



For Sale

Meridian 120 South

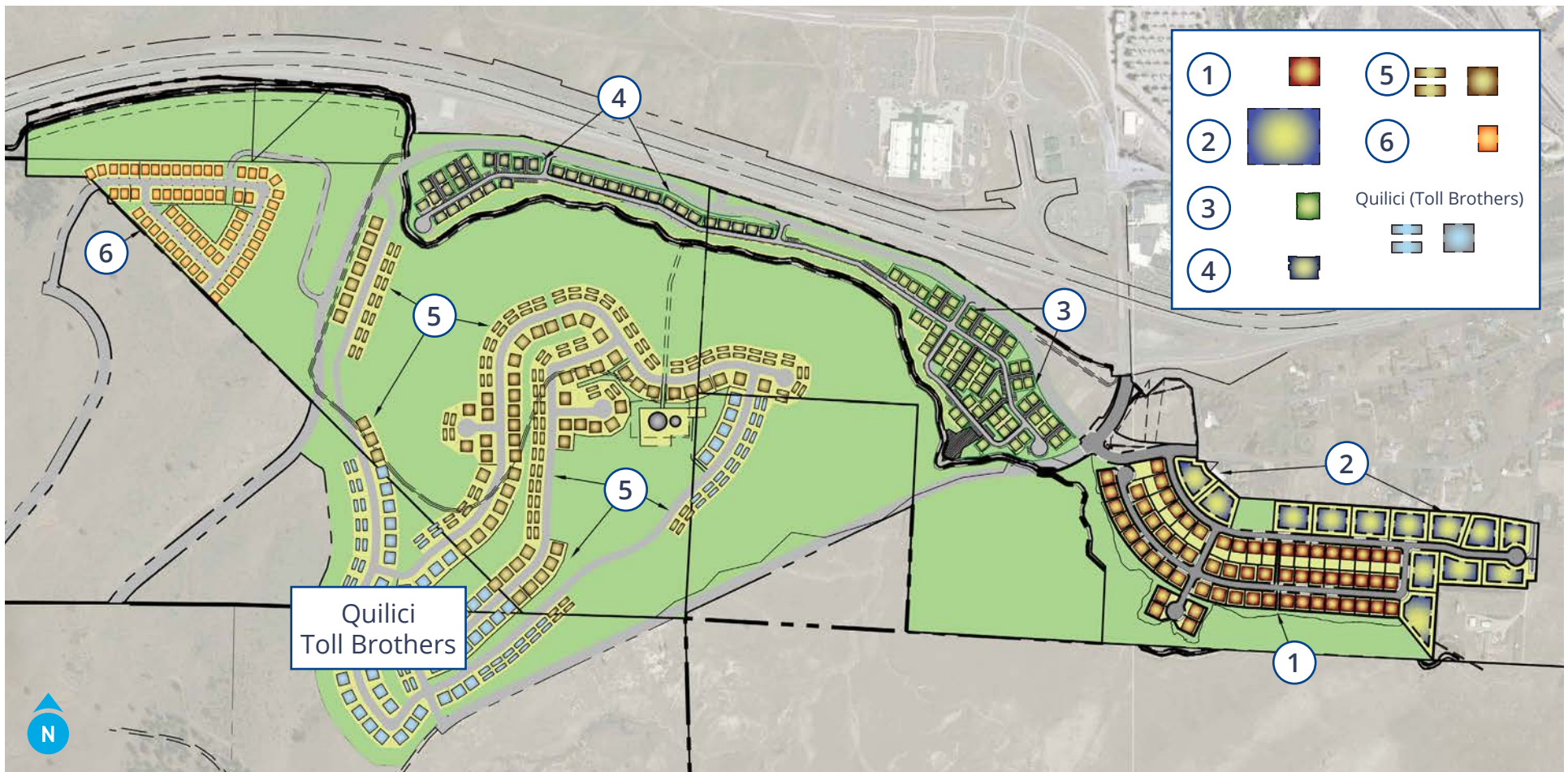
545 Lot Subdivision | Tentative Map Approved | Residential Subdivision



Meridian 120 South Village Layout – 545 Total Lots

Individual Development Details

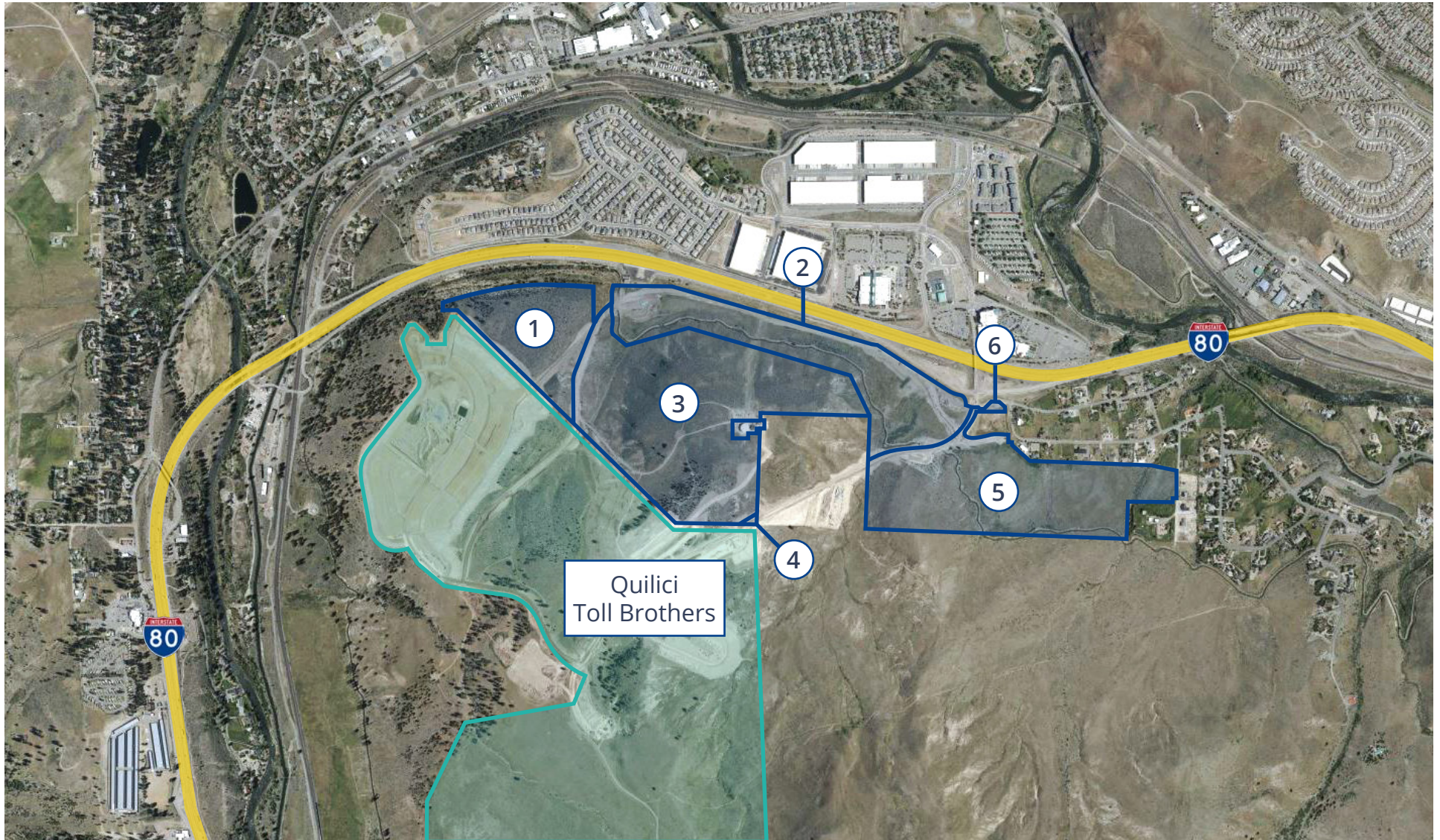
- **V1:** 62 Lots = 86.5' x 105 – ±9,000 SF – Average lot size 11,504 SF
- **V2:** 13 Lots = ±1 Acre – Average lot size 1.04 Acres
- **V3:** 180 Lots = 60 Tri-Plex Units, 11 Dwelling Units per acre (Duets, Tri-plexes or Townhomes)
- **V4:** 105 Lots = 35 Tri-Plex Units, 11 Dwelling Units per acre (Duets, Tri-plexes or Townhomes)
- **V5:** 124 Lots = 66 Standard & 58 Daylight Lots – Average lot size 11,325 SF (15 Premium View Lots)
- **Quilici:** 76 Lots (Toll Brothers Residential Development NAP)
- **V6:** 61 Lots = 60' x 100' - 6,000 SF = Average lot size - 6,634 SF (29 View Premium Lots)
- **Commercial Pad:** ±1.3 Acres = Portions of APN 236-011-01



Meridian 120 South Parcels

Individual Parcel Details

- | | | | | | |
|-------------------------------------|-------------------------------------|--------------------------------------|-------------------------------------|-------------------------------------|------------------------------------|
| ① 038-120-24:
34.54 Acres | ② 236-011-01:
61.14 Acres | ③ 236-011-02:
112.42 Acres | ④ 236-011-05:
0.193 Acres | ⑤ 038-132-37:
76.94 Acres | ⑥ 038-132-38:
3.00 Acres |
|-------------------------------------|-------------------------------------|--------------------------------------|-------------------------------------|-------------------------------------|------------------------------------|



Villages 1 & 2

±76.935 Gross Acres

APN: 038-132-37

Tentative Map Allows For

- V1: 62 Lots = 86.5' x 105 – ±9,000 SF
Average lot size 11,504 SF
- V2: 13 Lots = ±1 Acre
Average lot size 1.04 Acres

Work Product

- Geotechnical Report
- Phase 1 Environmental
- ALTA Survey
- Residential Market Report (2022)
- Traffic Study
- Tentative Map approved for SV1 and SV2
- Detailed off-site and in-tract cost estimates

Utilities

- Water service is immediately available
- All other utilities are located within close proximity in Quilici Canyon Parkway

Due Diligence Materials

- Complete tentative map, engineers estimates, supporting maps, & JDA agreement

Modern Living in a Country Setting

Villages 1 & 2 at Meridian 120 South offer a rare residential development opportunity blending rural tranquility with modern convenience. Nestled in the Sierra Nevada foothills and bordered by custom home lots and protected U.S. Forest Service land, the community offers privacy, natural beauty, and lasting value. With premier builders already active in the area, its proximity to Lake Tahoe, California, and Reno makes it especially appealing to buyers seeking Nevada's tax advantages, lower cost of living, and high quality of life. Featuring breathtaking mountain views, a strong community setting, and year-round outdoor recreation, this development stands out as one of the region's most desirable places to live.



Villages 3 & 4

±60 Gross Acres

APN: 236-011-01

Tentative Map Allows For

- V3: 180 Lots = 60 Tri-Plex Units
11 Dwelling Units per acre
(Duets, Tri-plexes or Townhomes)
- V4: 105 Lots = 35 Tri-Plex Units
11 Dwelling Units per acre
(Duets, Tri-plexes or Townhomes)
- A total of 285 lots

Work Product

- Geotechnical Report
- Phase 1 Environmental
- ALTA Survey
- Residential Market Report (2022)
- Traffic Study
- Tentative map approved for SV3 and SV4
- Detailed off-site and in-tract cost estimates

Utilities

- Water service is immediately available
- All other utilities are located within close proximity in Quilici Canyon Parkway
- Sewer pending an extension

Due Diligence Materials

- Complete tentative map, engineers estimates, supporting maps, & JDA agreement

Modern Living in a Country Setting

Villages 3 and 4 at Meridian 120 South offer a compelling residential opportunity in the foothills of the Sierra Nevada Mountains, combining natural beauty with strong market fundamentals. Village 3 is planned for 180 homes with flexible attached and detached product types, while Village 4, currently in the entitlement process, will add 105 more. Positioned near the California border, the community appeals to Bay Area and Lake Tahoe buyers seeking more space, lower taxes, and Nevada's high quality of life. With rising rental rates, attractive mortgage options, and Reno's limited housing inventory, these developments stand out as prime options for both homeowners and investors.



Villages 5 & 6

±164.55 Gross Acres

APNs: 038-120-23 & 24 & 236-011-02

Tentative Map Allows For

- V5: 124 Lots = 66 Standard & 58 Daylight
Average lot size 11,325 SF
(15 Premium View Lots)
 - Quilici: 76 Lots (Toll Brothers Residential Development NAP)
- V6: 61 Lots = 60' x 100' - 6,000 SF
Average lot size - 6,634 SF
(29 View Premium Lots)

Work Product

- Geotechnical Report
- Phase 1 Environmental
- ALTA Survey
- Residential Market Report (2022)
- Traffic Study
- Tentative map approved for SV5 and SV6
- Detailed off-site and in-tract cost estimates

Utilities

- Water service is immediately available
- All other utilities are located within close proximity in Quilici Canyon Parkway

Due Diligence Materials

- Complete tentative map, engineers estimates, supporting maps, & JDA agreement

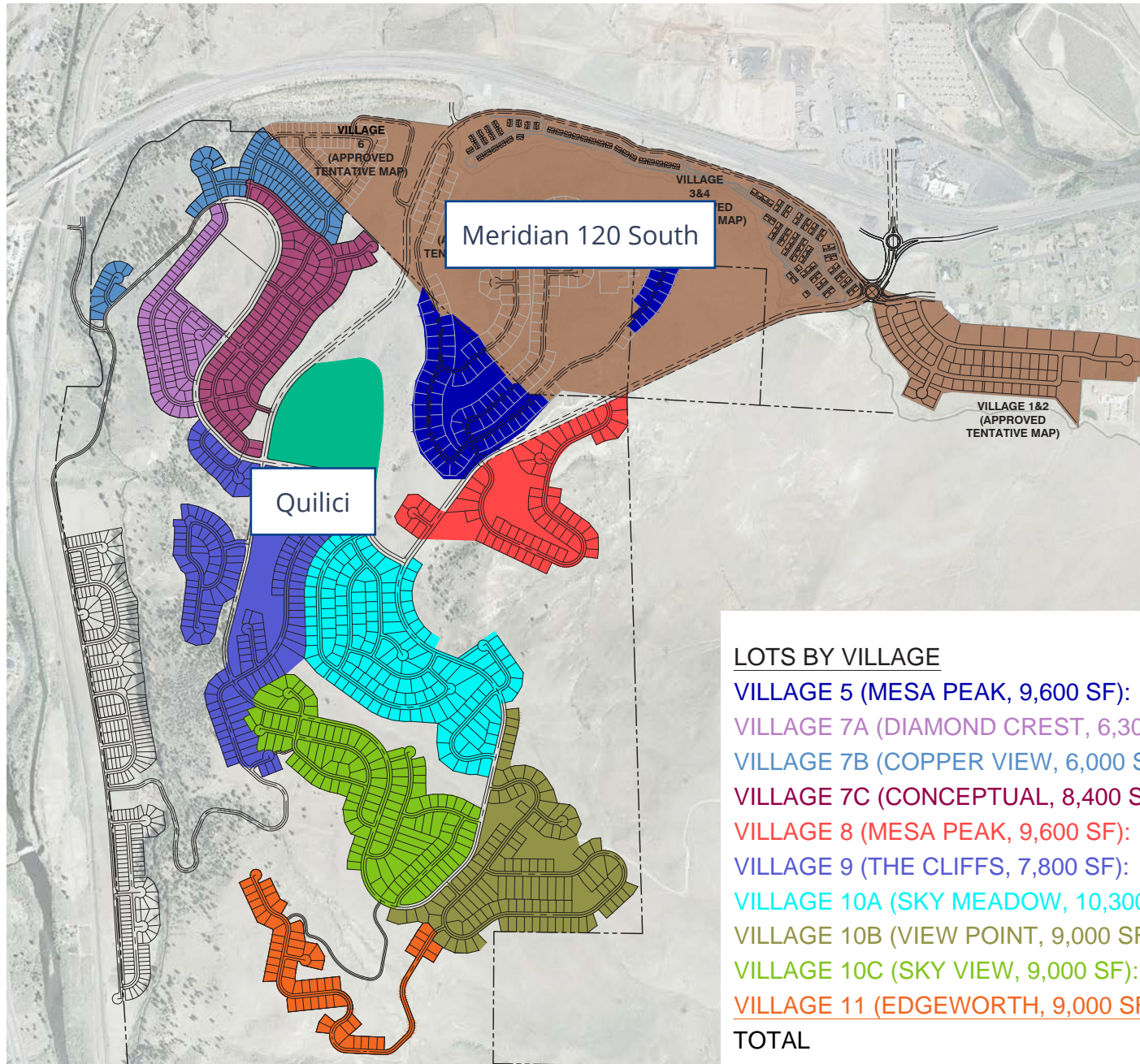
Modern Living in a Country Setting

Villages 5 & 6 at Meridian 120 South present a rare chance to build semi-custom homes on spacious lots with some of Reno's most breathtaking views, from sweeping mountain landscapes to serene valleys. Nestled in a peaceful country setting at the base of the Sierra Nevada, the community blends rural tranquility with the sophistication of modern, high-end living. Located in Verdi, a fast-growing luxury submarket attracting top builders like Toll Brothers and DR Horton, the area appeals to buyers from Reno and Northern California seeking Nevada's tax advantages, lower cost of living, and year-round outdoor recreation. Offering privacy, natural beauty, and enduring value, Villages 5 & 6 stand out as one of the region's most desirable residential opportunities.





Quilici – Toll Brothers Residential Development



Quilici Overview

Currently being developed by Toll Brothers and perched in the scenic Verdi foothills, Quilici occupies a coveted position on Reno's western edge—bordering Northern California and offering effortless access to Interstate 80. Residents enjoy a seamless blend of tranquility and lifestyle convenience, with Reno-Tahoe International Airport just 15 miles away, and world-class outdoor recreation at Lake Tahoe and Mt. Rose within easy reach.

This master-planned, luxury single-family home community is slated to open for sale in fall 2025, with site work already underway.

LOTS BY VILLAGE

VILLAGE 5 (MESA PEAK, 9,600 SF):	76 UNITS
VILLAGE 7A (DIAMOND CREST, 6,300 SF):	82 UNITS
VILLAGE 7B (COPPER VIEW, 6,000 SF):	90 UNITS
VILLAGE 7C (CONCEPTUAL, 8,400 SF):	121 UNITS
VILLAGE 8 (MESA PEAK, 9,600 SF):	63 UNITS
VILLAGE 9 (THE CLIFFS, 7,800 SF):	167 UNITS
VILLAGE 10A (SKY MEADOW, 10,300 SF):	142 UNITS
VILLAGE 10B (VIEW POINT, 9,000 SF):	112 UNITS
VILLAGE 10C (SKY VIEW, 9,000 SF):	125 UNITS
VILLAGE 11 (EDGEWORTH, 9,000 SF):	58 UNITS
TOTAL	1036 UNITS

Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2023 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » No unitary tax
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.8%

UNEMPLOYMENT RATE
AS OF APRIL 2025

258,017

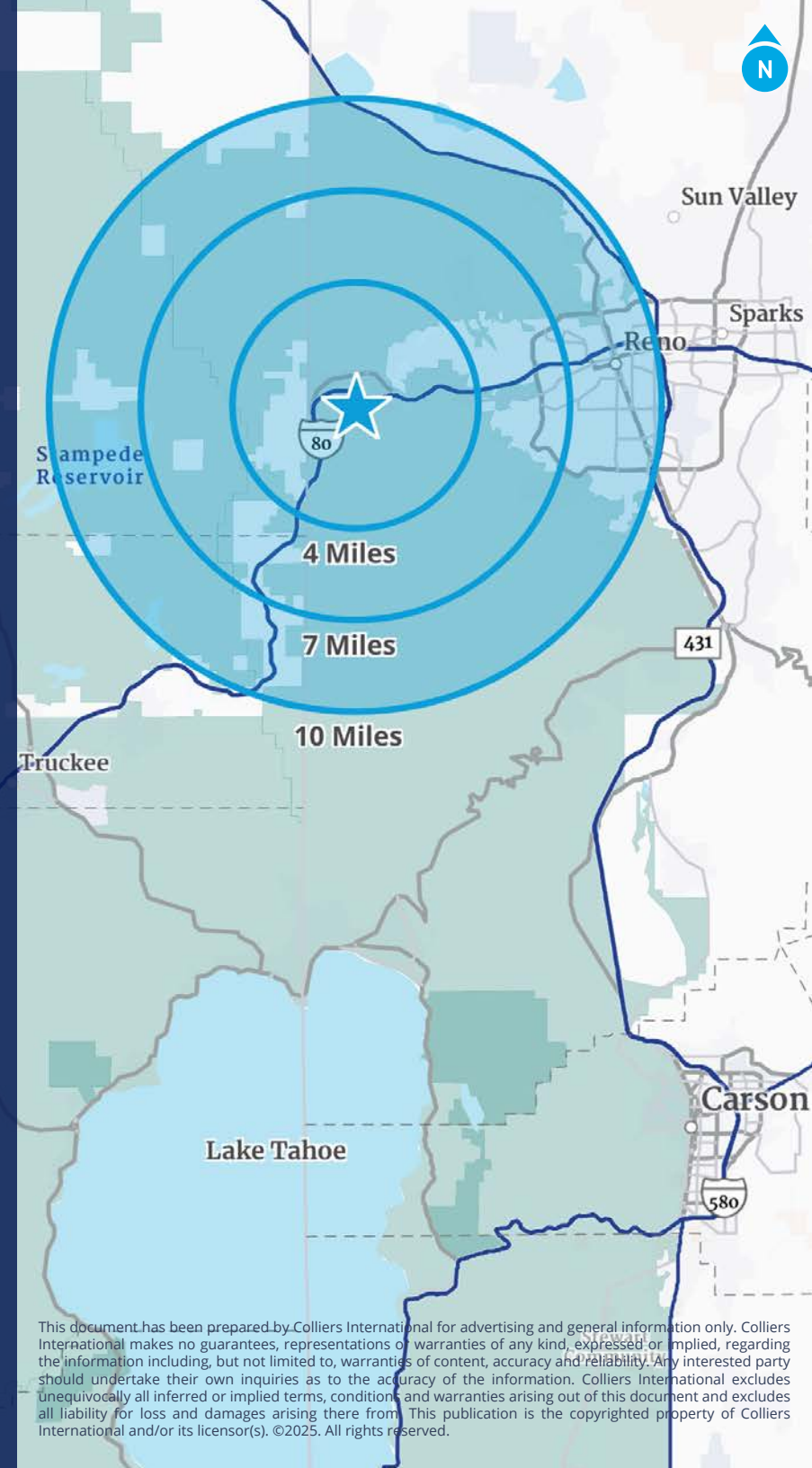
WASHOE COUNTY
EMPLOYMENT AS OF 2024

514,332

WASHOE COUNTY
POPULATION AS OF 2024

\$567,000

MEDIAN HOME PRICE
AS OF FEBRUARY 2025



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