

FOR SALE  
**GOLDEN VALLEY  
DEVELOPMENT LAND**

0 E. GOLDEN VALLEY RD., RENO, NV 89506



LOGIC

**SUBJECT**

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Reno, NV 89506

**SUBJECT**



## Property Highlights

- +/- 9.62 AC of **fully-entitled development** land with pre-leasing underway
- Level to slightly-sloping topography
- Plans in place for signalized intersection along E. Golden Valley Rd.
- Frontage along Hwy. 395 with traffic counts over +/- 74,500 CPD
- Access via E. Golden Valley Rd. with over +/- 13,600 CPD connecting North Hills neighborhoods and industrial parks to Hwy. 395
- Heavy residential development in the area with over +/- 12,500 homes within a 3-mile radius
- Pending ground lease offers from several national QSR, gas station, and hotel developers

## Listing Snapshot



**Negotiable**  
Sale Price



**+/- 9.62 AC**  
Total Acreage



**GC (General Commercial)**  
Zoning

## Demographics

	1-mile	3-mile	5-mile
<b>Population</b>			
2023 Population	6,560	36,795	127,072
<b>Income</b>			
2023 Average Household Income	\$111,092	\$95,470	\$86,834
<b>Households</b>			
2023 Total Households	2,374	12,576	44,770

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# Parcel Map



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