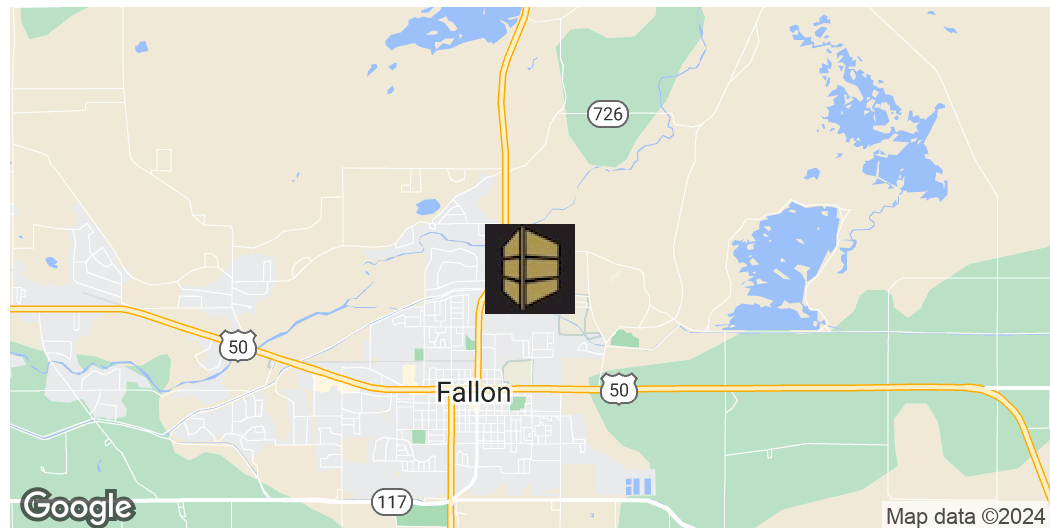
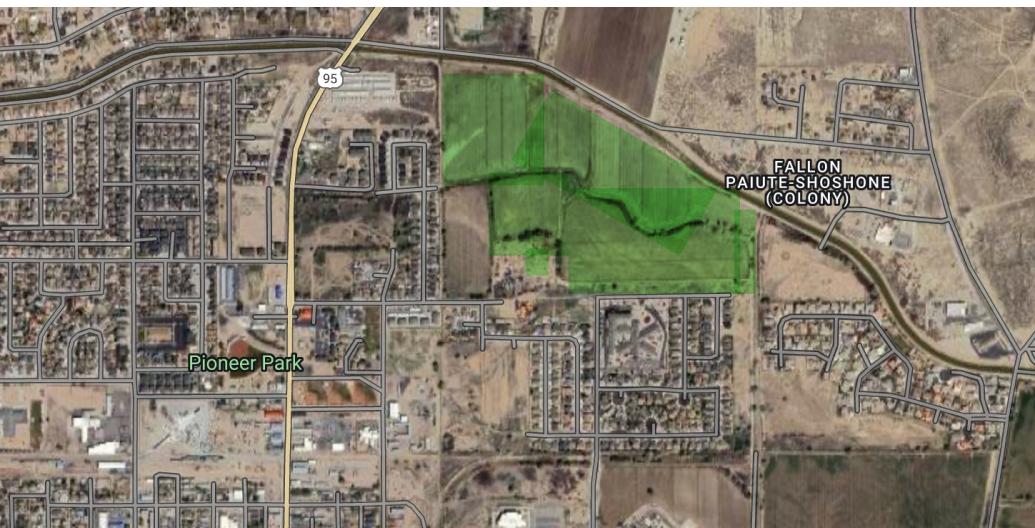


# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Johnson Group Commercial is please to present an exceptional investment opportunity in the heart of Fallon, NV. This prime property boasts versatile zoning, catering to SF, multifamily, and commercial development. Situated within the city limits, it offers convenient access to all essential utilities, making it an ideal prospect for both land and residential investors. The level and easily developable land provide a canvas for potential high return on investment. With its strategic location and immense potential, this property presents an enticing opportunity for those seeking to capitalize on the thriving Fallon area's growth and development. No water rights included in sale.

## PROPERTY HIGHLIGHTS

- Versatile zoning for SF, multifamily, and commercial development
- Prime location within Fallon City Limit
- All utilities already available at the site. No water rights included in sale.

## OFFERING SUMMARY

Sale Price:	\$5,900,000
Lot Size:	82.85 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,850	8,173	9,721
Total Population	6,747	20,422	24,606
Average HH Income	\$82,297	\$94,104	\$94,452

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## ADDITIONAL PHOTOS



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | [RYAN@JOHNSONGROUP.NET](mailto:RYAN@JOHNSONGROUP.NET)

# LOCATION MAP



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

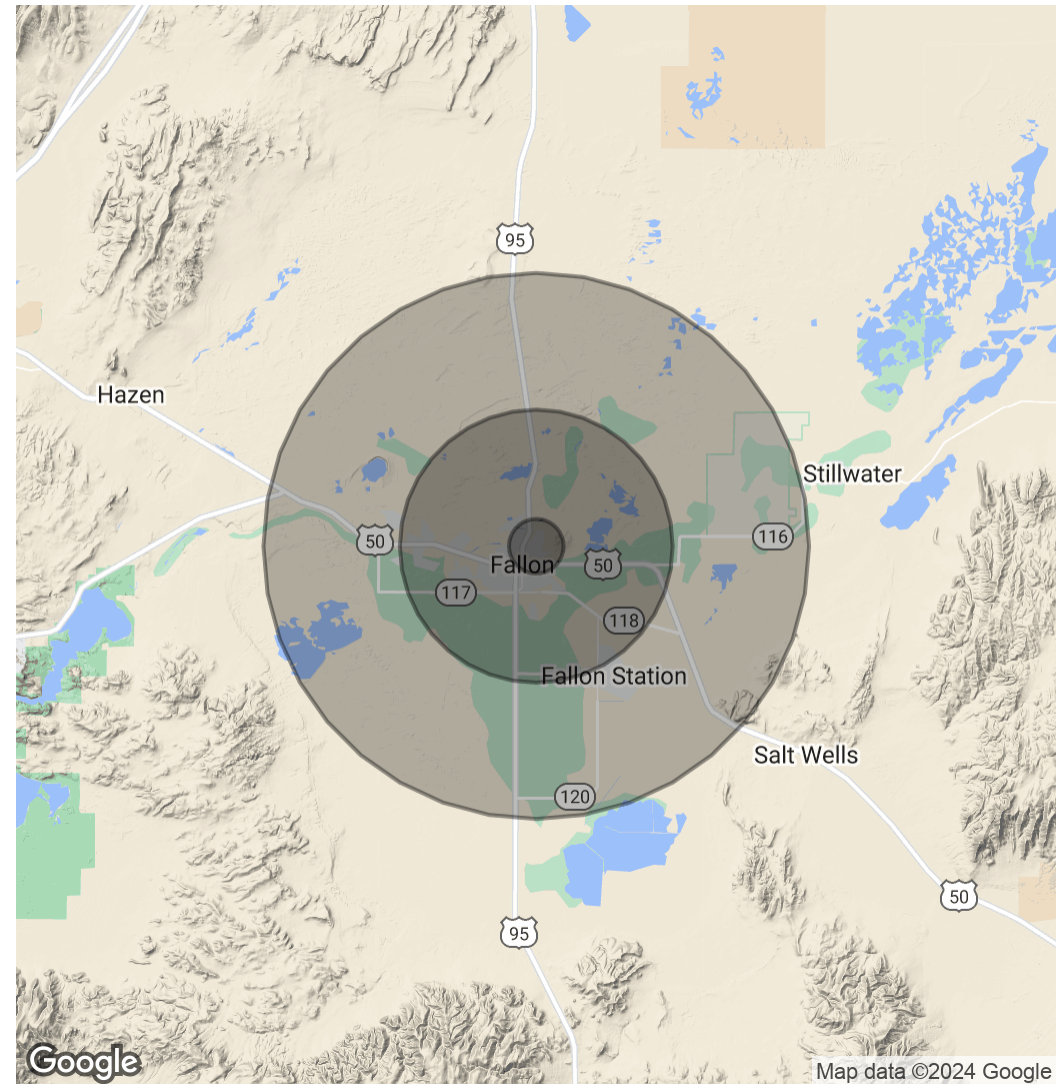
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,747	20,422	24,606
Average Age	39	41	42
Average Age (Male)	38	41	41
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,850	8,173	9,721
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$82,297	\$94,104	\$94,452
Average House Value	\$269,751	\$306,406	\$313,247

*Demographics data derived from AlphaMap*



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## ADVISOR BIO 1



**RYAN JOHNSON, CCIM**

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

### PROFESSIONAL BACKGROUND

Has personally brokered over \$575,000,000 in real estate investment sales.

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

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