

# SAGE VISTA

## BUILD READY LOTS IN THE CITY OF RENO

SAGE VISTA CT & COLBY LN SOUTH OF GOLDEN VALLEY EXIT IN NORTH VALLEY'S



CONTACT THE KRUEGER LAND TEAM FOR MORE INFORMATION

**Ryan Krueger**  
rkrueger@landadvisors.com  
775.264.4152  
NV LIC S.0175910

**Dominic Polli**  
dpolli@landadvisors.com  
775.264.4154  
NV LIC S.0200906

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# EXECUTIVE SUMMARY



## LOCATION

Sage Vista Ct & Colby Ln South of Golden Valley Exit in North Valley's



## SIZE

±4.61 Acres



## PRICE

\$600,000 (\$31,578/Lot)



## LOTS

19 Single Family Lots



## PARCELS

0082-830-12, 082-830-11, 082-830-13, 082-830-10, 082-830-14, 082-830-08, 082-830-07, 082-830-06, 082-830-20, 082-830-05, 082-830-04, 082-830-03, 082-830-02, 082-830-01, 082-830-15, 082-830-16, 082-830-09, 082-830-17, 082-830-19, 082-830-18



## ZONING

SF-8



## PROPERTY FEATURES

- Rare build-ready lots located within the City of Reno
- 19 lots have a recorded final map
- Includes 9.44 acre feet of water rights
- Convenient access to I-580
- Great infill location
- Located in highly desired North Valley submarket near large employers such as Amazon and Chewy
- Extensive due diligence file available upon request



## DEMOGRAPHICS

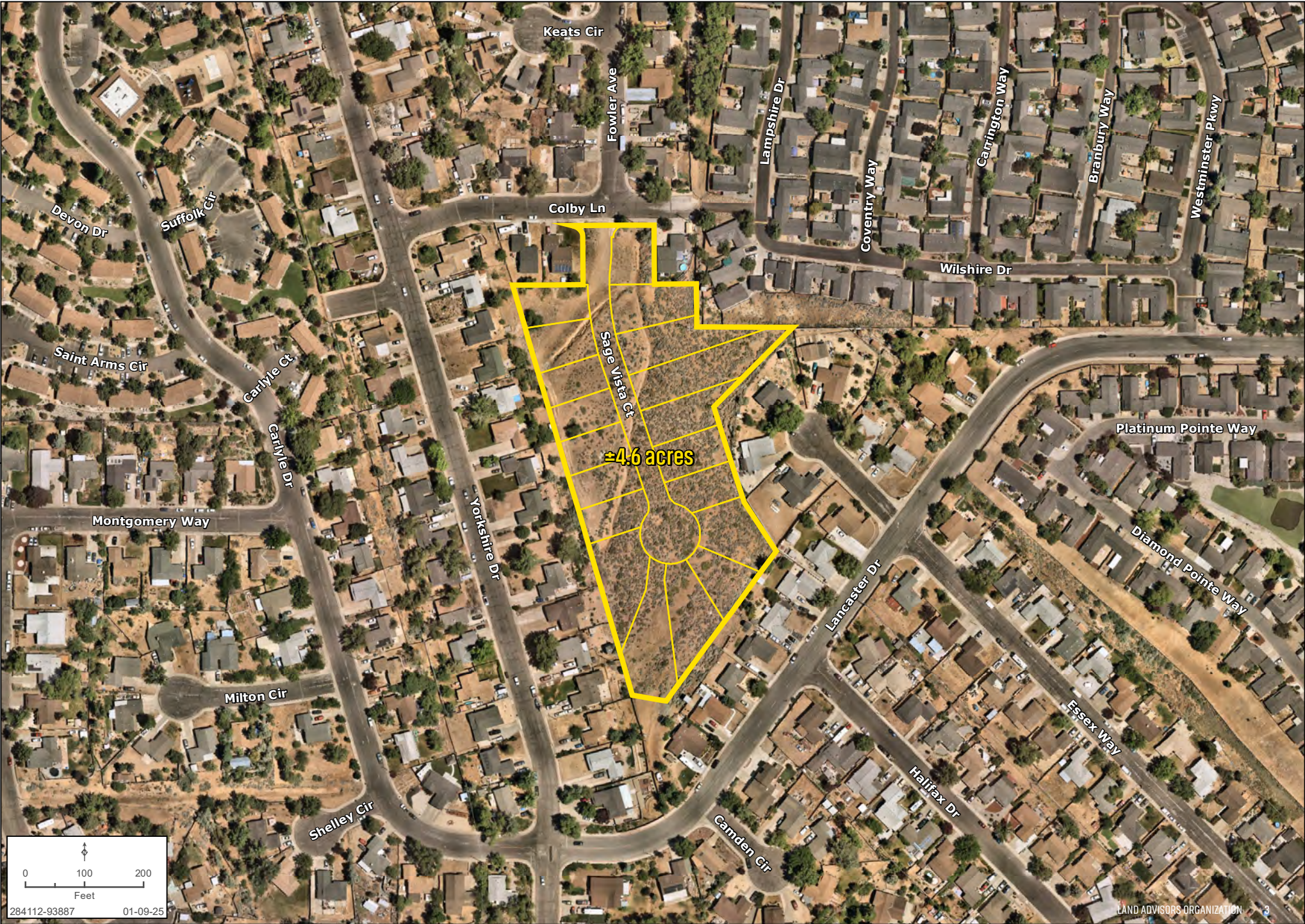
	3 MILES	5 MILES
2024 Total Population	31,110	162,016
2029 Projected Population	33,433	169,016
2024 Average Household Income	\$104,100	\$88,603
2029 Average Projected Household Income	\$121,372	\$103,744
2024 Total Households	11,091	61,013
2029 Projected Total Households	12,104	64,768
2024 Average Household Size	2.72	2.57
Median Single Family New Home Price: \$450,000		

Source: esri, Krueger Land Team



DETAIL | SAGE VISTA

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## AMENITIES MAP AND ACTIVE NEW HOME COMMUNITIES | SAGE VISTA

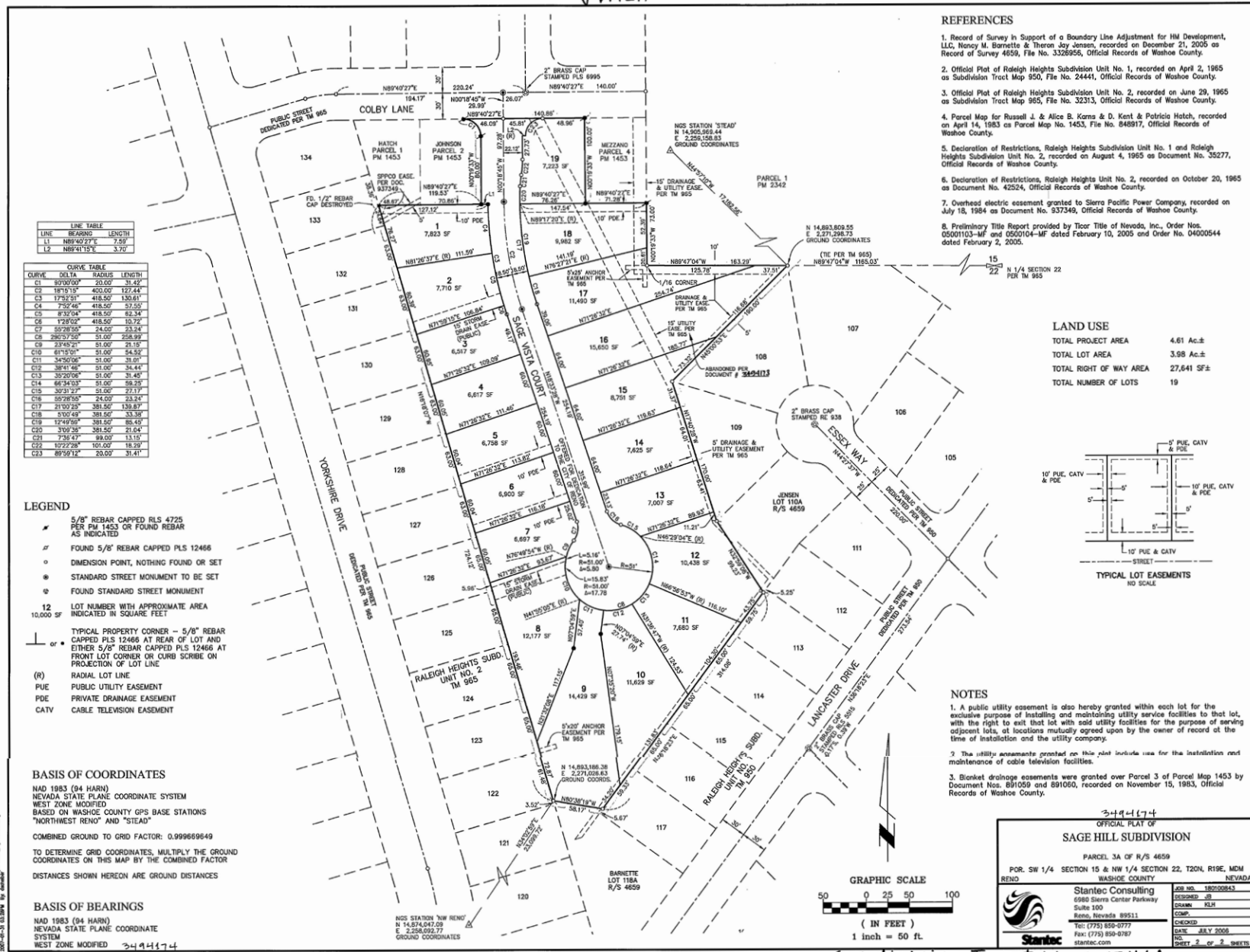
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# SAGE VISTA PLAT



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