

# 2569

**Wildhorse Dr**  
Minden, NV

**INDUSTRIAL  
LAND  
FOR SALE**

**JOHNSON LN**

**FUTURE HOME OF  
TRUCKEE TAHOE  
LUMBER**

**WILDHORSE DR**

**PRECISION DR**

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**CORFAC  
INTERNATIONAL**



**JOHNSON LN**

**4.07 AC**

**PRECISION DR**

**WILDHORSE DR**

**N**



**4.07**  
Acres

**SALE PRICE | \$795,000**

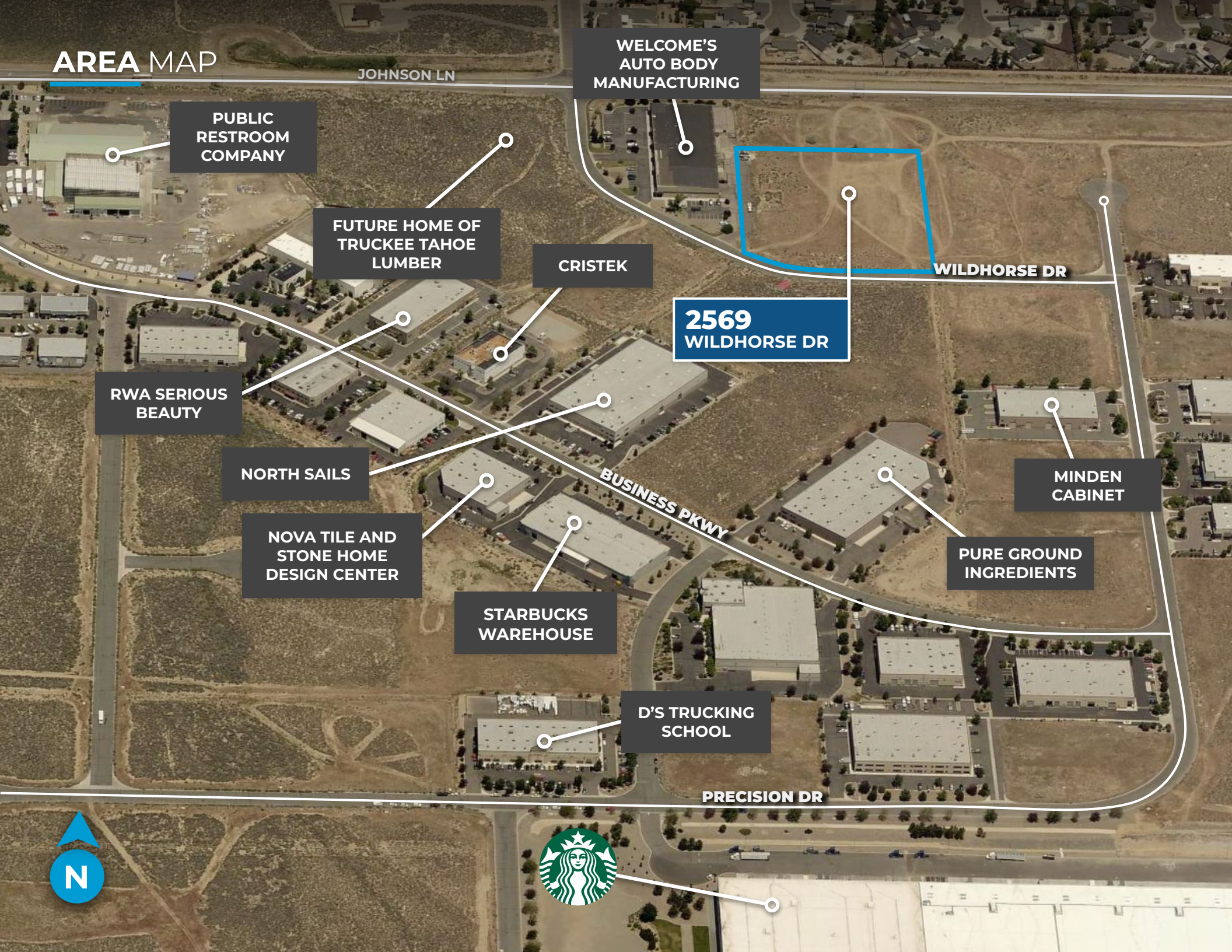
**ZONING | GC**  
GENERAL COMMERCIAL

**APN | 1320-04-001-010**

**Development-Ready Advantages**

- Site Plan, renderings, and survey are available.
- Utilities are stubbed to the street.
- Level topography.

# AREA MAP



JOHNSON LN

WELCOME'S  
AUTO BODY  
MANUFACTURING

PUBLIC  
RESTROOM  
COMPANY

FUTURE HOME OF  
TRUCKEE TAHOE  
LUMBER

CRISTEK

2569  
WILDHORSE DR

WILDHORSE DR

RWA SERIOUS  
BEAUTY

NORTH SAILS

NOVA TILE AND  
STONE HOME  
DESIGN CENTER

STARBUCKS  
WAREHOUSE

BUSINESS PKWY

D'S TRUCKING  
SCHOOL

MINDEN  
CABINET

PURE GROUND  
INGREDIENTS

PRECISION DR



**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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