

FOR SALE

11580 CAMPO RICO



Land

PRODUCT TYPE



±10.012 AC

SIZE



Spanish Springs

LOCATION



Tony Machabee

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NAI Alliance



±10.012 AC

SIZE



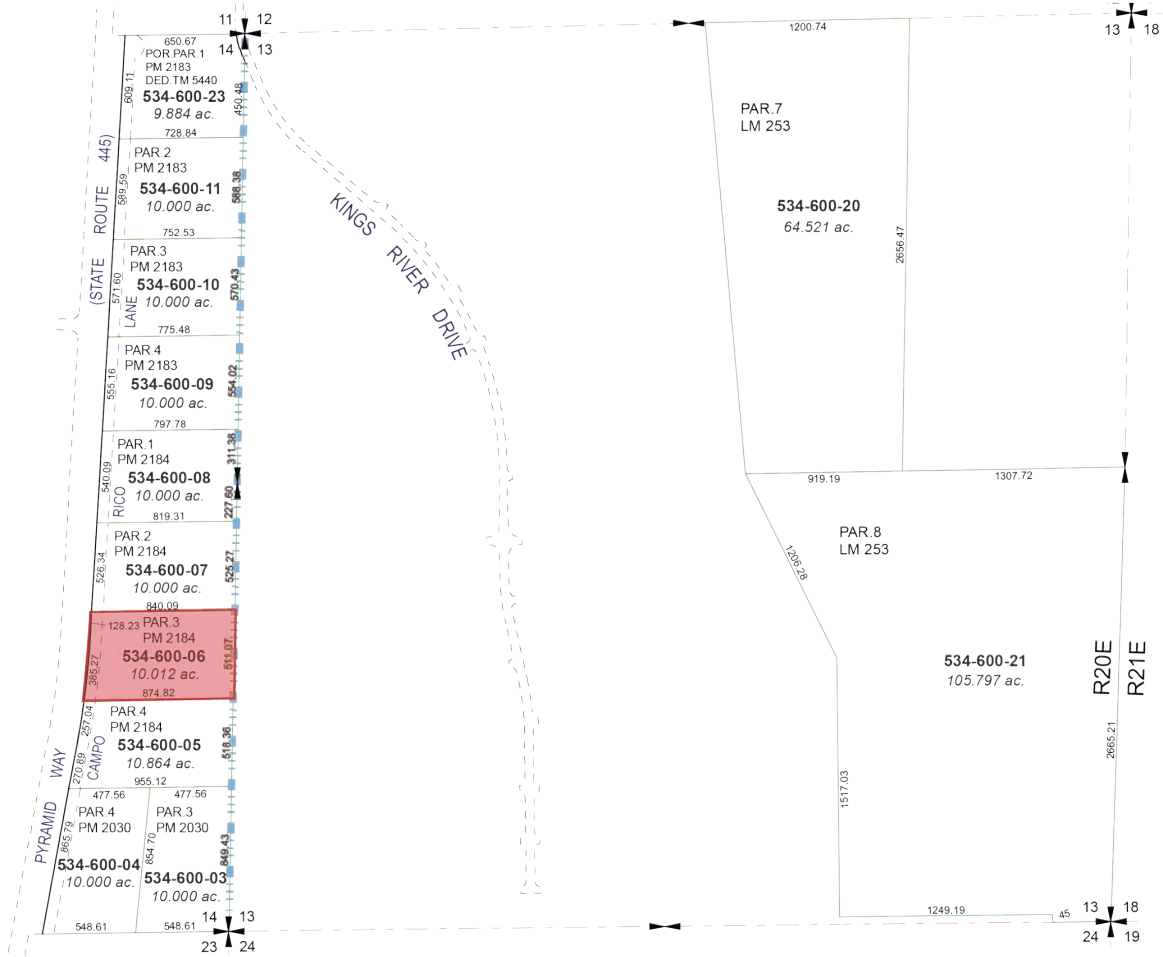
Negotiable

SALE PRICE



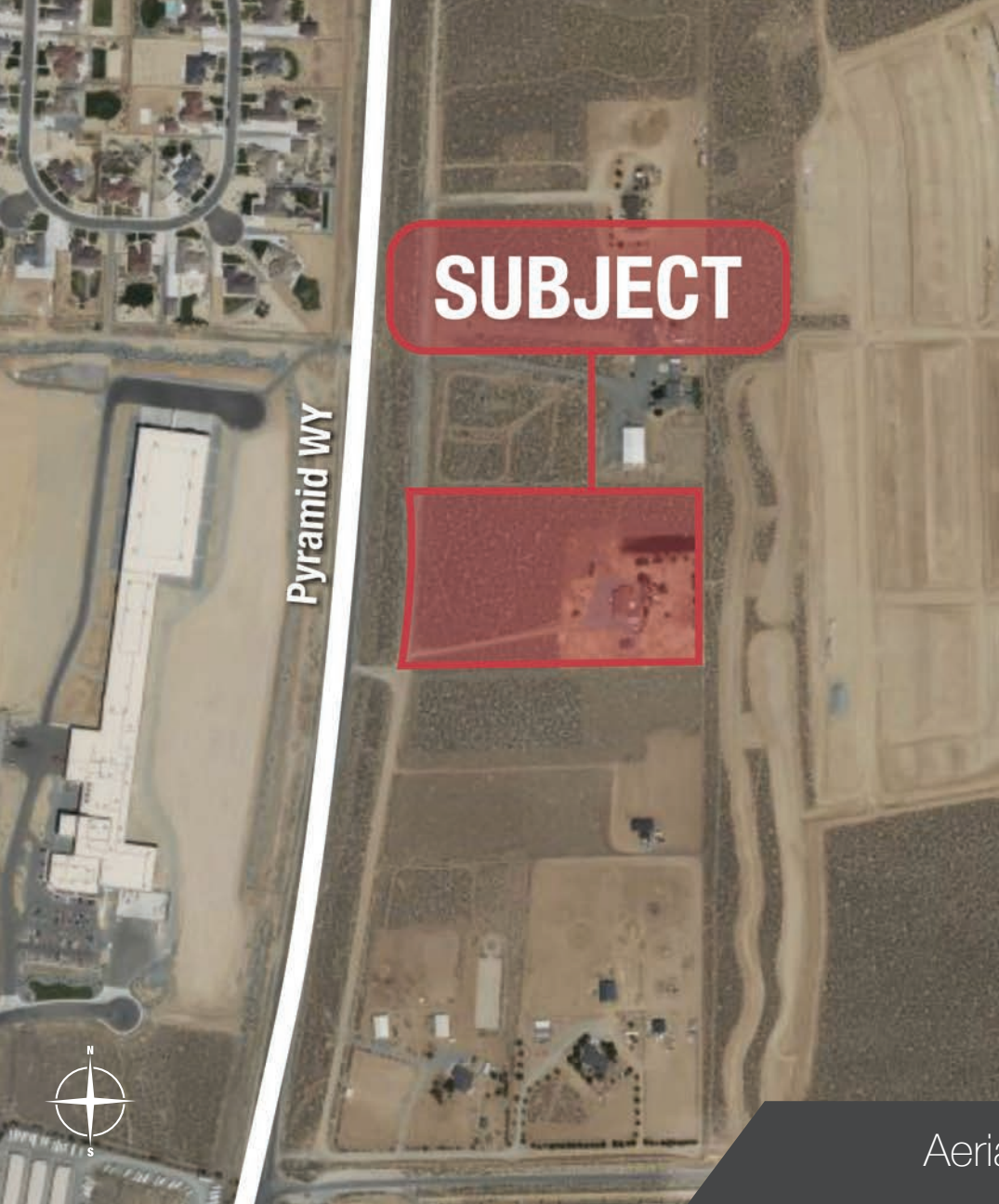
18,400

DAILY TRAFFIC VOLUME



Unit Photos





SUBJECT

Pyramid WY

FOR SALE

11580 CAMPO RICO



Property Highlights

11580 Campo Rico Ln is ±10.012 Acres of land located directly off Pyramid Way in the Spanish Springs submarket. Currently zoned Low Density Rural (LDR) with an existing single family residence. Great location for potential commercial use, adjacent to Spanish Springs Industrial Park. Utilities on site.

Property Details

Address	11580 Campo Rico Ln, Sparks, NV 89441
Square Footage	±2,784
Acreage	±10.012
Exterior Walls	Hardboard On Frame
Roof Cover	Composition Shingle
Utilities	Water: Well , Sewer: Septic
Land Use	200
Year Built	1999
APN	534-600-06
Zoning	LDR - Low Density Rural

Aerial Map + Property Highlights



±10.012 AC
SIZE



Negotiable
SALE PRICE



18,400
DAILY TRAFFIC VOLUME

5-MILE KEY FACTS



33,600
POPULATION



2.7%
UNEMPLOYMENT



2.8
HOUSEHOLD
SIZE (AVG.)



39
MEDIAN
AGE

5-MILE BUSINESS FACTS



275
BUSINESSES



3,444
EMPLOYEES

5- MILE EDUCATION FACTS

4%

NO HIGH
SCHOOL
DIPLOMA



HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE

5-MILE INCOME FACTS



\$111,005 MEDIAN
HOUSEHOLD
INCOME

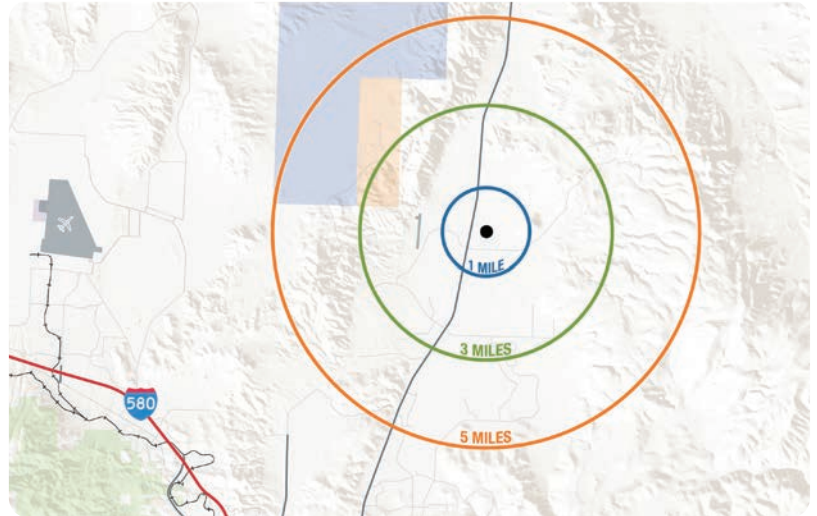
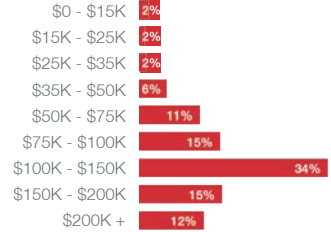


\$48,381 PER CAPITA
INCOME



\$407,769 MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



Source: 5 Mile Demographic Profile by ESRI



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11580 CAMPO RICO

PYRAMID WY

SUBJECT

DONOVAN PIT

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	11 MI 19 MIN DRIVE
RENO-TAHOE AIRPORT	16 MI 27 MIN DRIVE
DOWNTOWN RENO	14 MI 23 MIN DRIVE
SOUTH RENO	20 MI 28 MIN DRIVE

Area Map



±10,012 AC
SIZE



Negotiable
SALE PRICE



18,400
DAILY TRAFFIC VOLUME

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

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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.

About Northern Nevada

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