

FOR SALE



Property Approved For Storage Units!

A prime investment opportunity on Farm District Road in Fernley, NV. This property, zoned C2, comes with the added advantage of pre-approval for storage unit development. Strategically located in the thriving Fernley area, this site offers endless potential for a variety of commercial and office development opportunities.

- *Special Use Permit in Place
- *Seller Financing Available

Offering Summary

Sale Price:	\$762,300
Price Per Square Foot:	\$3.50/SF
Lot Size Total:	5 Acres
Zoning:	C2
APN:	020-351-08

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	79	286	828
Total Population	252	876	2,449
Average HH Income	\$138,462	\$129,041	\$119,228

Commercial For Sale | Farm District Road Fernley, NV 89408

Additional Photos



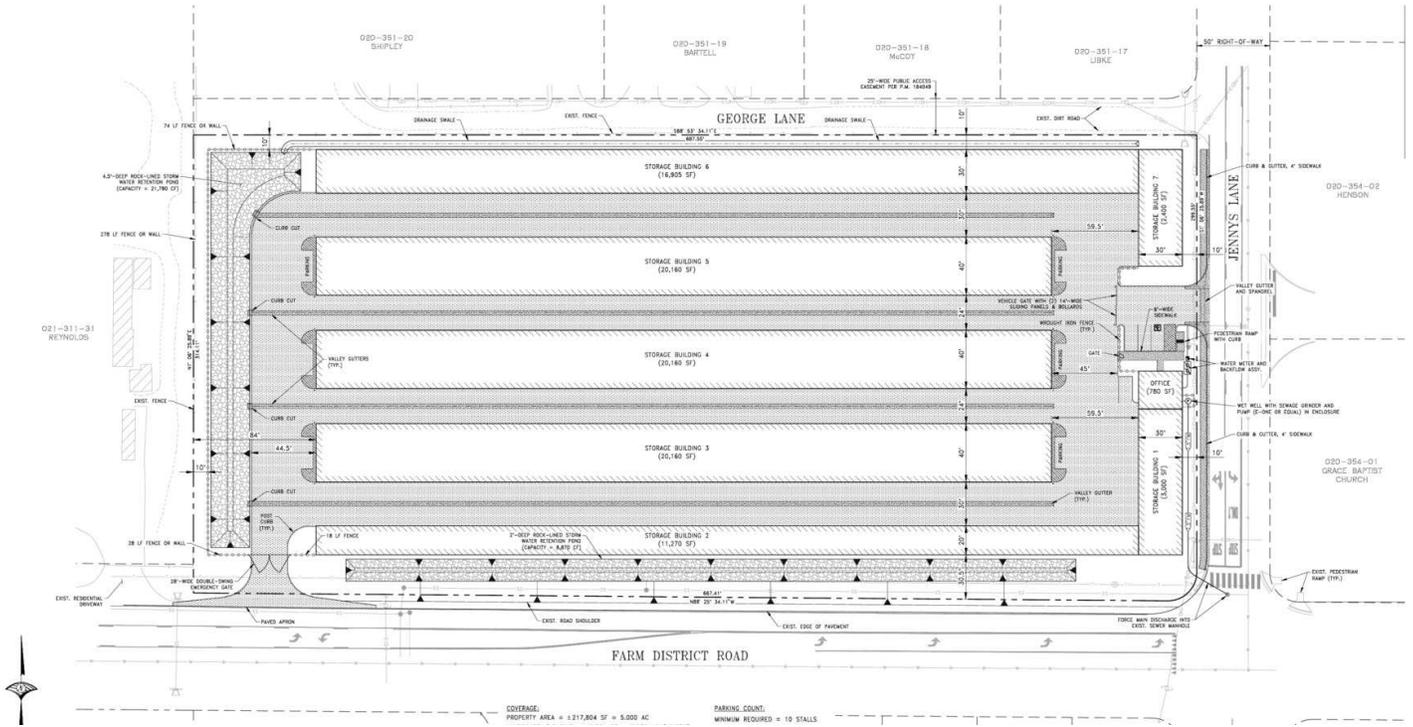
Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

Nevada Commercial Group LLC | www.nvccg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896

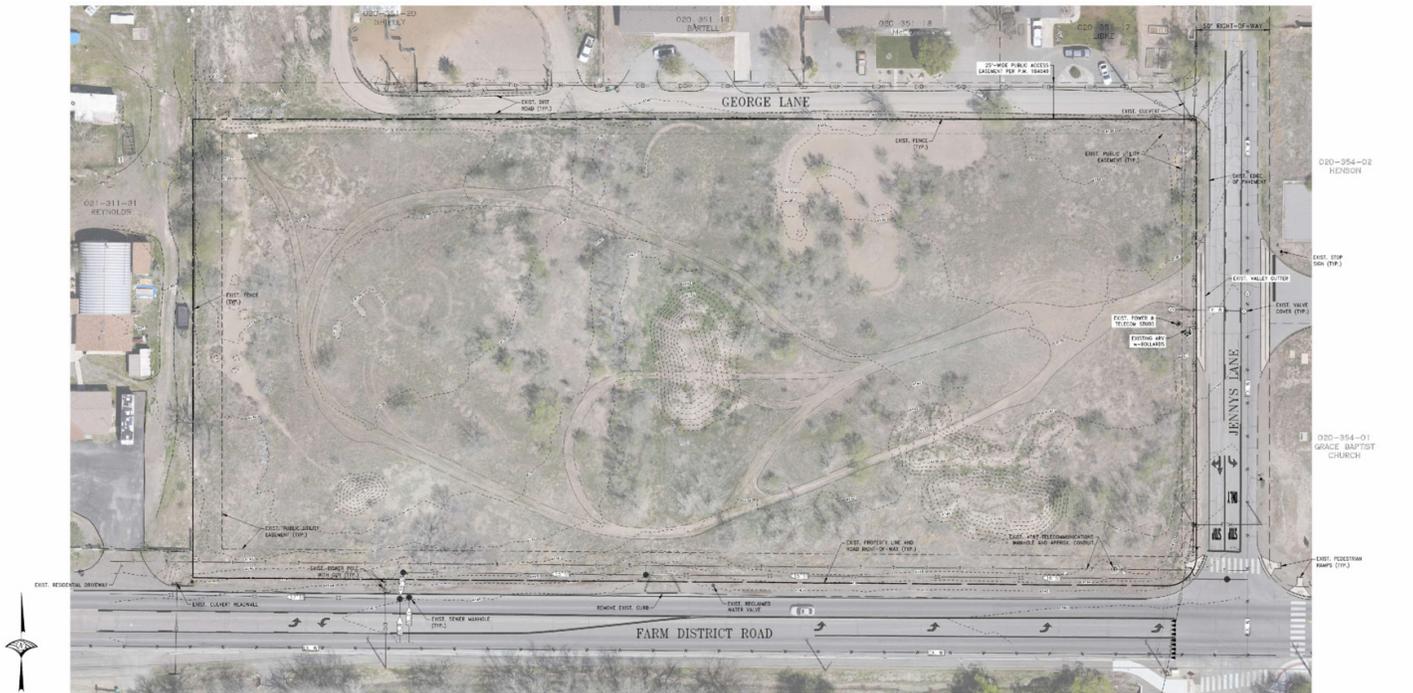


SITE PLAN

DOUGLASS DEVELOPMENT, LLC
 FERNLEY NEVADA
 DECEMBER 2024



DOUGLASS DEVELOPMENT, LLC
 FERNLEY NEVADA
 JULY 2024



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Location Map



Google

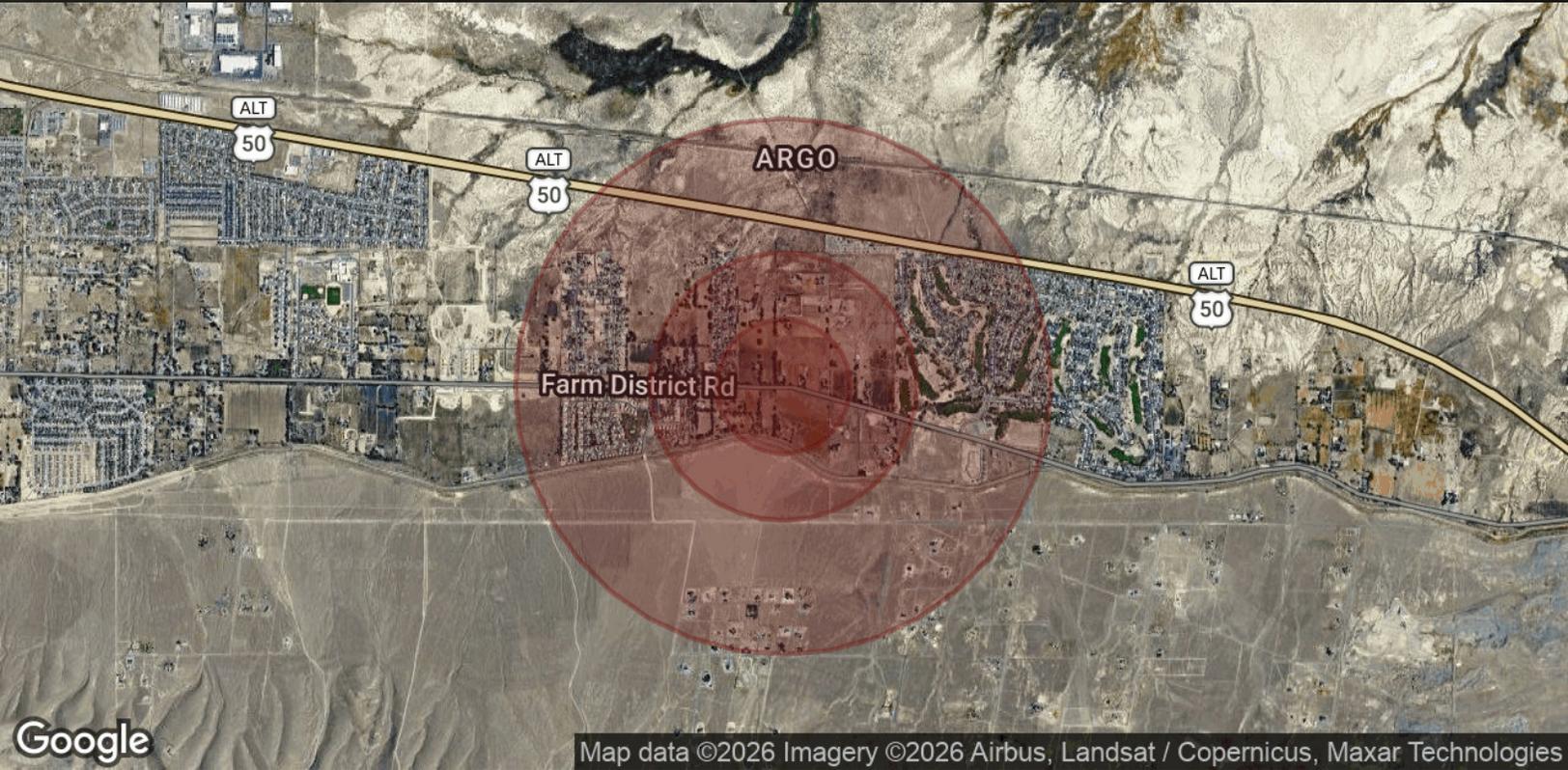
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	252	876	2,449
Average Age	41.0	40.4	39.5
Average Age (Male)	38.9	38.3	37.6
Average Age (Female)	42.8	42.3	41.5
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	79	286	828
# of Persons per HH	3.2	3.1	3.0
Average HH Income	\$138,462	\$129,041	\$119,228
Average House Value	\$376,419	\$383,223	\$390,907

2023 American Community Survey (ACS)