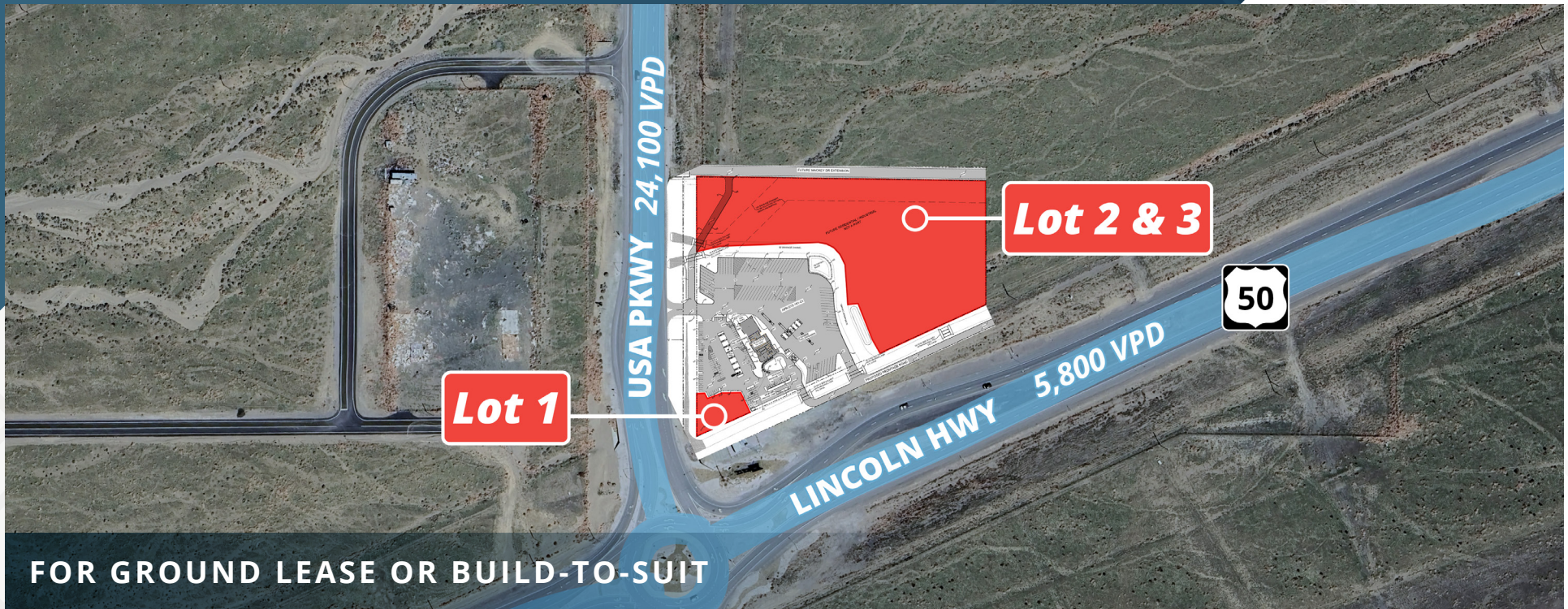


Silver Springs Land

NEC USA Parkway & Highway 50 | Silver Springs, Nevada 89429



AVAILABLE

Lot 1: ±1.43 AC
Lot 2: ±10.48 AC
Lot 3: ±12.12 AC

ZONING

Mixed Use

RATE

Contact Broker

CONTACT

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NV #B-1001815

ABOUT THE PROPERTY

- Two land sites available for ground lease or build-to-suit
 - Lot 1: ±1.43 AC on the hard corner
 - Lot 2 & 3: ±22.6 AC next to the gas station/truck stop
- Pads to be developed
- Location advantage: ±10 miles from Tahoe-Reno Industrial Center – home to Google, Walmart, Tesla, and other Fortune 500 companies
- Adjacent to Microsoft's future Tech Center
- Positioned just outside Reno, a major distribution hub with access to **60 million people in 7 states within one day's drive**
- ±15 minutes from the proposed 370 AC master planned Sage Mesa community, ±3,500 homes

DEMOGRAPHICS

	5 Mile	7 Miles	10 Miles
Population	4,527	7,608	8,363
Daytime Population	3,997	6,292	7,161
Avg. Household Income	\$71,537	\$81,276	\$82,470
Estimated Households	1,742	3,006	3,292

Year: 2025 | Source: Esri

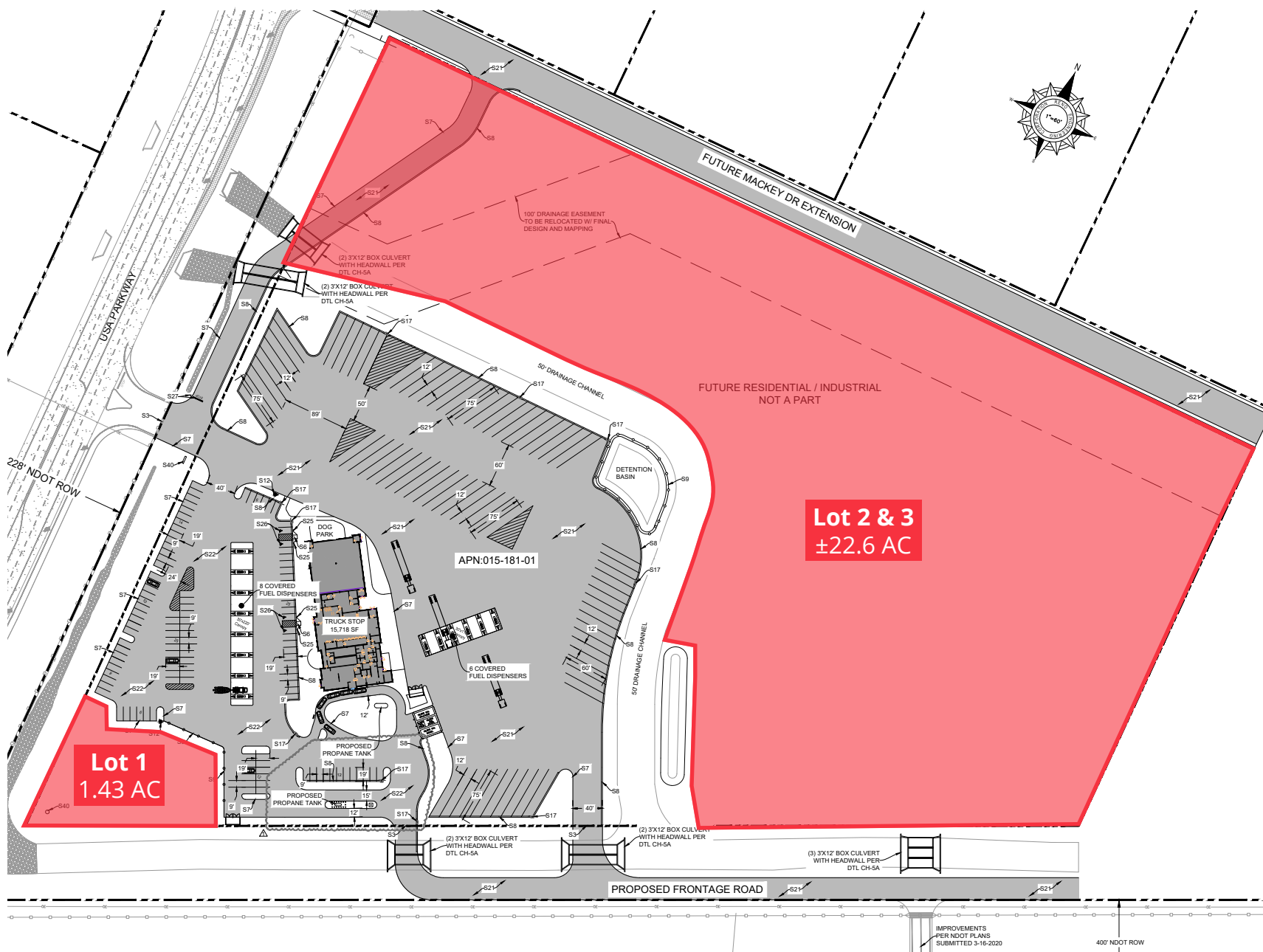
TRAFFIC COUNTS

Highway 50	5,800 VPD
USA Parkway	24,100 VPD

Year: 2025 | Source: Esri

Silver Springs Land

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Trade Area

NEC USA Parkway & Highway 50 | Silver Springs, Nevada 89429



Tahoe-Reno Industrial Center

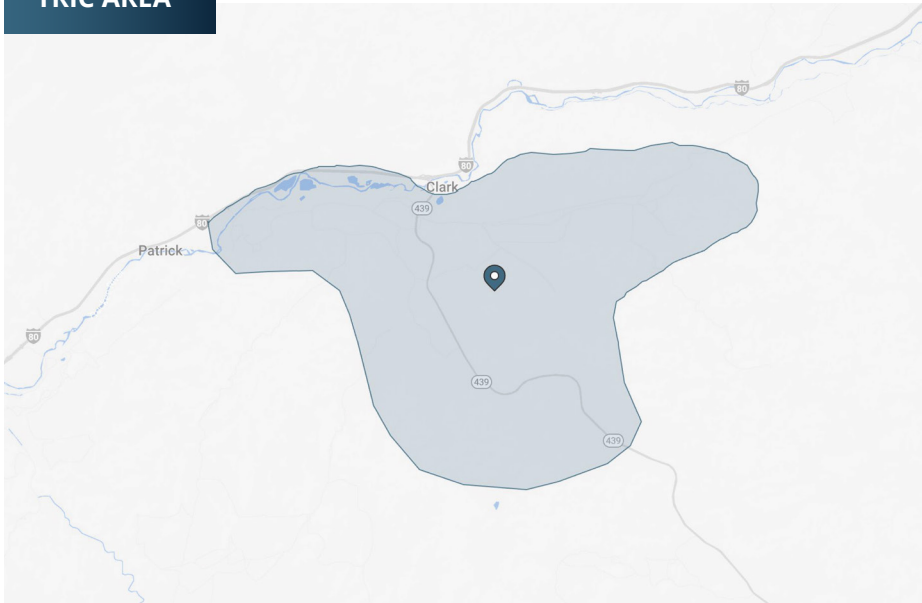
NEC USA Parkway & Highway 50 | Silver Springs, Nevada 89429



ABOUT THE TRADE AREA

Tahoe-Reno Industrial Center (TRIC) is one of the largest industrial parks in the world, spanning over 100,000 acres and home to major companies such as Tesla, Google, and Switch. Located just ± 10 miles from the site, TRIC serves as a powerful economic engine for the region, attracting a steady flow of employees, vendors, and supporting businesses. Its presence has fueled significant growth and commercial activity throughout the surrounding area, with approximately half of the daily traffic coming from the South.

TRIC AREA



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Placer.ai

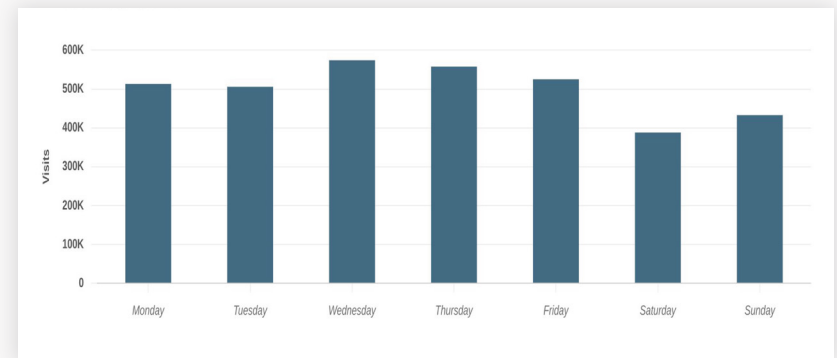
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

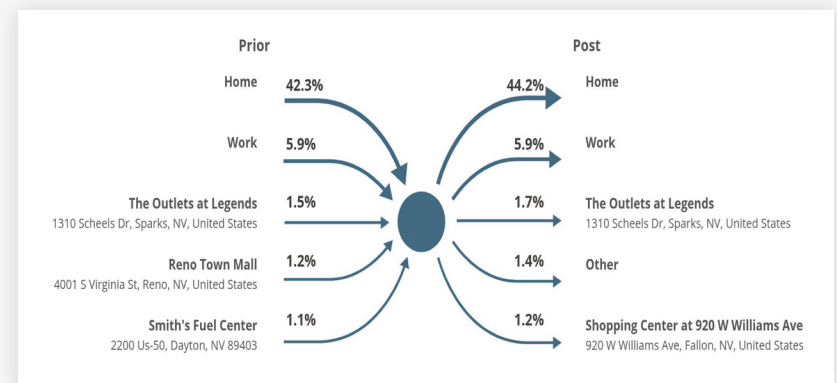
08/01/2024 - 07/31/2025

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
448K	3.5M	7.8

Daily Visits



Customer Journey



DEMOGRAPHIC HIGHLIGHTS

Population

	5 Mile	7 Miles	10 Miles
2025 Estimated Population	4,527	7,608	8,363
2030 Projected Population	4,774	8,025	8,816
Proj. Annual Growth 2025 to 2030	1.07%	1.07%	1.06%

Daytime Population

	5 Mile	7 Miles	10 Miles
2025 Daytime Population	3,997	6,292	7,161
Workers	693	991	1,414
Residents	3,304	5,301	5,747

Income

	5 Mile	7 Miles	10 Miles
2025 Est. Average Household Income	\$71,537	\$81,276	\$82,470
2025 Est. Median Household Income	\$52,974	\$60,555	\$61,763

Households & Growth

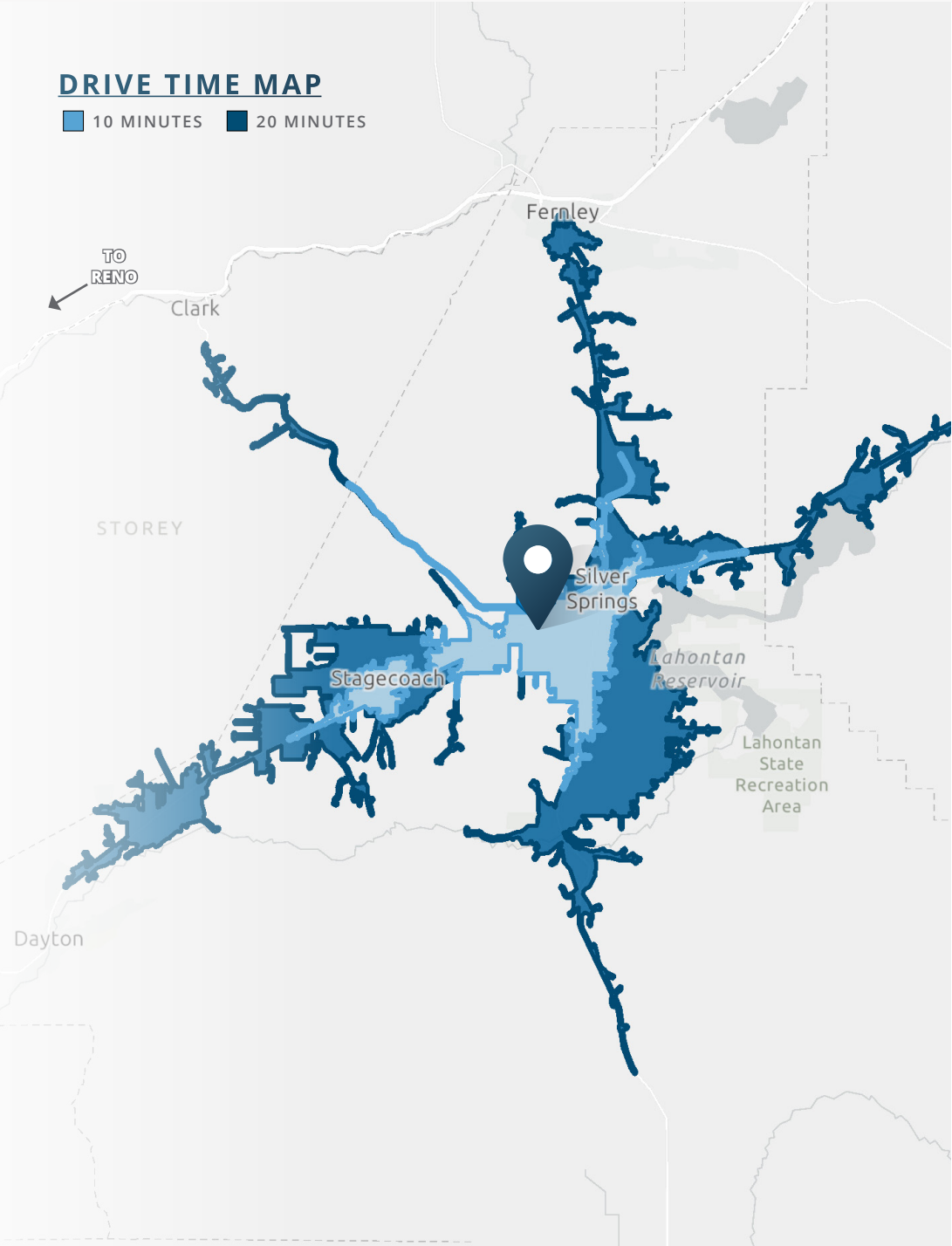
	5 Mile	7 Miles	10 Miles
2025 Estimated Households	1,742	3,006	3,292
2030 Estimated Households	1,840	3,175	3,474
Proj. Annual Growth 2025 to 2030	1.10%	1.10%	1.08%

Race & Ethnicity

	5 Mile	7 Miles	10 Miles
2025 Est. White	79%	79%	79%
2025 Est. Black or African American	1%	1%	1%
2025 Est. Asian or Pacific Islander	2%	2%	2%
2025 Est. American Indian or Native Alaskan	2%	2%	2%
2025 Est. Other Races	17%	17%	17%
2025 Est. Hispanic (Any Race)	12%	11%	11%

DRIVE TIME MAP

10 MINUTES 20 MINUTES



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



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