

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Johnson Group Commercial is pleased to Introduce: 10281 Vicky Lane Jeep Trl, Carson City, NV, 89701. This prime lot is perfectly situated in the highly sought-after Carson City area, offering an ideal location. A rare river front property in Nevada! Beautiful parcel looks over the ag fields owned by the Northern Nevada State Lands. Accessible from Vicky Lane in Minden. Over 1000 feet of river frontage. Ideal recreation property. Zoned SF5A This parcel is tranquil and ideal for recreation, hunting, camping, and fishing.

PROPERTY HIGHLIGHTS

- Over 1000 feet of river frontage.
- Zoned SF5A This parcel is tranquil and ideal for recreation, hunting, camping, fishing.
- Currently zoned Single Family 5 acre minimum.

OFFERING SUMMARY

Sale Price:	\$990,000
Lot Size:	24.21 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	71	10,323	31,310
Total Population	174	26,688	76,419
Average HH Income	\$145,731	\$121,480	\$107,787

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PARCEL



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ADDITIONAL PHOTOS



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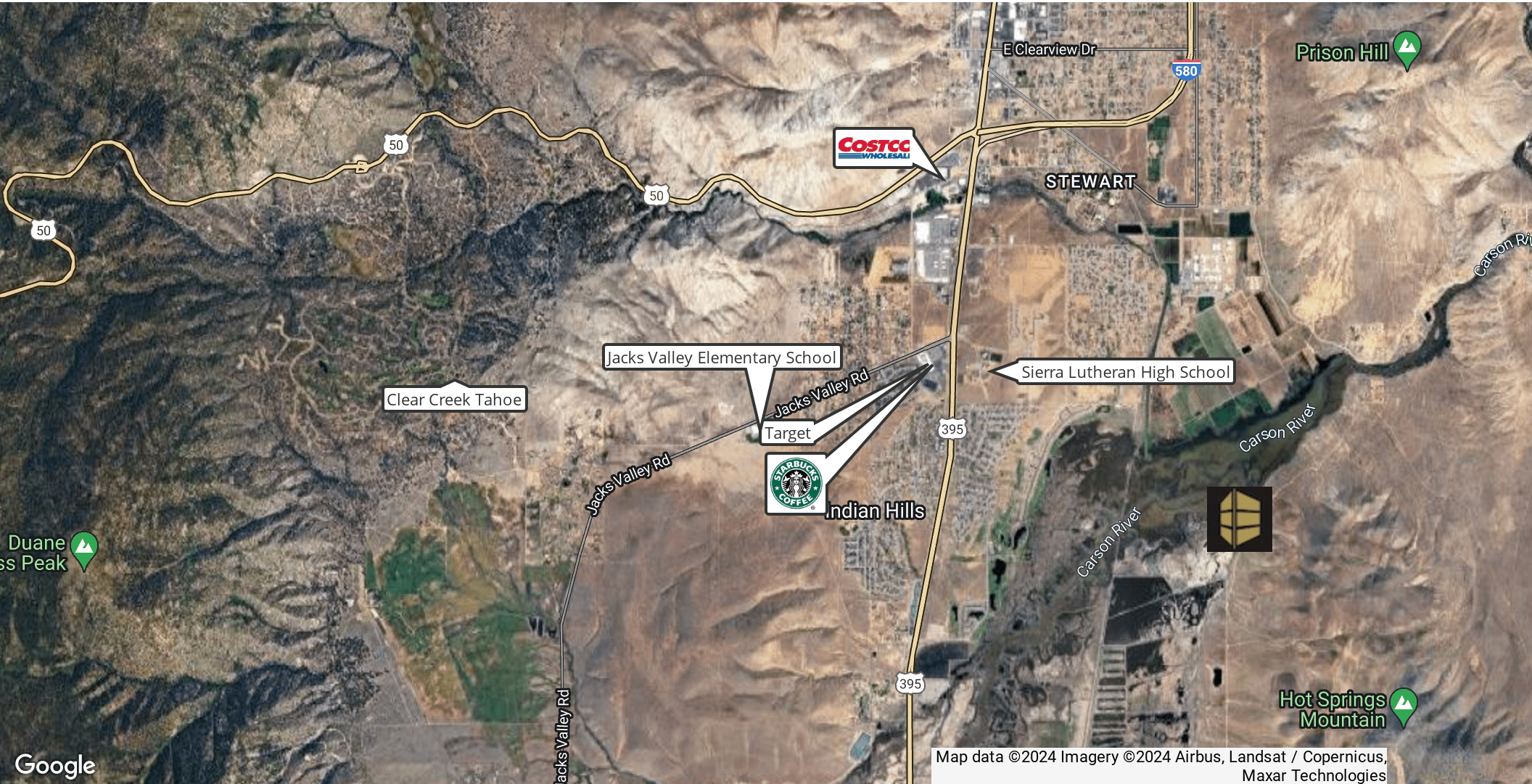
FOR SALE 10281 VICKY LANE JEEP TRL, CARSON CITY, NV

ADDITIONAL PHOTOS



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LOCATION MAP



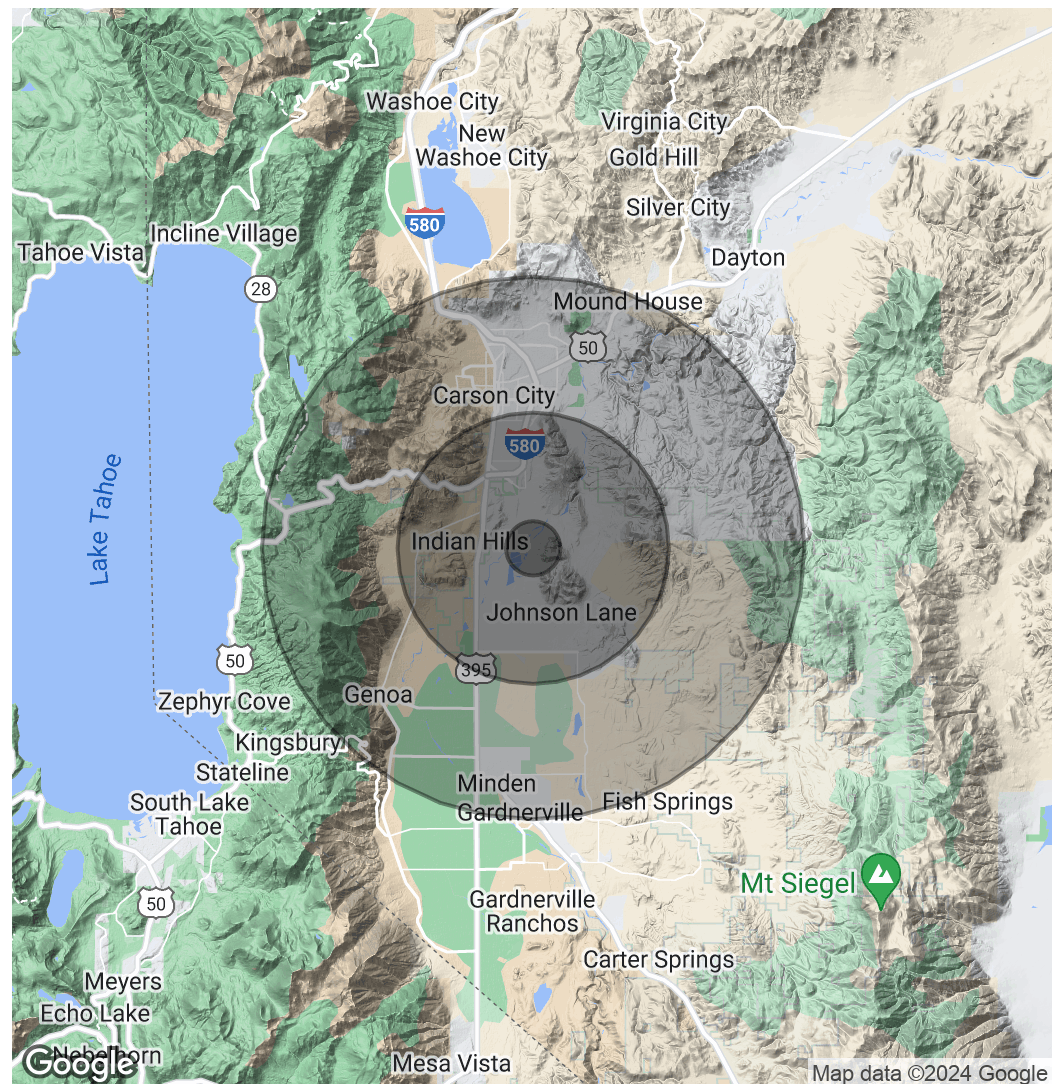
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	174	26,688	76,419
Average Age	50	47	45
Average Age (Male)	50	47	45
Average Age (Female)	51	48	46

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	71	10,323	31,310
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$145,731	\$121,480	\$107,787
Average House Value	\$706,858	\$576,217	\$499,446

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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