

Offering Memorandum

# Panther Valley Land



**SUBJECT**

**± 6.37 AC**

## Contents

1602 Sagehen Ln.  
Reno, NV 89506

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### 01

Executive Summary

### 04

Aerials & Plans

### 11

Market Overview

## Investment Team



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## Offering Snapshot



**\$1,200,000**  
Offering Price



**\$4.32 PSF**  
Price Per Square Foot



**\$188,294 PAC**  
Price Per Acreage

## Property Overview

This ±6.37 AC land offering presents a rare opportunity to acquire a sizable development site in the heart of Reno. 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

1602 Sagehen Ln.  
Reno, NV 89506



## Property Size

• ± 6.37 AC



## Parcel Number

• 082-581-16



## Zoning

• SF3



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Vicinity Map  
Aerial  
Neighborhood Map  
Water Map  
Sewer and Storm Drain Map  
Site Plan

# 04

Aerials & Plans



# Vicinity Map

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



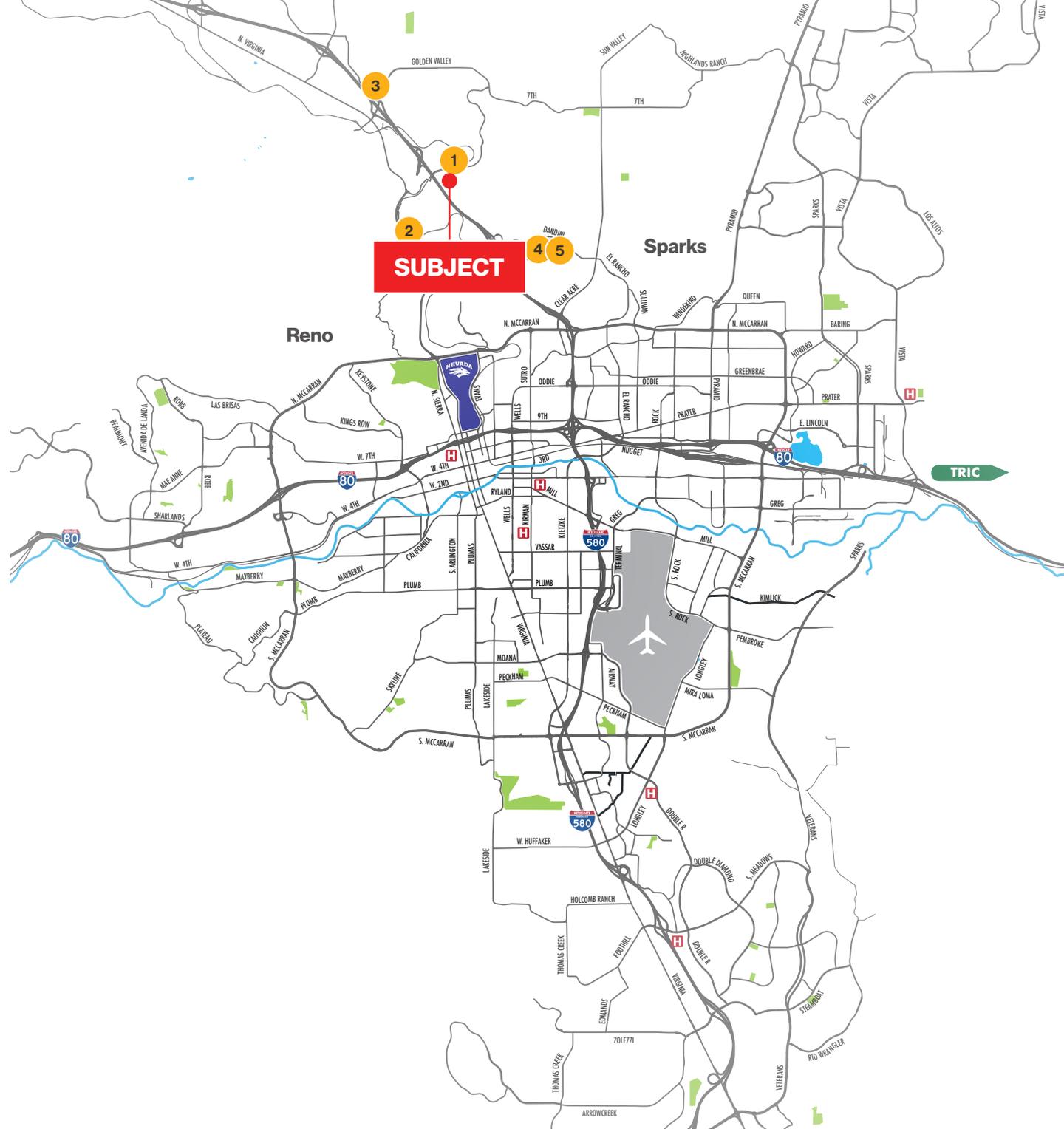
**186,861**  
Daytime Population



**\$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





Industrial / Office  
Sierra Pallet  
Geofortis R&D Lab

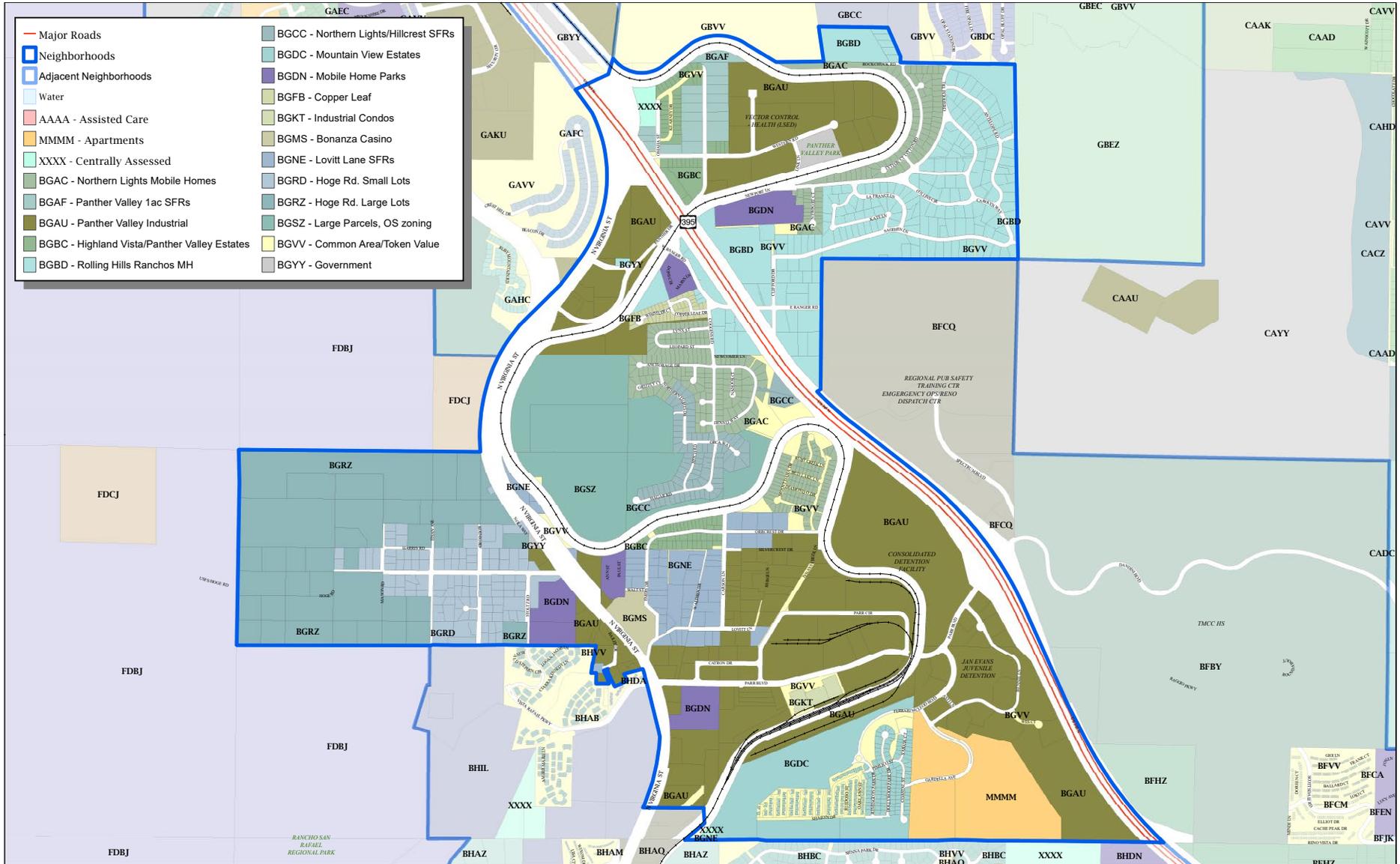
Industrial / Office  
Puliz Records  
Ernie's Van & Storage  
Sowell Relocation Group  
Elite Garage Door Service  
National Cart Co.

Parks  
Panther Valley Park

Industrial / Office  
VRC

**SUBJECT**  
± 6.37 AC

# Neighborhood Map



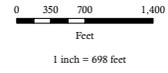
- Major Roads
- Neighborhoods
- Adjacent Neighborhoods
- Water
- AAAA - Assisted Care
- MMMM - Apartments
- XXXX - Centrally Assessed
- BGAC - Northern Lights Mobile Homes
- BGAF - Panther Valley 1ac SFRs
- BGAU - Panther Valley Industrial
- BGBC - Highland Vista/Panther Valley Estates
- BGBD - Rolling Hills Ranchos MH
- BGCC - Northern Lights/Hillcrest SFRs
- BGDC - Mountain View Estates
- BGDN - Mobile Home Parks
- BGFB - Copper Leaf
- BGKT - Industrial Condos
- BGMS - Bonanza Casino
- BGNE - Lovitt Lane SFRs
- BGRD - Hoge Rd. Small Lots
- BGRZ - Hoge Rd. Large Lots
- BGSZ - Large Parcels, OS zoning
- BGVV - Common Area/Token Value
- BGYV - Government


**Washoe County Assessor's Office**  
 1001 E. 9th St., 8th Fl. D  
 Reno, NV 89512  
 (775) 328-2231

This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

## Neighborhood Code Map Atlas

Washoe County, Nevada



Jul 28, 2023

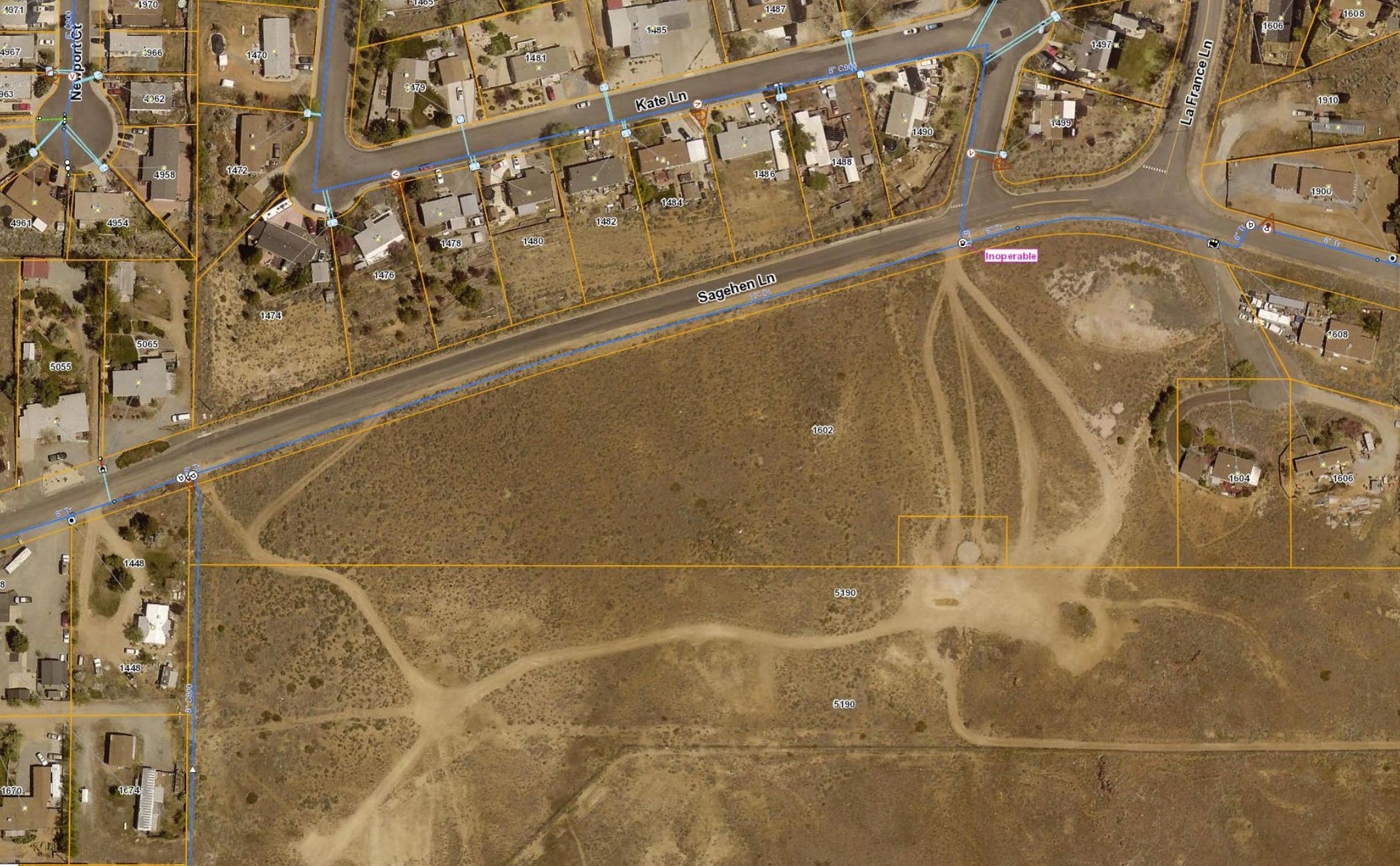


Created by: J. Anderson



**Neighborhood Code**  
BG  
 Panther Valley/Hoge Rd.  
*General Vicinity*

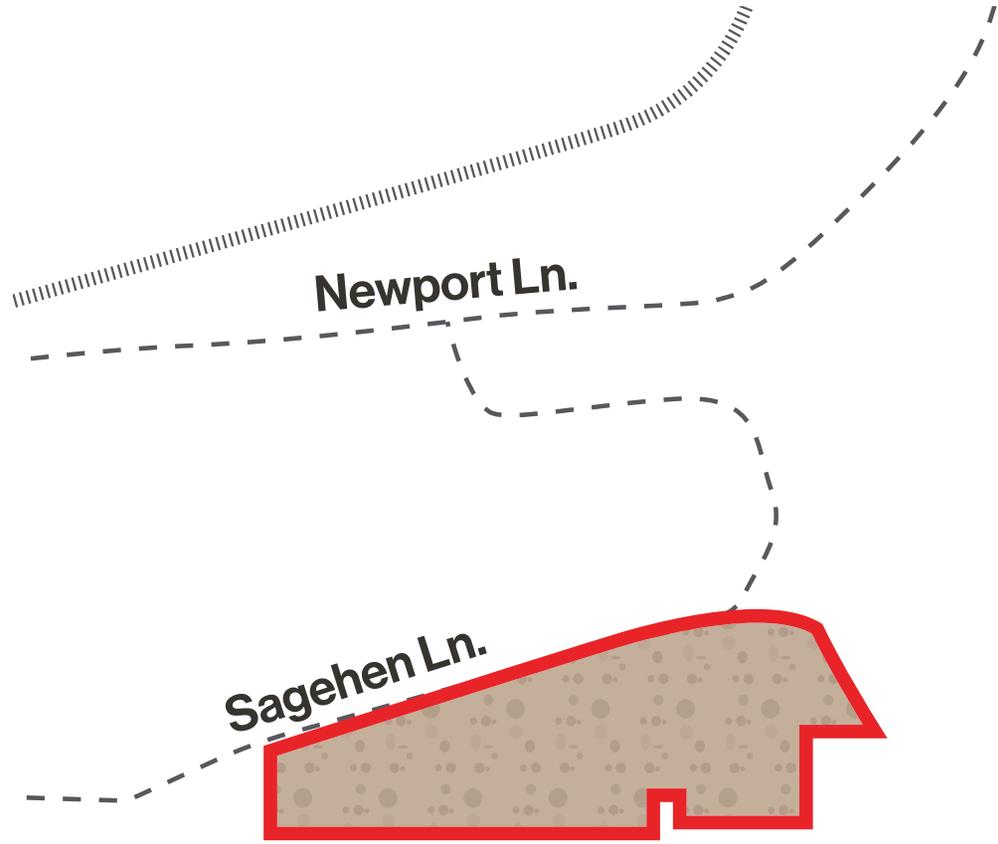
# Water Map



# Sewer and Storm Drain Map

— Storm Drain — Sewer Line





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# 11

## Market Overview



# 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



2024  
Travel

# 4.8<sub>MM</sub>

Annual Visitors Reno-Tahoe Area



2024  
Visitors

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

Gross Gaming Revenue in Northern Nevada

# 203%

Manufacturing Employment Growth  
1990-2024

# 10%

2024 Summer Airport  
Passenger Increases

# 479<sub>k</sub>

Hotel Rooms Available in  
Reno-Tahoe Area

# 24%

Reno/Sparks Employment  
Growth in Past 5 Years

# 58.9<sub>k</sub>

Trade, Transportation and Utilities,  
Largest Employment Sector 2024

# 53%

Percentage of  
Visitors from California

# 84%

Visitors Would Recommend  
Reno-Tahoe for Travel



# Top Projects 2025 Under Construction & Planned



**\$15B+**

Total Planned & Under Construction

#	Project	Cost
1	 <p><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.</p> <p><b>Status of Project:</b> In Progress <b>Estimated Completion:</b> 2028</p>	<b>\$1.6B</b>
2	 <p><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.</p> <p><b>Status of Project:</b> Start of 2026 <b>Estimated Completion:</b> 2027</p>	<b>\$275MM</b>
3	 <p><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.</p> <p><b>Status of Project:</b> In Progress <b>Estimated Completion:</b> 2027</p>	<b>\$4.2B</b>
4	 <p><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.</p> <p><b>Status of Project:</b> In Progress <b>Estimated Completion:</b> Fall 2025</p>	<b>\$150MM</b>



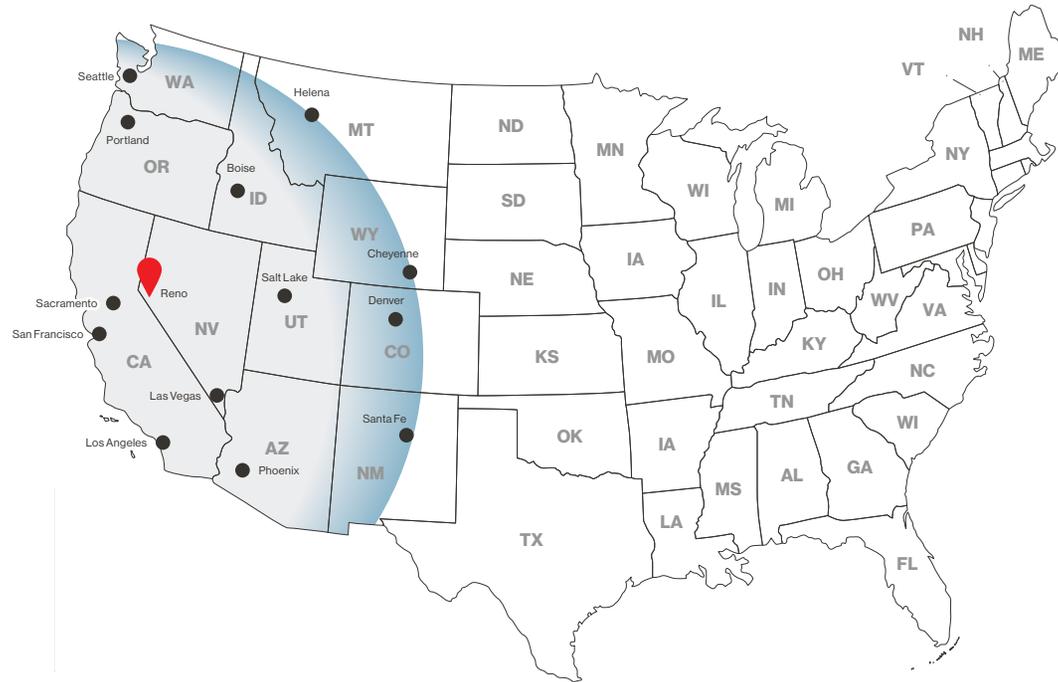
# Why Nevada

Considered the 8th most business-friendly state, according to EDAWN, 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.

## 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

## 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



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.

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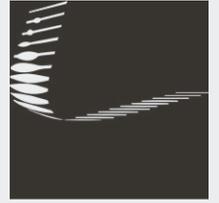
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