

FOR SALE

FERRARI-LUND

REAL ESTATE

Rare Development Opportunity in the Heart of Reno Wrondel Way Property Portfolio For Sale



↖ ↗ ±1.589
↙ ↘ TOTAL ACREAGE

🏷️ \$3,000,000
PRICING



2945 WRONDEL WY | RENO, NV

PROPERTY HIGHLIGHTS

Rare 1.59-acre infill development opportunity in the heart of Reno. The portfolio includes multiple existing income-producing residential units, providing potential revenue during the planning and entitlement process. Centrally located near Downtown, Midtown, Reno-Tahoe International Airport, and major transportation corridors, this property offers exceptional access and long-term redevelopment potential in one of Reno's most established areas.

EXCLUSIVELY LISTED BY:

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PROPERTY FEATURES

APN: 020-182-01 (.990 ACRES)

**EXISTING INCOME PRODUCING
RESIDENTIAL UNITS**

2875 Wronde! Way 1,381 SF Single Family Residence

2879 Wronde! Way 420 SF Single Family Residence

2881 WRONDEL WAY 1,302 SF Duplex

2885 WRONDEL WAY 1,302 SF Duplex

APN: 020-182-02 (.047 ACRES)



APN: 020-182-40 (.552 ACRES)

**EXISTING INCOME PRODUCING
RESIDENTIAL UNITS**

2945 Wronde! Way

752 SF Single Family Residence
600 SF Single Family Residence
±1,615 SF shop/shed

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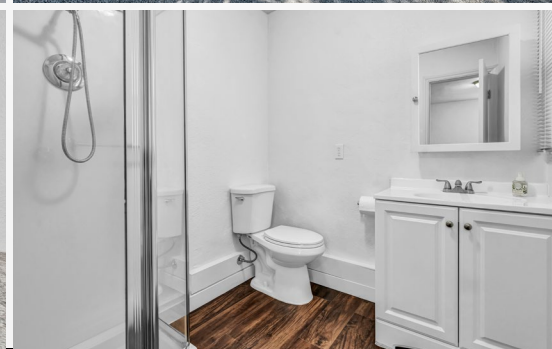
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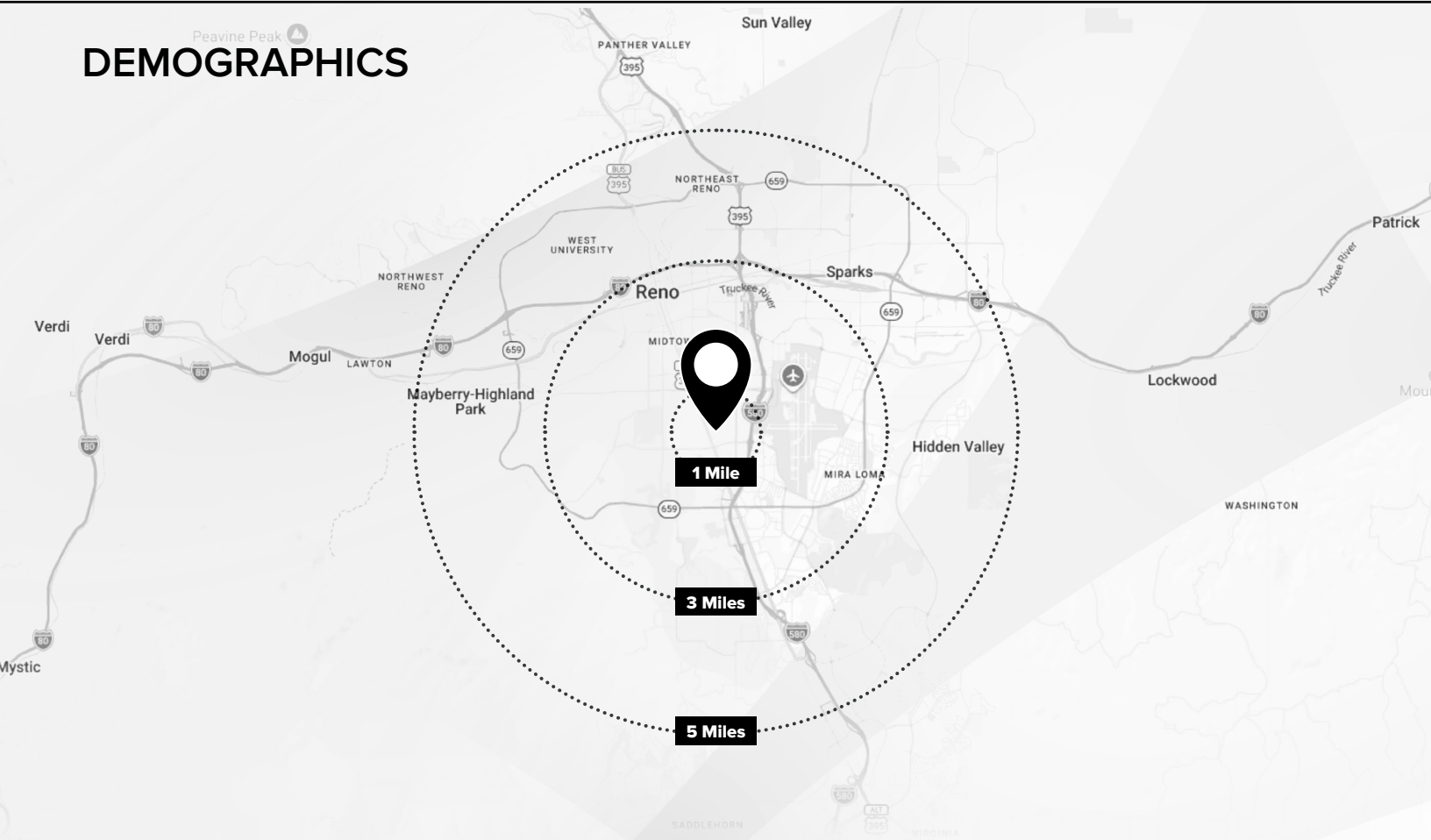
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PEAVINE PEAK DEMOGRAPHICS



2025 SUMMARY

	1 - MILE	3 - MILE	5 - MILE
Population	23,959	98,887	231,635
Households	10,131	44,243	97,725
Families	5,500	23,000	51,500
Average Household Size	2.3	2.1	2.3
Median Age	38	41	40
Median Household Income	\$53,449	\$64,043	\$68,410
Average Household Income	\$68,500	\$84,500	\$92,500

INCOME - 5 MILES


\$92,500
AVERAGE HH
INCOME


\$39,500
PER CAPITA
INCOME


\$220,000
MEDIAN
NET WORTH

BUSINESSES - 5 MILES


8,000
TOTAL
BUSINESSES


85,000
TOTAL
EMPLOYEES

FOR MORE INFO, CONTACT:

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