

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity with this expansive property boasting 8 lots, including 7 zoned C1 for versatile commercial use and 1 designated for industrial development. Situated at a prime location on Highway 95, this site offers prominent visibility and strategic access for transportation and logistics. With infrastructure-ready lots, the potential for scalable operations and mixed-use development is unparalleled. Surrounded by burgeoning economic activity, this property presents an ideal canvas for industrial investors seeking a promising and flexible investment in the Silver Springs area. Don't miss the chance to capitalize on this dynamic and versatile land opportunity.

PROPERTY HIGHLIGHTS

- 8 Lots Total - C1 zoning for 7 lots, Industrial for 1 lot
- - Zoned C1 for versatile commercial use
- - Ideal for industrial development

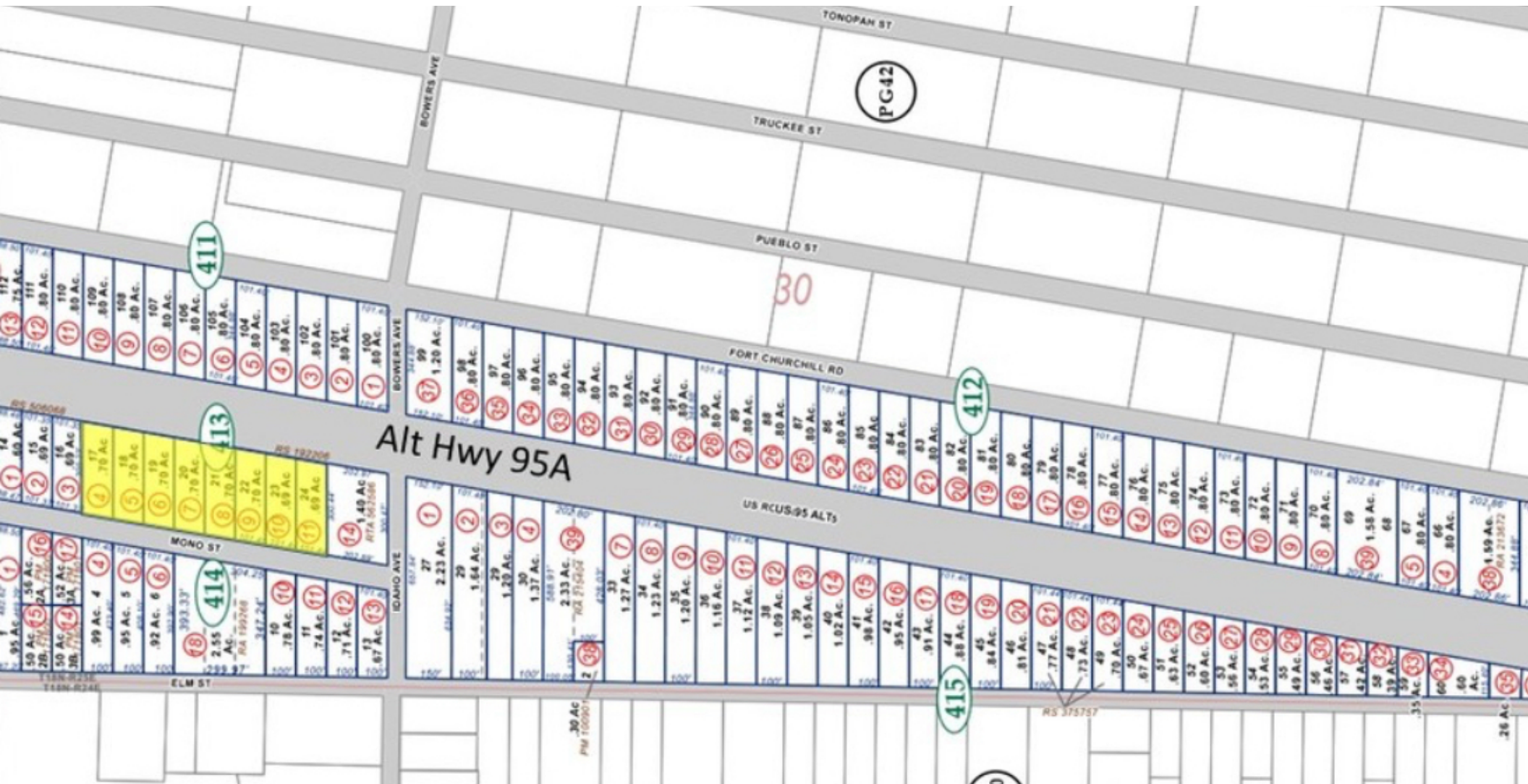
OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	5.878 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	130	7,862	9,438
Total Population	376	21,714	25,950
Average HH Income	\$108,567	\$102,952	\$102,949

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ADDITIONAL PHOTOS



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LOCATION MAP



Map data ©2024 Imagery
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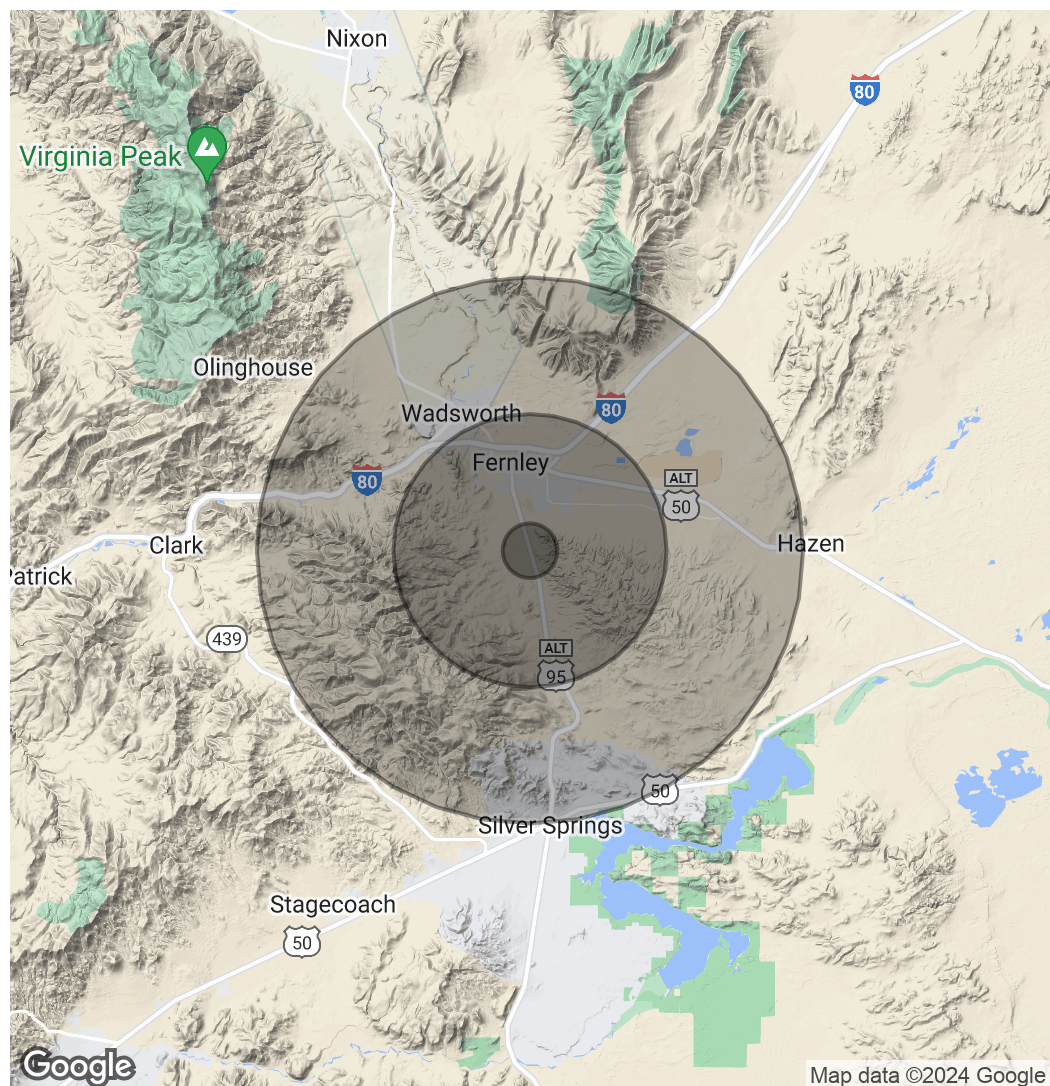
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	376	21,714	25,950
Average Age	41	39	39
Average Age (Male)	41	38	39
Average Age (Female)	42	39	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	130	7,862	9,438
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$108,567	\$102,952	\$102,949
Average House Value	\$403,902	\$352,253	\$359,752

Demographics data derived from AlphaMap



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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

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PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$575 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner

2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 - Computer Information Systems

CCIM certification earned May 2007

MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter

CCIM for over 15 years

JOHNSON GROUP COMMERCIAL

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