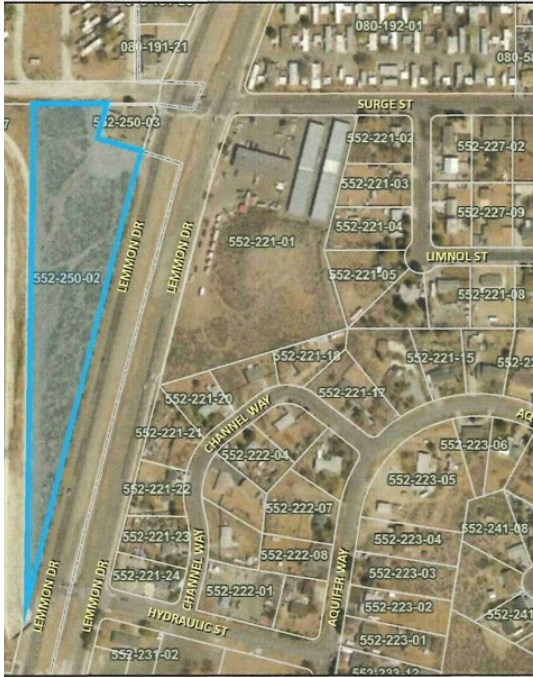


4.65 ac



0 Lemmon Drive

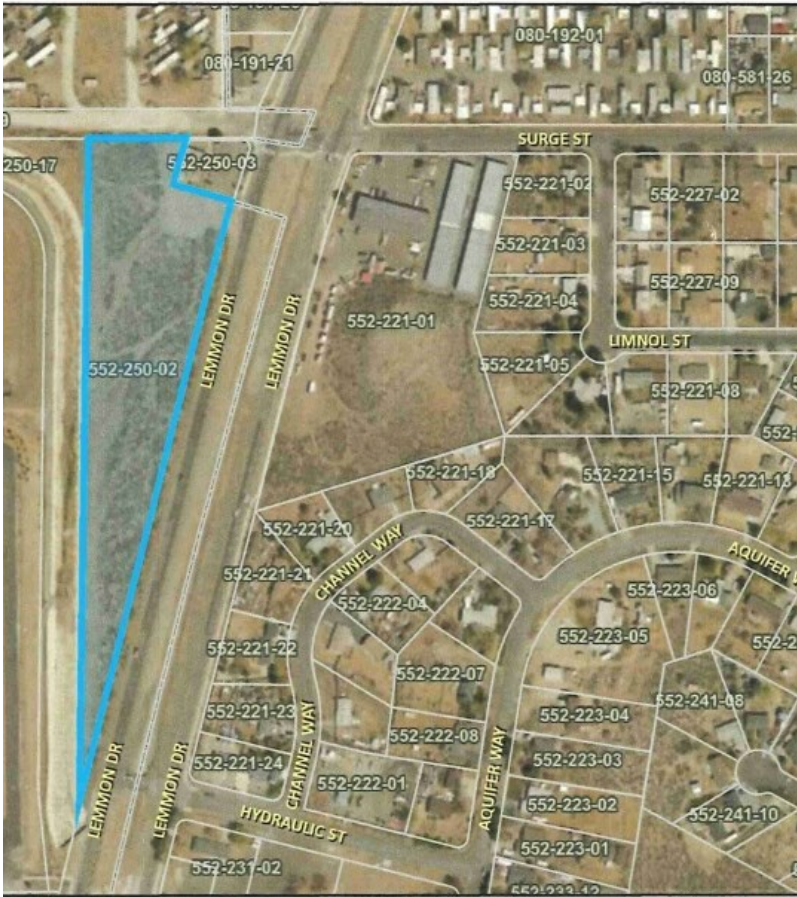
0 Lemmon Dr, Reno, NV 89506



Monira West

Sky West Real Estate Services
3500 Lakeside Ct, Suite 211, Reno, NV 89509
monira.west@gmail.com
(775) 827-6700

4.65 ac



0 Lemmon Drive

\$1,900,000

4.650 acres, Raw Land, Zoning NC (Neighborhood Commercial) Uses include Storage Units, Retail Center, Restaurant, Office, Recreation, General Retail, Garden Nursery Center, Parking and many more uses....

4.650 acres, Raw Land, Zoning NC (Neighborhood Commercial) Uses include Storage Units, Retail Center, Restaurant, Office, Recreation, General Retail, Garden Nursery Center, Parking and many more uses....

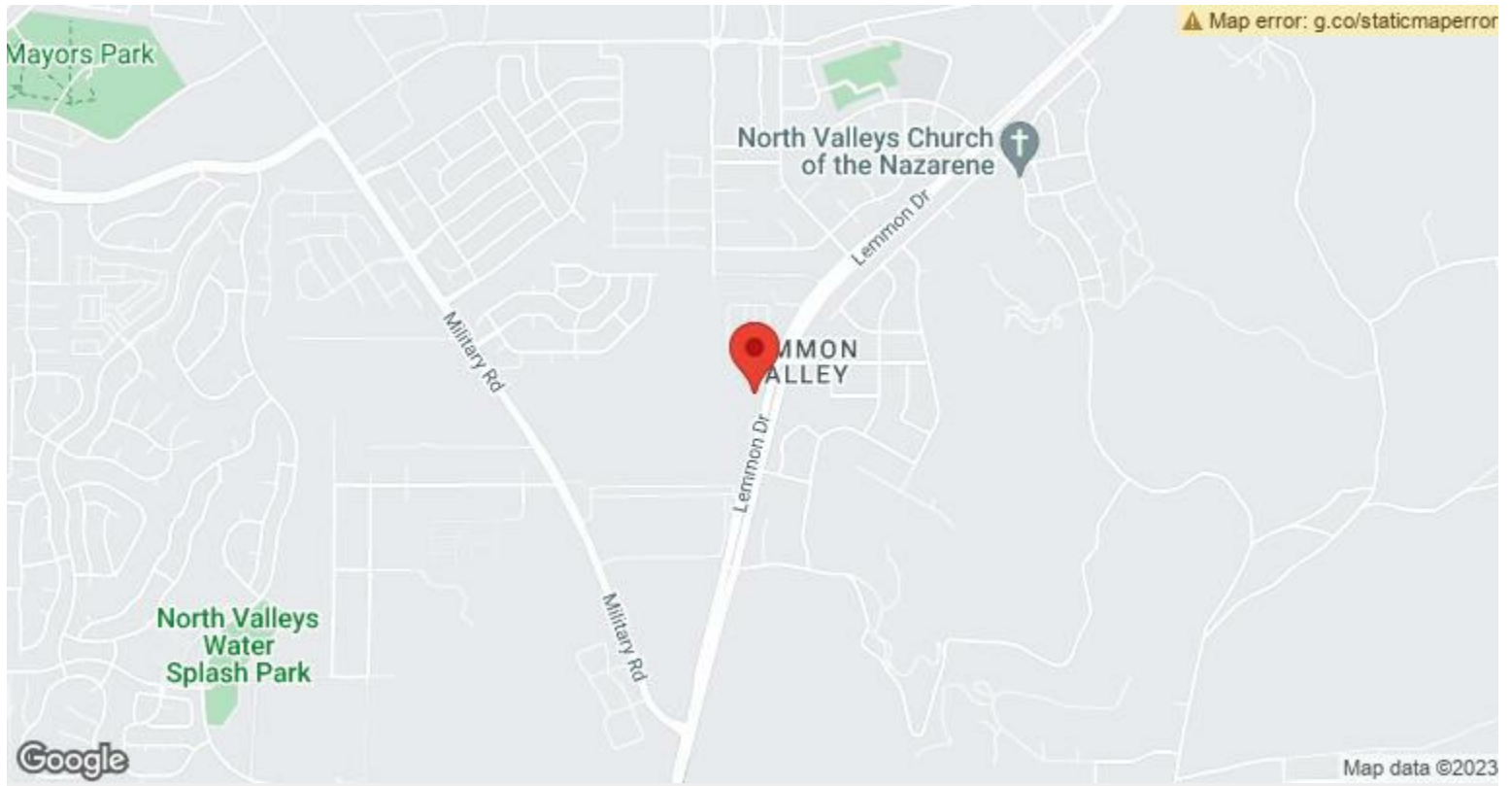
- Located along Lemon Valley Drive.



4.65 ac



Price:	\$1,900,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	4.65 AC
No. Lots:	1
Zoning Description:	NC
APN / Parcel ID:	552-250-02



0 Lemmon Dr, Reno, NV 89506

4.650 acres, Raw Land, Zoning NC (Neighborhood Commercial) Uses include Storage Units, Retail Center, Restaurant, Office, Recreation, General Retail, Garden Nursery Center, Parking and many more uses.

Property Photos



Aerial



Building Photo



Building Photo

Growth in the North Valleys: Transportation Fact Sheet February 28, 2017



North Valleys Multimodal Transportation Study

The completed study analyzed existing & future traffic congestion, road capacity and safety issues on the regional road network. It identified improvements needed at high crash intersections, pedestrian crossings & congested roadways.

Short-term Improvements (2 Phases)

- Pedestrian/Crosswalk Improvements: Stead Blvd., Silver Lake Road, Ural Street & Lemmon Drive at Surge Street (under construction)
- Intersection Geometric Improvements at North Virginia Street & Golden Valley Road (under construction)
- Signalizing Intersections: Lemmon Drive/US 395 (on/off ramps) and Red Rock Road/Moya Blvd. (2017)

Long-term Potential Improvements

- Capacity Improvements: North Virginia Street, Stead Boulevard, Sky Vista Parkway, US 395 at Lemmon Drive and Buck Drive at Military Road (10-Year Capital Improvement Program)

To learn more about the study visit rtcwashoe.com click on Hot Topics.



Nevada Department of Transportation (NDOT) Planned Highway Improvements

Intelligent Transportation Systems (ITS) Project

- US 395 from I-80 to Nevada/California state line
- Install fiber optics, ramp meters, and traffic cameras (2017-2018)

US 395 Pavement Rehabilitation Projects

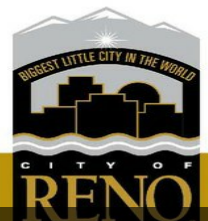
- US 395 from Spaghetti Bowl to McCarran Boulevard/ Clear Acre Lane (2018-2019)
- US 395 from Clear Acre Lane to Lemmon Drive; create additional southbound lane (2020-2021)

Clear Acre Lane On-Ramp

- Replace shoulder with 12 foot on-ramp/travel lane from Clear Acre Lane to end of McCarran Blvd. southbound on-ramp (2018-2019)

Spaghetti Bowl Project

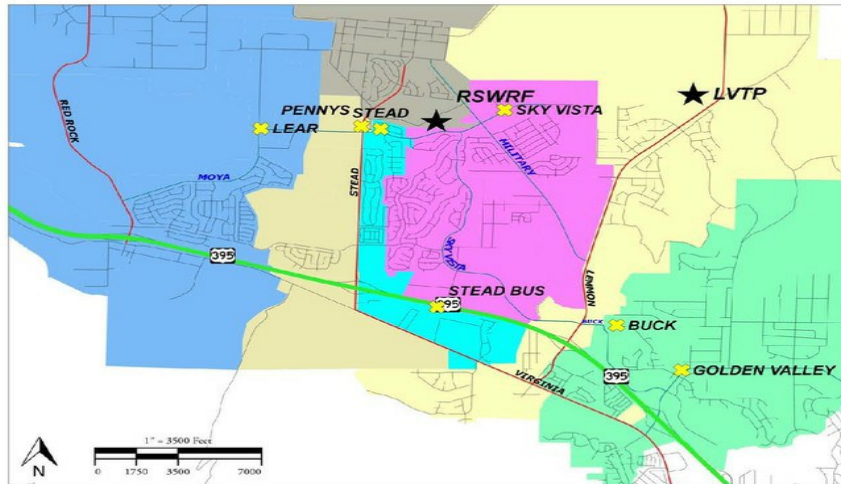
- Project in initial stages
- Environmental study and public outreach begins in early 2017



Growth in the North Valleys: Sewer Fact Sheet

February 28, 2017

The City of Reno is taking a multi-pronged approach to increase sewer capacity in the North Valleys to be prepared for future, anticipated growth.



Part 1: Redirect portion of wastewater to TMWRF

- Truckee Meadows Water Reclamation Facility (TMWRF) currently has 5 million gallons a day available.
- City of Reno is planning to redirect current and future wastewater to TMWRF (up to 1 million gallons per day). This will free up capacity to accommodate new development in the North Valleys.

Part 2: Expansion Considerations

- Phase I expansion of Reno-Stead Water Reclamation Facility (RSWRF) to provide operational efficiencies and increase capacity.
 - Project design is underway.
 - Project estimated at \$9 million.
- Phase II expansion of RSWRF will be timed with growth. This project, estimated at \$85 million, would increase capacity to approximately 4.8 million gallons per day.

