

PERSHING COUNTY

APN: 007-301-15



Land
PRODUCT TYPE



±92.41 AC
SIZE



Lovelock, NV
LOCATION



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PERSHING COUNTY

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Property Highlights

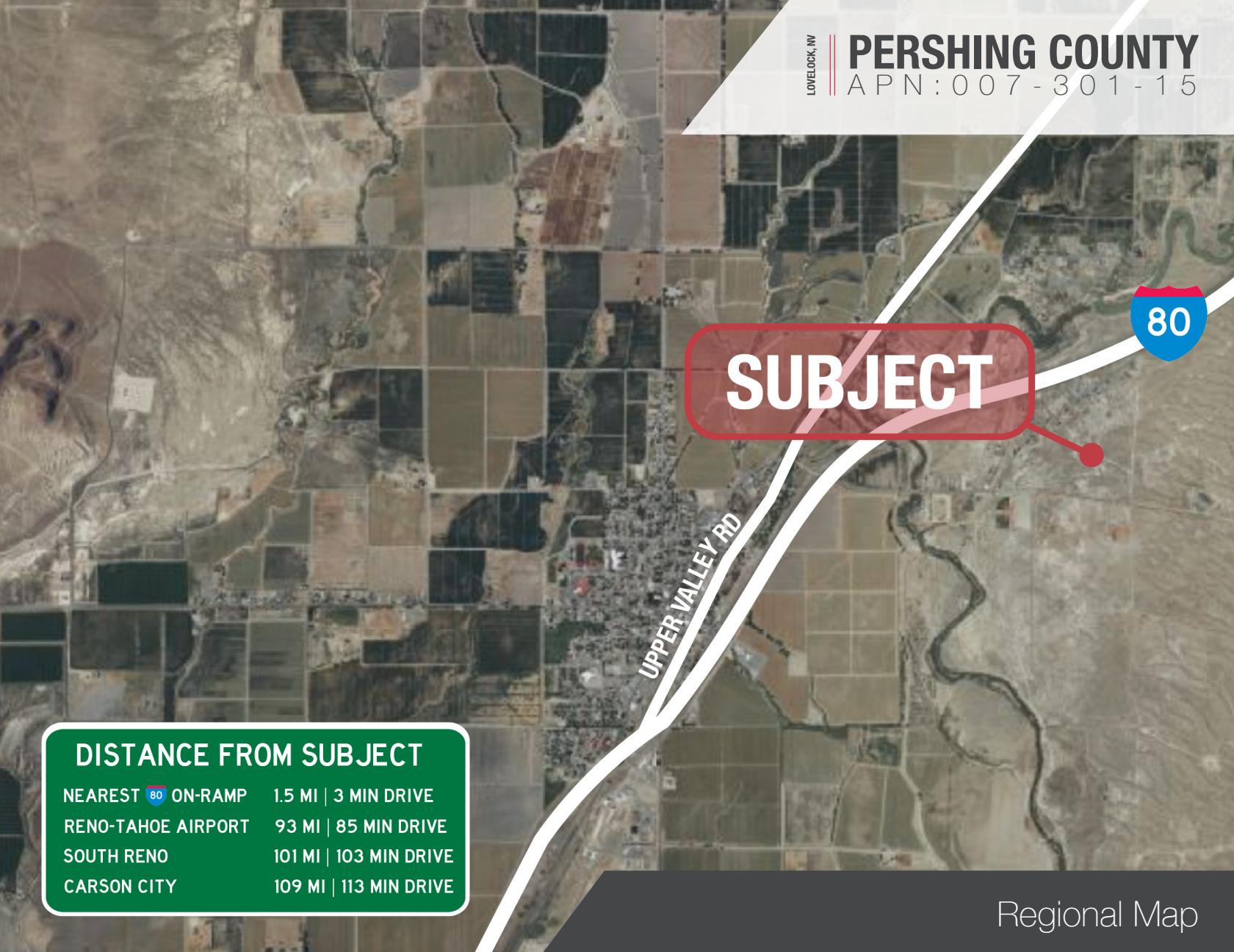
The property located at Pershing County APN : 007-301-15 in Lovelock, Nevada consists of approximately 92.41 acres within Pershing County and is zoned High Density Suburban (HDS). This zoning designation is one of the few in Lovelock that allows for subdivision down to 0.25-acre lots (10,890 square feet), creating a rare opportunity for large-scale residential development. The parcel is characterized by flat, easily developable topography and benefits from the availability of municipal water and power utilities nearby. With multiple access points and frontage along both Mallard Way and Airport Road, the property offers excellent connectivity and visibility. Its combination of zoning flexibility, infrastructure proximity, and favorable site conditions makes this one of the most compelling residential development opportunities in the Lovelock area.

Property Details

Address	Pershing County APN: 007-301-15
Lot Size	±92.41 AC
Zoning	HDS - High Density Suburban
Sale Price	\$2,310,250
Price Per Acre	\$25,000

Property Overview



**SUBJECT****DISTANCE FROM SUBJECT**

NEAREST  ON-RAMP	1.5 MI 3 MIN DRIVE
RENO-TAHOE AIRPORT	93 MI 85 MIN DRIVE
SOUTH RENO	101 MI 103 MIN DRIVE
CARSON CITY	109 MI 113 MIN DRIVE

Regional Map



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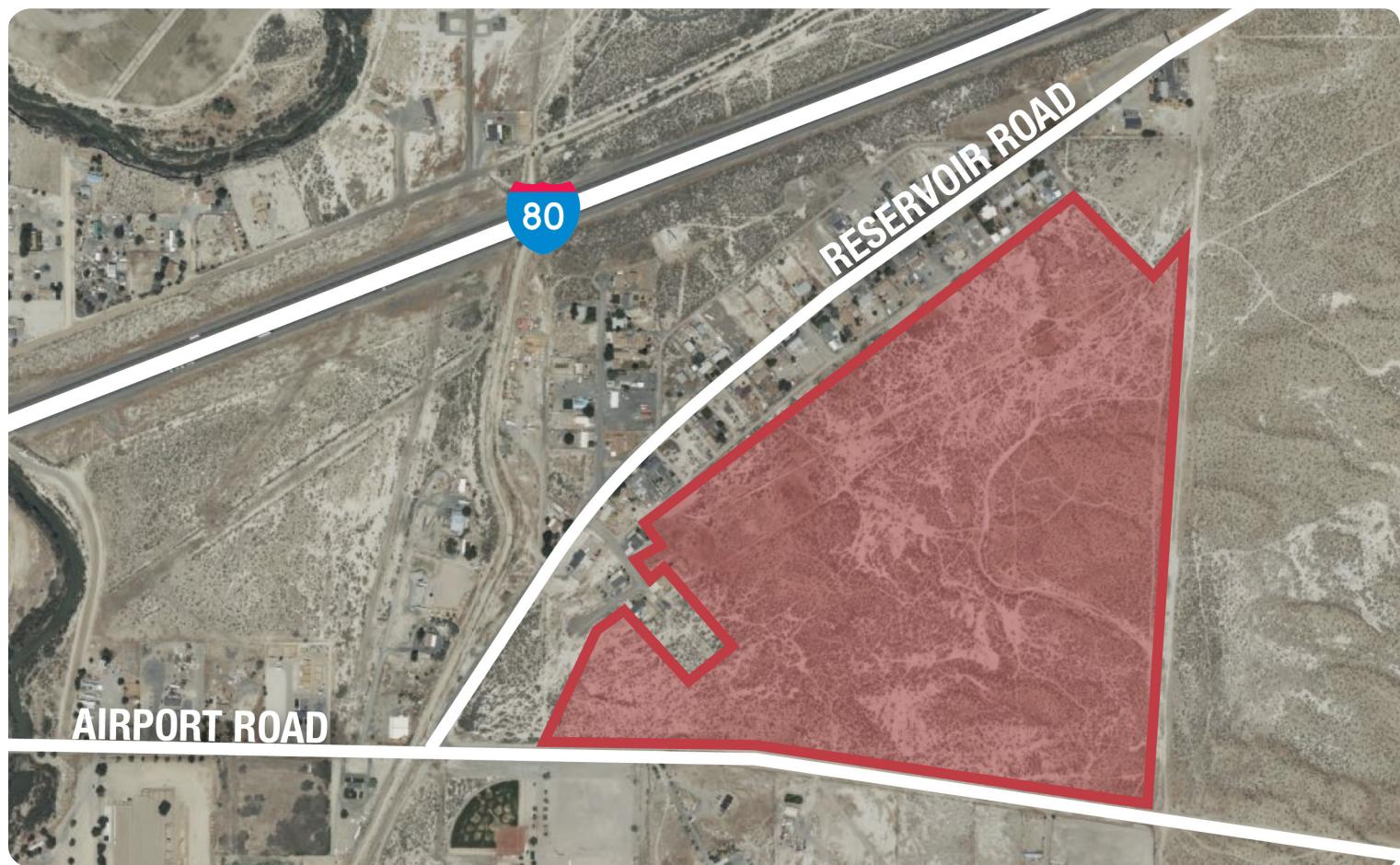
\$2,310,250

SALE PRICE



Now

AVAILABLE



Aerial Map

NAI Alliance

5-MILE KEY FACTS

**3,716**
POPULATION**4.5%**
UNEMPLOYMENT**2.3**
HOUSEHOLD
SIZE (AVG.)**41**
MEDIAN
AGE

5-MILE BUSINESS FACTS

**127**
BUSINESSES**1,382**
EMPLOYEES

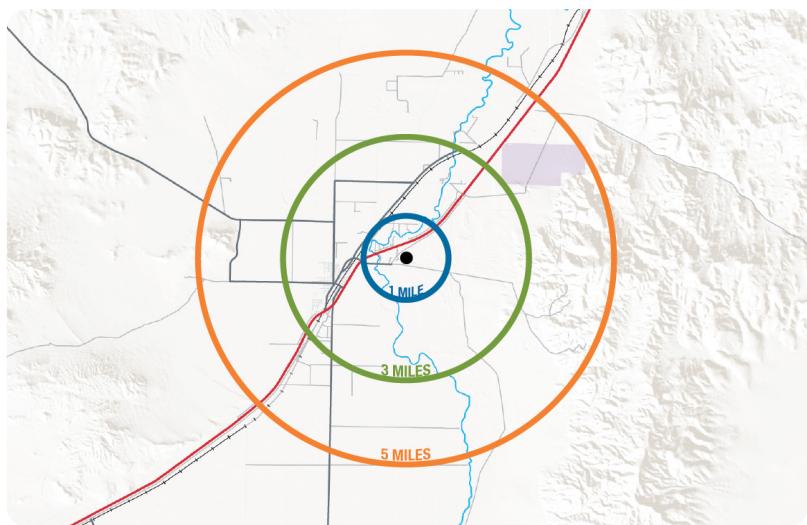
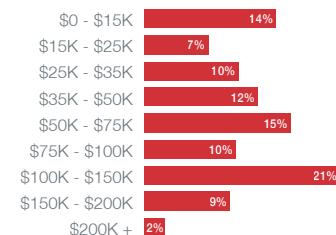
5-MILE EDUCATION FACTS

**16%**
NO HIGH
SCHOOL
DIPLOMA**43%**
HIGH
SCHOOL
GRADUATE**31%**
SOME
COLLEGE**10%**
BACHELOR'S
DEGREE

5-MILE INCOME FACTS

**\$60,748**MEDIAN
HOUSEHOLD
INCOME**\$21,702**PER CAPITA
INCOME**\$117,537**MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



Source: 5 Mile Demographic Profile by ESRI



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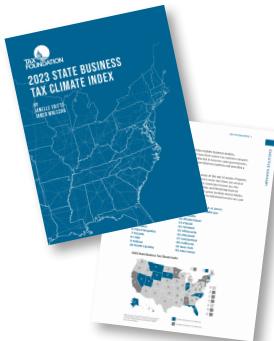
SALE PRICE



Now

AVAILABLE

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

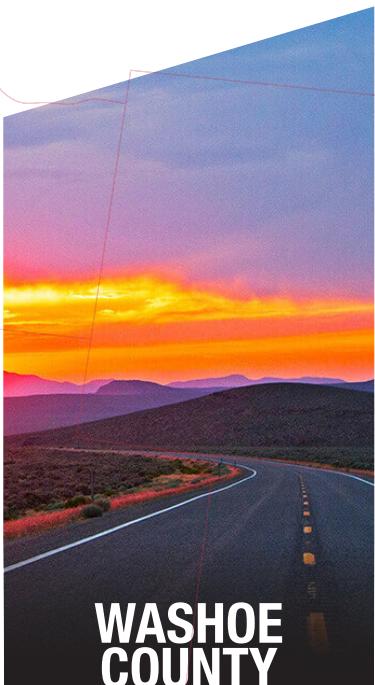
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing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

About Northern Nevada

NAI Alliance



WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

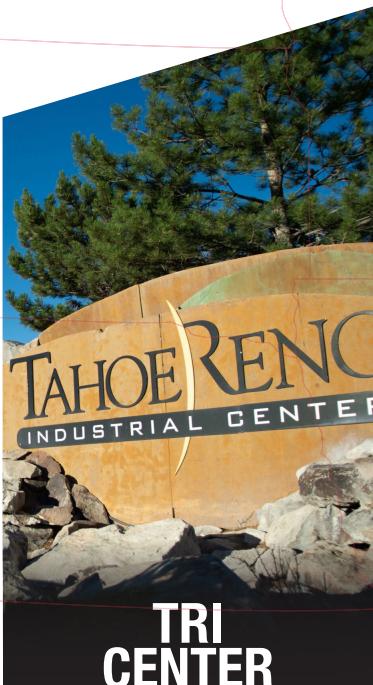
Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

Named #1 Small City by [BestCities.org](https://www.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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RESERVOIR ROAD

AIRPORT ROAD



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