



FOR SALE

# Meridian 120 South

545 LOT SUBDIVISION | TENTATIVE MAP APPROVED | RESIDENTIAL SUBDIVISION



## Sierra Gateway to Reno... The Biggest Little City

**TED STOEVER**  
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**Kidder  
Mathews**

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## Meridian 120 South Aerial Map



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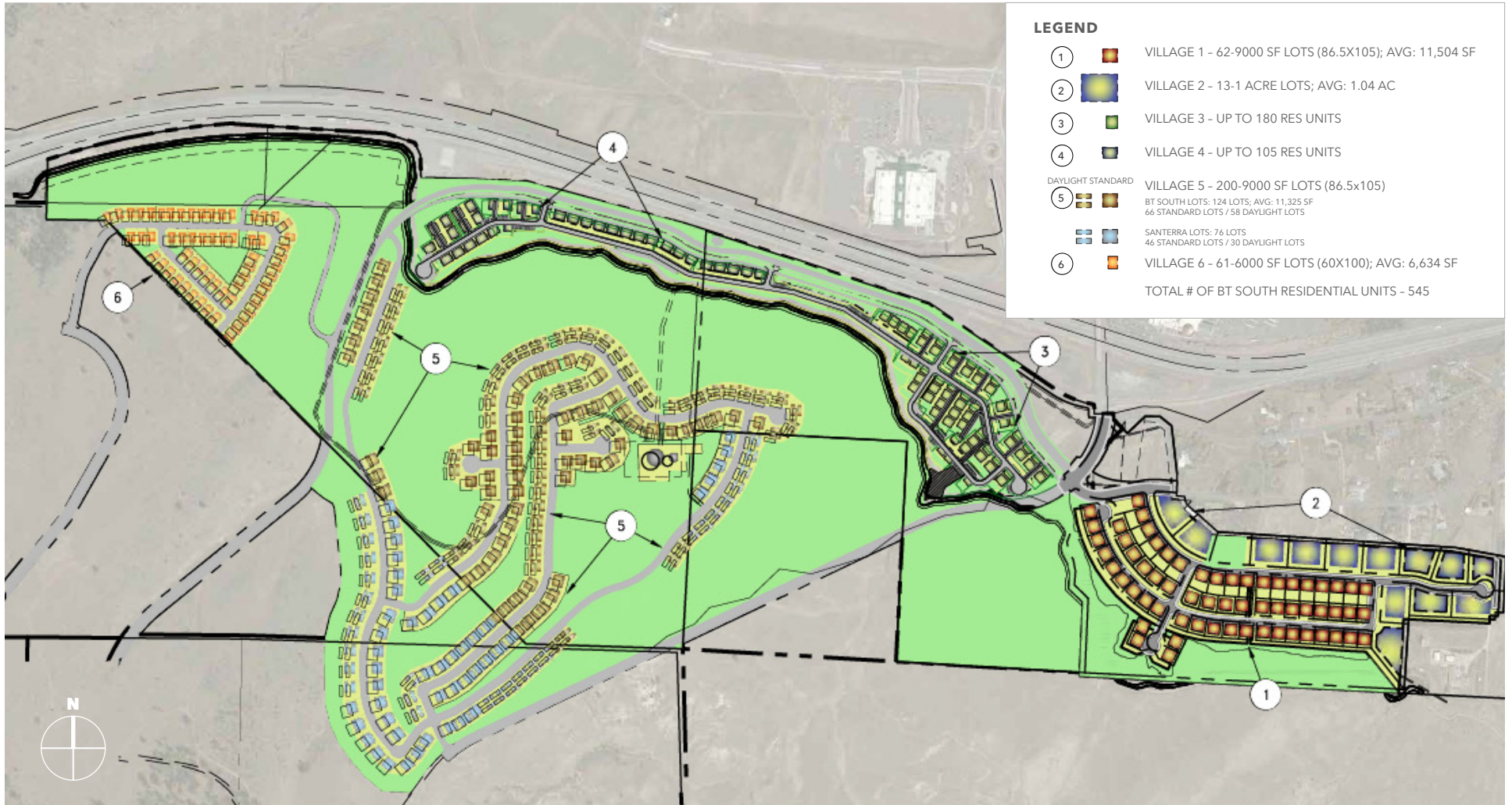
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## Meridian 120 South & Surrounding Area



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±76.935 GROSS ACRES / APN: 038-132-37



## MODERN LIVING IN A COUNTRY SETTING

Villages 1 & 2 at Meridian 120 South offers one of the most unique development opportunities in Reno, NV. Situated in a country setting in the foothills of the Sierra Nevada Mountains, the property will create a rural setting for a modern residential project. This semi-custom/custom housing development will provide a residential experience like no other. The property is surrounded by large lot custom home property to the north and forest service land to the south.

Verdi is an emerging high-end submarket that DR Horton and Toll Brothers are delivering new homes to currently. Close to the California border, Lake Tahoe and Verdi offers potential buyers from Reno and California. This subdivision is ideal to meet the overwhelming demand for high-end and luxury housing.

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## THE TENTATIVE MAP ALLOWS FOR

### VILLAGE 1 & 2

**V1:** 62 Lots = 85' x 110 - 9,000 ± SF - Minimum  
**AVERAGE LOT SIZE** - 11,504 SF

**AVERAGE SUGGESTED RETAIL HOME PRICING** per Meyer's Report 2021: \$988,968

**V2:** 13 Lots = 1 ± Acre  
**AVERAGE LOT SIZE** - 1.04 Acres

**AVERAGE SUGGESTED RETAIL HOME PRICING** per Meyer's Report 2021: \$1,382,161

### WORK PRODUCT

Geotechnical Report  
Phase 1 Environmental  
ALTA Survey  
Residential Market Report  
Traffic Study  
Tentative Map Approved for SV1 and SV2  
Detailed Off-Site and In-Tract Cost Estimates

### UTILITIES

Water service will be available to the site in 2021 Other utilities are located in close proximity

### DUE DILIGENCE MATERIALS AVAILABLE UPON REQUEST

Complete Tentative Map  
Engineers Estimates  
Supporting Maps  
Joint Development Agreement  
Special Assessment District Agreement



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±61.25 GROSS ACRES / APN: 038-120-27



## MODERN LIVING IN A COUNTRY SETTING

Villages 3 has a maximum density of 180 homes. With raising rental rates and still low mortgage rates owning has become a superior for housing needs. This unique and desirable location will set this community apart from all other in its competitive scope. The adjacent Meridian 120 South Village 4 is a continuation of this subdivision and is currently going through the entitlement process. Village 4 has a maximum density of 105 homes.

It's proximity to California opens the Bay Area/Lake Tahoe buyer's market which is strengthened by the aggressive and under supplied Reno housing market.

## THE TENTATIVE MAP ALLOWS FOR

### VILLAGE 3 & 4

**V3:** 180 Lots

**AVERAGE SUGGESTED RETAIL HOME PRICING** per Meyer's Report 2022: \$431,000

**V4:** 105 Lots

**AVERAGE SUGGESTED RETAIL HOME PRICING** per Meyer's Report 2022: \$461,299

### WORK PRODUCT

- Geotechnical Report
- Phase 1 Environmental
- ALTA Survey
- Market Survey
- Complete Residential Market Report
- Traffic Study
- Tentative Map Approved for SV3 and SV4

### UTILITIES

Water service will be available to the site in 2021  
Other utilities are located in close proximity

### DUE DILIGENCE MATERIALS AVAILABLE UPON REQUEST

- Complete Tentative Map
- Engineers Estimates
- Supporting Maps
- Joint Development Agreement
- Special Assessment District

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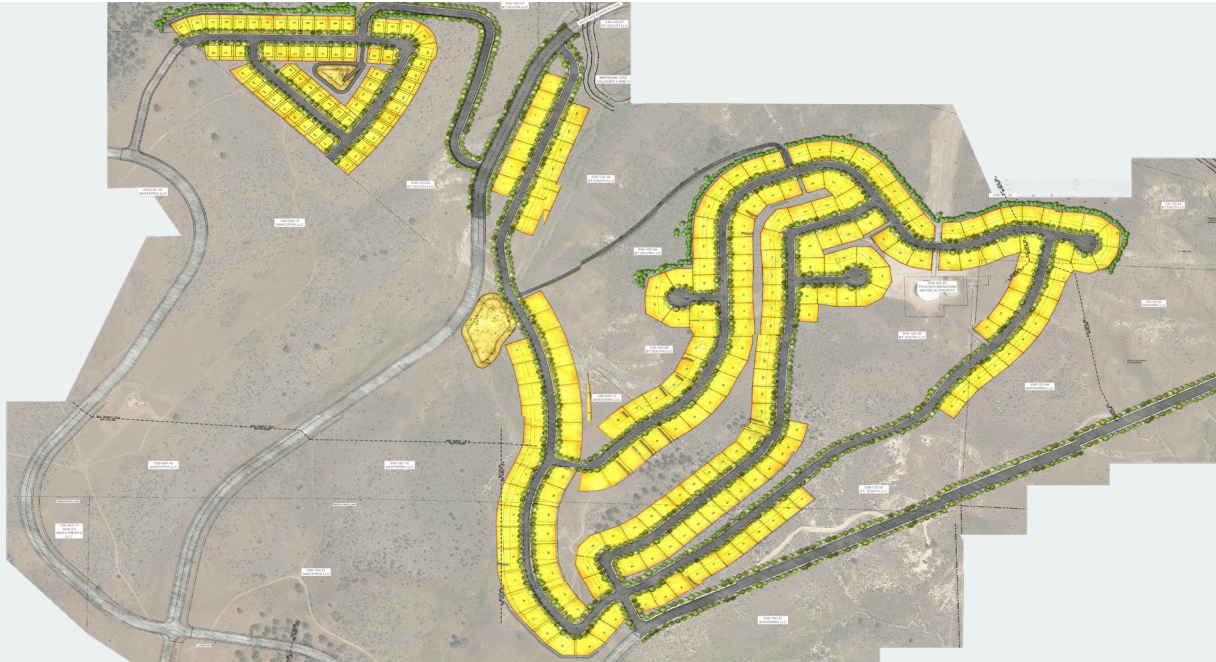
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## MODERN LIVING IN A COUNTRY SETTING

Villages 5 & 6 at Meridian 120 South offers some of the best view lots in Reno, NV. Situated in a country setting in the foothills of the Sierra Nevada Mountains, the property will create a rural setting for a modern residential project. This high-end housing development will provide a residential experience like no other. These villages will offer semi-custom lots with breath taking views.

Verdi is an emerging high-end submarket that DR Horton and Toll Brothers are delivering new semi-custom homes. Close to the California border, Lake Tahoe and Verdi offers potential buyers from Reno and California.

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## THE TENTATIVE MAP ALLOWS FOR

### VILLAGE 5

**V5:** 66 Standard Lots  
**AVERAGE LOT SIZE** - 11,326 SF

58 Daylight Lots  
**AVERAGE LOT SIZE** - 11,326 SF

**AVERAGE SUGGESTED RETAIL HOME PRICING** per Meyer's Report 2022: \$1,026,233

**V6:** 61 Lots = 60' x 100' - 6,000 SF  
**AVERAGE LOT SIZE** - 6,634 SF

**AVERAGE SUGGESTED RETAIL HOME PRICING** per Meyer's Report 2022: \$995,964

### WORK PRODUCT

- Geotechnical Report
- Phase 1 Environmental
- ALTA Survey
- Market Survey
- Complete Residential Market Report
- Traffic Study
- Tentative Map Approved for SV5 and SV6
- Off-site and In-tract Cost Estimates

### UTILITIES

- Water service will be available to the site in 2021
- Other utilities are located in close proximity

### DUE DILIGENCE MATERIALS AVAILABLE UPON REQUEST

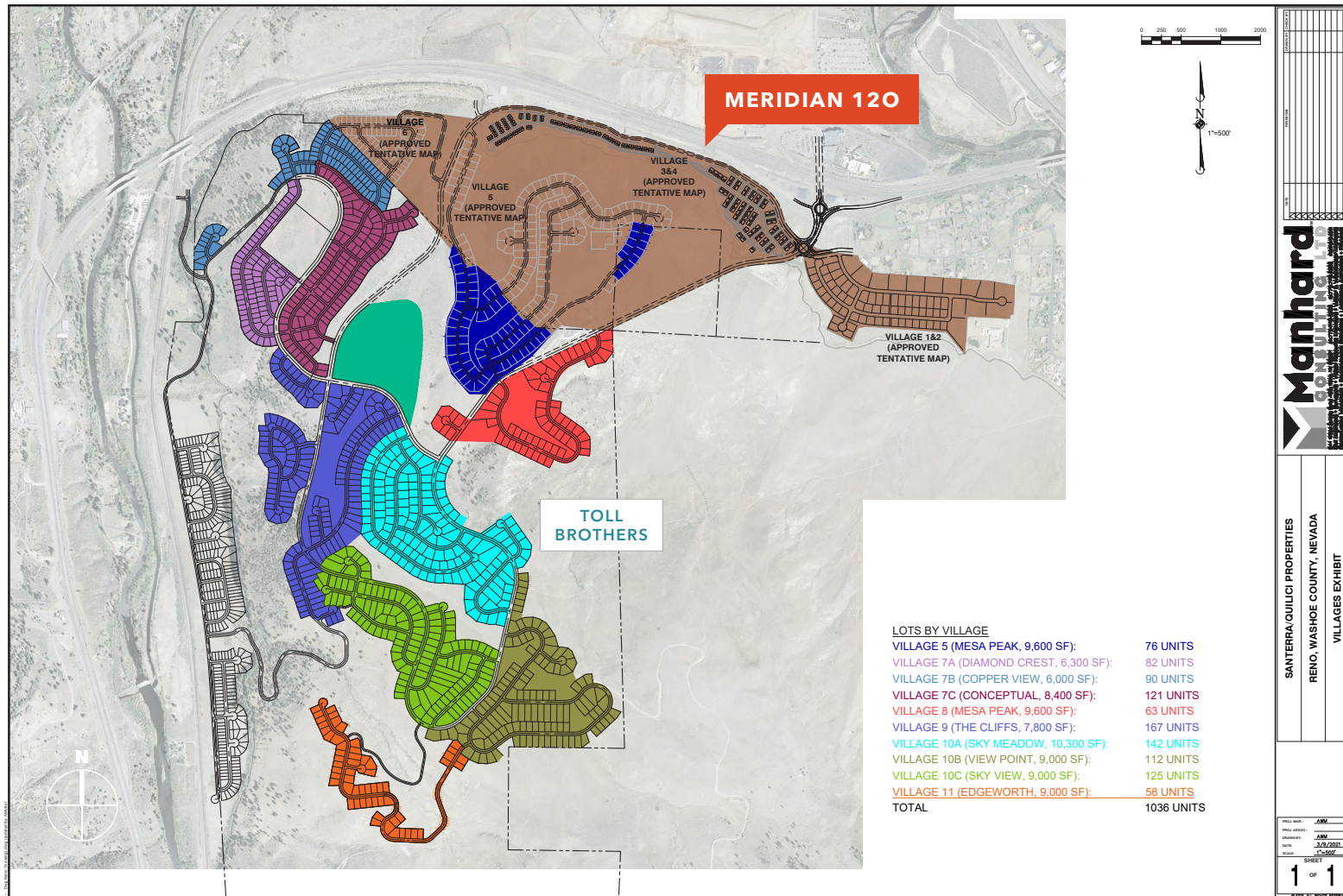
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## Meridian 120 South & Surrounding Lots by Village



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## Meridian 120 South Villages



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## Meridian 120 South Villages and Surrounding Area



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## THEODORE R. STOEVER II

Executive Vice President

Theodore R. Stoever II joins Kidder Mathews as an executive vice president focusing on land and investment properties. Ted is a results-driven professional, working on behalf of corporate and institutional clients in the areas of property acquisition/disposition, transaction management, strategic planning, ground-up development and land sales in the Northern Nevada area. Ted has exceptional market knowledge of the Northern Nevada area and has formed strong relationships within the brokerage and development communities, providing exceptional negotiating leverage for his clients.

Ted specializes in analyzing, negotiating, and closing a variety of complicated and complex deals by utilizing strategic and creative strategies in negotiating complex transactions. This, coupled with Ted's extensive experience with master plan community and mixed-use development transactions, allows him to offer a wide range of opportunities that maximize client returns and ensure success. Ted has been facilitating the buying and selling of land, as well as creating development opportunities, since 1997. Understanding current economics and physical constraints of land transactions are essential to a land broker's skill set. Ted provides realistic project analysis,

market conditions, and exit strategies that enable clients to make educated decisions when looking at a variety of real estate opportunities. Finished lots, paper lots, commercial pads and master plan communities are within his scope of experience.

Ted has been transacting investment assets for over 15 years. From multifamily to single tenant triple net leases, Ted has a vast knowledge in deal negotiation, producing the greatest return for his clients. The ability to pair an investor's needs with his knowledge of real estate opportunities in the Reno/Sparks market opens doors for his clients that are not normally accessible.

### AREA OF EXPERTISE

**LAND/DEVELOPMENT** extensive area knowledge, feasibility analysis and underwriting, strategic planning, entitlement and development processes, price and term negotiations.

**REDEVELOPMENT/ADAPTIVE RE-USE** identify potential properties that can be redeveloped and coordinate entitlement process, due diligence, cost estimates and proforma development.

**INVESTMENT** opportunity discovery, financial analysis and underwriting, strategic planning, educated negotiation.

**MULTIFAMILY SERVICES** site selection, ground up development, existing asset acquisition and disposition.

**INDUSTRIAL** purchaser and seller representation for industrial investment and users, site selection and land sales, landlord, tenant representation.



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