



3095 U.S. 50

3095 U.S. 50, South Lake Tahoe, California 96150

Property Features

- ±31,237 SF commercial land parcel in South Lake Tahoe
- Located at 3095 Highway 50 along the U.S. Highway 50 corridor
- Rare opportunity to acquire undeveloped land in a primary commercial corridor
- High-visibility location serving both local and tourist traffic
- Base allowable land coverage up to 26%
- 26% coverage equates to approximately ±8,122 SF of potential base coverage
- Coverage and development potential subject to agency review and verification
- Formal allowable coverage determination required for the remainder of the parcel



For more information:

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NAI Tahoe Sierra

3141 Highway 50, South Lake Tahoe, CA 96150

530 525 2304

<https://naitahoesierra.com>

For Sale

Land



Property Summary

Sale Price: \$400,000

Lot Size: 0.73 Acres

Property Overview

NAI Tahoe Sierra is pleased to offer for sale a ±31,237 square foot commercial land parcel located at 3095 Highway 50 in South Lake Tahoe, California. Positioned along the highly visible U.S. Highway 50 corridor, the property offers a rare opportunity to acquire undeveloped land in one of South Lake Tahoe's primary commercial and tourist-serving corridors.

The parcel offers base allowable land coverage of up to 26%, equating to approximately 8,122 square feet of potential base coverage, subject to agency review and verification. A formal determination of allowable coverage will be required to confirm the applicable coverage percentage for the remainder of the parcel and to evaluate the full development potential.

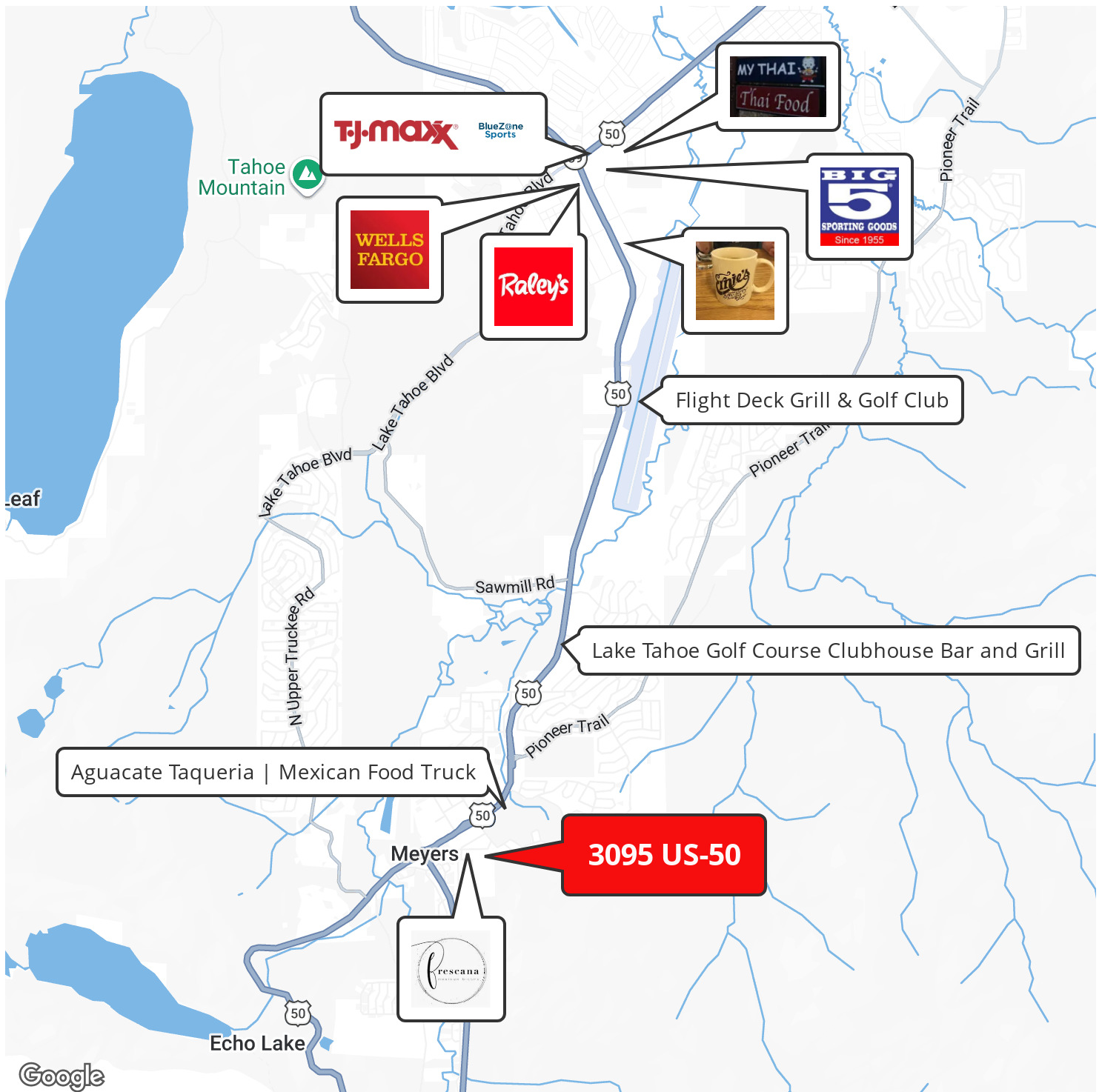
For Sale

Land

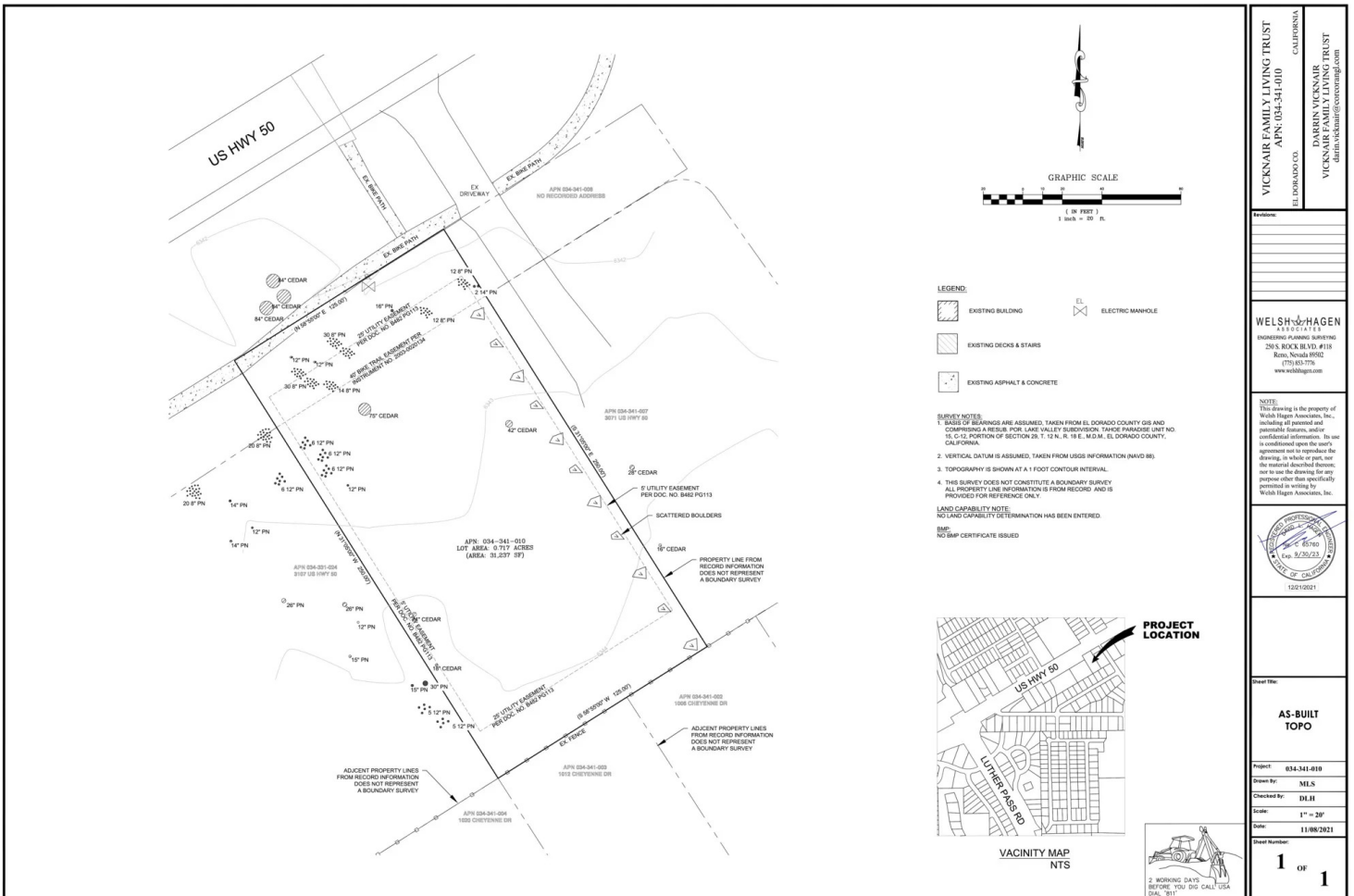


For Sale

Land



For Sale Land



Demographics Map



Population	5 Miles	50 Miles	100 Miles
TOTAL POPULATION	12,605	591,842	4,556,804
MEDIAN AGE	42.9	44.5	39.7
MEDIAN AGE (MALE)	43.8	44.1	38.7
MEDIAN AGE (FEMALE)	41.5	45.1	40.7
Households & Income	5 Miles	50 Miles	100 Miles
TOTAL HOUSEHOLDS	5,422	248,618	1,647,304
# OF PERSONS PER HH	2.3	2.4	2.8
AVERAGE HH INCOME	\$125,700	\$118,334	\$115,651
AVERAGE HOUSE VALUE	\$601,690	\$641,643	\$556,927
Race	5 Miles	50 Miles	100 Miles
% WHITE	77.3%	73.4%	56.5%
% BLACK	0.4%	1.7%	5.4%
% ASIAN	3.9%	4.3%	11.8%
% HAWAIIAN	0.2%	0.4%	0.7%
% INDIAN	1.3%	1.2%	1.1%
% OTHER	4.3%	7.4%	10.0%
Ethnicity	5 Miles	50 Miles	100 Miles
% HISPANIC	16.5%	19.7%	26.6%

* Demographic data derived from 2020 ACS - US Census