



## 941 Emerald Bay Road

941 Emerald Bay Road, South Lake Tahoe, California 96150

### Property Features

- Located in the Tahoe Valley Area Plan
- Developer able to use current plans or design their own
- Approved flexible design format project
- 1,434 sf banked CFA
- 6,170 sf Bonus CFA
- 18,633 sf of Coverage (Banked and Paid for, no TRPA new Coverage fees)
- 45' Height Restriction



SALE PRICE: **\$765,000**

LOT SIZE: **0.56 Acres**

For more information:

**Scott Fair**

530 525 2304 • [sfair@naitahoesierra.com](mailto:sfair@naitahoesierra.com)

Demographics	1 Mile	5 Miles	180 Miles
Total Population:	3,967	32,041	14,521,048
Total Households:	1,818	13,073	5,157,220
Traffic Count:			

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NAI Tahoe Sierra

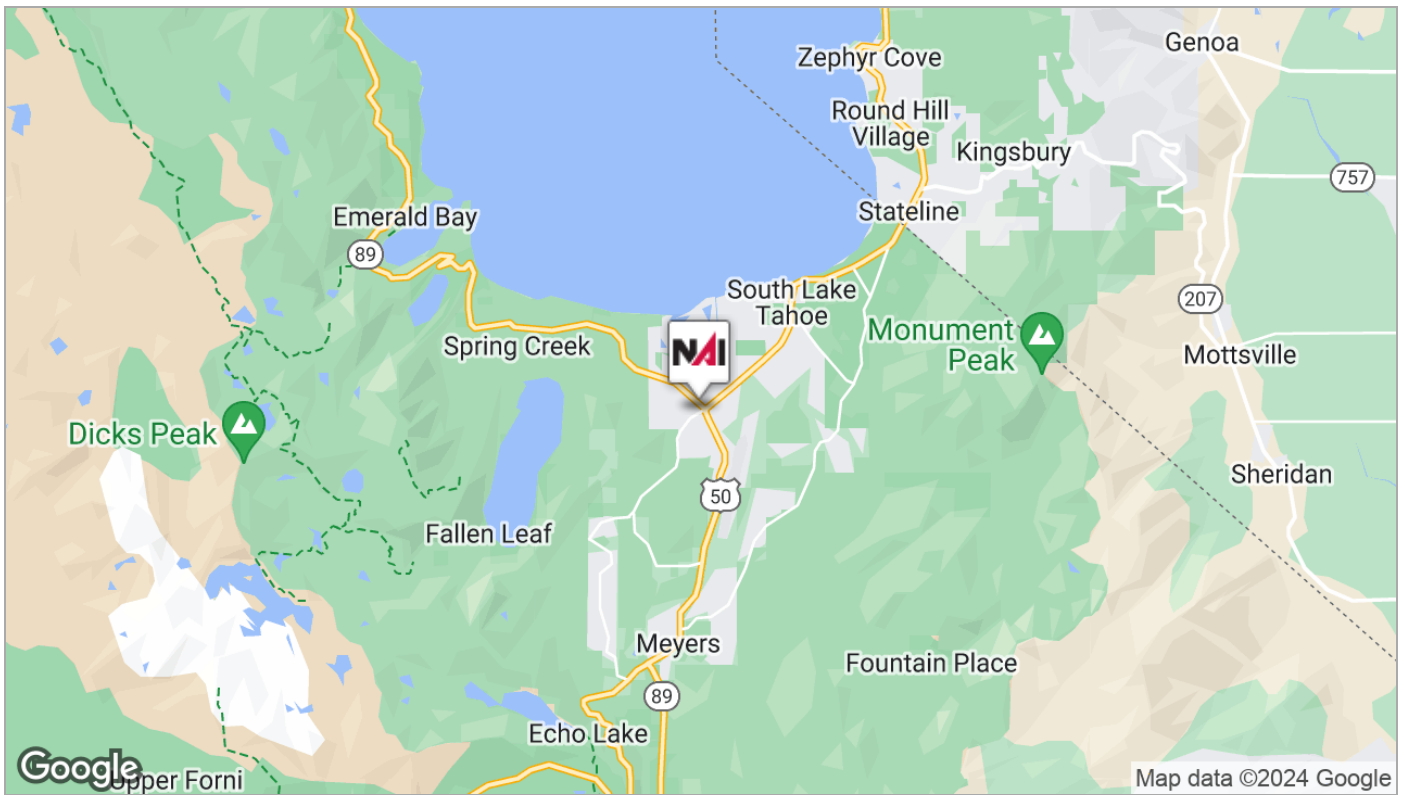
3141 Highway 50, Lake Tahoe, CA 96150

530 525 2304

[naitahoesierra.com](http://naitahoesierra.com)

For Sale

# Land



For Sale

# Land

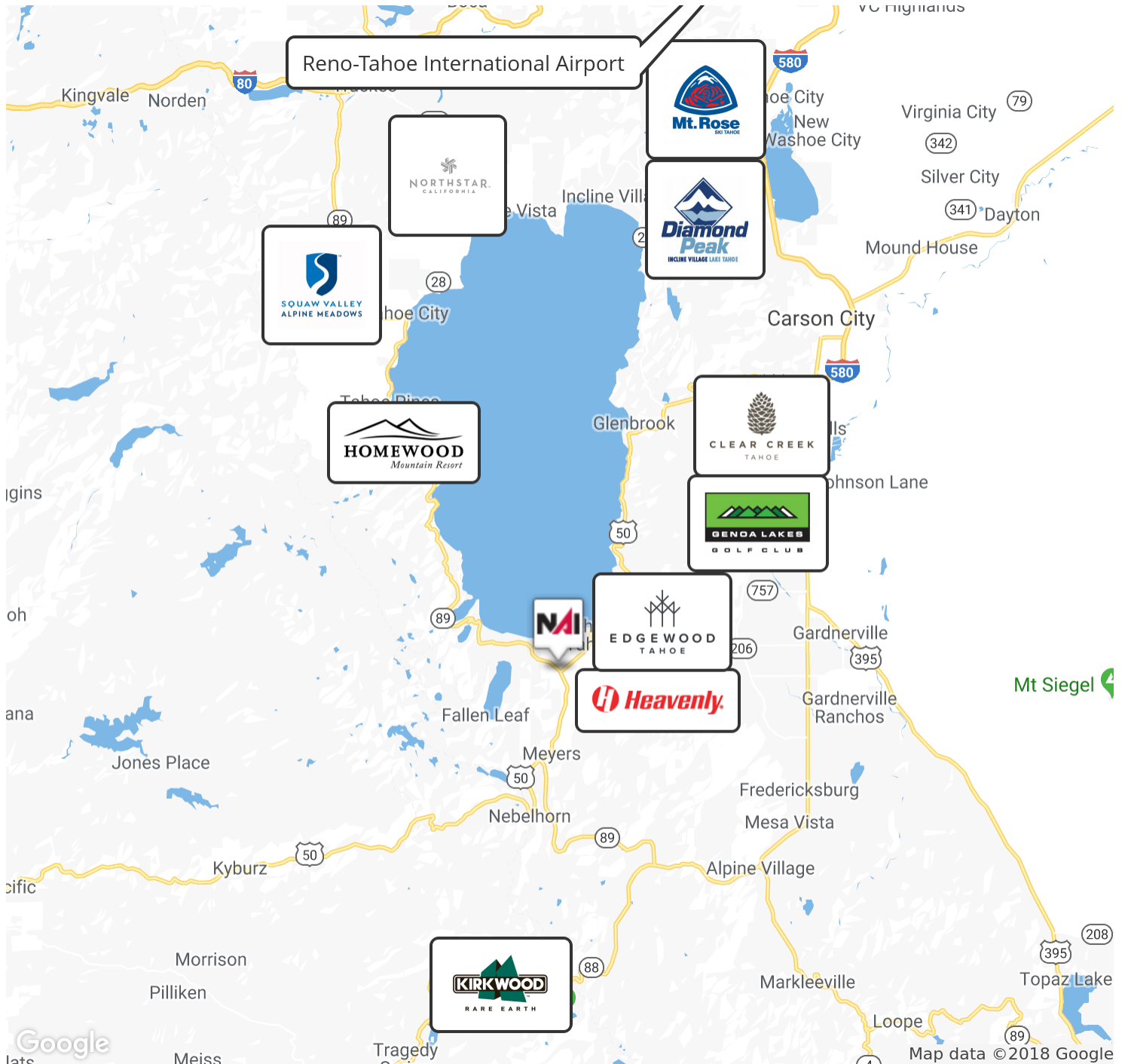


# Local Map



Map data ©2018 Google Imagery ©2018 , DigitalGlobe, USDA Farm Service Agency

# Regional Map



# Demographics

# Map

## Northern California

Northern California's largest metropolitan area is the San Francisco Bay Area which includes the cities of San Francisco, San Jose, Oakland, and their many suburbs. In recent years the Bay Area has drawn more commuters from as far as Central Valley cities such as Sacramento, Stockton, Fresno, Turlock and Modesto. With expanding development in all these areas, the San Francisco Bay Area, Monterey Bay Area, and central part of the Central Valley and Sierra Nevada foothills may now be viewed as part of a single megalopolis. The 2010 U.S. Census showed that the Bay Area grew at a faster rate than the Greater Los Angeles Area while Greater Sacramento had the largest growth rate of any metropolitan area in California.

## Northern Nevada

Business in Reno is booming with the recent announcement of Tesla's Massive GigaFactory Battery Plant. Attention is now on Reno with this announcement. Tesla could create as many as 22,000 jobs in the Reno/Tahoe area at its \$5 Billion factory to produce lithium batteries for electric cars. Tesla will join other big names such as Wal-Mart, Amazon and Federal Express in the Reno area. Reno's success will have substantial economic spill over into Tahoe.



<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>180 Miles</b>
TOTAL POPULATION	3,967	32,041	14,521,048
MEDIAN AGE	42.5	38.1	36.4
MEDIAN AGE (MALE)	43.0	38.4	35.3
MEDIAN AGE (FEMALE)	42.1	37.4	37.3
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>180 Miles</b>
TOTAL HOUSEHOLDS	1,818	13,073	5,157,220
# OF PERSONS PER HH	2.2	2.5	2.8
AVERAGE HH INCOME	\$59,388	\$60,435	\$80,069
AVERAGE HOUSE VALUE	\$567,618	\$500,331	\$485,194

\* Demographic data derived from 2020 ACS - US Census