

OFFERING MEMORANDUM

0 Dayton Valley Road

Dayton, Nevada / 89403

COMPASS

An aerial photograph of a large, flat, arid landscape. A red line outlines a specific area of land, approximately 20 acres, which is the subject of the offering. In the foreground, there is a large industrial building with a white roof and a paved area. In the background, there are mountains under a clear blue sky. The text is overlaid on the bottom left of the image.

FOR SALE - \$2,290,000
±20 Acres, Industrial Land
Air Park Vista Blvd

“Invest in Growth”

***EXCLUSIVELY
LISTED BY***

PROPERTY DETAILS



Presenting 20 acres of certified industrial land in Airport Vista Blvd. Dayton, Nevada this parcel offers a strategic opportunity for industrial users or developers. Designated as a Nevada Certified Site, the property has undergone extensive due diligence, reducing development risk with readily available reports. Located just minutes from Carson City, with seamless access to US-50, I-80, and US-395, it's positioned for optimal connectivity to major freight corridors. The land is level, with curb and gutter improvements on the northern boundary, utilities and natural gas accessible at the street, and a modest property tax burden of \$9,357/year. The surrounding area includes established industrial neighbors such as Webstaurant Store, Carboline, Bruce Aerospace, and Ozark Materials, underscoring the parcel's potential as part of a growing distribution hub. Priced at \$2,290,00, this offering is ideal for logistics, manufacturing, or warehousing operations seeking shovel-ready ground in a proven industrial zone.

Key Location Drivers



PROPERTY OVERVIEW

Sale Price

\$2,290,000

Current Taxes

\$9,357.89

ZONING

Industrial

LOT SIZE

20 Acres

SITE DETAILS

Nevada Certified Site: This site has undergone a rigorous pre-qualification process to ensure it meets a consistent set of standards. The designation reduces the risk often associated with development by providing detailed and current information about the site. Full certified site packet available.

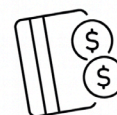
- Finished Curb and Gutters on Northern Edge
- Utilities Located Nearby in Street
- Natural Gas Accesible
- Level Industrial Land for Sale
- Airpark Vista Blvd

Nevada Operating Advantage

- Strategic Location - Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force, and 24/7 operations.
- State incentives available for qualify companies
- Strong presence of large distributors and manufacturers



1.38%
Payroll Tax



6.85%
Sales Tax



0.44%
Property Tax

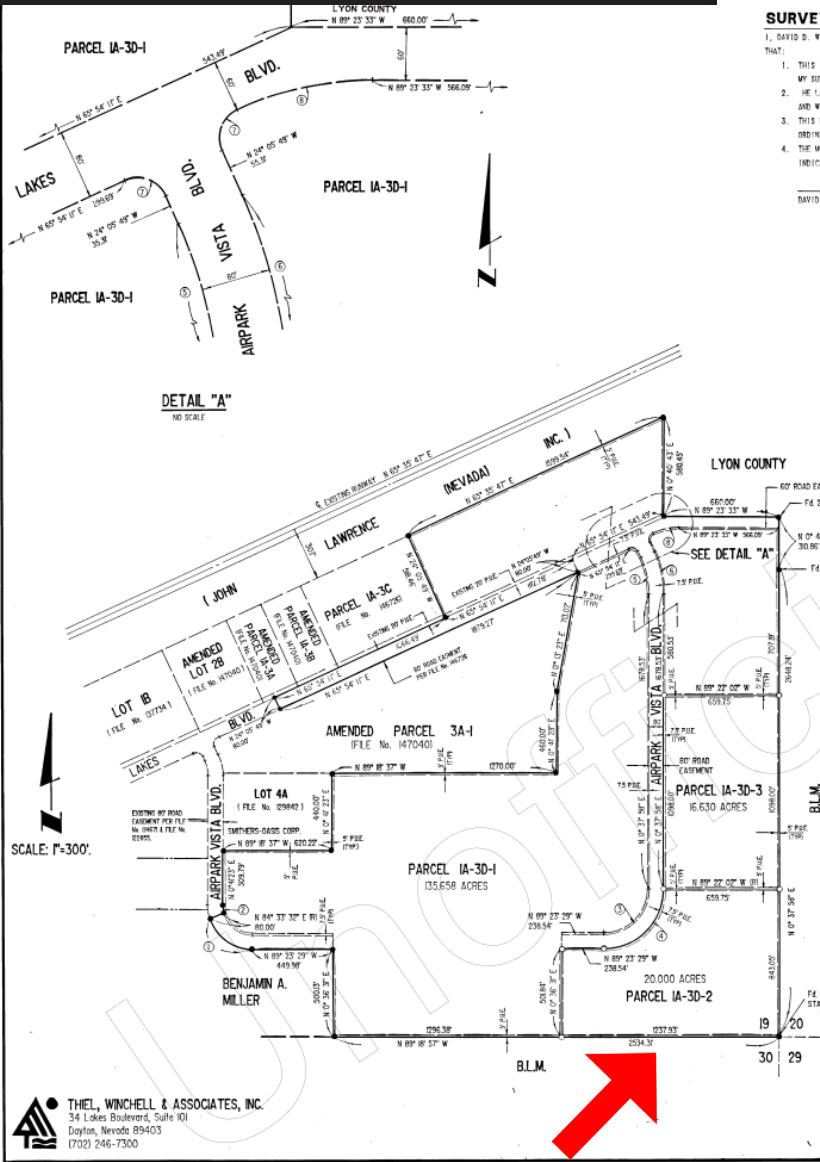


0.25-5.4%
Unemployment
Insurance Tax

SUBJECT PROPERTY GALLERY



SITE MAP



SURVEYOR'S CERTIFICATE:

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JOHN LAWRENCE (NEVADA) INC.
- THE LANDS SURVEYED LIE WITHIN SECTION 16, T. 16 N., R. 22 E., M.D.B. & M. AND WAS COMPLETED ON 12/18/91
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES
- THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

DAVID D. WINCHELL - P.L.S. 3209
MORRISVILLE
DATE 12/17/91

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	87°57'01"	250.00'	366.30'	224.90'	334.40'
2	42°07'51"	170.00'	181.18'	141.18'	161.18'
3	89°58'33"	260.00'	408.30'	259.89'	367.62'
4	89°58'33"	340.00'	471.11'	299.89'	424.17'
5	34°43'47"	510.00'	220.12'	111.89'	218.42'
6	24°43'47"	590.00'	254.45'	129.34'	252.68'
7	90°100'00"	35.00'	54.98'	35.00'	44.50'
8	24°43'18"	368.42'	159.85'	80.68'	157.65'

NOTES:

- ACCEPTANCE BY LYON COUNTY OF THIS PARCEL MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.
- ROADS SHOWN UPON THIS MAP WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED AT NO COST TO THE COUNTY TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE COUNTY COMMISSIONERS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.

NOTES:

- SET 5/8" REBAR & CAP, P.L.S. 3209, UNLESS OTHERWISE STATED.
- SET 5/8" REBAR & CAP, 3209
- P.U.E. - PUBLIC UTILITY & DRAINAGE EASEMENT
- A 5/8" REBAR & CAP, P.L.S. 3209, IS TO BE SET AT ALL PROPERTY CORNERS, INCLUDING THE BEGINNING AND ENDING OF ALL CURVES, PUBLIC UTILITY EASEMENTS ARE S' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE STATED.

BASIS OF BEARINGS

THE BEARING N 89° 57' 57" W FOR THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, T. 16 N., R. 22 E., M.D.B. & M. AS SHOWN FOR FILE NUMBER 07734, 02942 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



OWNER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THESE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

JOHN LAWRENCE (NEVADA) INC.
Kenneth D. Stokes, Vice President

NOTARY CERTIFICATE:

STATE OF NEVADA
COUNTY OF Lyon
ON THIS 17th DAY OF December, 1991, I, PATRICIA J. TURNER, a Notary Public, State of Nevada, do hereby certify that the foregoing instrument was executed by the person who executed the same and that said corporation is the owner of said property, as above designated and that it was executed freely and voluntarily for the purposes and uses mentioned herein. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL.

PATRICIA J. TURNER
Notary Public, State of Nevada
My Commission Expires 6/30/93

CLERK/TREASURER'S CERTIFICATE:

I, MARIAN P. HENDERSON, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LINDS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY THE SUBJECT OF THIS MAP.

Marian P. Henderson
MARIAN P. HENDERSON, LYON COUNTY CLERK/TREASURER
DATE Jan 17, 1992

PLANNING COMMISSION APPROVAL:

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.
THIS 17 DAY OF Jan., 1992.

Chairman
COUNTY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF SECTION 16, T. 16 N., R. 22 E., M.D.B. & M. AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

LYON COUNTY ENGINEER
RECORDER'S CERT

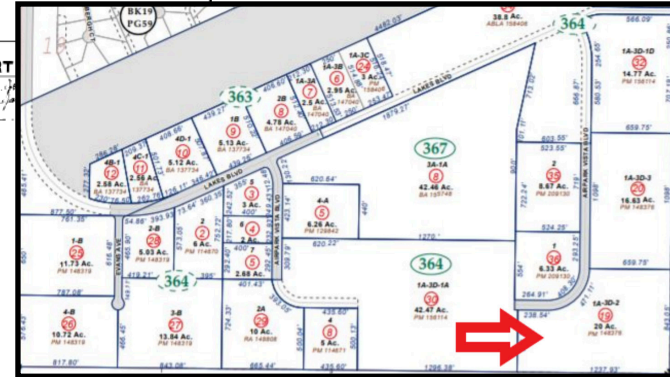
FILED FOR RECORD AT THE REQUEST OF
ON THIS 17th DAY OF Jan., 1992
MINUTES PAST 4 O'CLOCK P.M.
NEVADA.

FILE NUMBER 148376

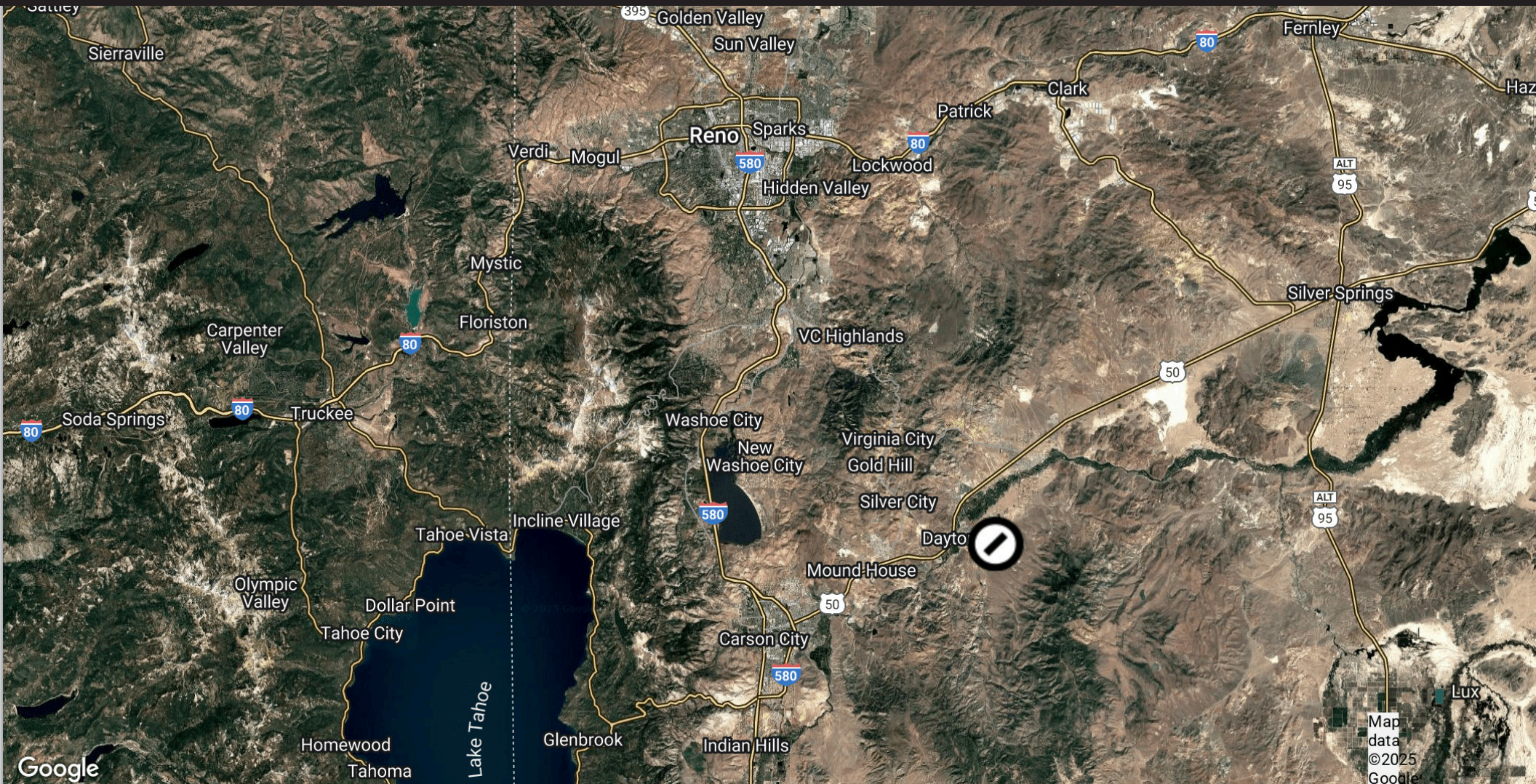
TOTAL AREA BEING DIVIDED - 172.288 ACRES

PARCEL MAP

FOR
JOHN LAWRENCE (NEVADA) INC.
BEING A DIVISION OF A PORTION OF SECTION 16, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M., ALSO BEING A DIVISION OF AMENDED PARCEL IA-30 OF FILE NUMBER 147040.
LYON COUNTY NEVADA
SHEET 1 OF 1 SHEET



Regional Map



Location Map



LOCATION OVERVIEW

DAYTON, NEVADA



**/ 5,827
Households**

**/ \$91,229
AHHI**

**/ 15,873
Population**

Dayton, Nevada is rapidly emerging as a prime location for industrial development in Lyon County. With direct access to U.S. Route 50 and proximity to I-80 and the Tahoe-Reno Industrial Center (TRIC), the region offers exceptional logistical connectivity across Northern Nevada and into California. Lyon County has experienced a 13.5% population increase and a 13.4% rise in job growth from 2018 to 2023—well above national averages—driven by expansion in manufacturing, logistics, aerospace, and green energy sectors. Dayton itself supports a growing manufacturing workforce and is

surrounded by established industrial users. Its business-friendly environment—with no state income tax and low property taxes—makes it especially attractive for developers. Infrastructure investments continue to fuel commercial growth, while large national retailers in neighboring areas like Carson City further validate market demand. For companies seeking to establish operations on shovel-ready land, Dayton offers the right combination of growth, infrastructure, and affordability in a fast-maturing industrial corridor.