

# 2965-2975

## Pyramid Way

SPARKS, NV 89431

### DEVELOPMENT LAND FOR SALE



CORFAC  
INTERNATIONAL

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## ±2.36 ACRE INFILL REDEVELOPMENT OPPORTUNITY

- Located within a commercially zoned Master Plan with potential PO, C1, or C2 uses.
- Directly across from the Sparks Mercantile Shopping Center anchored by Raley's and surrounded by a variety of retail, dining, and neighborhood services along Pyramid Way and N McCarran Blvd.
- Existing access from Pyramid Way through an established curb cut, with a recorded easement along the northern boundary that provides connectivity across all parcels.



**Sale Price** | \$2,250,000

**PSF** | \$21.89/SF

**Land Size** | 2.36 AC (102,801 SF)

**Zoning** | SF-40

**APNs** | 027-132-12, 027-132-11, 027-132-10, 027-132-09

PARCEL MAP

PYRAMID WAY  
23,800 ADT

MCCARRAN BLVD

55,000 ADT

2965 PYRAMID WAY

0.795 AC

027-132-09

3,692 SF HOME  
BUILT IN 1924

CURB CUT

0 N MCCARRAN  
BLVD

0.422 AC

027-132-10

0 N MCCARRAN  
BLVD

0.420 AC

027-132-11

2975 PYRAMID WAY

0.724 AC

027-132-12

2,861 SF HOME  
BUILT IN 1930

EXISTING EASEMENT

N

# AREA MAP



## SPARKS MERCANTILE SHOPPING CENTER

**Raley's** **ups** **SAFARI NAILS** **FORESIGHT VISION CARE** **JESSICA DENNIS OD**

**Sawasdee Thai** **Bully's** **GENGHIS GRILL** **PAPA MURPHY'S**

**SK NOODLE** **RENO MASSAGE & REFLEXOLOGY** **SPARKS MASSAGE & REFLEXOLOGY**

**Auto Zone**

**King**



**Sierra CAR WASH**



**IMMACULATE CONCEPTION CATHOLIC CHURCH**

**2965-2975 PYRAMID WAY**

**N MCCARRAN BLVD**

**PYRAMID WAY**



RESIDENTIAL STRUCTURES



**YOUR  
COMPETITIVE  
ADVANTAGE**

**NORTHERN NEVADA** A SMART CHOICE FOR GROWTH



**HOME TO  
INDUSTRY  
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



**19K**  
UNDERGRADUATE  
STUDENTS

**23K**  
TOTAL  
STUDENTS

**4K**  
GRADUATE  
STUDENTS

RI - University for Research by Carnegie Classifications



**20** MINUTES  
TAHOE RENO  
INDUST. CENTER



**"Super-Loop"**  
Fiber Network  
IN PROGRESS



**America's**  
DATA & TECH  
Growth Frontier



**22** MINUTES  
Commute Time



**3.5** HOURS  
TO BAY AREA



**2** HOURS  
TO SACRAMENTO



**NEVADA LITHIUM LOOP**  
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



**WORKFORCE DEVELOPMENT**

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

- U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

- US News (2024)



### Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

### Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

### Nevada Tax Climate

Nevada's tax structure is designed for business success:

**NO**

Corporate or Personal Income Tax  
Inventory or Franchise Tax  
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



### NORTHERN NEVADA TOP COMPANIES

**5.4M SF**  
Tesla Gigafactory

**1.3M SF**  
7.2M SF Planned  
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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