

# Land For Sale

## US 395 North & White Lake Parkway

### Land Available - 40 Acres

- Located in North Valleys of Reno, NV
- 40 acres subdividable land
- Adjacent to 26+ million SF industrial submarket
- Nearby labor pool and services
- Excellent access to US 395 North/South
- APN 081-110-14



Accelerating success.

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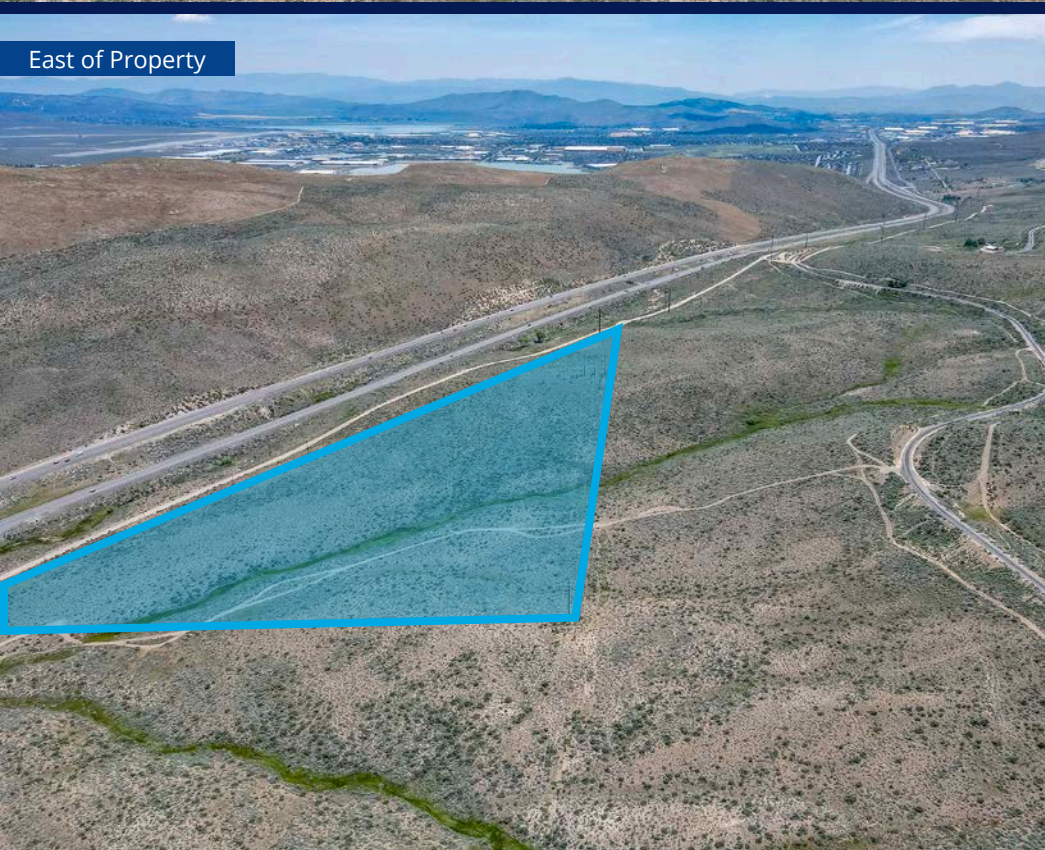
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## Property Overview

40-Acre parcel available in North Valleys along US 395 and White Lake Parkway, offering excellent exposure and access with frontage on US 395. The traffic counts along US 395 exceed 32,000 ADT. The property includes water rights of 2 acre feet and provides convenient access to US 395 North/South through the adjacent White Lake Parkway on and offramps. It is approximately 14.5 miles or a 16-minute drive away from the US 395/I-80 interchange in Reno/Sparks and 149 miles or a 2-hours and 33-minute drive to Sacramento.

Red Rock Road interchange and services is just 2.7 miles / 3 minutes away from the subject. Over 10,792 new residential units are approved in North Valleys, with over 18,137 pending approval.

## Demographics

5 Mi Radius	10 Mi Radius
<b>Population</b>	
36,980	146,507
<b>Daytime Population</b>	
25,458	107,225
<b>Households</b>	
13,228	57,071
<b>Average Household Income</b>	
\$92,405	\$99,965

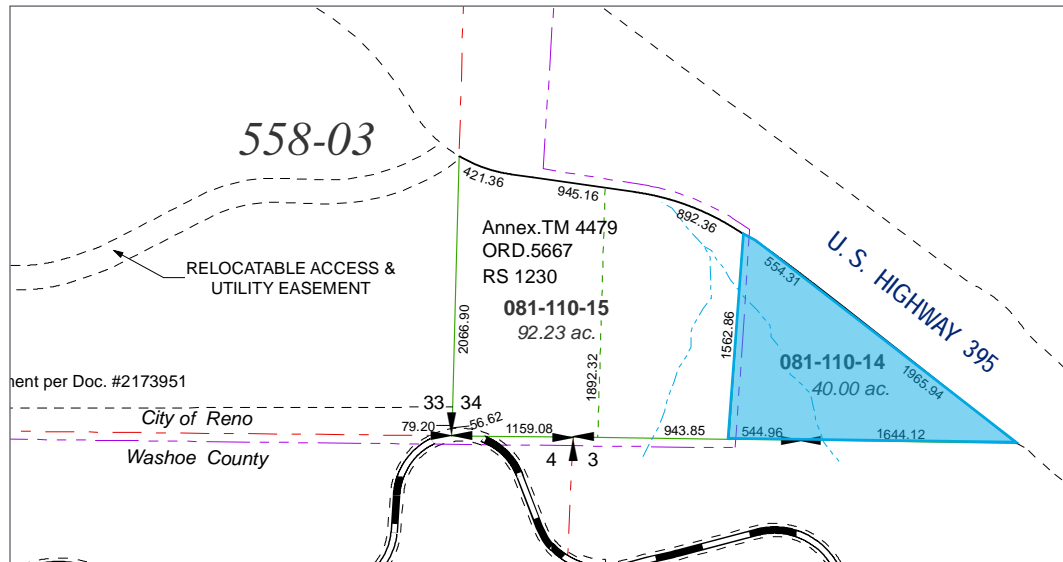
## Traffic Counts

NDOT - 2022
US 395, 1.14 mi N of the Red Rock Intch 'Exit 78': 23,000 ADT
US 395, Btwn the Cold Springs Valley Intch & the Bordertown Intch: 16,200 ADT
US 395, .3 mi N of the Stead Intch 'Exit 76': 32,000 ADT

# Property Details

Location	US 395 North & White Lake Parkway, 89508
APNs	081-110-14
Area	Approximately 40 acres (1,742,400 SF)
Zoning	GR - General Rural
Utilities	Power: 325KV transmission line adjacent, NV Energy distribution in area Gas-NV Energy service area

## Parcel Map



## Zoning

- GR - General Rural
- Examples of potential uses with zoning change/annexation:
  - Industrial
  - Data Center
  - Self Storage
  - Residential

## Key Highlights

- Located in North Valleys of Reno, NV
- Adjacent to 26+ million SF industrial submarket
- Nearby labor pool and services
- Excellent access to US 395 North/South
- 2 AF water rights included

Price: Call for Information



## Additional Property Photos





# Topographic Area Map





# North Valleys Tenants





# Tax and Operating Advantages in Nevada



## Nevada Operating Advantage

- Strategic location – among the 11 Western states
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location
- All industrial uses pre-approved within the Tahoe Reno Industrial Center



## State Tax Comparison

State	Corporate Income Tax	Individual Income Tax	Property Tax	Unemployment Insurance Tax	Capital Gains Tax	Sales Tax (state minimum)
Nevada	0.00%	0.00%	0.60%	0.25-5.4%	0.00%	6.85%
California	8.84%	13.30%	0.76%	1.5-6.2%	13.30%	7.25%
Arizona	4.90%	4.50%	0.66%	0.08-20.6%	4.54%	5.60%
Utah	4.95%	4.95%	0.63%	0.2-7.2%	4.95%	6.10%
Idaho	6.93%	6.93%	0.69%	0.207-.69%	6.93%	6.00%
Oregon	7.60%	9.90%	0.97%	1.2-5.4%	9.90%	0.00%
Washington	0.00%	0.00%	0.98%	0.2-6.0%	0.00%	6.50%



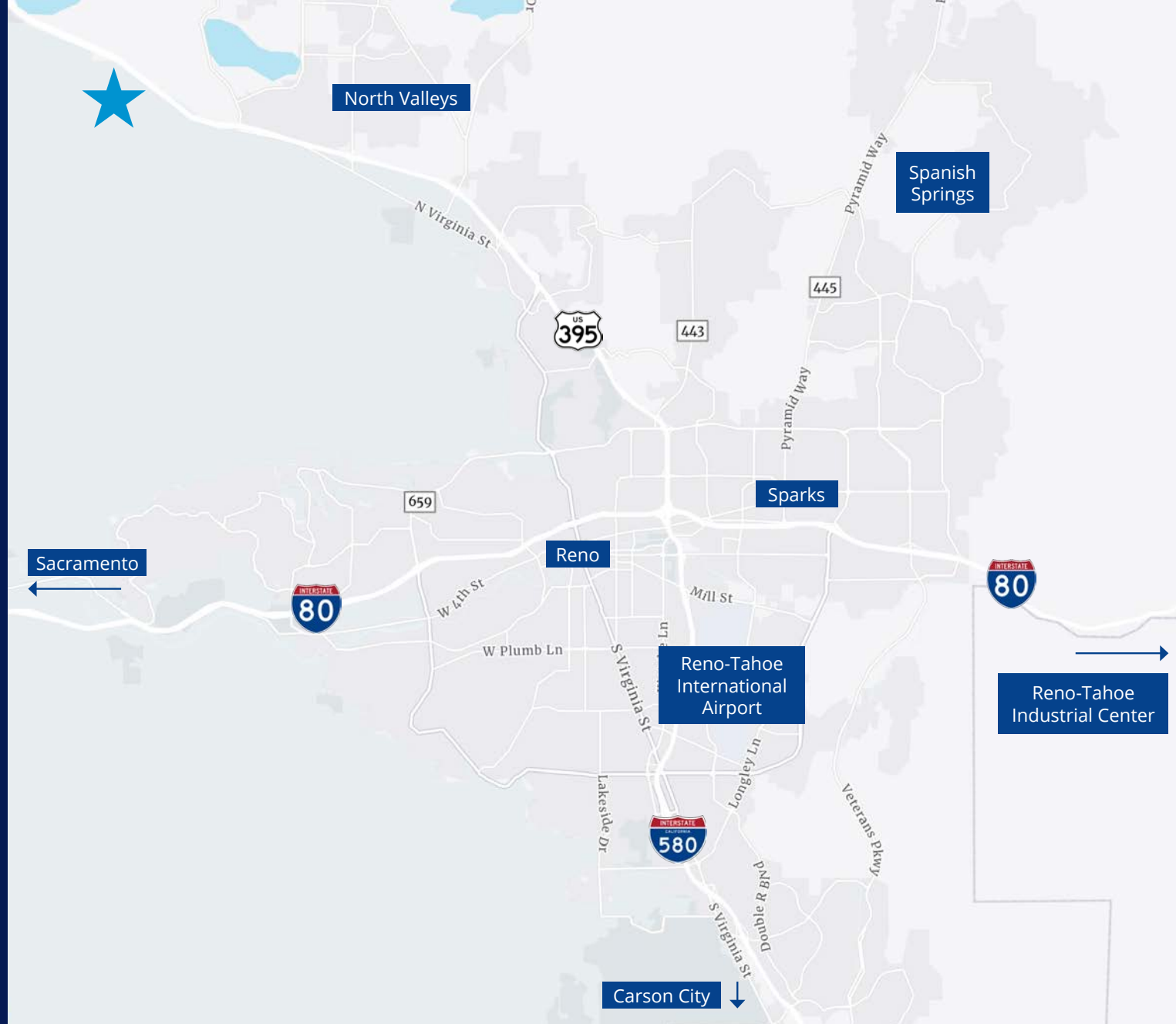
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