

LOVELOCK, NV

PERSHING COUNTY

APN: 007-301-15



Land

PRODUCT TYPE



±92.41 AC

SIZE



Lovelock, NV

LOCATION

80

RESERVOIR ROAD

AIRPORT ROAD



Dan Oster Sr.

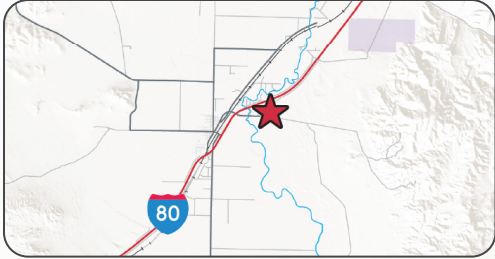
Sr. Vice President | Principal
(775) 336 4665
doster@naalliance.com
NRED N#: B.0143648.LLC,
BUSB.0007166.BKR

NAI Alliance

LOVELOCK, NV

PERSHING COUNTY

APN: 007-301-15



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



LOVELOCK, NV

PERSHING COUNTY


APN: 007-301-15

SUBJECT

80

UPPER VALLEY RD

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



Land

PRODUCT TYPE



±92.41 AC

SIZE



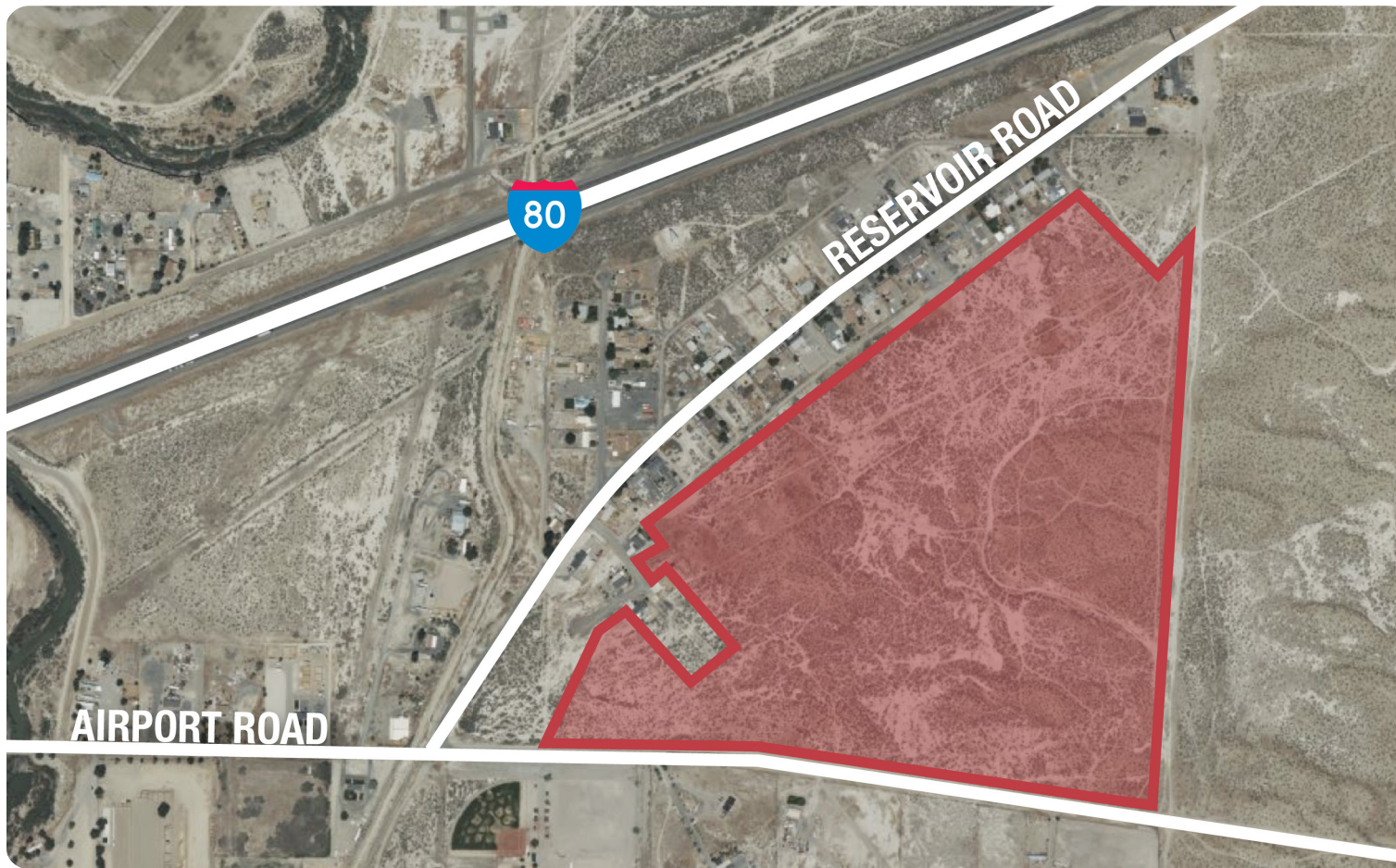
\$2,310,250

SALE PRICE



Now

AVAILABLE



Aerial Map

NAIAlliance

5-MILE KEY FACTS



3,716
POPULATION



4.5%
UNEMPLOYMENT



2.3
HOUSEHOLD
SIZE (AVG.)



41
MEDIAN
AGE

5-MILE INCOME FACTS



\$60,748

MEDIAN
HOUSEHOLD
INCOME



\$21,702

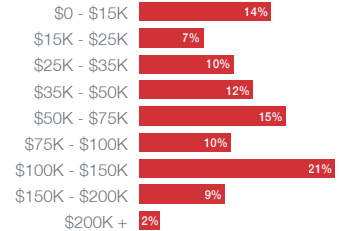
PER CAPITA
INCOME



\$117,537

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



127
BUSINESSES



1,382
EMPLOYEES

5- MILE EDUCATION FACTS

16%

NO HIGH
SCHOOL
DIPLOMA



43%

HIGH
SCHOOL
GRADUATE



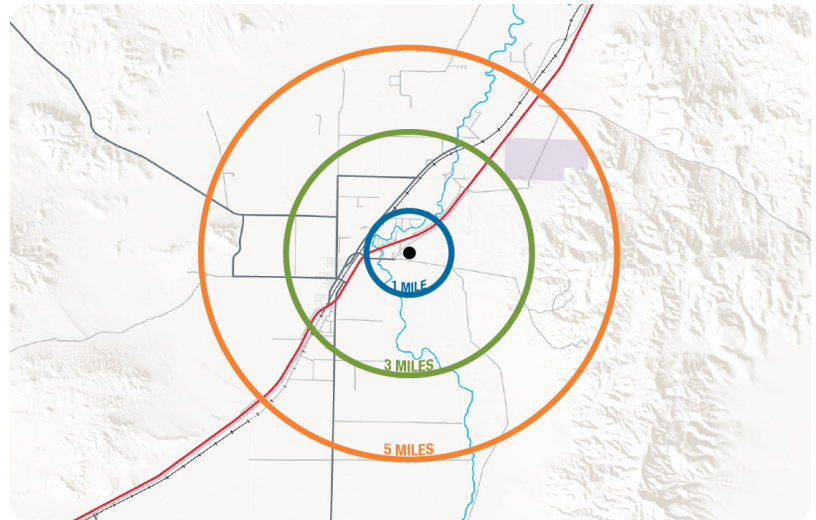
31%

SOME
COLLEGE



10%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

**Land**

PRODUCT TYPE

**±92.41 AC**

SIZE

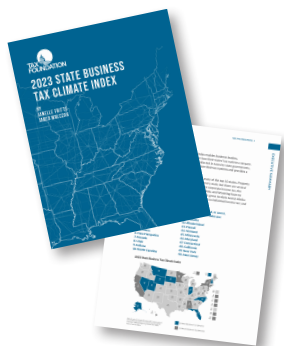
**\$2,310,250**

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

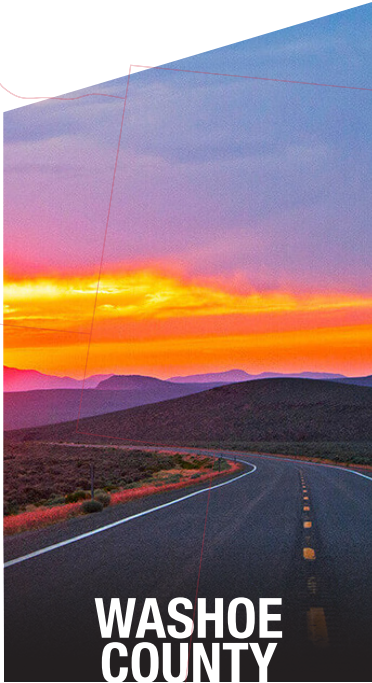
61 OPPORTUNITY ZONE DESIGNATIONS

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





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* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

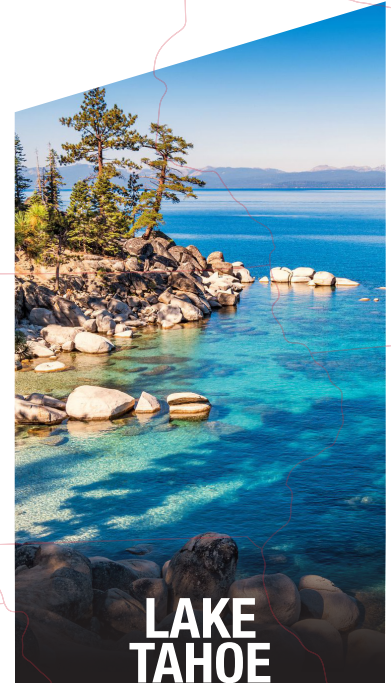
Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL 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.

LOVELOCK, NV

PERSHING COUNTY

APN: 007-301-15

80

RESERVOIR ROAD

AIRPORT ROAD



Dan Oster sior

Sr. Vice President I Principal
(775) 336 4665
doster@nalalliance.com
NRED N#: B.0143648.LLC,
BUSB.0007166.BKR

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Alliance