

1691 County Road | Minden, NV 89423

FOR SALE



Property Description

Land for Sale in Minden, NV

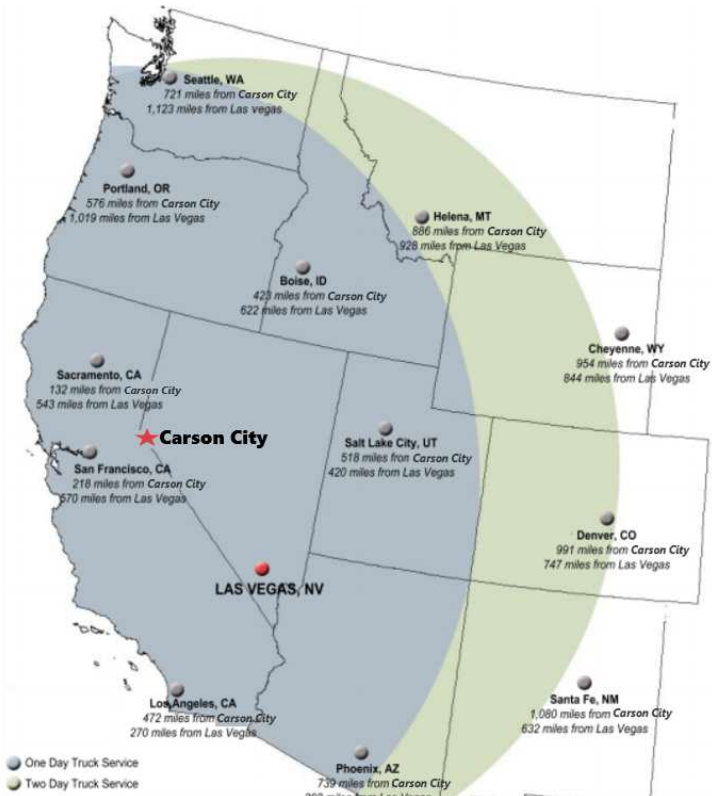
Property Highlights

- 209 acres of land zoned for multifamily
- Up to 16 units per acre or 33 total units can be developed
- Potential to change zoning for other commercial uses
- Adjacent uses include commercial, office, retail, hospitality, and multifamily
- Utilities located in the street
- Located adjacent to the Minden Gateway Center
- Multiple access points including directly from County Road and via easements through the adjacent parcels to the west
- Owner would also consider a ground lease

Offering Summary

Sale Price:	\$1,025,000
Lot Size:	209 Acres

Demographics	1 Mile	2 Miles	3 Miles
Total Households	1,141	2,959	4,283
Total Population	2,495	6,373	9,152
Average HH Income	\$75,600	\$74,103	\$77,139



Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

Nevada State Tax System

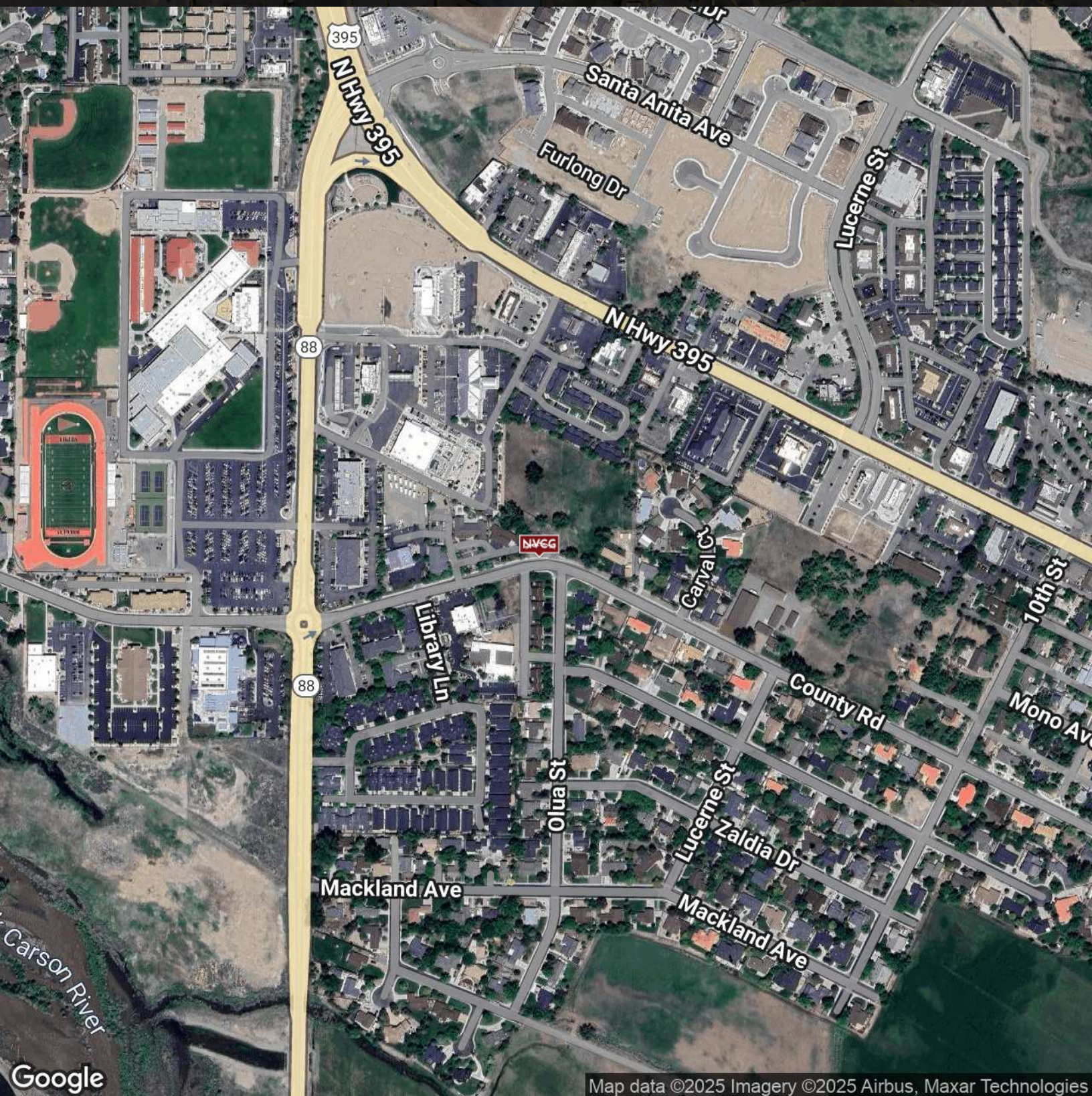
- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

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Location Map



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

Demographics Map & Report



Population	1 Mile	2 Miles	3 Miles
Total Population	2,495	6,373	9,152
Average Age	51.7	52.2	51.6
Average Age (Male)	51.3	51.8	51.3
Average Age (Female)	52.1	52.3	51.6
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,141	2,959	4,283
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$75,600	\$74,103	\$77,139
Average House Value	\$393,782	\$367,907	\$392,226

* Demographic data derived from 2020 ACS - US Census