

For Sale

Development Land

Robb Drive & I-80, Reno, NV
Single Family Subdivision - 16 Finished Lots

- Zoning: SF3 / GC
- Lot Size: 10.139 Acres
- APN: 212-122-03

BD Billingshurst
Middle School

Subject Property
16 Finished Lots

TCA | 202 Single Family
Unit Development

Ridgeview Plaza
Shopping Center

McQueen Crossing
Shopping Center

Sarah Winnemucca
Elementary School

Montebello at Summit
Ridge Apartments

The Ridge
Future Development

Mayberry Drive

INTERSTATE
80

Canyon Center
Shopping Center

Colliers
Accelerating success.



Property Overview

Prime Northwest Reno residential development opportunity positioned along I-80 at the city's western entrance. Planned as the future home of The Ridge, a master-planned community, the site offers some of Reno's most impressive views. Conveniently situated near South Robb Drive and I-80, it provides excellent connectivity to both Reno and California. Upon completion, The Ridge will feature approximately 70,000 square feet of destination retail space along with multiple multifamily neighborhoods.



Subject Property
16 Finished Lots

16 Finished Lots

Medium Density Residential Subdivision

Tentative Map Approved

- 16 Single Family Lots – 6,000 SF to 10,566 SF
- 60'x100' to 75'+/x100'

Seller will deliver finished lots upon completion

Grading began November 2025

Delivery Estimate to be Q2 2026

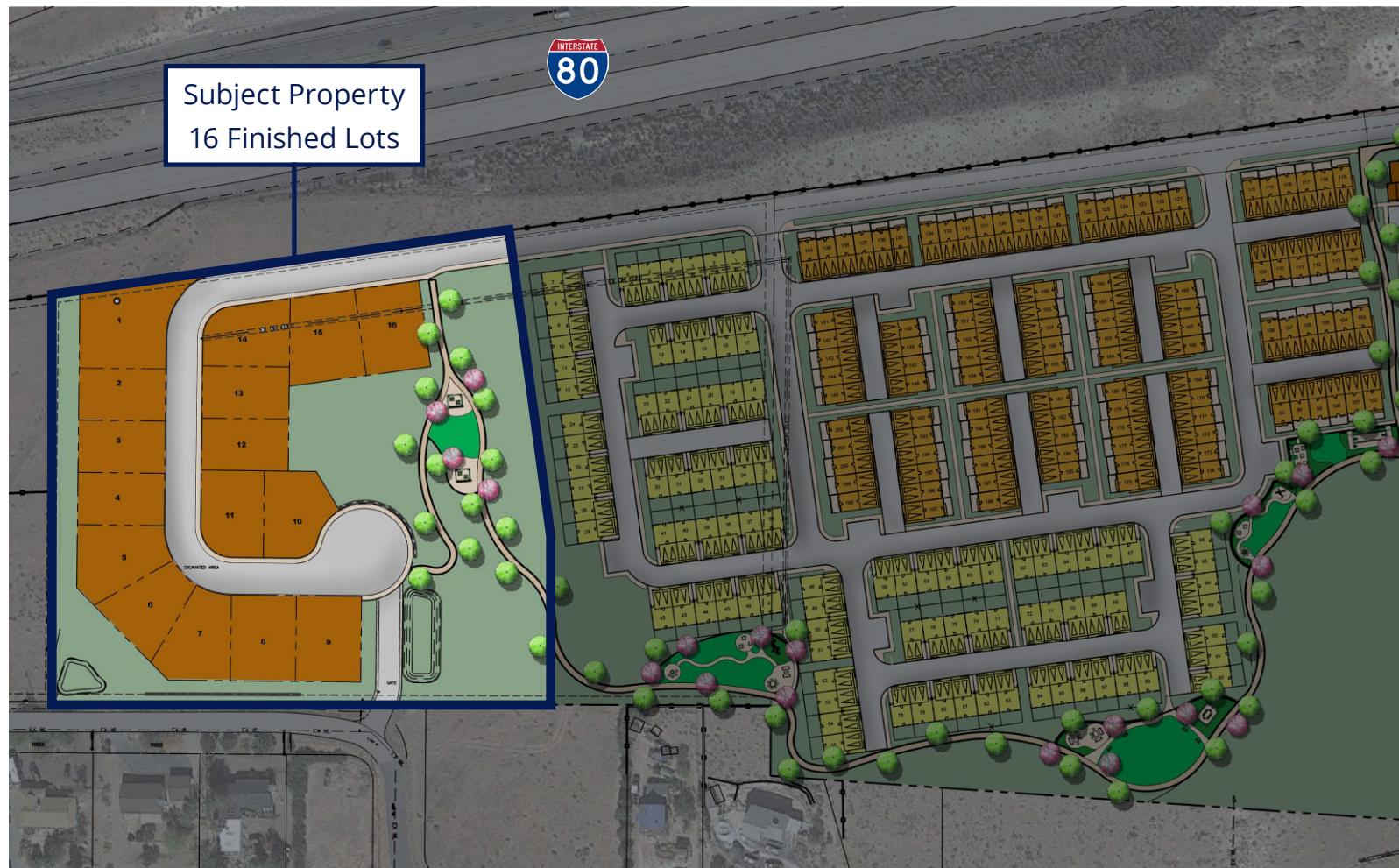
What will be Included:

- 1 Fully approved final map
- 2 All improvements for build-ready finished lots
- 3 Development fees necessary for a Final Map

Site Plan Summary

Single Family Subdivision

Seller shall record the final map and file/record the applicable notices of completion. Seller shall pay all final map, environmental, subsurface improvement, fire hydrant and subdivision review fees as well as the electrical agreement and gas agreement fees. In addition, Seller shall pay all land development plan check fees, inspection fees, grading deposits and grading permit fees. Buyer shall be responsible for processing and recording any CC&R's for the Property which Buyer is acquiring. Buyer shall be responsible for paying fees due to obtain building permits. Finish lot definitions, fee responsibilities, etc. will be defined more specifically in negotiation process.



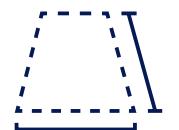
16

Available Units



6.54

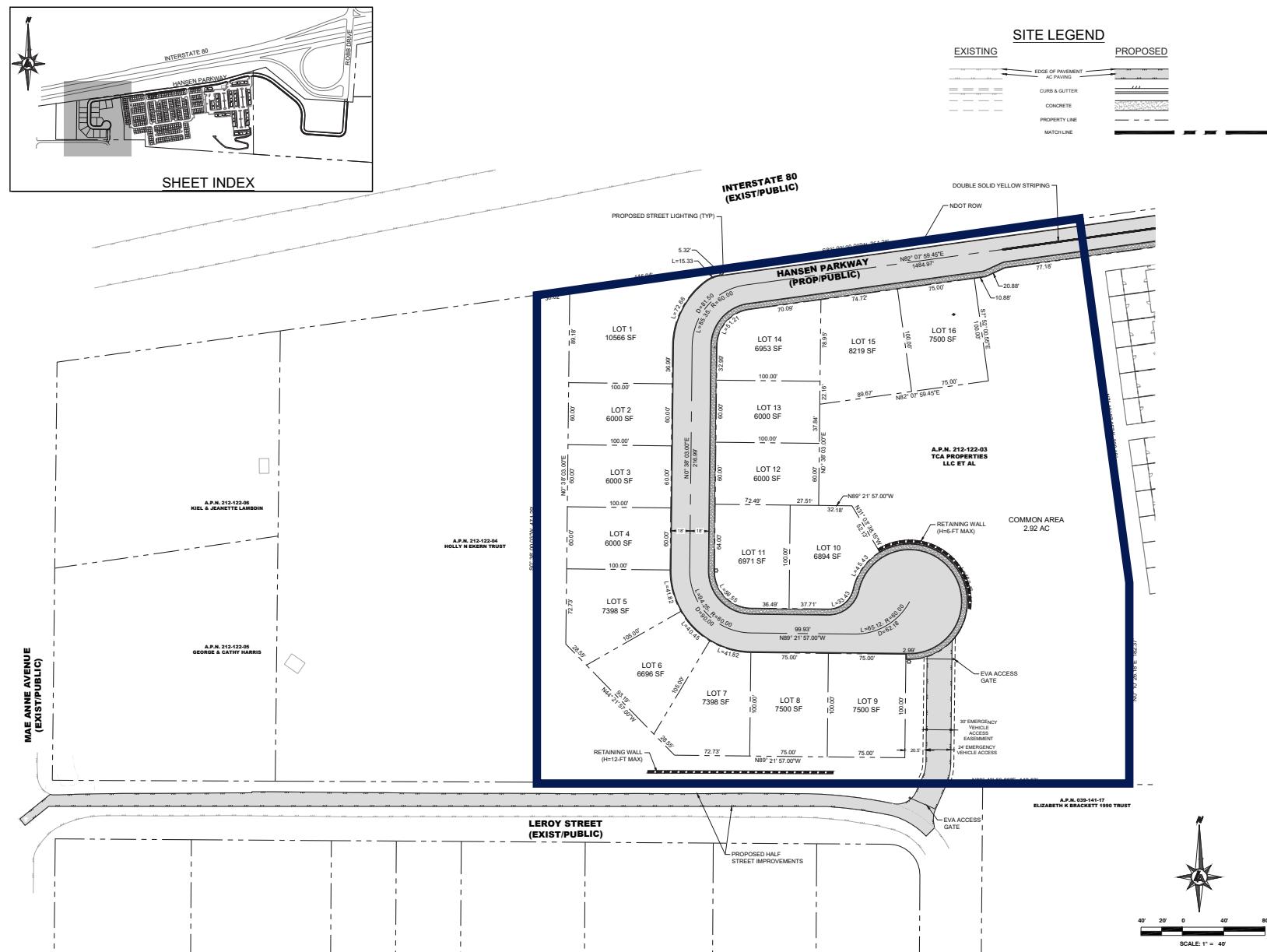
Acres Net



2.4

DU/AC

Preliminary Site Plan



Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2023 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.8%

UNEMPLOYMENT RATE
AS OF APRIL 2025

258,017

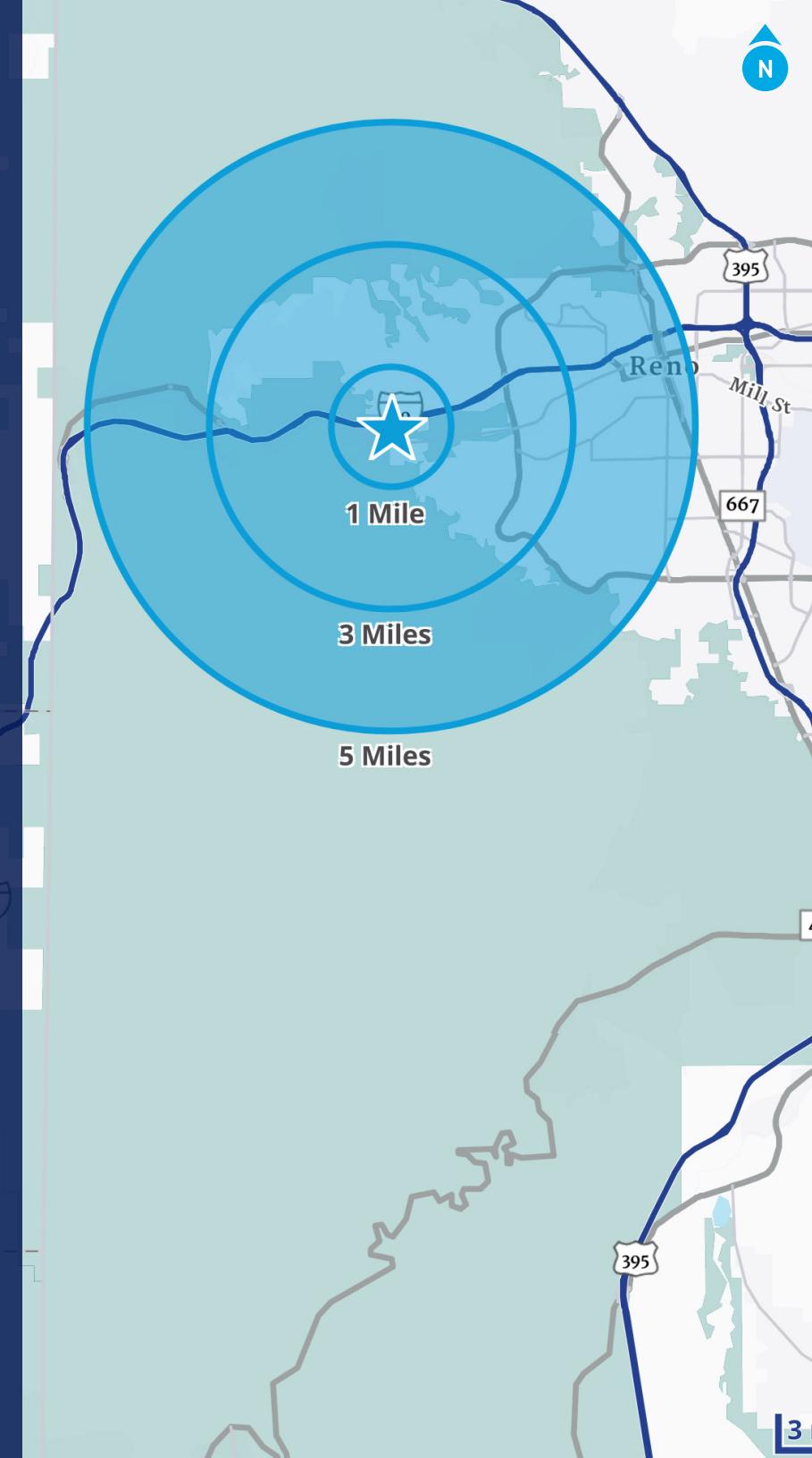
WASHOE COUNTY
EMPLOYMENT AS OF 2024

514,332

WASHOE COUNTY
POPULATION AS OF 2024

\$567,000

MEDIAN HOME PRICE
AS OF FEBRUARY 2025



Area Demographics

	1 mile	3 mile	5 mile
2025 Population	7,285	51,444	107,644
Daytime Population	4,988	36,068	103,942
Average Household Income	\$123,092	\$145,532	\$130,981
Total Households	3,557	22,623	51,825



Contact

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