

Incline Village, NV – 2.0 Acres

NINE⁴⁷TAHOE

Luxury Condominium Development Opportunity



CONFIDENTIAL OFFERING MEMORANDUM

Listed by:

AMANDA EASTWICK SIOR, CCIM

NV Lic #0146113



**CUSHMAN &
WAKEFIELD**

Executive Summary

Cushman & Wakefield is pleased to present NINE 47 Tahoe, a premier, shovel-ready luxury condominium development opportunity located in the prestigious Incline Village Area. Situated on the northeast shore of Lake Tahoe and strategically positioned at the intersection of Tahoe Blvd and Southwood Blvd, this exclusive project offers unparalleled access to one of the region's most sought-after locations. NINE 47 Tahoe is poised for immediate development with entitlement approvals in place for a 95,433 square-foot, mid-rise residential complex featuring 40 high-end units. After three years of meticulous predevelopment work, the project is primed to meet the growing demand for luxury living in Incline Village, where limited inventory and high barriers to entry create a unique market opportunity. As Lake Tahoe's luxury market continues to expand, NINE 47 Tahoe is set to capitalize on the demand for premium residences within one of the area's most exclusive residential communities.





Investment Highlights

PREMIER LOCATION

Incline Village, nestled on the serene northeast shore of Lake Tahoe, offers an exclusive, sought-after community and lifestyle just 25 miles from Carson City and 35 miles from Reno. With a population of 8,700 people, this intimate community seamlessly blends small-town charm with world-class amenities, attracting affluent residents and visitors who desire a tranquil, high-end retreat. Its quiet sophistication and natural beauty make it a premier alternative to the bustling, commercialized south shore of the lake, creating an ideal environment for those seeking both exclusivity and access to the best of Tahoe living.

ENTITLED OPPORTUNITY

Exceptional opportunity to acquire a shovel-ready project that has successfully navigated three years of complex predevelopment work—an arduous process in the Tahoe region due to its challenging regulatory environment and limited availability of land for new development. This extensive groundwork positions the project for a smooth transition into construction, offering significant time and cost savings for the investor.

HIGH BARRIERS TO ENTRY

The Tahoe Basin is largely built out, with 90% of the land owned by public entities, creating significant development challenges. Developers are often required to retire existing structures to make way for new projects, while the Tahoe Regional Planning Agency (TRPA) prioritizes workforce housing over commercial development. NINE 47 Tahoe has successfully navigated these complexities during the entitlement process, positioning it as a rare opportunity. It may very well be the last luxury condominium project to receive approval in Incline Village, making it a uniquely valuable investment.

STRONG MARKET FUNDAMENTALS

Over the past five years, Incline Village has experienced impressive price growth, with home values increasing by 88% and condominium prices soaring by 100%, driven by limited supply and strong, sustained demand. The condo market, largely comprised of older, smaller units, now sees an average price of \$1.24M, while luxury single-family homes command an average price of \$3.33M. This upward trajectory reflects the area's continued appeal and robust demand for high-end properties, further reinforcing Incline Village's status as one of Lake Tahoe's most exclusive residential communities.

UNMATCHED AMENITIES

Residents of NINE 47 Tahoe will enjoy unparalleled access to an exclusive amenity package that sets it apart from anything else in the area. Property owners in Incline Village gain membership to a prestigious collection of private golf courses, pristine beaches, a boat launch, a renowned ski mountain, a luxury health club, and other exceptional amenities — all included in one seamless package, with no HOA dues. It's the ultimate in convenience and luxury, offering the best of Tahoe living without the added costs.



Property Overview

ADDRESS

947 Tahoe Blvd
Incline Village, NV 89451

APN

132-630-(01-10), 132-631-01,
132-632-(01-13), 132-633-(01-
13), 132-634-(01-05)

SIZE

2.0 Acres

JURISDICTION

Tahoe Regional Planning
Authority (TRPA)

ZONING

Special Area 1 (SA1)

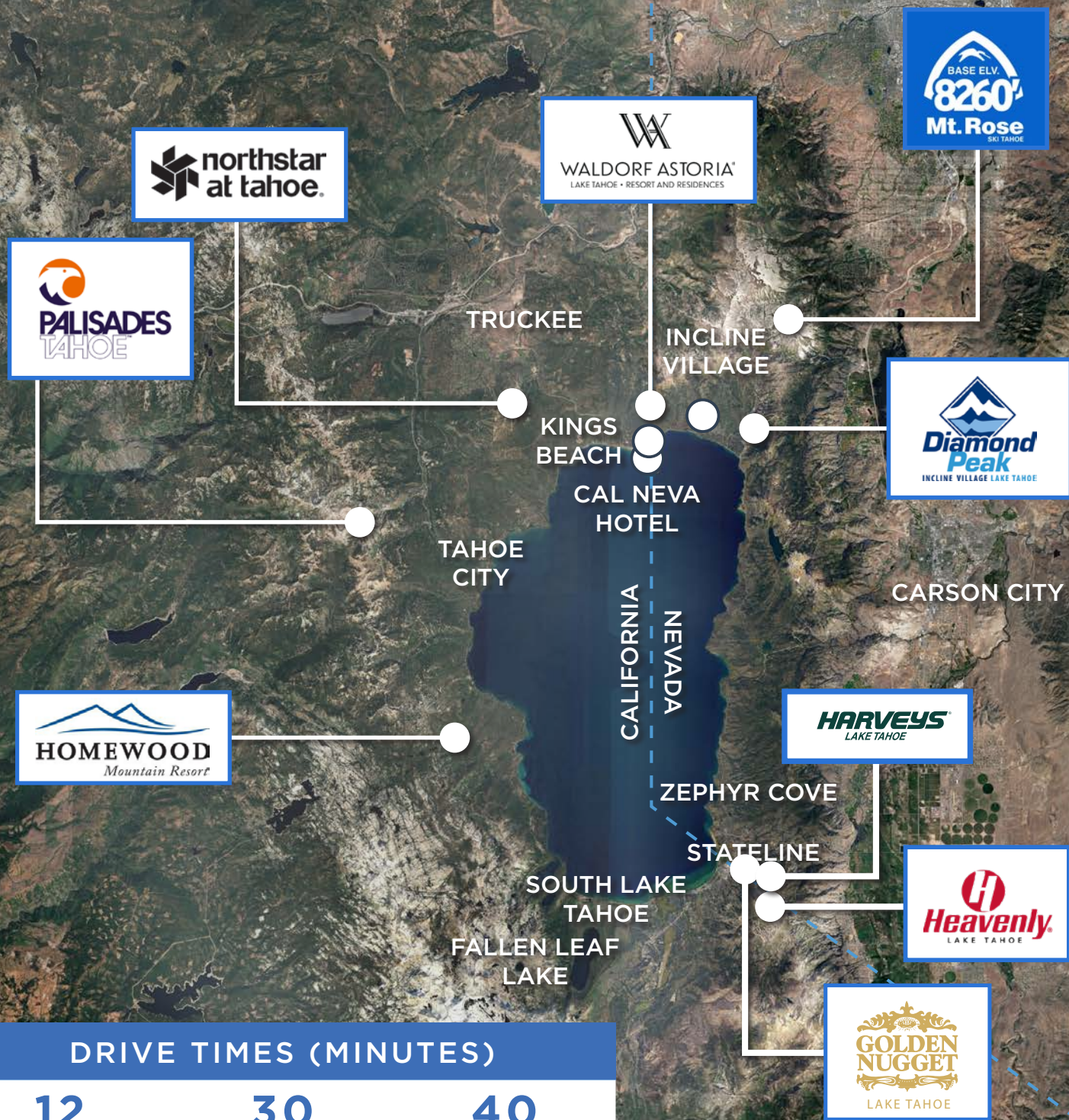
UTILITIES:

All believed to be to the site

Incline Village Amenities



Regional Amenities



Whether it's Winter, Spring, Summer, or Fall – Lake Tahoe's Got It All!

Lake Tahoe is a year-round paradise offering an endless variety of activities for all ages and interests. Whether you're skiing and snowboarding on world-class slopes during the winter and spring, enjoying thrilling water sports and serene kayaking on the crystal-clear lake in the summer, or exploring picturesque hiking and biking trails surrounded by vibrant fall foliage, Lake Tahoe is an adventure destination that promises something unforgettable every season. With breathtaking natural beauty and a wide range of outdoor recreation, it's a place where cherished memories are made year-round.



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PRICE: Upon Request

PROPERTY TOURS:

All property tours must be coordinated through listing agent

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