

For Sale

# ± 8.81 AC Land on S. Virginia Street



LOGIC



12185 S. Virginia St.  
Reno, NV 89511

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# Listing Snapshot



**\$25 PSF**  
Price Per Square Foot



**± 8.81 AC**  
Total Acreage



**161-010-14**  
Parcel Number (APN)



**Mixed-Use Suburban**  
Zoning

## Property Highlights

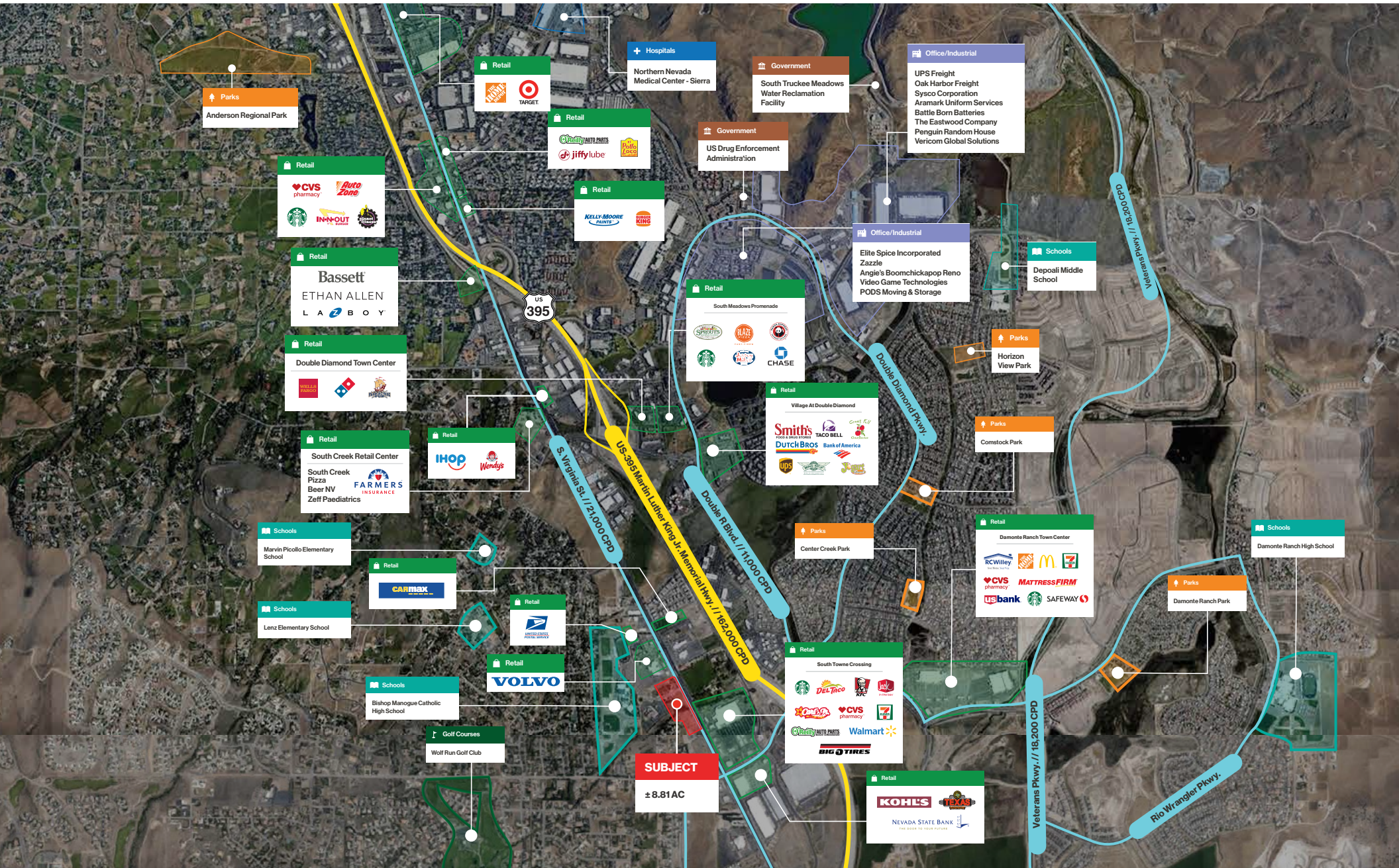
- Rare ± 8.81 AC commercial land development opportunity in South Reno
- Zoned MS (Mixed-Use Suburban) allowing for a variety of uses including retail, hotel, office, QSR, self storage, etc.
- A small portion of the parcel contains a wetland area with White's Creek running through it
- Property contains 2 billboards
- Located across S. Virginia St. from the high-traffic Walmart-anchored Southtowne Crossing Shopping Center
- Frontage along S. Virginia St. with traffic counts over 21,000 CPD
- Close Proximity to I-580 via Damonte Ranch Pkwy.
- High income area with average household income over \$150,000 within a 3-mile radius

## Demographics

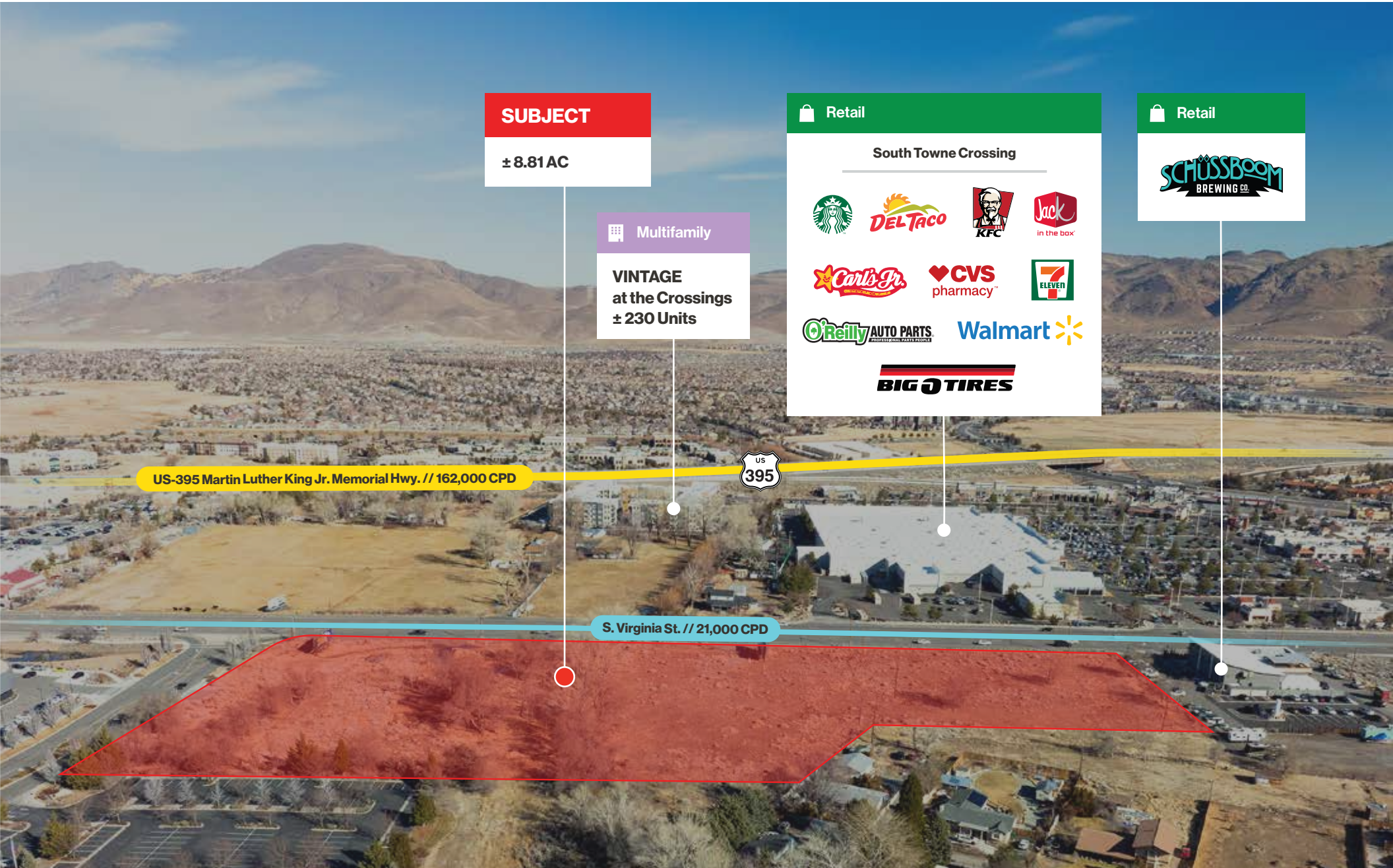
	1-mile	3-mile	5-mile
2025 Population	6,154	65,150	101,095
2025 Average Household Income	\$154,981	\$169,017	\$154,908
2025 Total Households	2,982	26,531	41,700















*\*Approximate wetlands area*





Property Photos





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