

FOR SALE

COUNTY OF LYON LAND

FERNLEY, NV 89408



Land

PRODUCT TYPE



±427.14 AC

SIZE



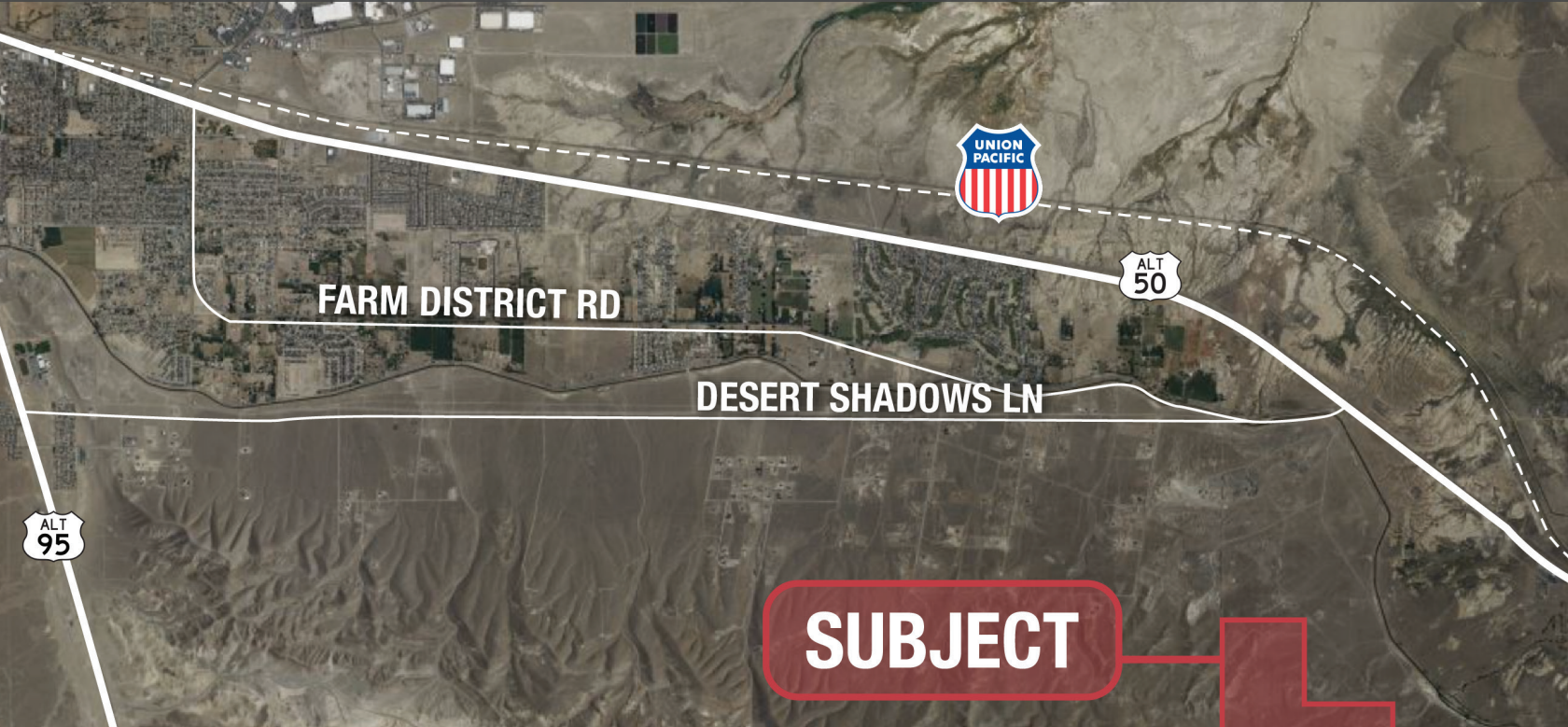
\$1,800,000

SALES PRICE



Fernley

LOCATION



FARM DISTRICT RD

DESERT SHADOWS LN



SUBJECT



Randy Pease, CCIM
Director
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NRED N°: S.177243

NAI Alliance



Land

PRODUCT TYPE



±427.14 AC

SIZE



\$1,800,000

SALES PRICE



11

NUMBER OF PARCELS



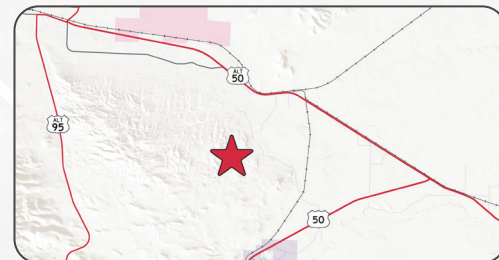
50

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Property Highlights

This unique set of parcels are located just south of Fernley and just off US Alt-50. This property currently has LA power transmission lines, and NV Energy transmission lines on property.

- Rated 79% sunshine¹
- 253 days of sunshine annually²
- 22 acre/feet water available
- Nevada ranks as the 6th state with the most solar³
- The solar industry has invested \$7,017,020,000 in Nevada including \$610,140,000 in 2019 alone⁴

Property Details

Address	County of Lyon Fernley, NV 89408
Available AC	±427.14
Sale Price	\$1,800,000
Number of Parcels	11
APN	021-401-11, 021-401-12, 021-401-13, 021-401-14, 021-401-15, 021-401-16, 021-401-17, 021-401-18, 021-401-19, 021-401-20, 021-401-21
Location Ideal Use	Solar Energy Project

¹ currentresults.com/Weather-Extremes/US/sunniest.php

² bestplaces.net/climate/city/nevada/fernley

³ seia.org/research-resources/top-10-solar-states-0

⁴ seia.org/state-solar-policy/nevada-solar

Aerial Map + Property Highlights



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NUMBER OF PARCELS

5-MILE KEY FACTS



6,779
POPULATION



5.3%
UNEMPLOYMENT



2.8
HOUSEHOLD
SIZE (AVG.)



37
MEDIAN
AGE

5-MILE INCOME FACTS



\$91,464

MEDIAN
HOUSEHOLD
INCOME



\$36,649

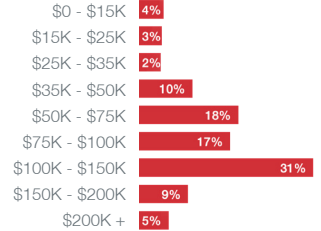
PER CAPITA
INCOME



\$226,122

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



44
BUSINESSES



459
EMPLOYEES

5- MILE EDUCATION FACTS

8%

NO HIGH
SCHOOL
DIPLOMA



24%

HIGH
SCHOOL
GRADUATE



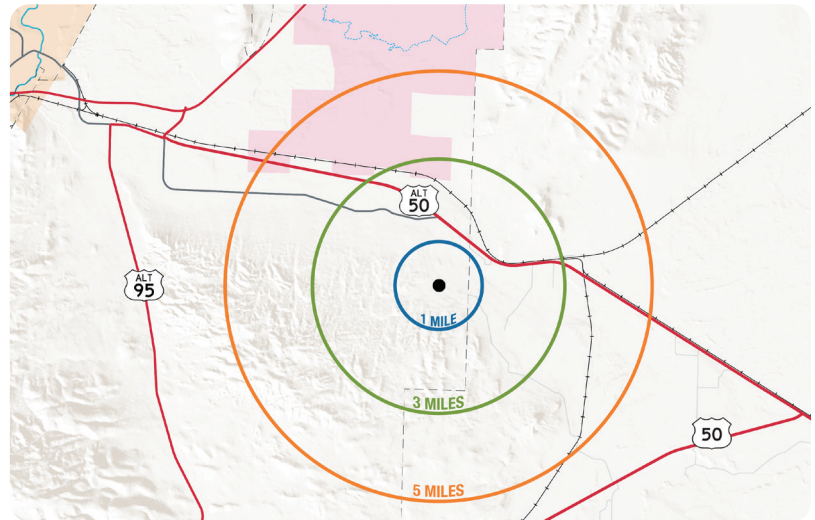
52%

SOME
COLLEGE



16%

BACHELOR'S
DEGREE

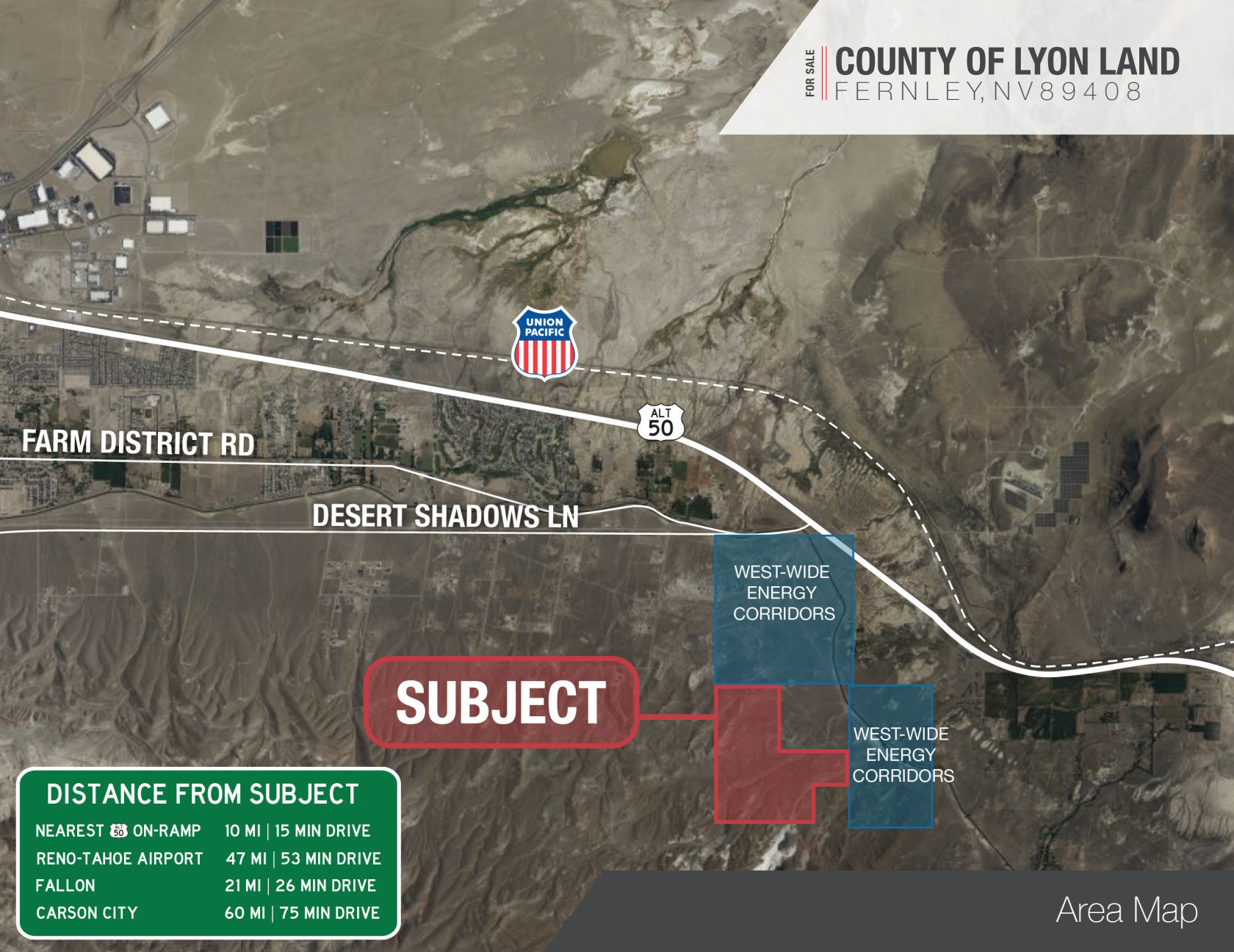


Source: 5 Mile Demographic Profile by ESRI

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FARM DISTRICT RD

DESERT SHADOWS LN



WEST-WIDE
ENERGY
CORRIDORS

WEST-WIDE
ENERGY
CORRIDORS

SUBJECT

DISTANCE FROM SUBJECT	
NEAREST ON-RAMP	10 MI 15 MIN DRIVE
RENO-TAHOE AIRPORT	47 MI 53 MIN DRIVE
FALLON	21 MI 26 MIN DRIVE
CARSON CITY	60 MI 75 MIN DRIVE



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NUMBER OF PARCELS

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

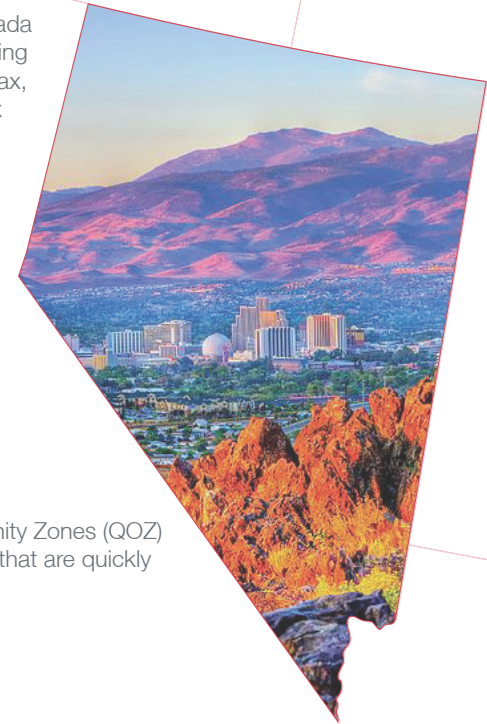
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders. Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



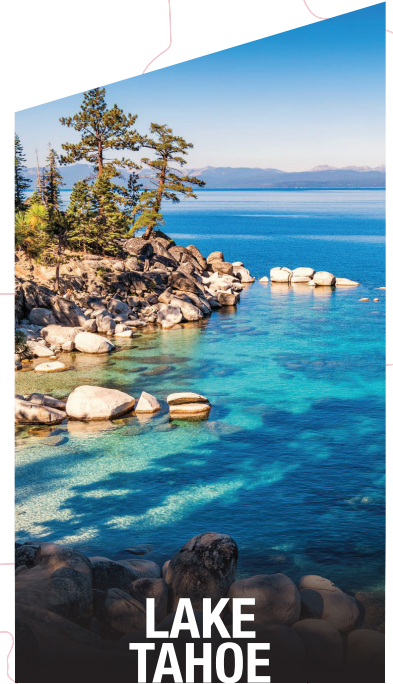
CITY OF RENO

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more. Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors. Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

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