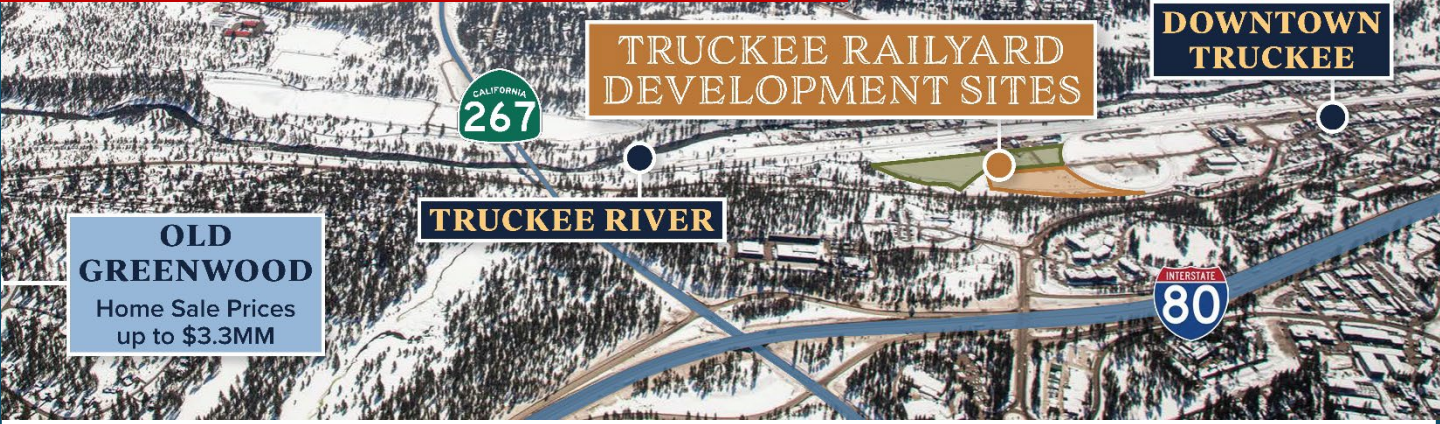


# BANKRUPTCY SALE

Offer Deadline: March 6

## Truckee Railyard Development Sites



### Truckee Railyard Development Sites - Truckee, CA

Keen-Summit & Berkadia are pleased to present for sale two adjacent development sites in Downtown Truckee, totaling 13.37 acres. Trout Creek District & Industrial Heritage District

#### MASTER PLAN HIGHLIGHTS

These sites represent two of the three districts within the 75-acre Truckee Railyard Master Plan (the “Railyard”).

##### Trout Creek (5.44 Acres):

- up to 85 residential units

##### Industrial Heritage (7.93 Acres):

- up to 181 residential units and up to 19 live/work units
- option to build up to 5,000 sf of retail and up to 61,250 sf office

#### INVESTMENT HIGHLIGHTS

- Generational Development Opportunity in the Nation’s Fourth-Most Affluent Mountain Town
- 186 Luxury Homes with Streamlined Path to Tentative Map
- Railroad Adjacency Provides Access to Accretive Financing & Grant Funding
- Irreplaceable Location at the Heart of Lake Tahoe’s Premier Lifestyle Offering
- The Right Project for Truckee’s Rapidly Expanding Demographic

Additional Information Available: [Keen-Summit.com/Current-Opportunities](http://Keen-Summit.com/Current-Opportunities)



646-381-9222  
Keen-Summit.com



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