

9625 W HWY 50

STAGECOACH, NV 89429

OFFERING
MEMORANDUM



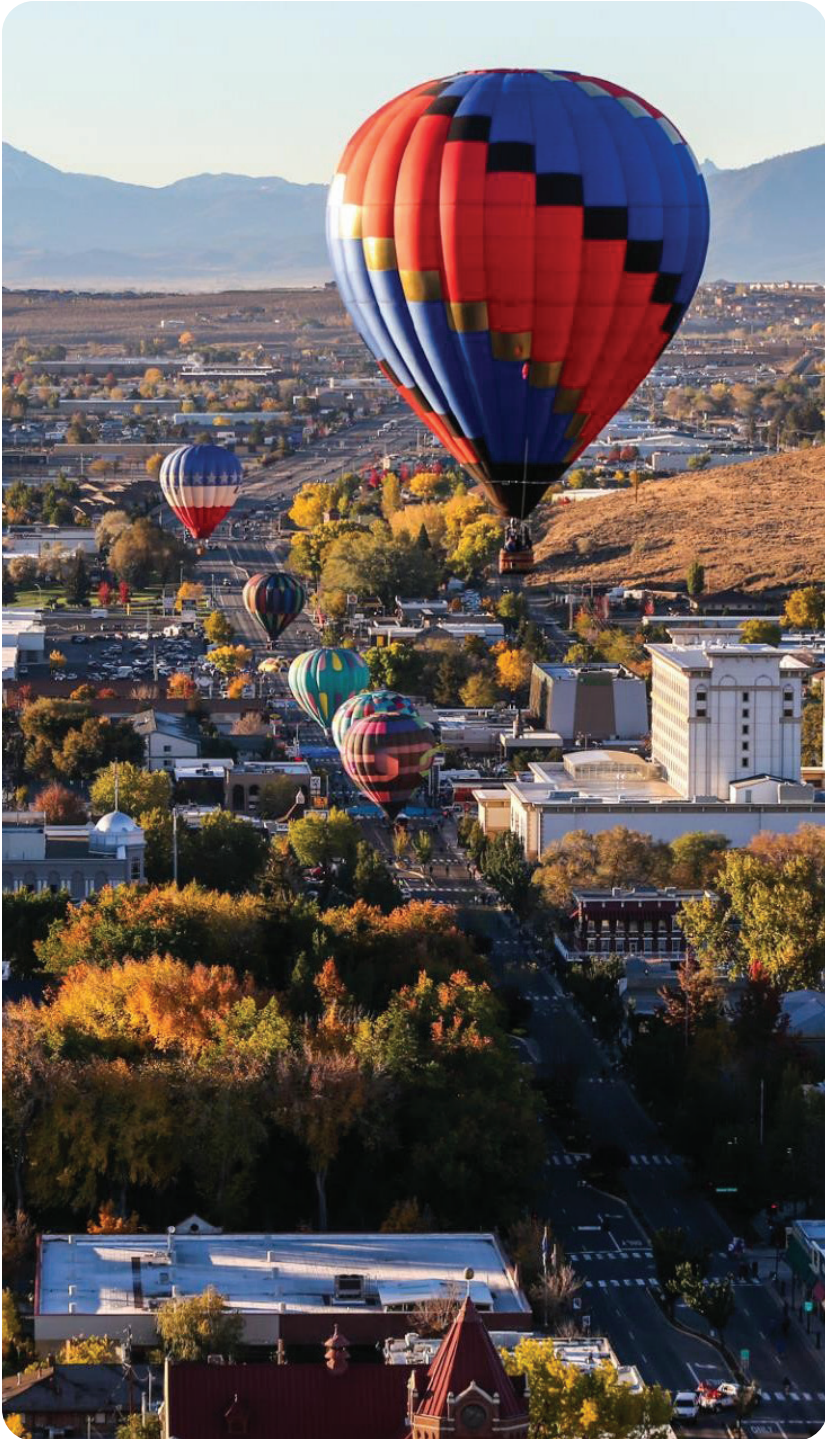


TABLE OF CONTENTS

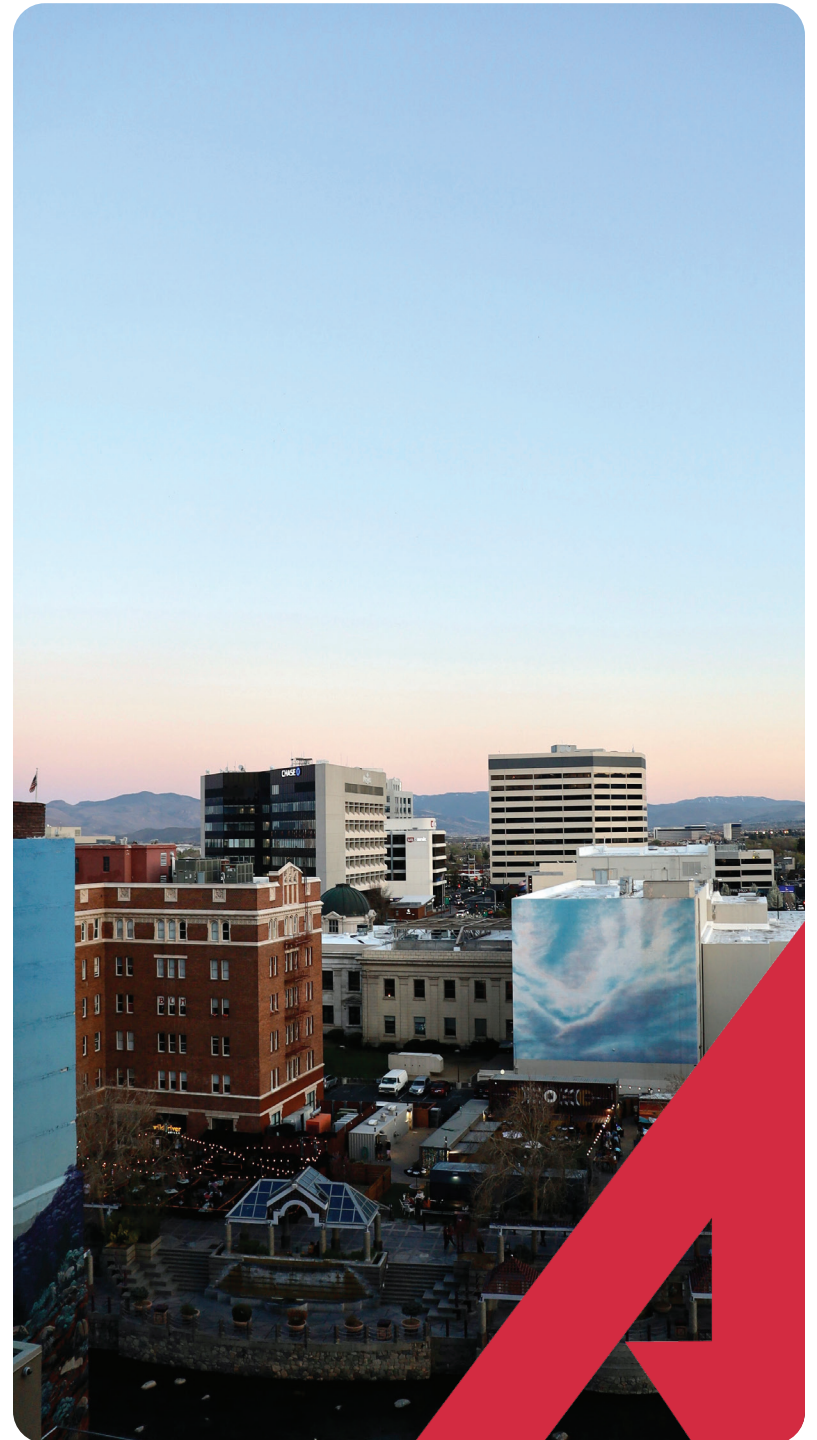
01 Executive Summary

02 Meet The Team

03 Market Analysis

01 Executive Summary

Offering Summary
Regional Map



Property Summary

NAI Alliance is pleased to present the opportunity to purchase ±55.5 acres of raw land located at 9625 W Hwy 50 in Lyon County. This parcel is a prime commercial and large lot residential parcel located off of Hwy 50. Strategically located between Dayton and Silver Springs, this parcel boasts high visibility on Hwy 50 E with ±716 feet of street frontage. There are 15 Acre/Feet of water available. Surrounded by The Mule Flats Storage and numerous large lot residential properties, it offers an excellent investment opportunity. This parcel stands out for its strategic location and potential for diverse development in the expanding commercial and industrial corridor in Stagecoach. The Lyon County Assessor's Parcel Number is 015-402-09.

Property Highlights



Raw Commercial

LAND TYPE



C2, LLR3

ZONING



Contact Broker

PRICE PER AC



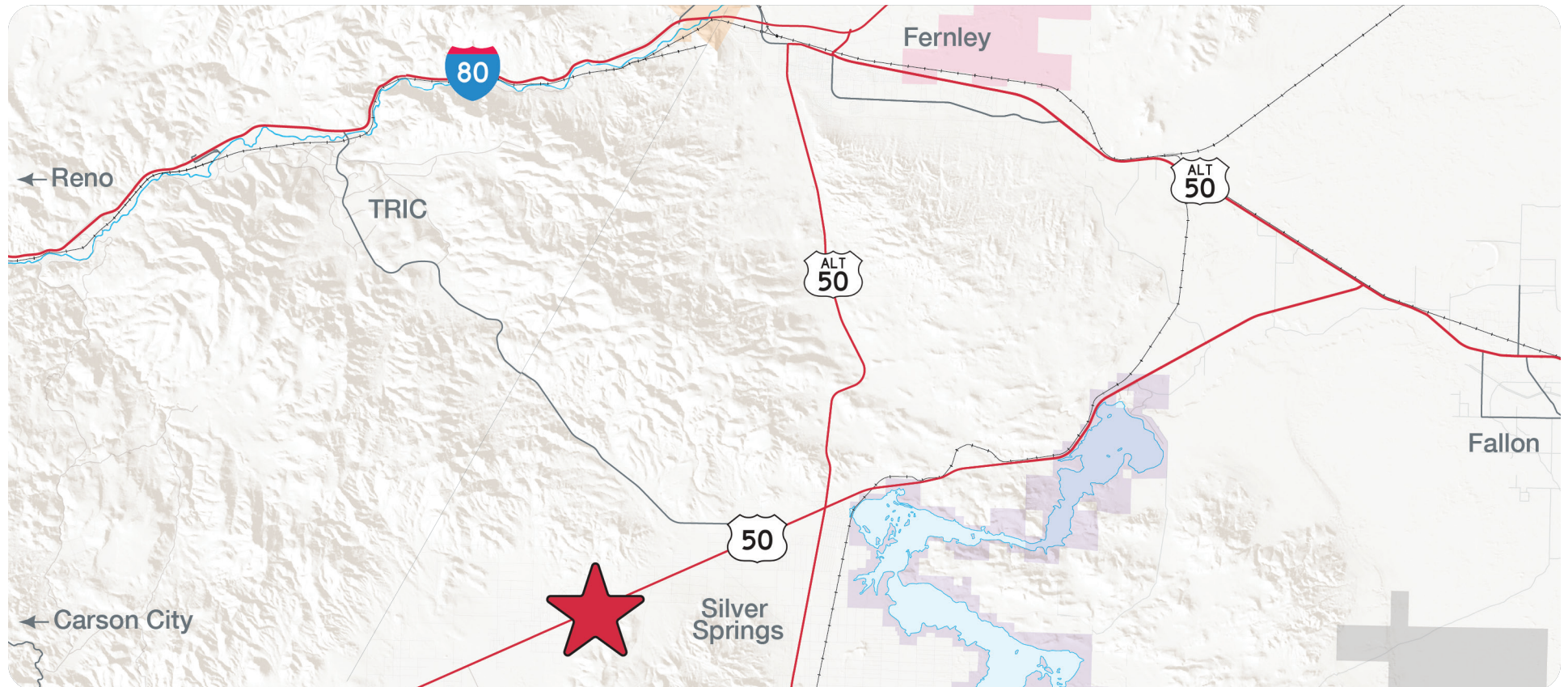
15 Acre/Feet

WATER AVAILABLE



Stagecoach

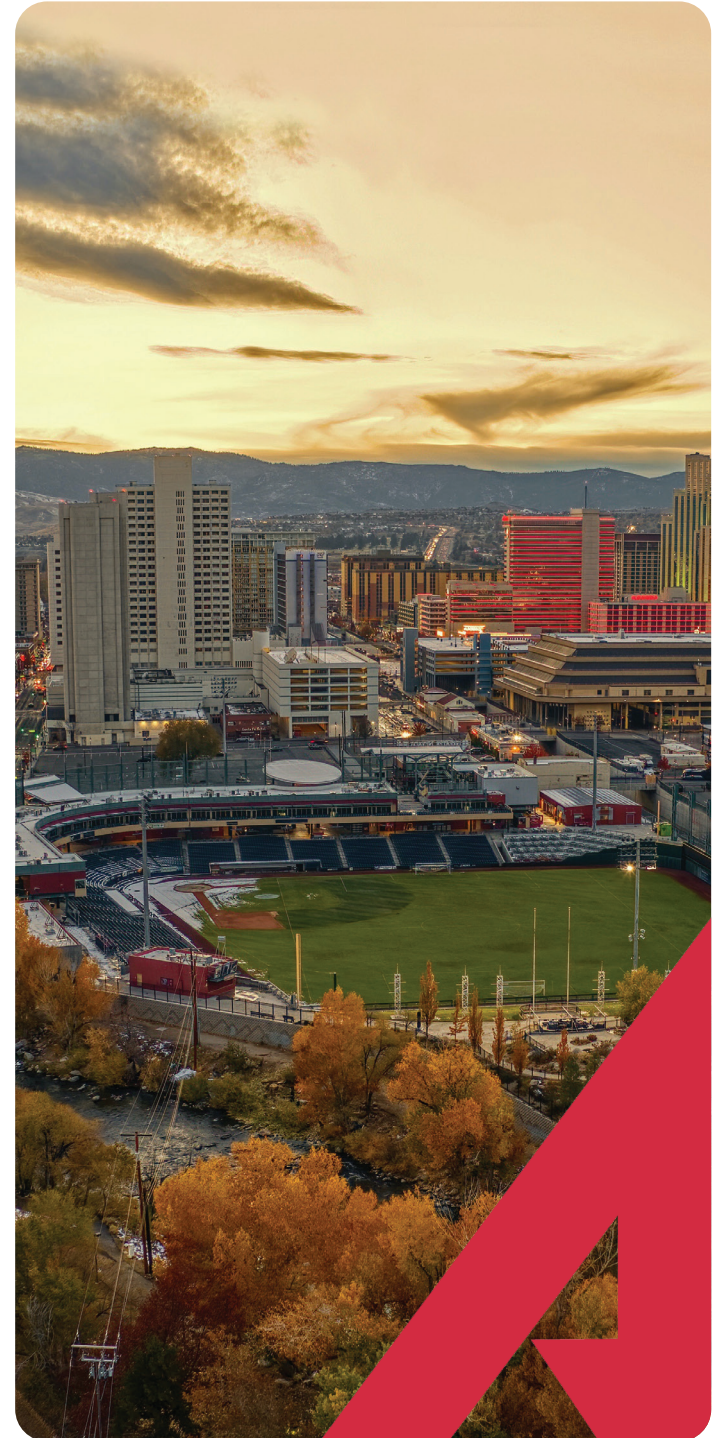
SUBMARKET



Regional Map



02 Meet The Team



PREPARED BY



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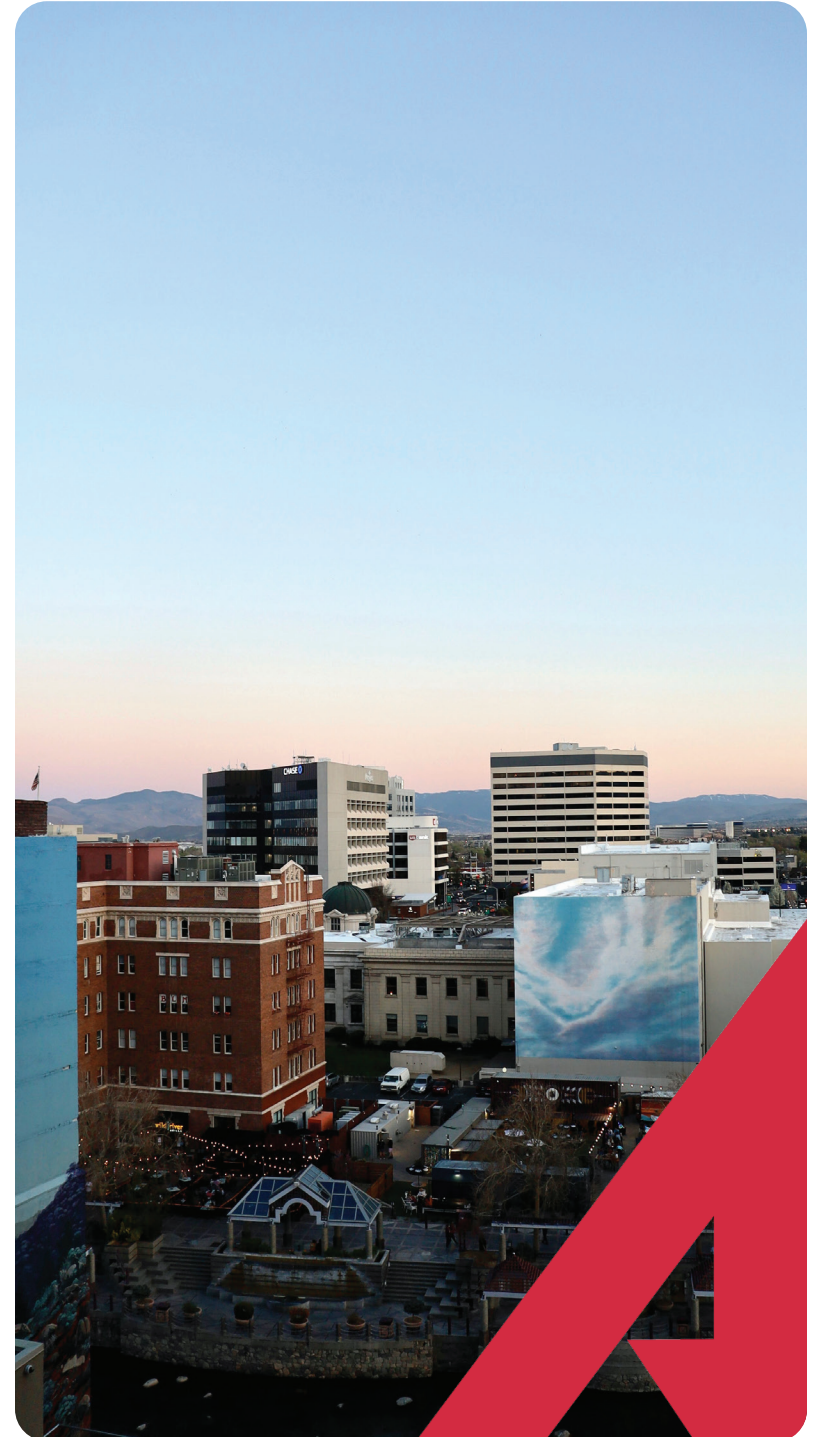
Randy Pease, Director joined NAI Alliance in 2024 as a Land and Investment Specialist representing property owners, developers, and investors throughout Nevada. Randy earned his CCIM designation in 2019, and his Development certification through the CCIM institute in 2022

Randy's experience with land assemblage, development and investment analysis, combined with his extensive market knowledge, enables him to assist his clients with maximizing value on the investment, acquisition and disposition phases of real estate transactions.

Prior to joining NAI, Randy was a Land Specialist with Cushman & Wakefield and a Vice President with Logic Commercial Real Estate. Randy was a Founding Member of the City of Reno Green Building Task Force, a Past Member of the City of Reno Technology Council, and a Past President of the Sierra Arts Foundation. Randy holds multiple professional certifications and considers himself a lifelong student.

03 Market Analysis

Market Overview
Demographics
About Nevada
About Northern Nevada



15 Mile Demographics

KEY FACTS



29,242
POPULATION



6.6%
UNEMPLOYMENT



2.5
HOUSEHOLD
SIZE (AVG.)



48
MEDIAN
AGE

INCOME FACTS



\$81,412

MEDIAN
HOUSEHOLD
INCOME



\$41,284

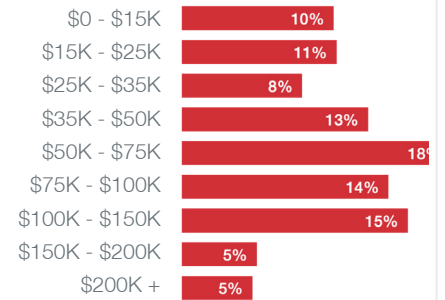
PER CAPITA
INCOME



\$358,928

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



BUSINESS FACTS



585
BUSINESSES



7,841
EMPLOYEES

EDUCATION FACTS

10%

NO HIGH
SCHOOL
DIPLOMA



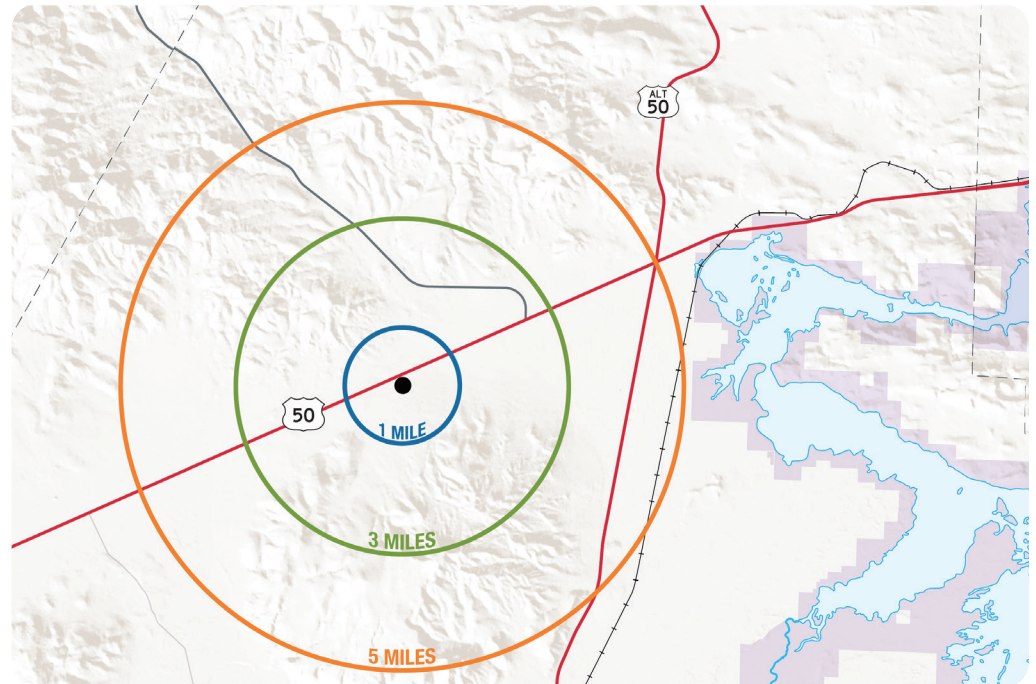
30%
HIGH
SCHOOL
GRADUATE



41%
SOME
COLLEGE



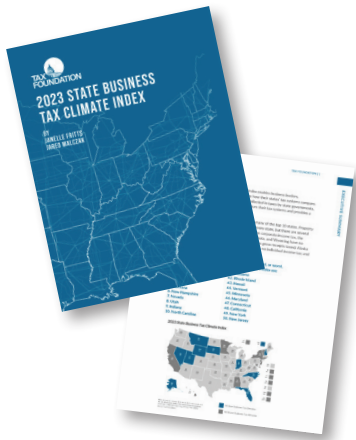
19%
BACHELOR'S
DEGREE



Source: 15 Mile Demographic Profile by ESRI

About Nevada









Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

About Northern Nevada



WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

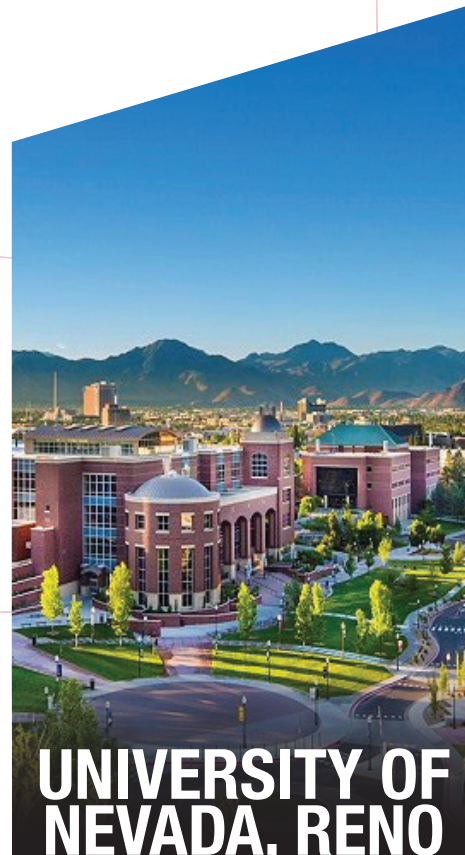
Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

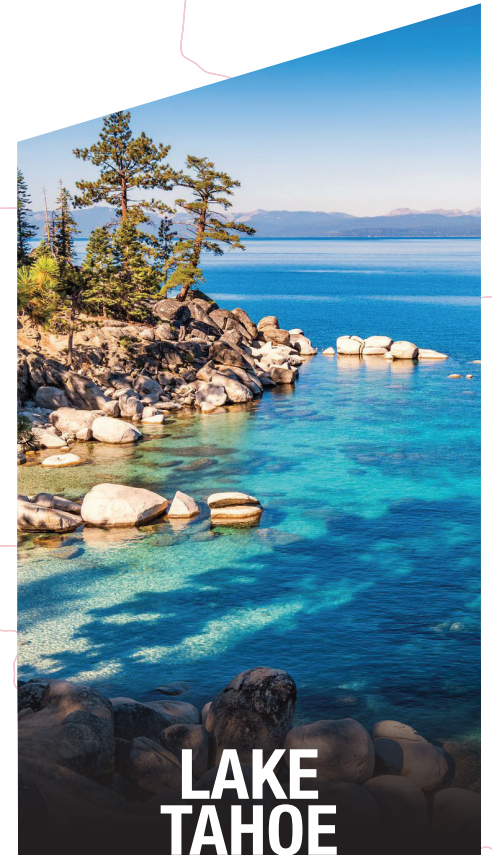
Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



UNIVERSITY OF NEVADA, RENO

The University of Nevada, Reno was founded in 1874 and has been based in Reno since 1885.

Comprised of 11 separate colleges and schools, the University offers over 145 tier-1 degree programs and averages over 17,000 students annually.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

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