

For Sale

# ± 1.9 AC Land in Fernley, NV



Hwy. 95A  
Fernley, NV 89408

**Gabrielle Causey**  
Senior Associate  
775.560.2131  
gcausey@logicCRE.com  
S.0194084

## Listing Snapshot



**\$650,000**  
Sale Price



**± 1.90 AC**  
Total Acreage



**\$7.85 PSF**  
Price Per Square Foot



**021-132-24**  
APN

## Property Highlights

- ± 1.90 acres of development land situated on Hwy. 95A
- Property lines can be reconfigured for a more functional lot, see site plan. Adjacent properties also available.
- Zoned C2 commercial allowing for a variety of uses including retail, restaurant, hotel, professional office and more
- The property has access to new water line and to sewer line located across the highway
- NDOT has planned improvements for the nearby intersection
- Close proximity to I-80 and Hwy. 50 connecting Reno/Sparks to Fallon

## Demographics

	1-mile	3-mile	5-mile
2025 Population	6,785	19,793	23,601
2025 Average Household Income	\$99,908	\$96,766	\$96,580
2025 Total Households	2,580	7,210	8,541

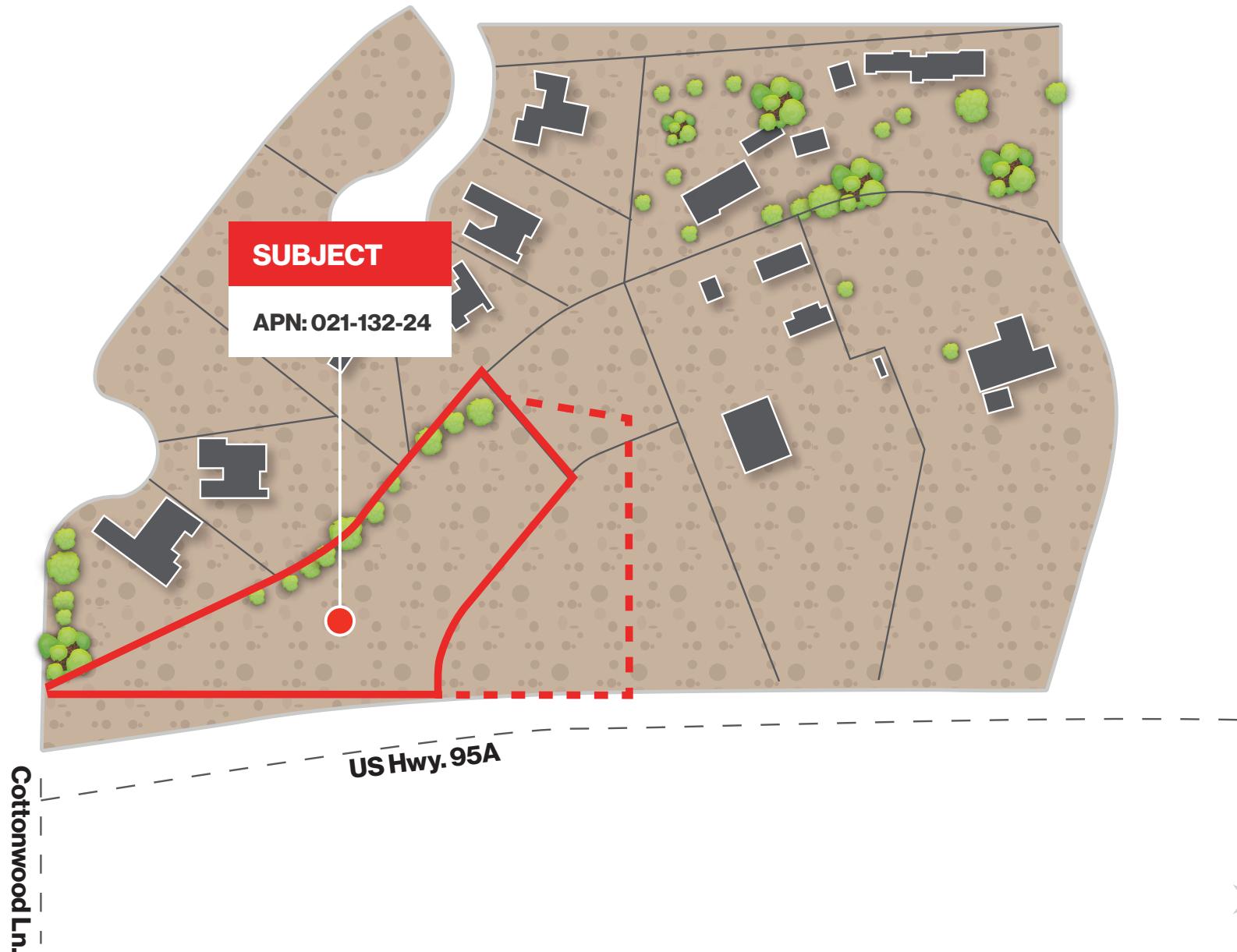


## Aerial



# Site Plan

 SUBJECT  Potential Lot Line Adjustment  NAP



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