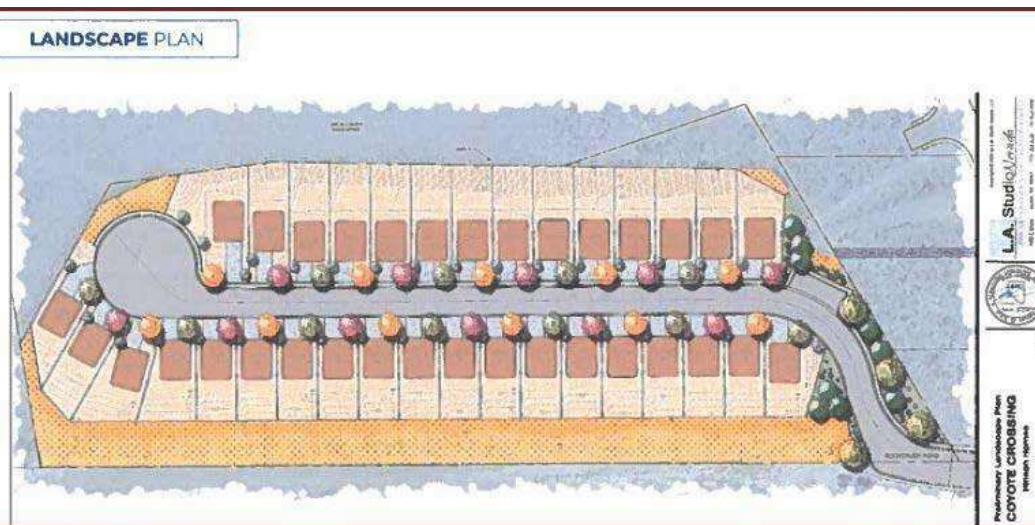


PROPERTY SUMMARY



PROPERTY DESCRIPTION

- Cluster Home Development on a 8.76 Acre Site
- Sloped property with views.
- Easy access to Panther Valley Rd and US395
- Adjoining large acreage of Open Space

PROPERTY HIGHLIGHTS

- Zoned SF8 64% / PGOS 36%
- Ideal 33 Permitted home development and 3+ Acres of Open Space
- Prime investment opportunity in Panther Valley area
- Strategic location in the thriving Reno market
- Versatile canvas for real estate ventures

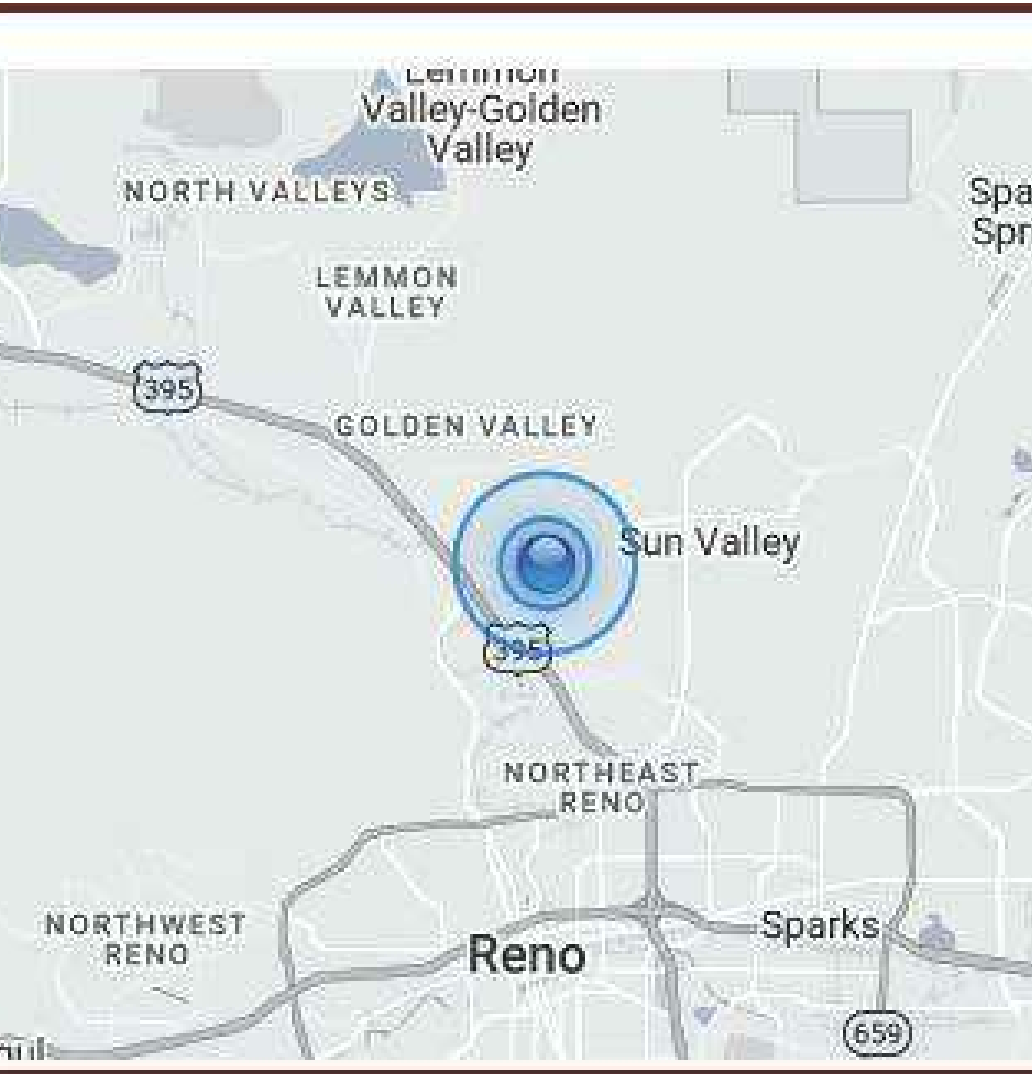
OFFERING SUMMARY

Sale Price:	\$2,090,000
Lot Size:	8.761 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	211	483	1,281
Total Population	617	1,409	3,809
Average HH Income	\$146,963	\$138,736	\$138,572

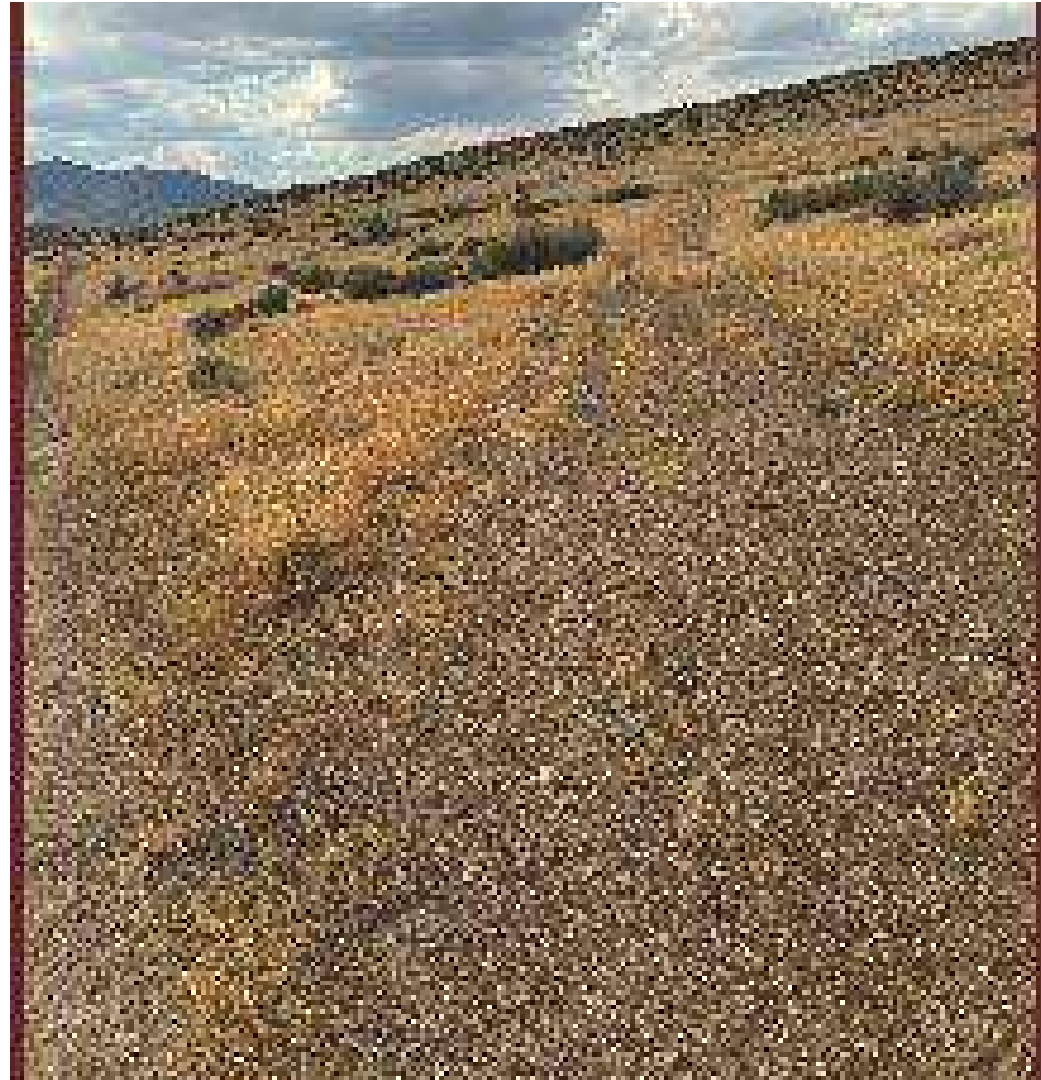
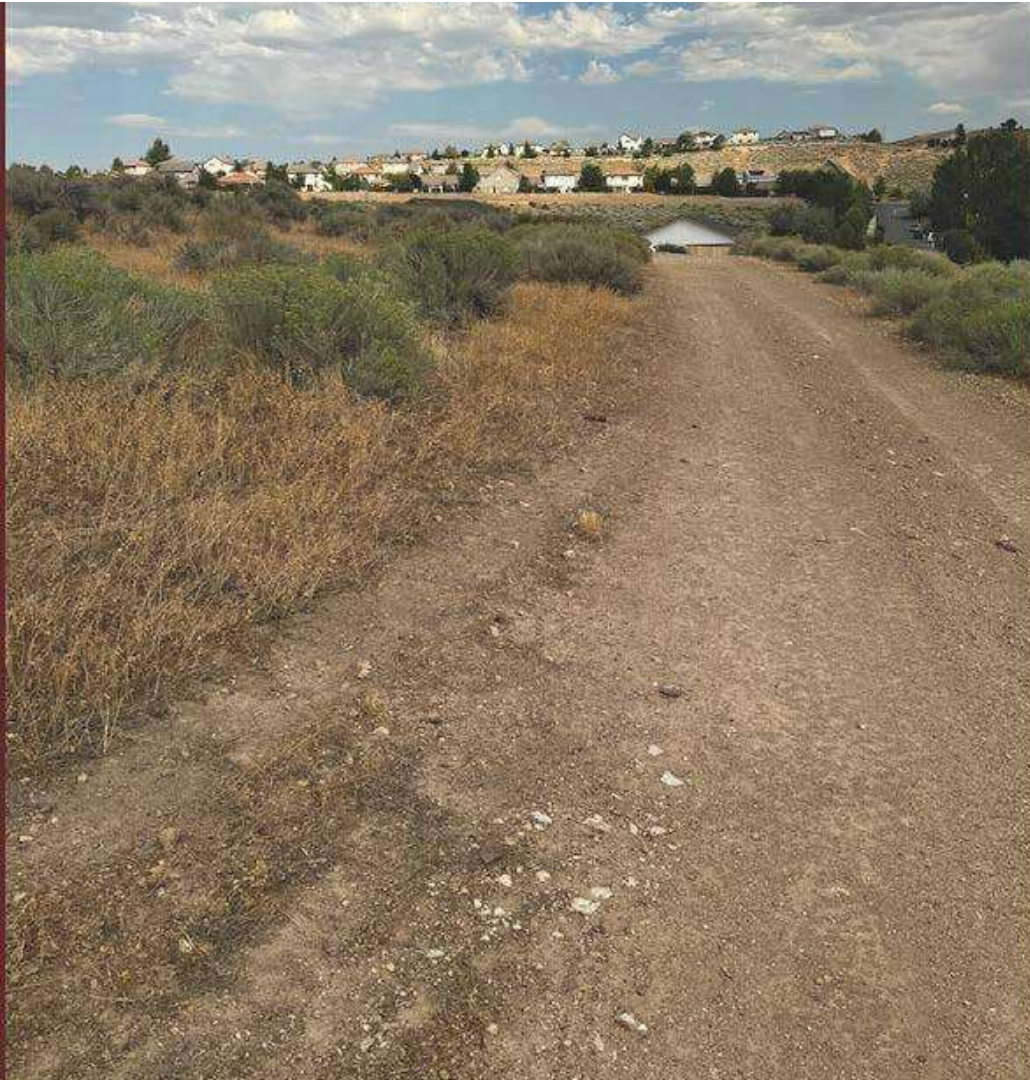
RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

ADDITIONAL PHOTOS



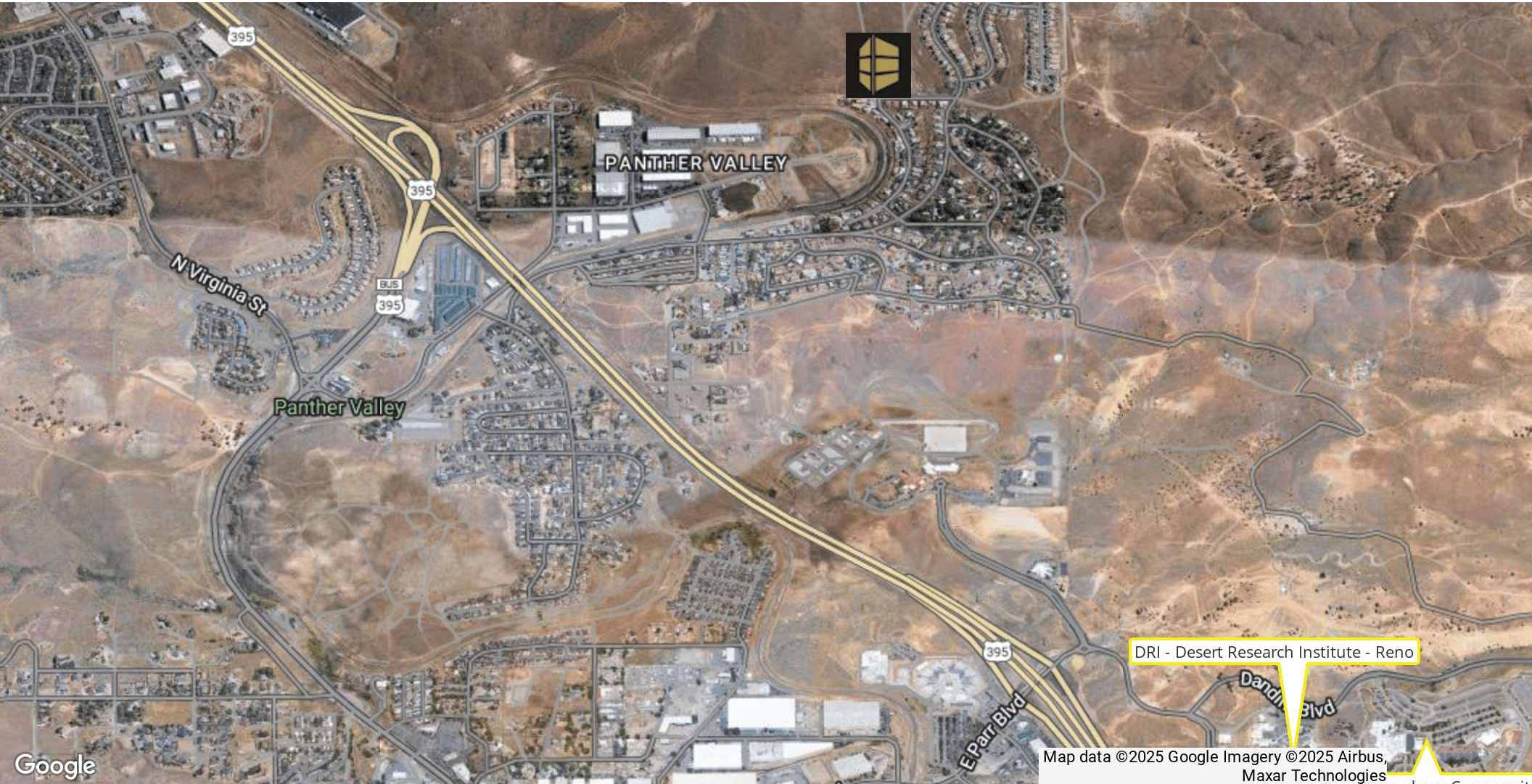
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ADDITIONAL PHOTOS



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LOCATION MAP



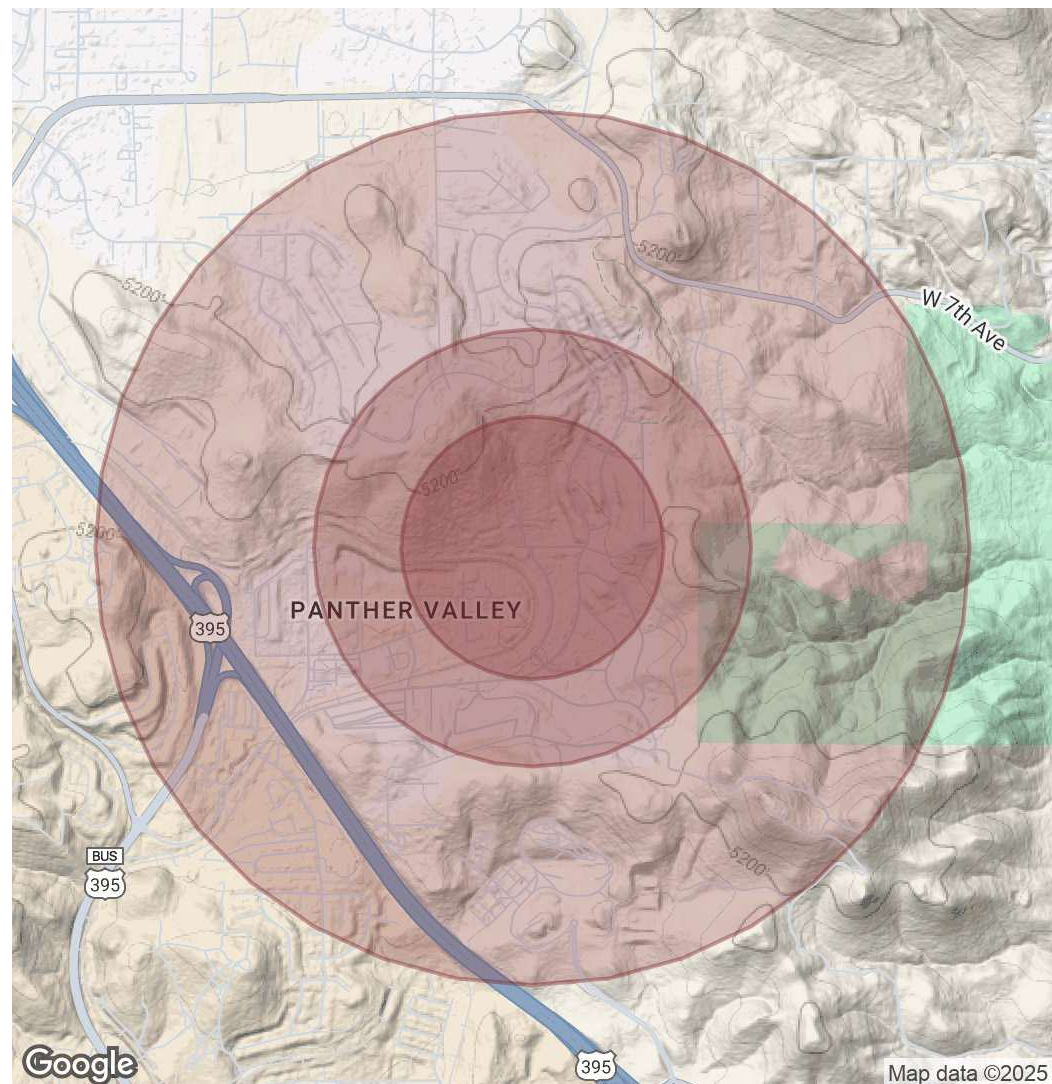
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	617	1,409	3,809
Average Age	42	42	41
Average Age (Male)	41	42	41
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	211	483	1,281
# of Persons per HH	2.9	2.9	3
Average HH Income	\$146,963	\$138,736	\$138,572
Average House Value	\$532,990	\$514,940	\$510,638

Demographics data derived from AlphaMap



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ADVISOR BIO 1



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