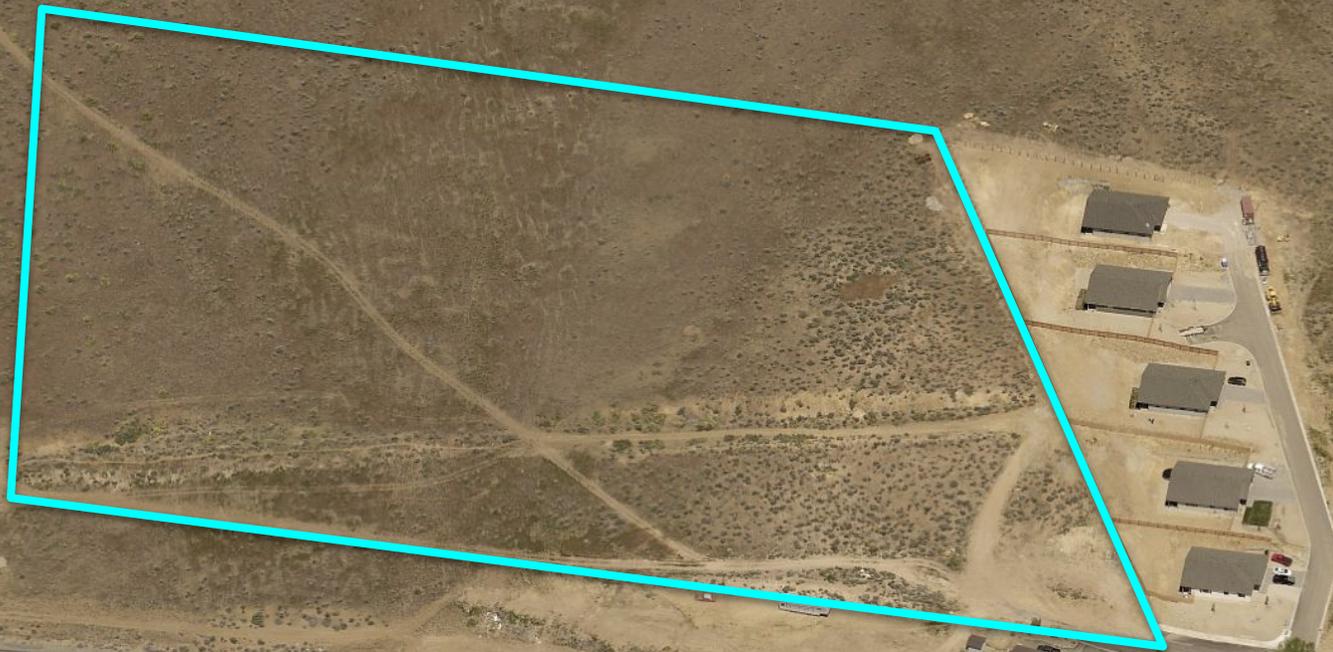




SPEARHEAD WAY

RENO, NV 89506

LAND FOR SALE



HEIDI CHISHOLM

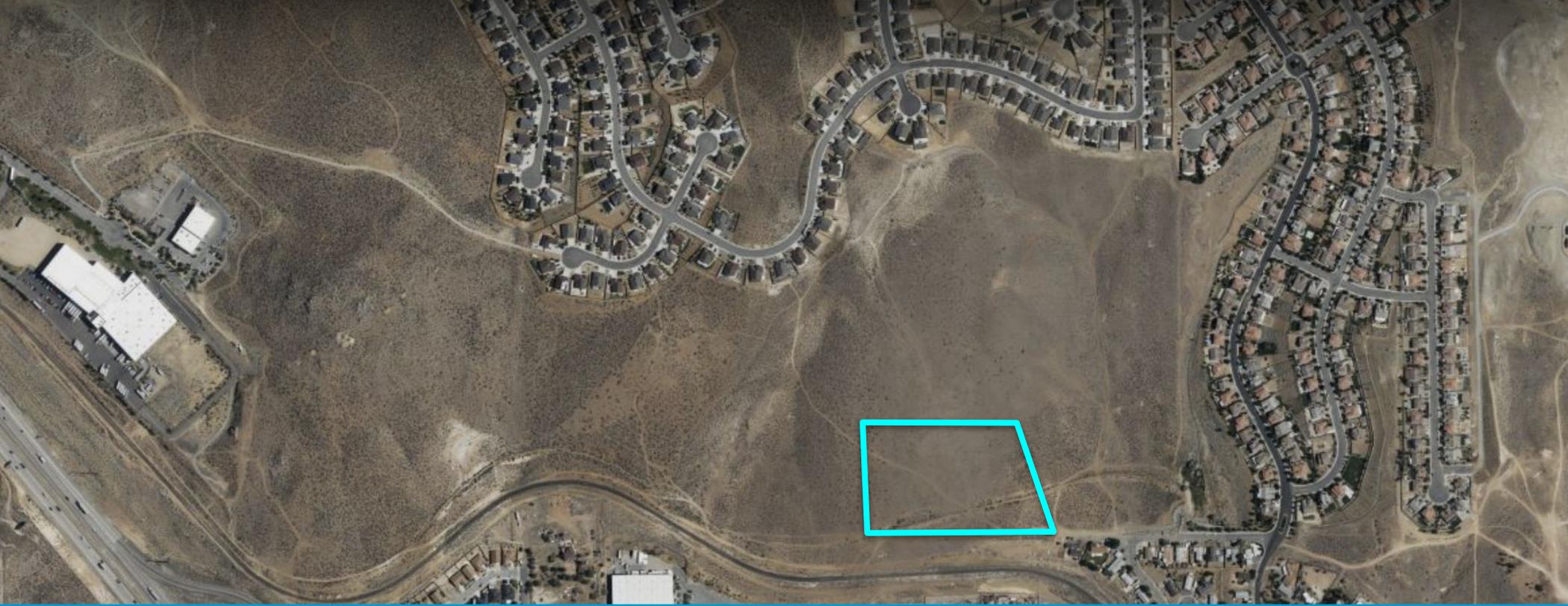
775.771.4705 **CELL**
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hchisholm@dicksoncg.com
S.176954

DAVID GEDDES

775.232.4493 **CELL**
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CORFAC
INTERNATIONAL



TENTATIVE MAP ALLOWING FOR

- 33 Single Family Homes
- Cluster Development
- Lot sizes ranging in size from 4,000± square feet to 4,973 ± square feet
- Tentative Map Expires March 2028

LOCATION

- Panther Valley
- New Construction to the East - Panther Views - 61 SFH - DR Horton
- Newer construction to the East - 2022 - Five homes on +/- 0.45 SF lots
- Newer construction to the North - Northridge Subdivision - Jenuane Communities - 2018 - 2019
- Over 110 acres of open space to the North and West (Northridge and North Valley Hills HOA)

ZONING

- 5.55 acres of Single-Family residential – 6,000 square feet (SF-8)
- ±3.21 acres of Open Space (OS)



PRICE | \$1,600,000

SIZE | 8.761 ACRES

APN | 502-740-08

of Units | 33

ZONING | SF8 64% & PGOS 36%

SF8: Single-Family Residential (8 Units/ Acre)

PGOS: Parks, Greenways And Open Space



0 SPEARHEAD WAY

3 miles
49,781

5 miles
176,088

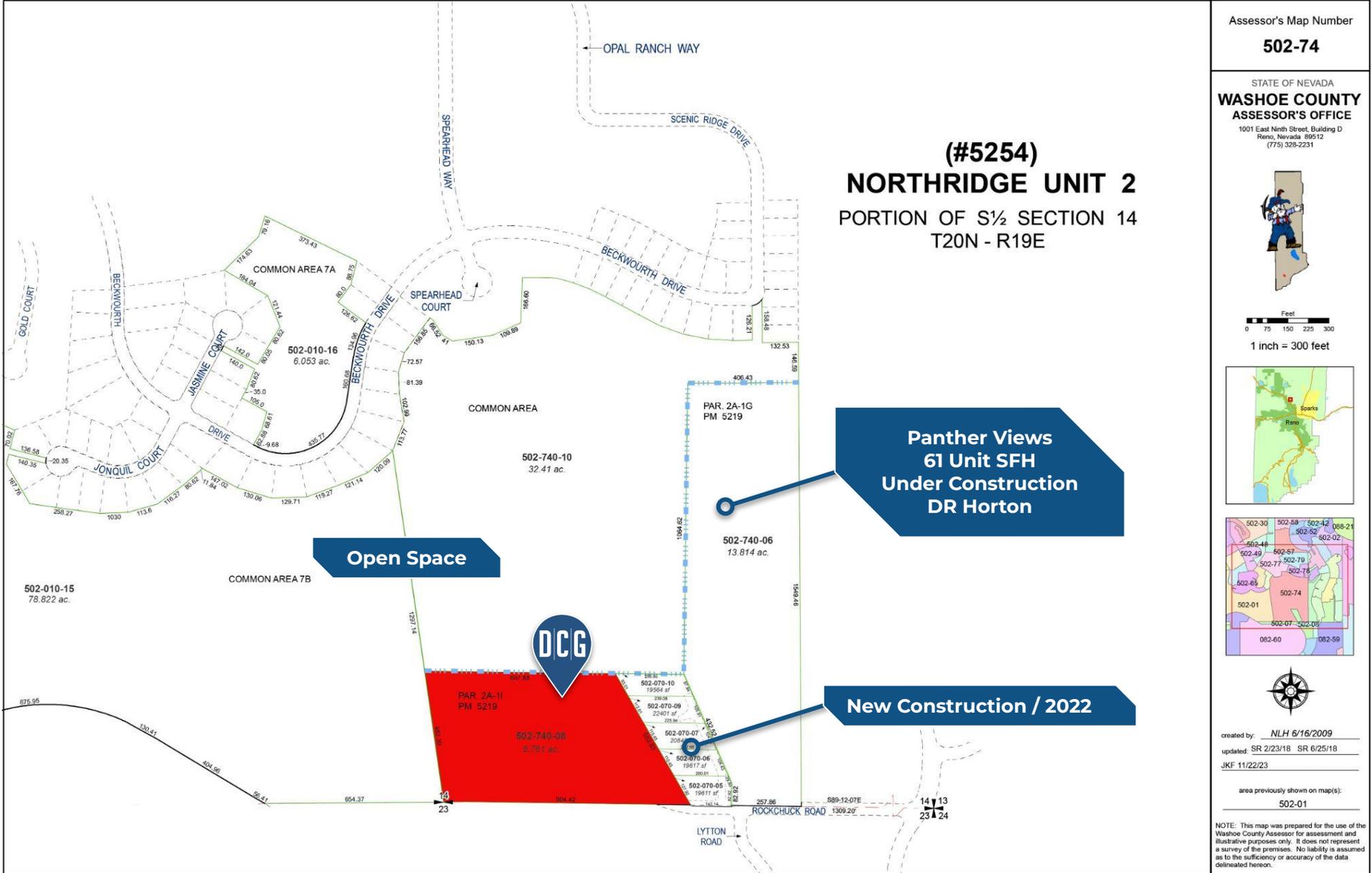
POPULATION



0 SPEARHEAD WAY

ROCKCHUCK RD



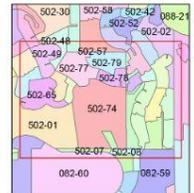


Assessor's Map Number
502-74

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 75 150 225 300
1 inch = 300 feet



created by: NLH 6/16/2009
updated: SR 2/23/18 SR 6/25/18
JKF 11/22/23
area previously shown on map(s):
502-01

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**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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