

OFFERING MEMORANDUM

NAI Alliance

SPARKS, NV

22000 - 22585
RENO TECHNOLOGY PKWY



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Offering Summary

NAI Alliance is pleased to present this unique land sale opportunity. The subject area contains three parcels of industrial zoned land totaling 493.75 AC.

The parcels are uniquely located in Washoe County just before the main entrance of the Tahoe Reno Industrial Center (TRIC) on the north and south side of HWY 80.

Offering Summary



±493.75 AC
ACREAGE



3
NUMBER OF
PARCELS



Contact Broker
OFFERING PRICE

Property Information

Subject Property Overview

Full Address 22000-22585 Reno Technology Pkwy E,
22560 Interstate 80 E,
Sparks, NV 89434

Lot Size ±493.75 AC

APN 22000 Reno Technology Pkwy E: 084-120-24 (±30.23 AC)
22560 Interstate 80 E: 084-120-26 (±60.22 AC)
22585 Reno Technology Pkwy E: 084-120-28 (±403.3 AC)

Zoning 30.23 AC = Open Space (OS) 23%
Industrial (I) 77%

Zoning 60.22 AC = Industrial (I) 62%
Open Space (OS) 38%

Zoning 403.3 AC = Industrial (I) 12%
General Rural (GR) 88%



Subject Property



Aerial Map



02 Market Analysis

About Nevada
About Northern Nevada



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



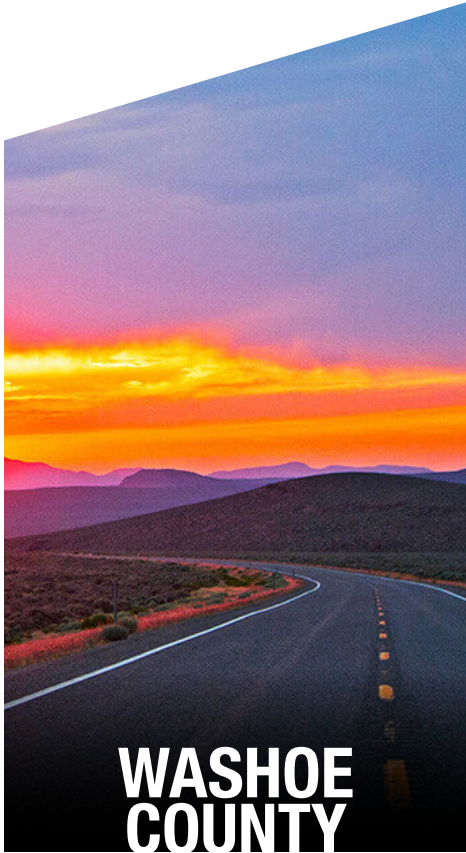
61 OPPORTUNITY ZONE DESIGNATIONS

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



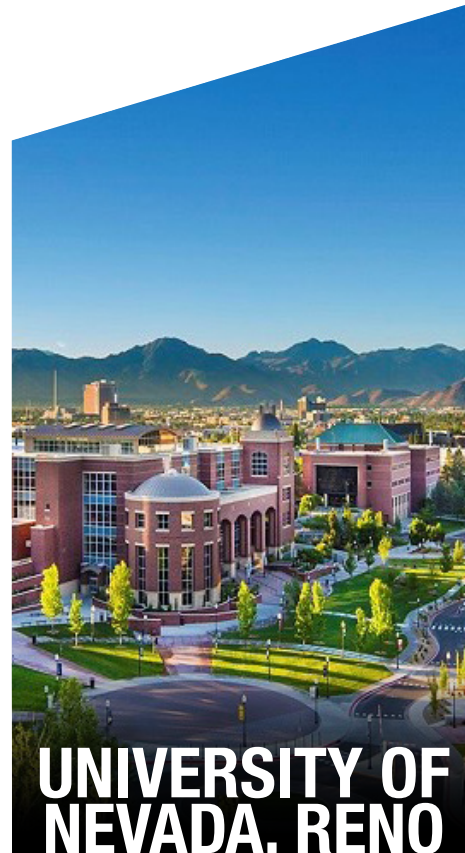
Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

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



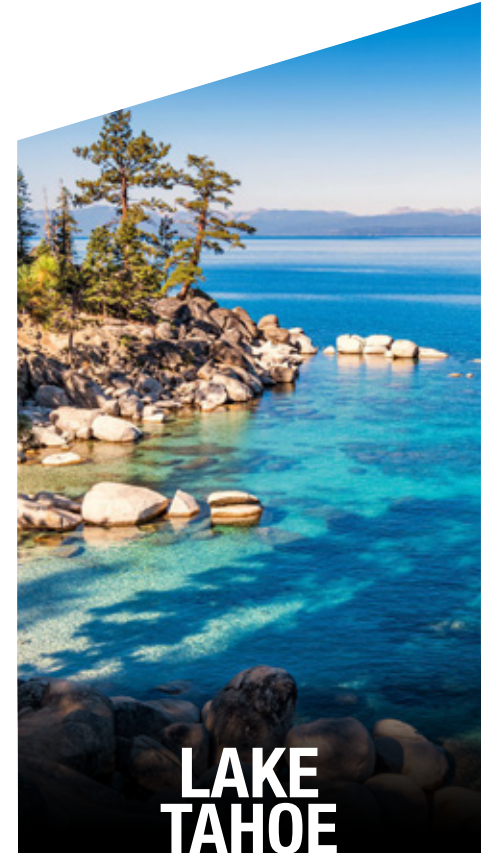
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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



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 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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