



21615 & 21581 Donner Pass Road

Soda Springs, California 95728

Offering Summary:

NAI Tahoe Sierra is pleased to offer an exceptional development opportunity of two adjacent parcels totaling 1.49 acres in Soda Springs, CA. The site is located on Donner Pass Road, a high-visibility area with convenient access to year-round outdoor recreation and flexible development potential. Current ownership has completed comprehensive site studies and preliminary planning for a hospitality project featuring 22 hotel units and 17 standalone cabins which could be conveyed to the next owner to execute. Alternatively, the location is well suited for single family homes or other commercial uses, making this is a rare and versatile opportunity in one of Tahoe's most scenic and accessible submarkets.

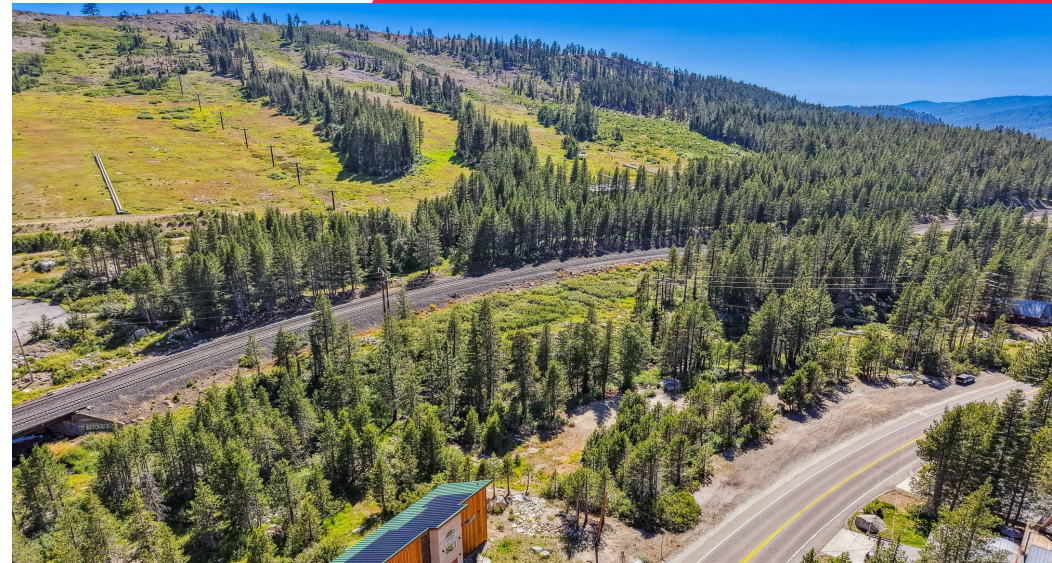
Sale Price:	\$499,000
Lot Size:	1.49 Acres
APN:	047-102-021-000 & 047-102-022-000
County:	Nevada
Zoning:	Community Commercial (C2-RC)

For More Information

Rob Nation

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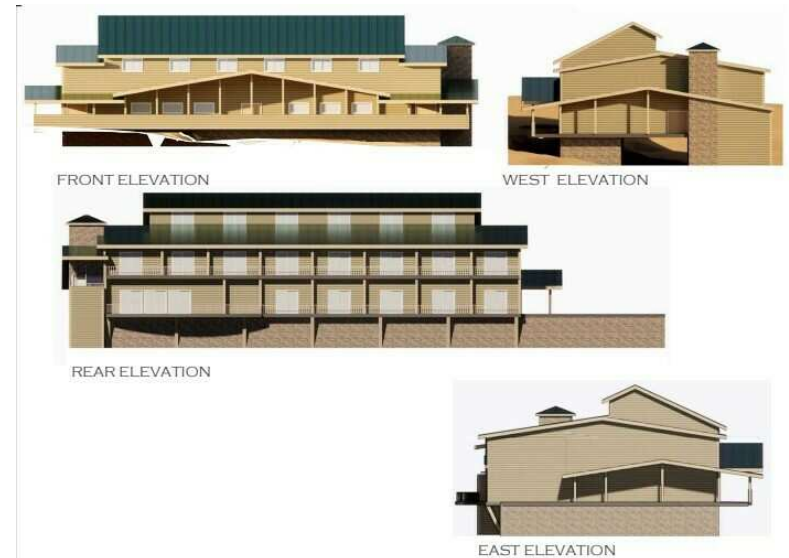
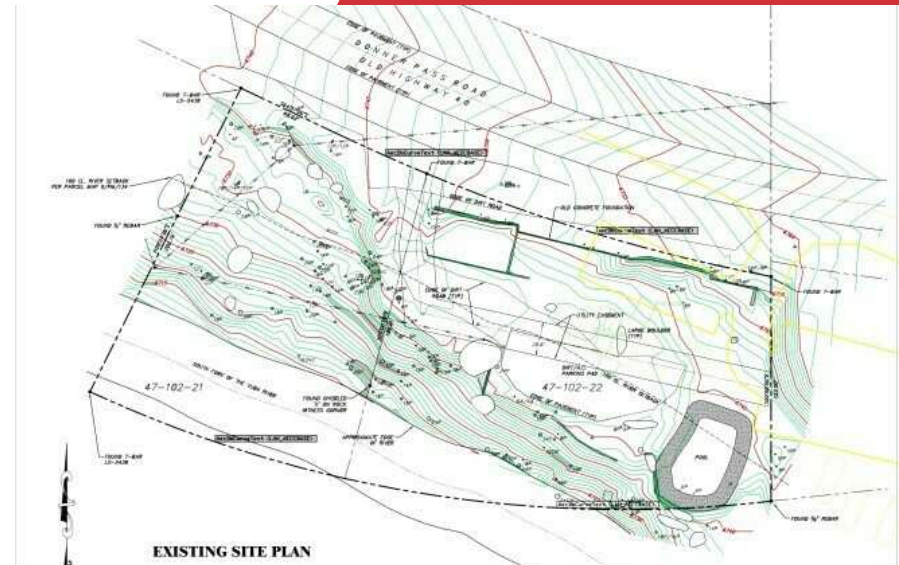


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3141 Highway 50, Suite B1
South Lake Tahoe, CA 96150
530 525 2304 tel
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Property Highlights

- **Ideal Location:** The site is located near I-80, providing convenient access to Truckee, Reno, Sacramento, and the Bay Area. It is surrounded by natural beauty and world-class outdoor recreation, including Sugar Bowl Resort (5 minute drive), Donner Ski Ranch, multiple lakes including Donner Lake, and endless hiking and biking trails. Future development could have high visibility along Donner Pass Road or be set further back in a more private setting.
- **Fewer Development Hurdles:** Despite it's proximity to Truckee and Lake Tahoe, the site is located outside the boundaries of TRPA and Town of Truckee, allowing a developer to avoid the complexity, delays, fees, and restrictions associated with these jurisdictions.
- **Preliminary Planning Complete:** Current ownership has completed comprehensive site studies and preliminary planning for a hospitality project featuring 22 hotel units and 17 standalone cabins which could be conveyed to the next owner to execute.
- **Flexible Development Options:** The location is well suited for single family homes or other commercial uses, making this is a rare and versatile opportunity in one of Tahoe's most scenic and accessible submarkets. Current zoning allows for nearly any use with appropriate permits and the site is already split into two separate parcels.







SALES COMPARABLES

Address	Property Type	Sale Price	Acres	Price/Acre	Sale Date	Submarket	Distance (miles)
50302 Conifer Drive	Land	\$460,000	0.24	\$1,916,667	January 2025	Soda Springs	3.8
10051 Bunny Hill Road	Land	\$149,500	0.27	\$553,704	September 2024	Soda Springs	0.9
10038 Bunny Hill Road	Land	\$143,000	0.26	\$550,000	December 2023	Soda Springs	0.9
51179 Jeffery Pine Drive	Land	\$72,000	0.16	\$450,000	February 2025	Soda Springs	3.0
51228 Jeffery Pine Drive	Land	\$73,000	0.18	\$405,556	March 2025	Soda Springs	3.0

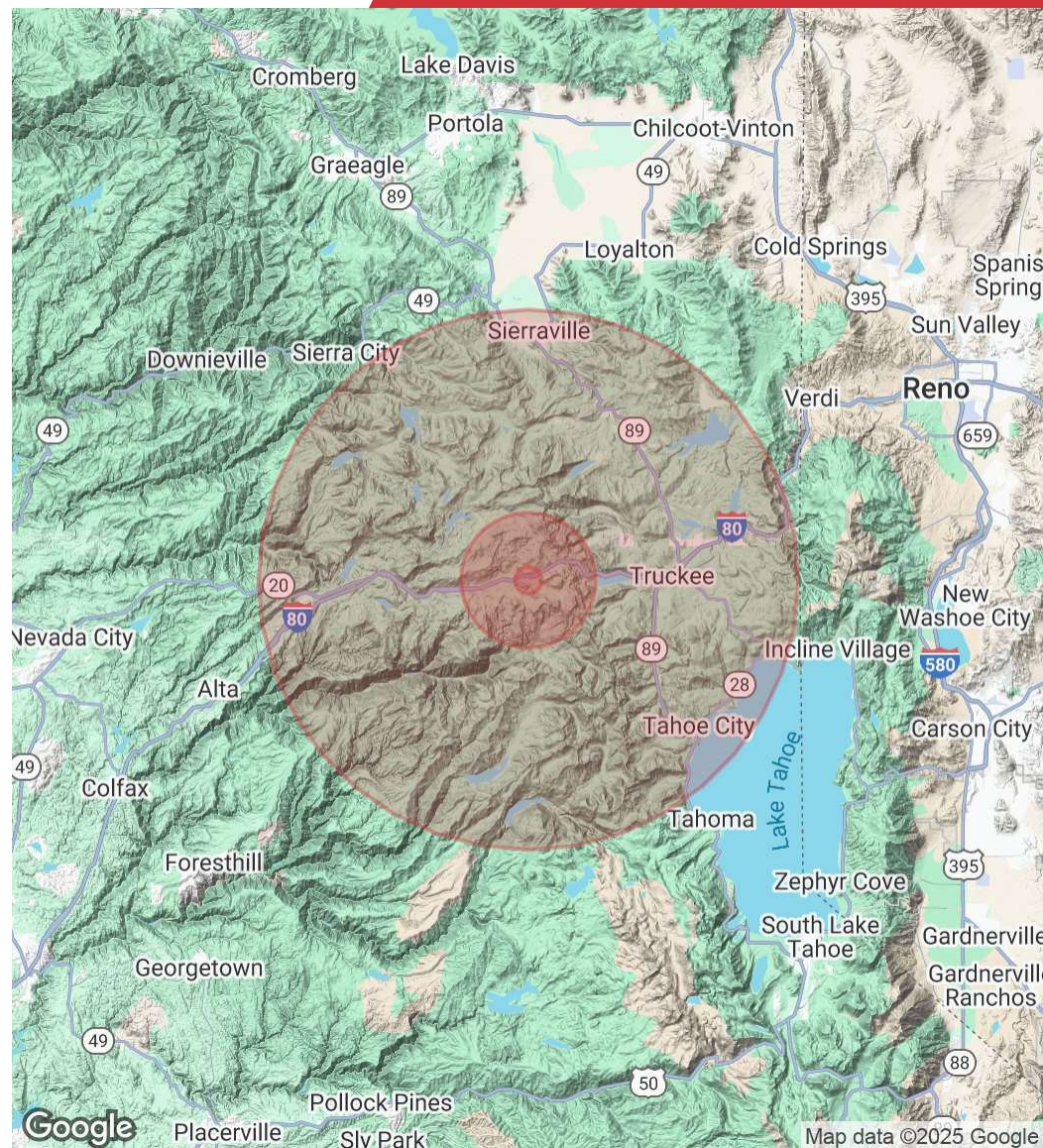


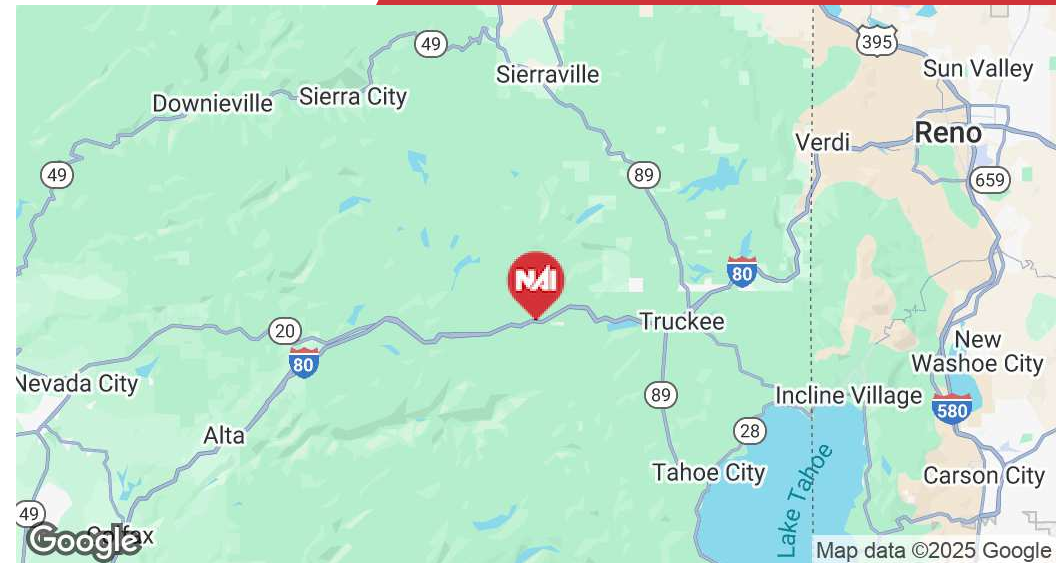
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Population	1 Mile	5 Miles	20 Miles
Total Population	153	807	27,781
Average Age	44	44	42
Average Age (Male)	45	45	42
Average Age (Female)	43	43	42
Households & Income	1 Mile	5 Miles	20 Miles
Total Households	63	350	11,513
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$137,277	\$146,847	\$171,447
Average House Value	\$861,972	\$969,345	\$1,067,301

Demographics data derived from AlphaMap





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