project:</b> Start of 2026 <b>Estimated Completion:</b> 2027</div>	<b>\$275MM</b>
3	<div></div> <div><b>Greenlink Nevada</b> Greenlink Nevada is a significant transmission project designed to enhance the state's electric grid, facilitating the integration of renewable energy sources and improving reliability.  <b>Status of Project:</b> In Progress <b>Estimated Completion:</b> 2027</div>	<b>\$4.2B</b>
4	<div></div> <div><b>UNR College of Business</b> The University of Nevada, Reno, is constructing a new 128,000-square-foot College of Business Building to provide modern educational spaces, including a 300-seat auditorium, advanced technology labs, and collaboration zones.  <b>Status of Project:</b> In Progress <b>Estimated Completion:</b> Fall 2025</div>	<b>\$150MM</b>



Source: [www.flipsnack.com](http://www.flipsnack.com) | [edawnresources/sce-2025](http://edawnresources/sce-2025) | [presentationcopy/full-view.html](http://presentationcopy/full-view.html)



# Why Nevada

Considered the 8th most business-friendly state, according to EDARN, Nevada offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

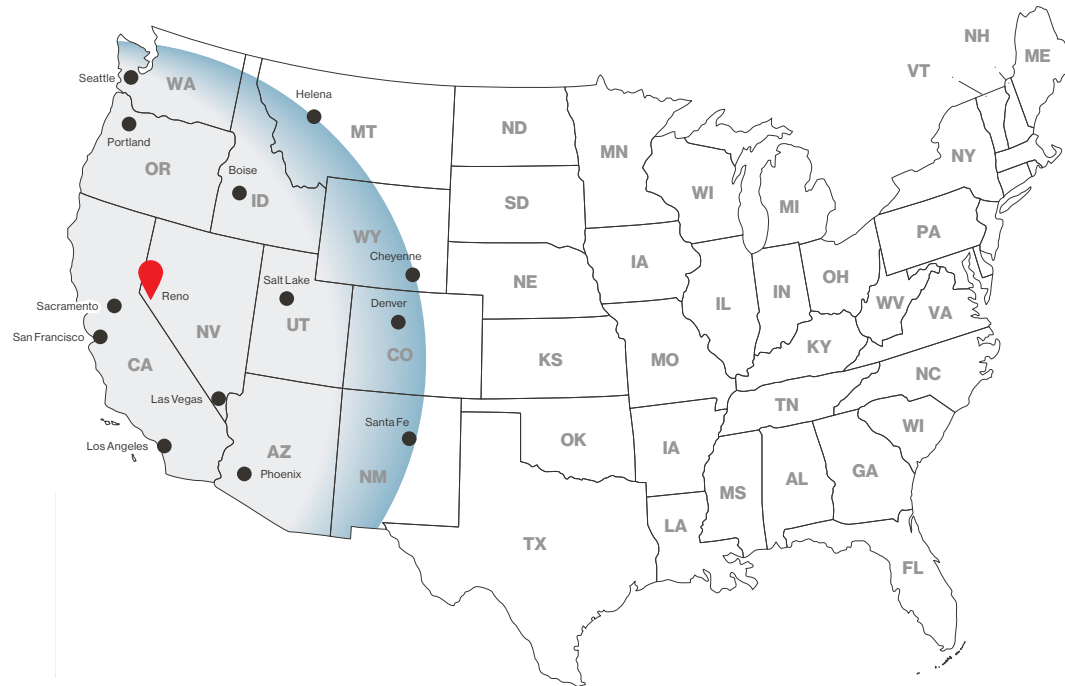
Nevada ranks as the 17th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th, and Utah 16th.

## Tax Free Haven

- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax

## Northern Nevada Transit Times



### 1-Day Truck Service

San Francisco, CA  
Sacramento, CA  
Los Angeles, CA  
Portland, OR  
Seattle, WA  
Boise, ID  
Salt Lake, UT  
Las Vegas, NV  
Phoenix, AZ

### 2-Day Truck Service

Helena, MT  
Cheyenne, WY  
Denver, CO  
Santa Fe, NM



60MM  
Customers

1-Day Truck Service from  
Northern Nevada



Power Costs

Nevada: 53% Less Than  
California, 25% Below  
U.S. Average

## Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

## Opportunity Zones

61 Areas in Nevada Offer Tax Benefits on Capital Gains, with Deferrals, Reductions up to 15%, and Tax-Free Appreciation after 10 Years



# Upcoming Reno Stories

## Nevada Museum of Art

The Nevada Museum of Art in Reno just completed a \$60 million expansion, adding 50,000 square feet of new galleries, classrooms, and a rooftop garden. Designed by the original architect, the addition blends seamlessly with the existing building and reflects Nevada's rugged landscape. The project strengthens the museum's role as a leading cultural and educational hub in the region.



## Downtown Youth Sports Fields

Jacobs Entertainment plans to build 12 youth sports fields in downtown Reno near the J Resort, with the first four opening in summer 2026. The fields will host local and traveling soccer and lacrosse teams, addressing a long-standing shortage of flat fields in the region. The project aims to boost tourism, support local families, and further revitalize Reno's downtown Neon Line District.

## Grand Sierra Resort Expansion

Grand Sierra Resort (GSR) in Reno has announced a record \$1 billion investment to transform its 140-acre property over the next decade. The plan includes a new arena, basketball facilities, Grand Bay Golf, hotel and parking expansions, and additional housing. This marks the largest private capital investment in Reno's history.



## Reno Pro Soccer Stadium

Reno Pro Soccer will soon call home a new \$80 million, 6,000-seat soccer stadium on the former Jones West Ford site along Kietzke Lane. The project will anchor a new sports and entertainment district with restaurants, shops, and bars. Once complete, it will be Nevada's only soccer-specific stadium.

## Pine Street Townhomes

Pine Street Townhomes, located at Pine & Sinclair in Downtown Reno, will feature 48 modern three-story homes ranging from 1,385 to 2,050 square feet. Each residence includes high-end finishes and unique garage-door-style windows that open to spacious balconies for indoor-outdoor living.



## Reno City Center

Reno City Center, the redevelopment of the former Harrah's Hotel and Casino at Lake and 2nd Street, will transform the site into a vibrant mixed-use community. The project includes 530 apartments, 150,000 square feet of office space, and 78,500 square feet of retail, potentially featuring shops, restaurants, and a grocery store. Amenities will include a rooftop pool, fitness center, and park-like areas, with completion expected in two years.



# Confidentiality Agreement

## Affiliated Business Disclosure

LOGIC Reno, LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **0 Newport Ln., Washoe County, NV; 0 Chisholm Ln., Reno, NV; 1602 Sagehen Ln., Reno, NV**, and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Reno, LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Reno, LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Reno, LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## Confidentiality Agreement

Receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or LOGIC Reno, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Reno, LLC.

## Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

## Any reliance on the content of this memorandum is solely at your own risk.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither LOGIC Reno, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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