

Offering Memorandum

# South Reno Commercial Development Land



11335 S. Virginia St., Reno, NV 89511



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11335 S. Virginia St.  
Reno, NV 89511

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## Investment Team



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## Offering Snapshot



**± 4.37 AC**  
Total Acreage



**\$4,188,000**  
Sale Price



**\$22 PSF**  
Price Per Square Foot



**Mixed-Use Suburban**  
Zoning

## Property Overview

This ± 4.37-acre parcel, zoned MS (Mixed-Use Suburban) in Reno, presents a rare opportunity in the highly sought-after South Reno submarket, where available land is increasingly scarce. The property benefits from power and water already on-site, with a water and sewer main line nearby and positioned downhill, facilitating cost-effective utility connections.

Ideally situated near established retail centers, medical offices, schools, with strong surrounding demographics, this location is well-positioned for a variety of development possibilities. Additionally, it offers convenient access to Incline Village, Mt. Rose, and Lake Tahoe, making it a strategic site for both residential and commercial uses.





# Property Details



## Location

11335 S. Virginia St.  
Reno, NV



## Construction & Zoning

- Mixed-Use Suburban



## Parcel Number

- APN: 162-260-06



## Utility Infrastructure Nearby

- Sewer
- Main water line



## Utility Infrastructure On Site

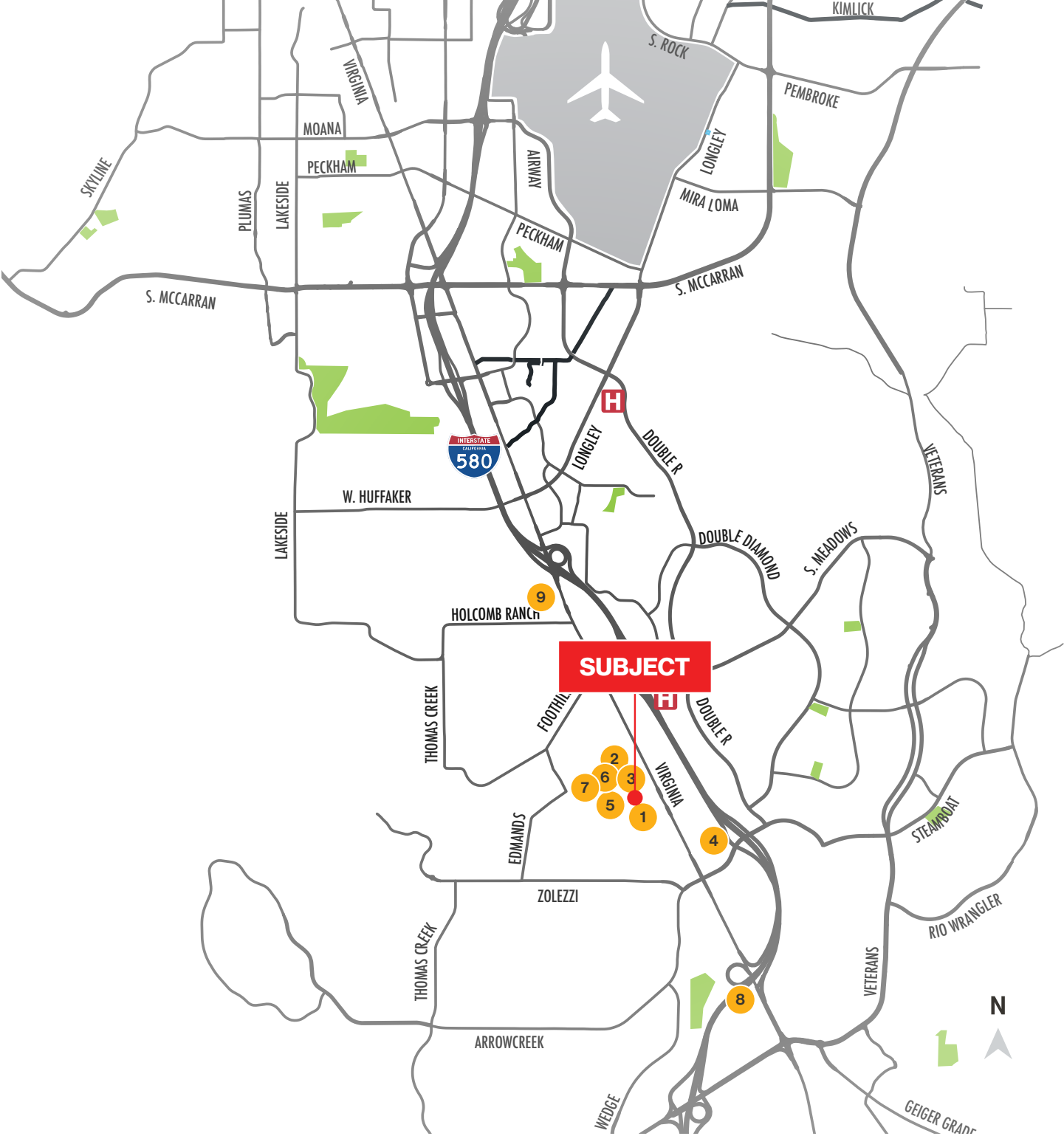
- Power
- Water (for residential)



# Vicinity Map

## Nearby Amenities

- 1 **Bishop Monogue High School**  
-0.6 miles
- 2 **Corwin Ford**  
-0.5 miles
- 3 **Moana Nursery**  
-0.2 miles
- 4 **Walmart**  
-0.9 miles
- 5 **Bill Pearce BMW**  
-0.4 miles
- 6 **Porsche Reno**  
-0.6 miles
- 7 **Cabinet and Lighting Supply**  
-0.2 miles
- 8 **Summit Mall**  
-2.7 miles
- 9 **Renown Health Urgent Care**  
-1.5 miles

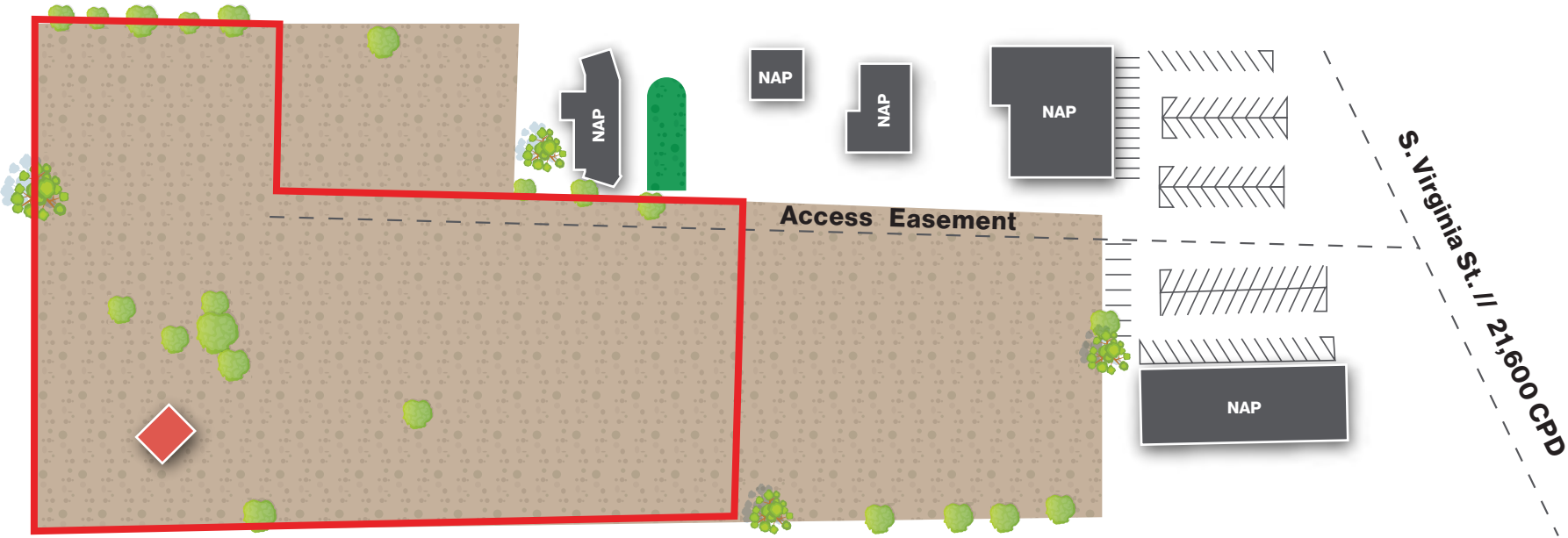








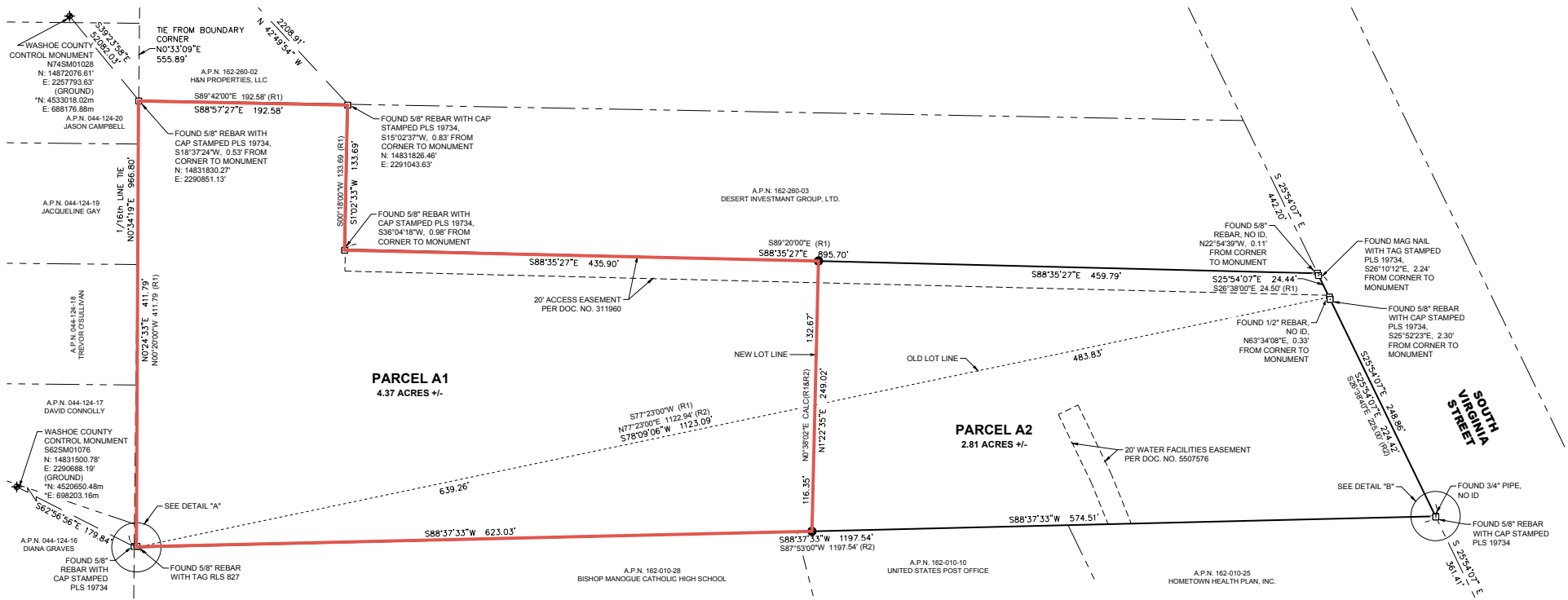






Parcel Map

SUBJECT



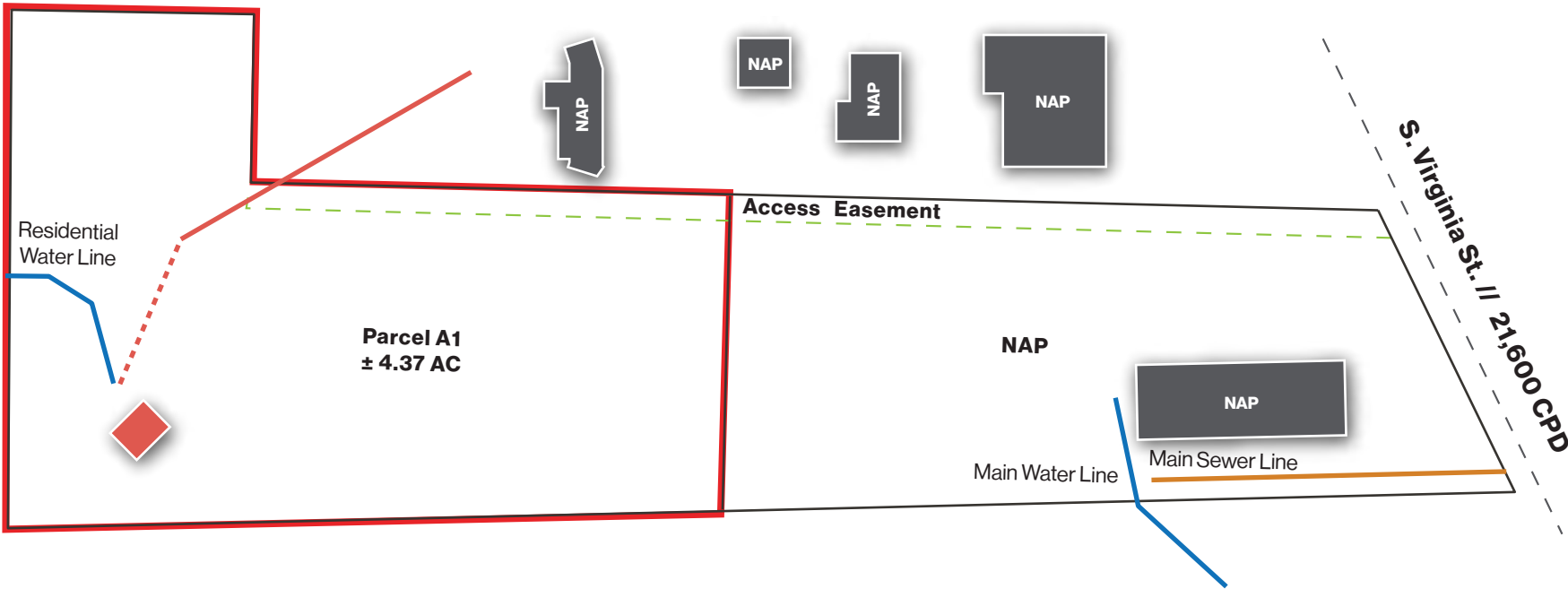
**LEGEND**

- SET 5/8" REBAR WITH CAP OR NAIL & TAG, P.L.S. 9392
- FOUND FOUND MONUMENT AS DESCRIBED ON THIS MAP
- DIMENSION POINT, NOTHING FOUND OR SET
- (R) RECORD BEARING & DISTANCE
- P.U.E PUBLIC UTILITY EASEMENT
- RADIAL BEARING
- TAN INDICATES TANGENT CURVE
- GRAPHIC PROJECT BOUNDARY
- NEW BOUNDARY LINE
- - - - EASEMENTS AS NOTED
- ..... OLD BOUNDARY LINE



Approximate Location of Utilities\*

Water Sewer Power



\*Buyer to verify exact location of infrastructure.



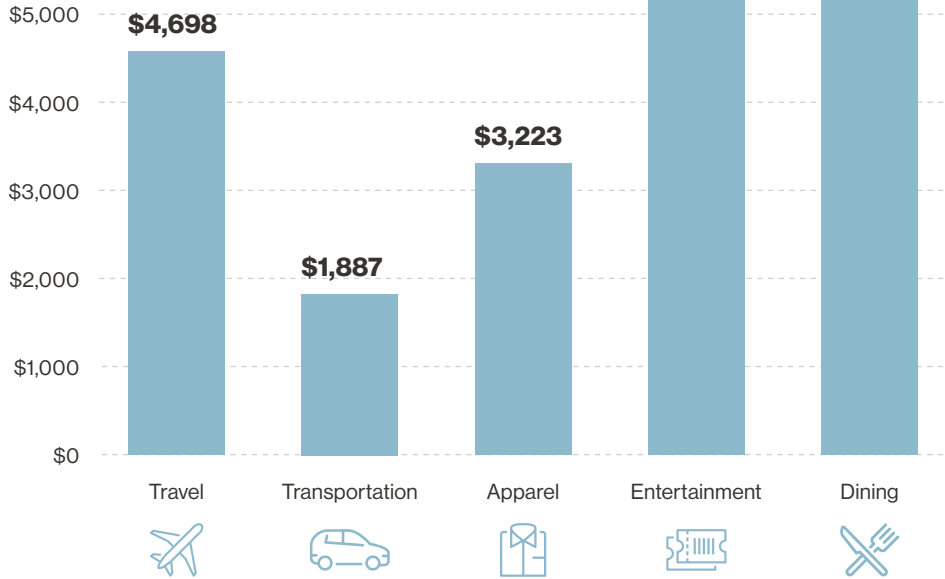
# Important Statistics

5-Mile Radius



# Spending Statistics

5-Mile Radius



# Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	4,016	52,866	99,898
2025 Population	4,056	61,510	109,978
2030 Population	4,189	64,729	114,823
Annual Growth 2020 - 2025	0.19%	2.93%	1.85%
Annual Growth 2025 - 2030	0.65%	1.03%	0.87%
Income			
2025 Average Household Income	\$171,428	\$168,880	\$151,221
2030 Average Household Income	\$189,409	\$186,351	\$166,932
2025 Per Capita Income	\$79,807	\$69,249	\$62,019
2030 Per Capita Income	\$88,287	\$76,900	\$68,990
Households			
2020 Total Households	1,847	21,506	40,630
2025 Total Households	1,896	25,222	45,084
2030 Total Households	1,959	26,708	47,427
Housing			
2025 Total Housing Units	1,963	26,653	48,070
2025 Owner Occupied Housing Units	1,192	15,745	27,060
2025 Renter Occupied Housing Units	704	9,477	18,024
2025 Vacant Housing Units	67	1,431	2,986
2030 Total Housing Units	2,037	28,196	50,586
2030 Owner Occupied Housing Units	1,262	16,656	28,569
2030 Renter Occupied Housing Units	697	10,052	18,859
2030 Vacant Housing Units	78	1,488	3,159



# 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

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




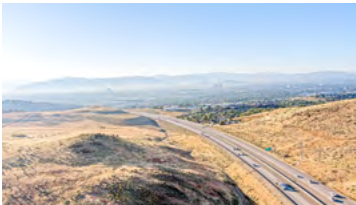


# Top Projects 2025

## 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 EDRAWN, 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.

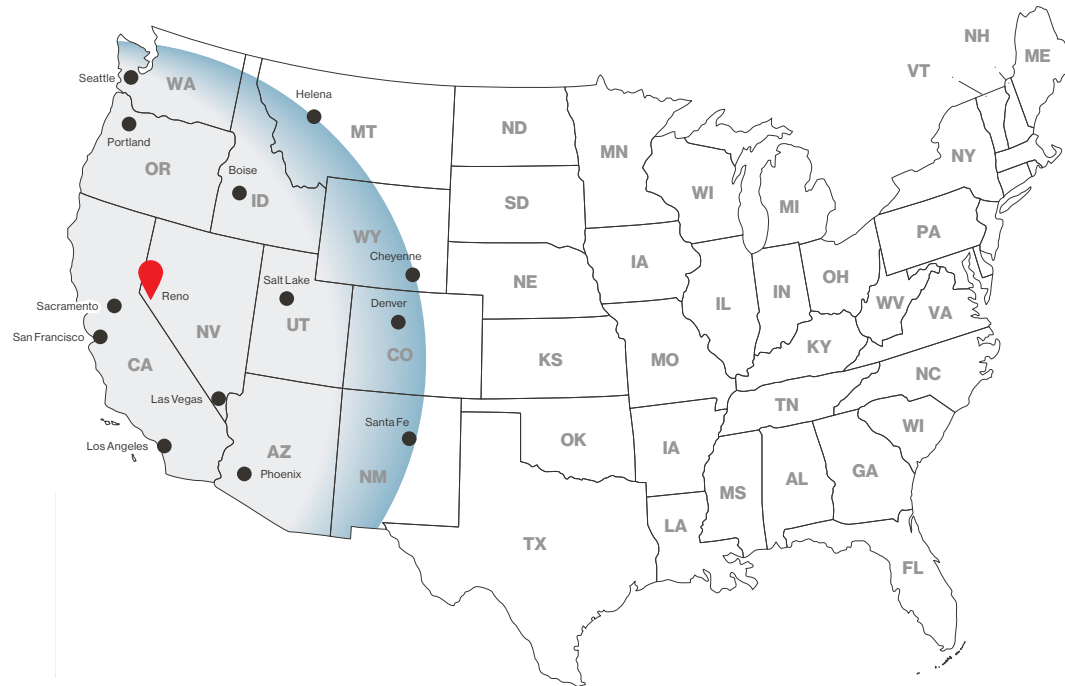
Nevada ranks as the 17th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential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

# A Look at Northern Nevada

## Washoe County

Washoe County, situated in the northwest corner of Nevada along the California and Oregon borders, is the second most populous county in the state, boasting **over 500,106 residents**. The county's southwest corner meets the northeast corner of Lake Tahoe, while both Washoe Lake and Pyramid Lake are also encompassed within its borders.

## City of Reno

Named as the US's #1 small city for 2022, Reno attracts nearly **4.8MM visitors** annually with events like the Reno Rodeo, Hot August Nights, Reno Air Races, and Street Vibrations. The city has undergone a renaissance, boasting a thriving tech presence and a dynamic arts community, featuring street murals and sculptures. Industrial expansions in northern Nevada, especially in the Tahoe-Reno Industrial Center (TRIC) and eastern Sparks, along with marijuana legalization, have drawn investors and manufacturers from neighboring states.

## University of Nevada, Reno

The University of Nevada, Reno, established in 1874 and based in Reno since 1885, comprises 13 colleges and schools, **offering more than 460 Tier-1 degree programs** and averaging over 20,945 students annually. A notable tradition is the Reno-UNLV rivalry, highlighted by the competition for the Fremont cannon. This replica cannon is awarded to the winner of the annual Reno-UNLV football game and is painted in the victorious team's colors, blue or red.

## Lake Tahoe

Lake Tahoe, located less than 25 miles from downtown Reno, serves as a year-round destination for outdoor enthusiasts. It offers water sports in the summer and transforms into a winter sports haven with North America's largest concentration of ski resorts, receiving 400 inches of snow annually.





# A Look at Northern Nevada

## The Neon Line

The Reno Neon Line District, an emerging submarket, is rapidly expanding with the acquisition and redevelopment of properties west of downtown Reno. Led by local developer Jacobs Entertainment, this submarket revitalization blends commercial spaces and housing with a vibrant arts and entertainment scene. Spanning from West St. to Keystone Ave., and from I-80 to W. 2nd St., the Neon Line District aims to redefine urban living and leisure in Reno.

## Virginia Street Project

The Virginia Street Revitalization Project has been recently completed providing a safe and seamless connection between UNR, downtown, and MidTown Reno. The Regional Transportation Commission (RTC) of Washoe County and Sierra Nevada Construction (SNC) partnered on the project which allows for increased pedestrian safety with expanded sidewalks, improved bike lines, pedestrian ramps, and ADA-compliant crosswalks. The area manages vehicle traffic flow with dual one-way traffic lanes, bus-only lanes, and enclosed bus stops.

## MidTown

Over the past five years, MidTown has transformed into a sought-after destination for investors, who are infusing modern art and architecture into existing buildings. This revitalization is not only enhancing the aesthetic appeal but also bolstering the Reno economy. By fostering collaboration between entrepreneurs and business developers through a blend of redeveloped commercial spaces and residential conversions, the MidTown district is driving economic growth. Additionally, annual events organized by retail and office users are fostering community engagement, attracting residents from Reno and Sparks alike.

## Greater Nevada Field

Greater Nevada Field serves as the home stadium for the Reno Aces Minor League Baseball team, the Triple-A affiliate of the Arizona Diamondbacks, since their inaugural season in 2009.





# A Look at Northern Nevada

## TRIC

The Tahoe-Reno Industrial Center (TRIC), the world's largest industrial park at **over 15,000 acres**, lies just nine miles east of Reno/Sparks. Accessible via I-80 and Hwy. 50, thanks to the USA Parkway expansion into Silver Springs, TRIC offers expedited shipping to seven western states within a day and the remaining four within two days.

## SouthEast Connector

Completed in 2018, the SouthEast Connector offers an alternative transportation route between east Sparks and south Reno, comprising a new 5.5-mile arterial road, seven bridges, two signalized intersections, and a multi-use path for recreational users. This new roadway serves as a bypass from the congested US-395/I-580 freeway and the southwest section of McCarran Blvd.

## Carson City

Carson City, the capital of Nevada, lies just south of Washoe County and boasts an estimated **population of 57,978 in 2024**. During the day, the population swells to over 65,000, driven by government employees commuting from Washoe and Douglas counties. Recent downtown renovations have spurred business growth and foot traffic, complementing Carson City's rich history and scenic allure, which consistently attract tourists year-round.

## Douglas County

Douglas County, positioned along the Nevada/California border just south of Carson City, encompasses the towns of Minden, Gardnerville, and Genoa, hosting a **population exceeding 49,311 residents**. The area's sample land has attracted numerous manufacturing companies, such as Starbucks Roasting Plant, GE, and North Sails, establishing a robust industrial presence in the region.





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