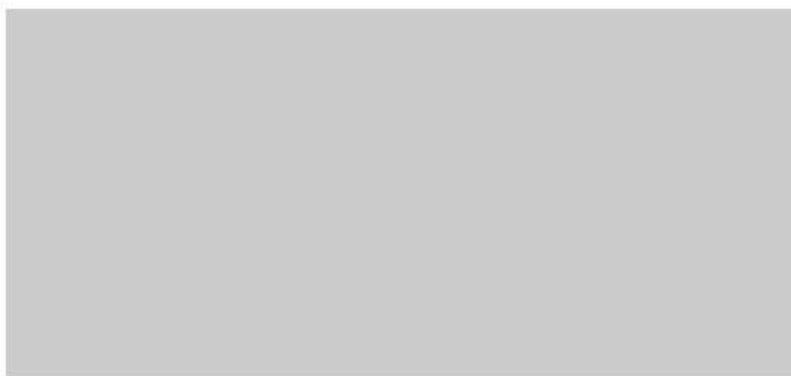
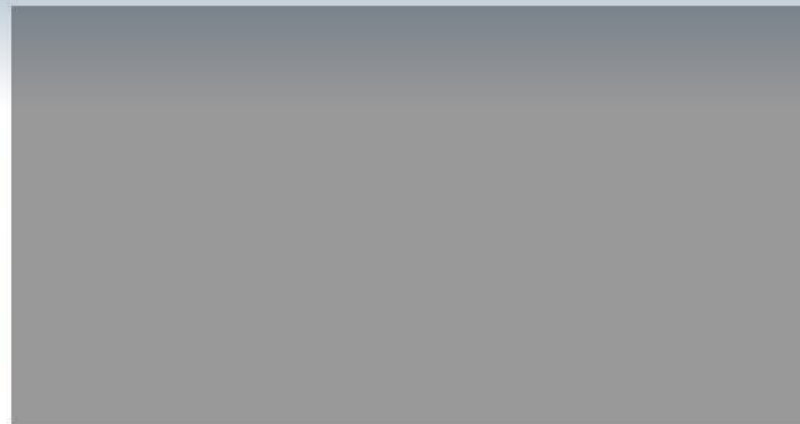


# Fernley Nevada U.S. Highway 95-A Parcels

000 Highway 95-A At Big Oaks Drive, Fernley, NV 89408



# NON-ENDORSEMENT & DISCLAIMER NOTICE

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Marcus & Millichap

# OFFERING SUMMARY



Listing Price  
**\$989,000**



Lot Size  
**202,205 SF**

	ACRES	SQUARE FEET	PRICE/SF
Parcel A:	1.952	85,029	\$4.89
Parcel B:	2.69	117,176	\$4.89
Down Payment	All Cash, No Seller Financing		

## DEVELOPMENT INFORMATION

Zoning	C-2
Topography	Flat
Services	All Utilities Available at Street
Parcels	May Be Purchased Individually



**Total Listing Price: \$989,000**

**Parcel A: \$416,000**

**Parcel B: \$573,000**

Fernley is an incorporated city located in Lyon County, at the confluence of three other counties: Churchill, Washoe, and Storey. Fernley is served by Interstate 80, U.S. Highway 95-A and U.S. Highway 50. Fernley is in the heart of all the activities and excitement abundant in Northern Nevada with hiking, biking, camping, and the gateway to Pyramid Lake and the Black Rock Desert (home to Burning Man). The city has a small town feel, but benefits from a healthy business sector with a variety of major employers and industries located in the city and the region.

Fernley benefits from being only thirty miles east of the Reno-Sparks MSA and twenty-five miles from the city of Fallon, home to the Fallon Naval Air Station ("TOPGUN" Naval Fighter Weapons School).

Just east of Fernley is the Truckee River Industrial Center, a 107,000 acre planned industrial park hosting many global companies including Tesla, Panasonic, Blockchains, Chewy.com, FedEx, Walmart, Barrick Goldstrike, Jet.com, PetSmart, Switch, Tire Rack, Zulily, 1-800-Flowers and dozens more.

Fernley provides much more affordable home prices than the Reno-Sparks area, and it has a small town feel for residents with easy interstate commuting to the major regional employers. Population growth patterns make Fernley an ideal place for neighborhood commercial development.

**The two offered development parcels have prime U.S. Highway 95-A frontage, ideal for serving significant population growth for decades to come.** The parcels are one block from the regional high school and at an entry point to one residential subdivision and across from another entry to a second residential subdivision. The parcels are near SAMSARG Field (N58), which is part of an opportunity zone and poised to become an important general aviation airport to service the growing needs of the Truckee River Industrial Center.

# **FERNLEY NEVADA U.S. HIGHWAY 95-A PARCELS**

000 Highway 95-A at Big Oaks Drive, Fernley, NV 89408

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## **INVESTMENT OVERVIEW**

Fernley is a city located approximately thirty miles east of Reno, Nevada, off the Interstate 80 corridor.

## **INVESTMENT HIGHLIGHTS**

Two prime commercial development parcels fronting U.S. Highway 95-A, one on each side of the public street entrance to a single family home subdivision and near the high school.

One parcel is 1.952 acres and the other parcel is 2.69 acres.

Zoned C-2

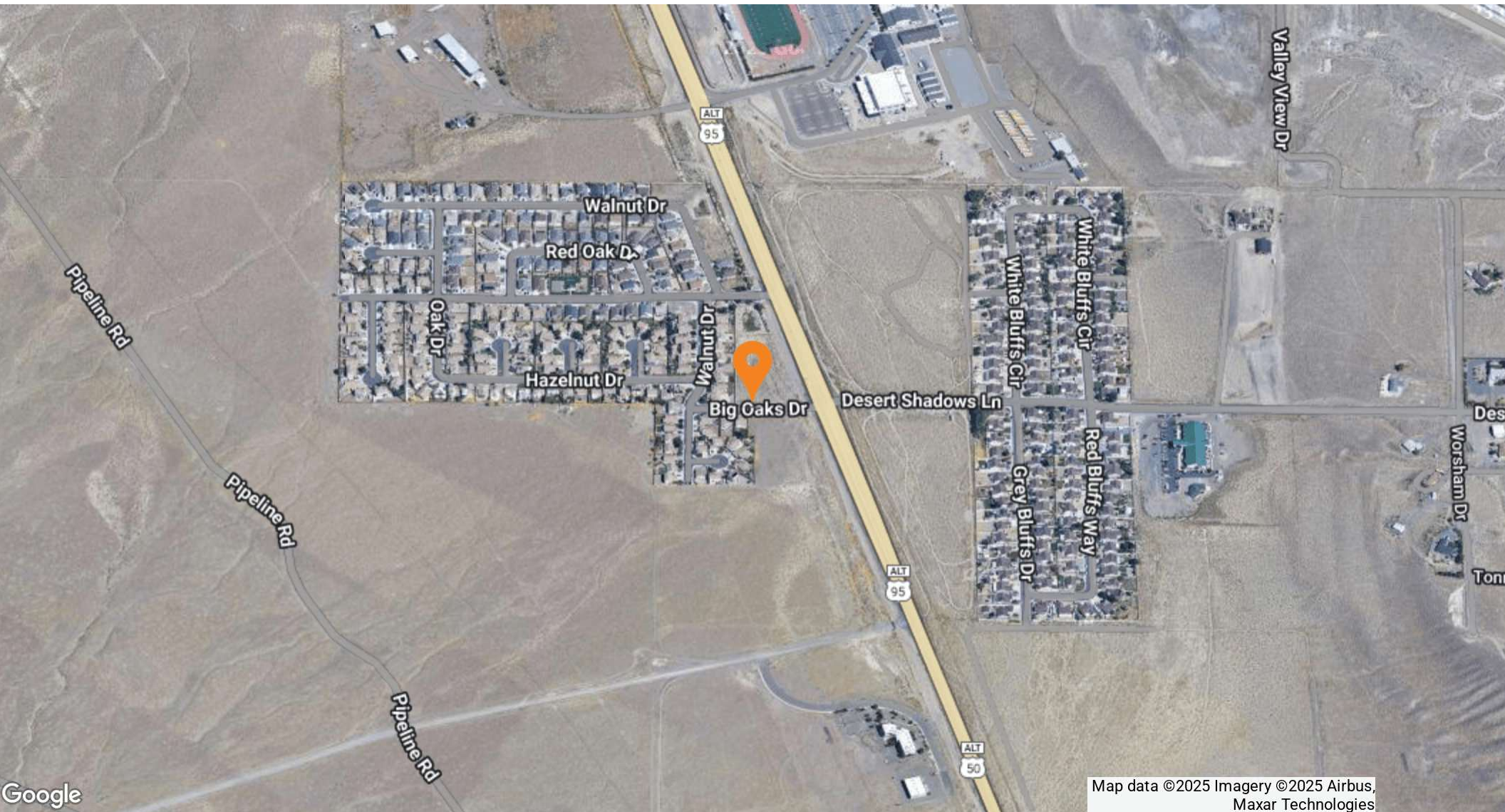
PROPERTY DETAILS // Fernley Nevada U.S. Highway 95-A Parcels

PROPERTY SUMMARY	
Assessors Parcel Number	021-542-11 and 021-542-13
Zoning	C-2
Opportunity Zone	No
Lot Size Dimensions	Varies

SITE DESCRIPTION	
Lot Size SF	202,205
Price/SF	\$4.89
Lot Size Acres	1.952 Acres and 2.69 Acres
Price/Acres	\$213,146
Number of Lots	2
Price/Lot	Parcel A: \$416,000   Parcel B: \$573,000
Type of Ownership	Fee Simple

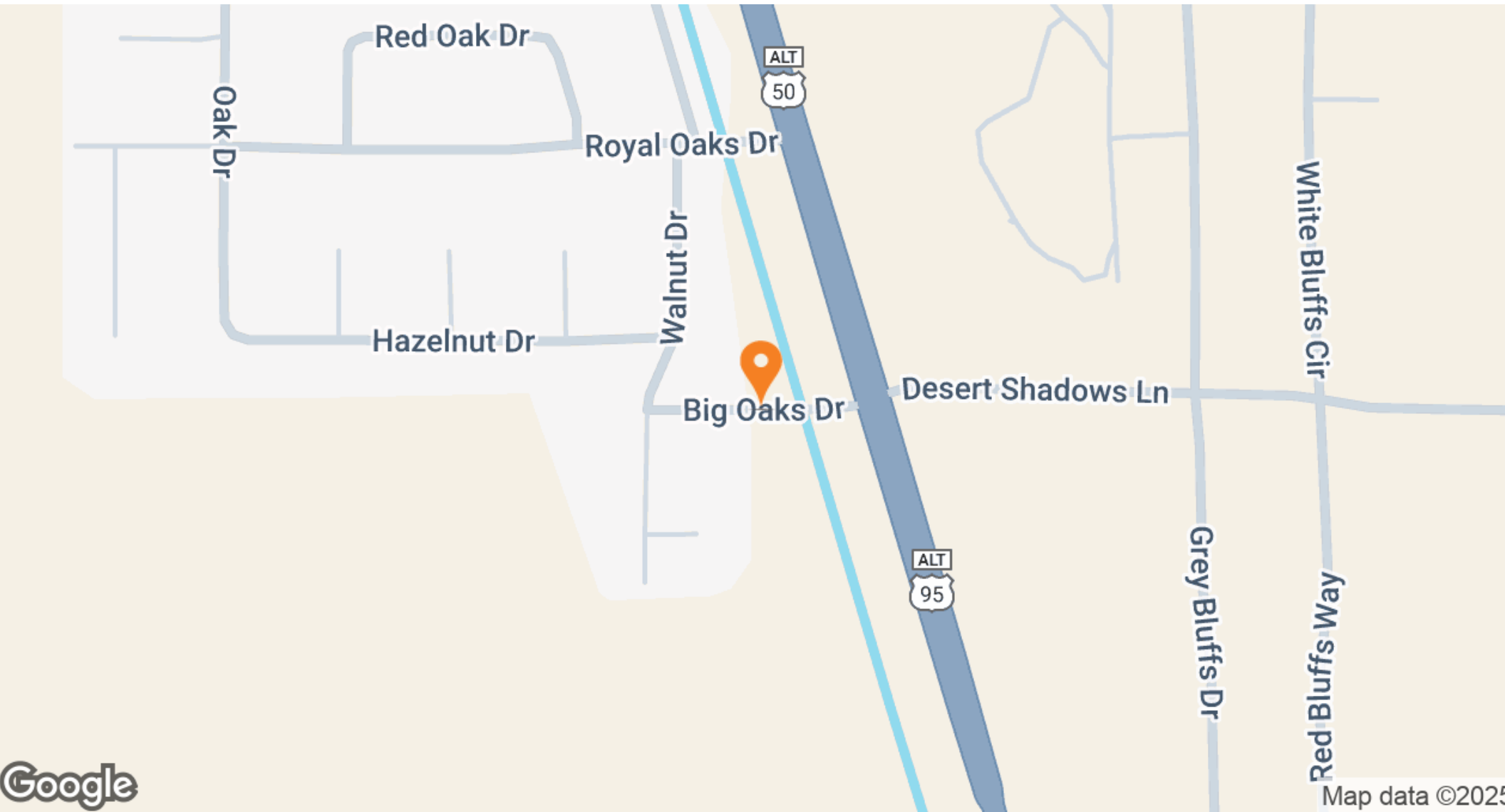
PUBLIC UTILITIES	
Sanitary Sewer	At Street
Storm Sewer	At Street
Potable Water	At Street
Gas	At Street
Trash	Service Available

## Fernley Nevada U.S. Highway 95-A Parcels // REGIONAL MAP



Map data ©2025 Imagery ©2025 Airbus,  
Maxar Technologies

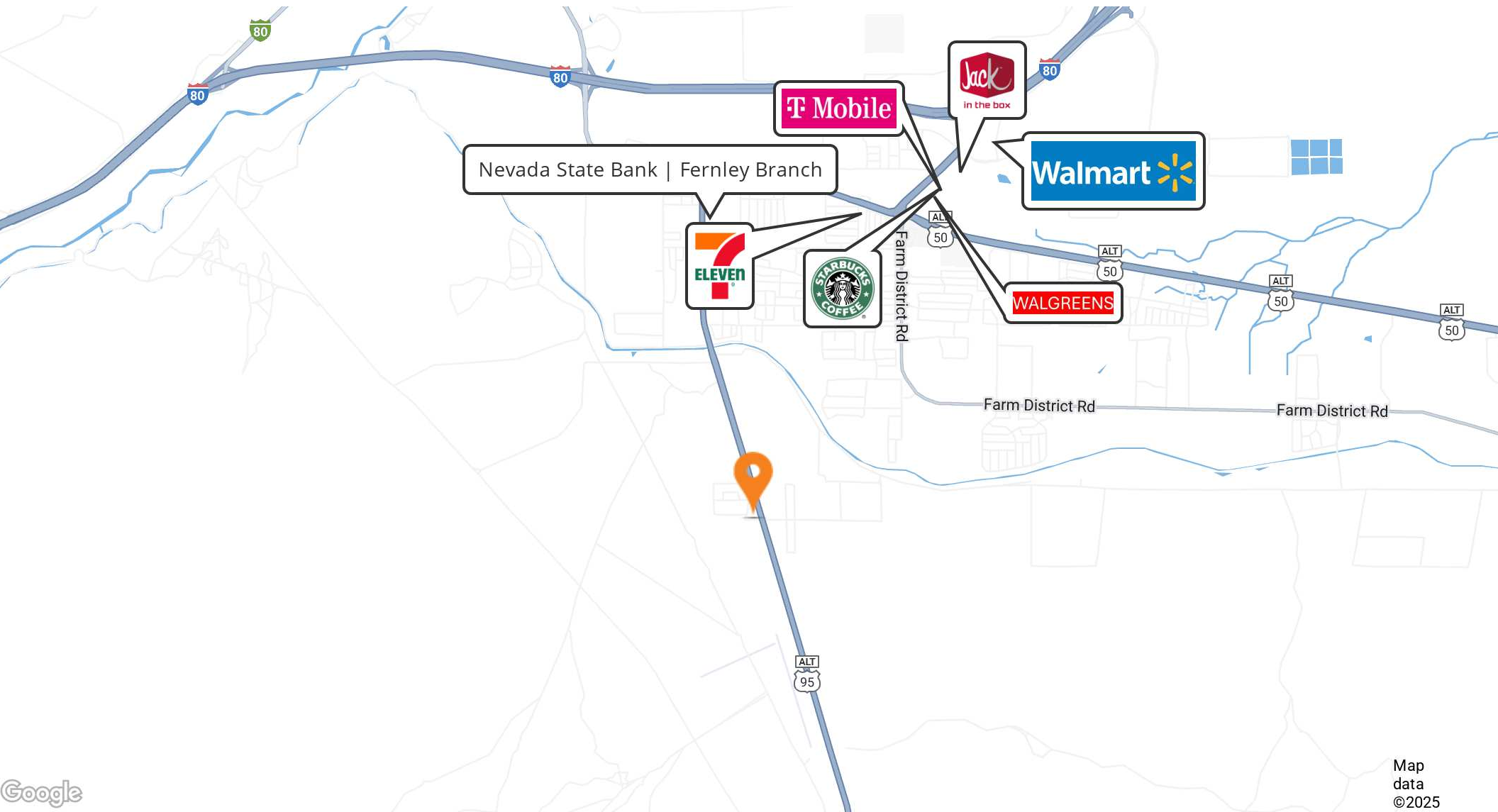
LOCAL MAP // Fernley Nevada U.S. Highway 95-A Parcels



## Fernley Nevada U.S. Highway 95-A Parcels // AERIAL MAP



## RETAILER MAP // Fernley Nevada U.S. Highway 95-A Parcels



THE FOLLOWING PAGES ARE EXCERPTS FROM  
THE FULL 95 PAGE SOUTHWEST AREA PLAN

# CITY OF FERNLEY

## Southwest Area Plan



— 2025 —



Kimley»»Horn

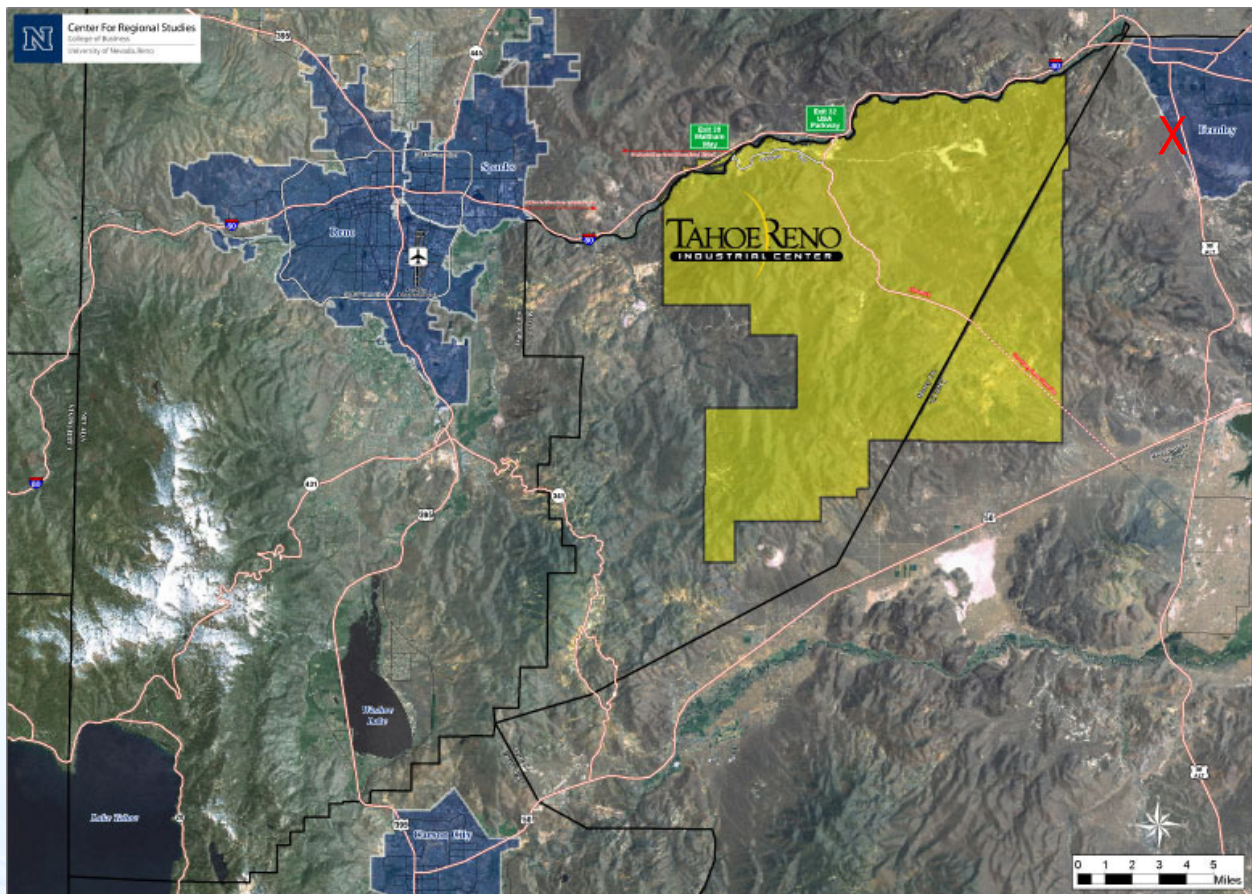


### *Tahoe-Reno Industrial Center (TRI) and TRI II*

Industrial development throughout the region has experienced the greatest amount of interest from developers over recent years. Fernley itself has welcomed several industrial sites just southeast of I-80, and just west of Fernley is the Tahoe-Reno Industrial Center (TRI) – the largest industrial park in the world. TRI is home to the Tesla Gigafactory, Blockchains, Switch, and Google. Industry types at TRI include distribution, manufacturing, and data centers.

As industrial interest continues expanding, interest in industrial development in the Fernley area and particularly the Southwest Area is growing. The TRI developers have publicly expressed interest in expanding into this region to develop a TRI II. As of August 2023, the developers had already secured approximately 10 square miles of land in the Southwest Area, but further purchases and development have slowed due to the dispersal of land ownership as well as recommendation from the City of Fernley in order to first develop this Area plan and coordinate development appropriately.

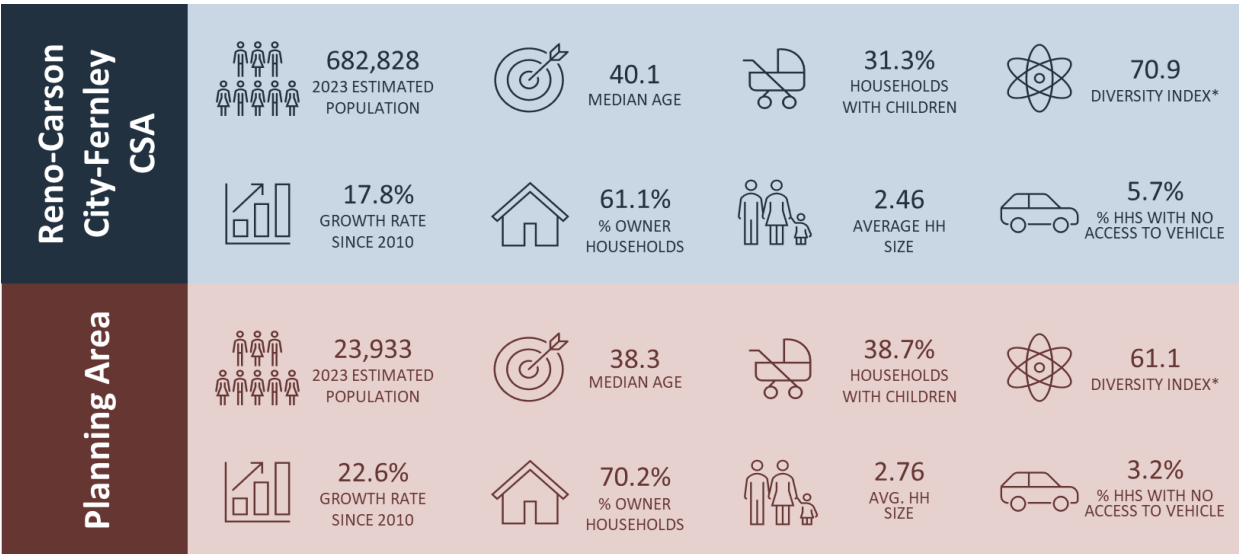
**Figure 13.** Tahoe-Reno Industrial Center Map



Source: Tahoe-Reno Industrial Center



Figure 5. Demographic Summary



Population

The planning area<sup>1</sup>, pictured in **Figure 5**, contains 23,933 people with a median age of 38.3 years old. The largest racial group is white with 73% of the population. Fernley is considerably less diverse than the Reno-Carson City-Fernley combined statistical area (CSA) holding a diversity index of 61.1 versus 70.9 for the CSA. The population has experienced a 22.6 percent growth (1.6% per year) since 2010, 4.8 percent higher than the CSA.

Education and Earnings

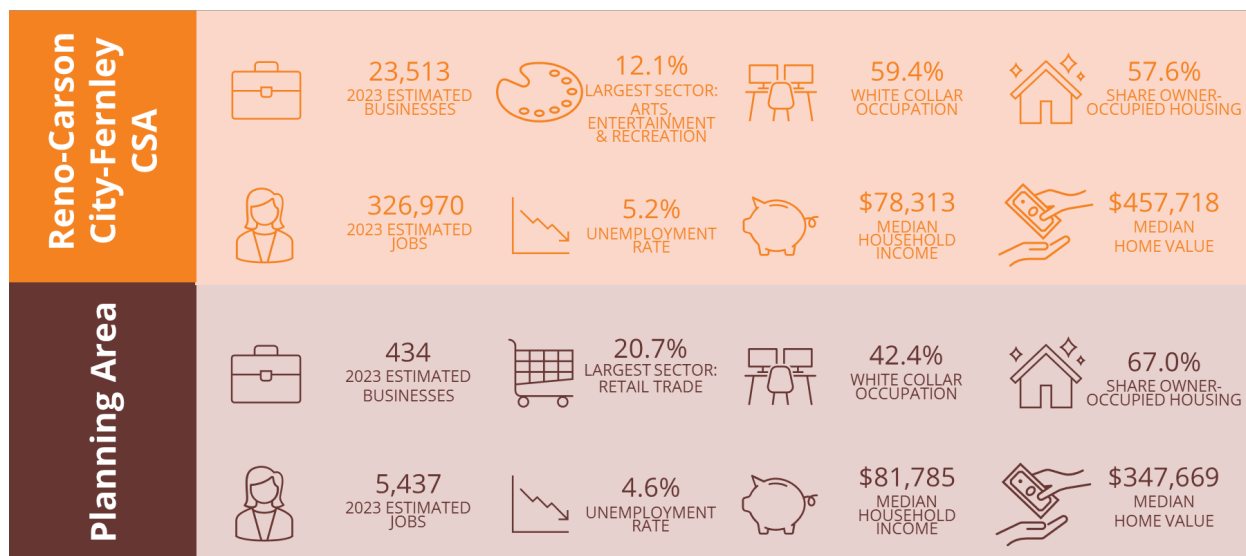
Fernley’s education attainment levels are notably lower than the CSA, with fewer people holding bachelor’s or master’s degrees and more with only a high school diploma. Median income in the planning area is \$81,785, about \$3,000 more than the CSA, with the largest income group being those making \$100,000-149,999. The planning area’s income earnings are concentrated in middle brackets, with less people earning below \$50,000 or above \$150,000 than the CSA. Lower educational attainment and a higher median point to a strong middle class of service and trade workers, aligned with the area’s largest employment sectors being retail trade, hospitality, and manufacturing. However, the planning area currently lacks high paying, white collar jobs, which mostly exist in the Reno metro area.

1 The “Planning Area” term is used for the purposes of the Community Profile and includes areas outside of solely the Southwest Area Plan.



## Market Conditions

Figure 6. Economic Summary



## Market Analysis Summary

The planning area's economy is defined by its proximity to Reno and Lake Tahoe, as well as a large existing and growing industrial sector. The retail trade sector is the largest employment group, employing 20.7% of total employees. The area is surrounded by large factories and distribution centers for companies including Apple, Tesla, Polaris, and Walmart. The upcoming completion of the Nevada Commerce Center and its 1,100 industrial jobs is the latest example of the area's planned job growth and fruitful market for warehousing and distribution. The planning area presents a cheaper yet proximal location to Reno and nearby employers, making it a bedroom community for residents—where 7,904 workers commute out of the planning area for work, far more than the 2,644 who commute in and the 2,217 who work and live in the planning area. Those living in the planning area and commuting to places such as Reno and Sparks capitalize on the area's lower housing prices where the median home price is \$369,154, well below the CSA's \$504,449. Recent housing development trends reflect the market's comparatively low prices and proximity to employment and tourism, showing 60.5% of existing housing inventory constructed since 2020. The current housing stock of the area is 80.6% single family, which will likely change as multi-family inventory is expected to increase by 230% by 2027, adding 1,167 units. In addition to housing and industry, there is recent growth in the hospitality industry for tourists heading to Reno, Lake Tahoe, and further along I-80 into California. The hospitality industry's growth is evident in the upcoming addition of four new economy class hotels over the next four years, adding 361 new rooms, or a 143% increase over the current stock. All these factors lead to retail trade being the largest employment sector at 20.7 percent of total employees.

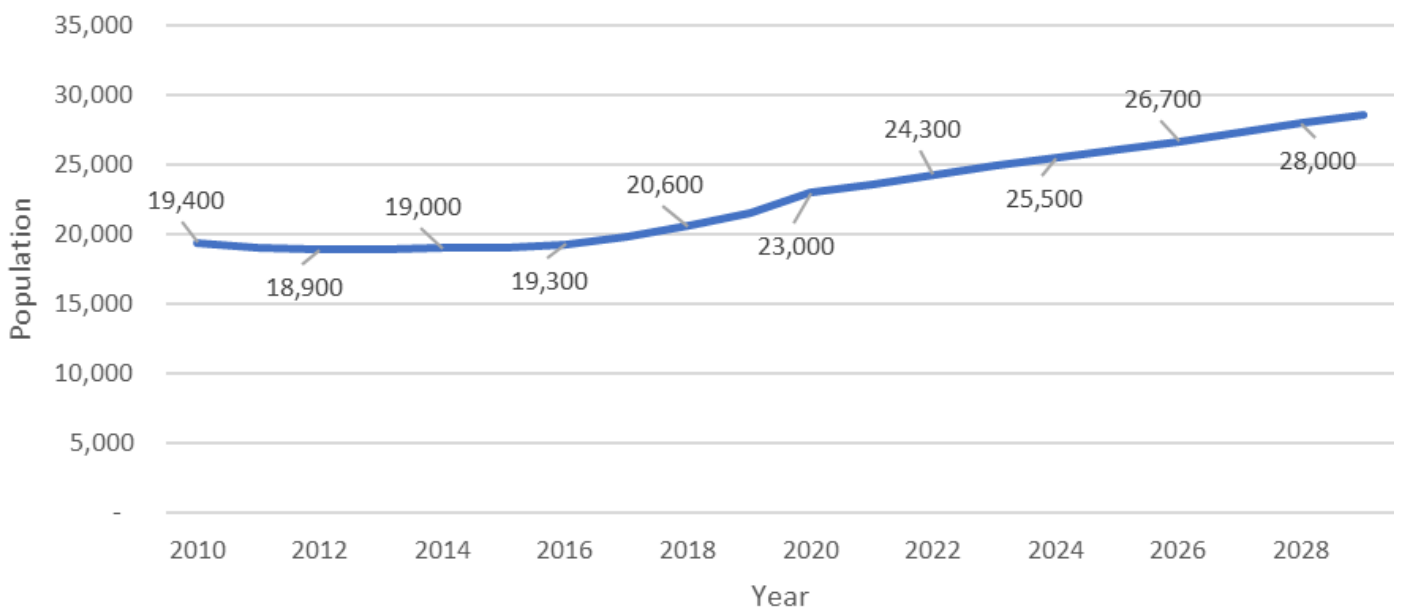


## Opportunities

### Growing Population

Since the start of 2016, the Fernley population has been on a steady increase; it is currently growing at a rate of 2.48 percent annually and has increased by about 10.7 percent since the 2020 U.S. Census. If the current population growth rate is applied to future years, the projected population size in 2029 will be about 28,600 - an increase of about 47 percent since 2010. With growing industry interests and employment opportunities in the region, continued population growth is certain.

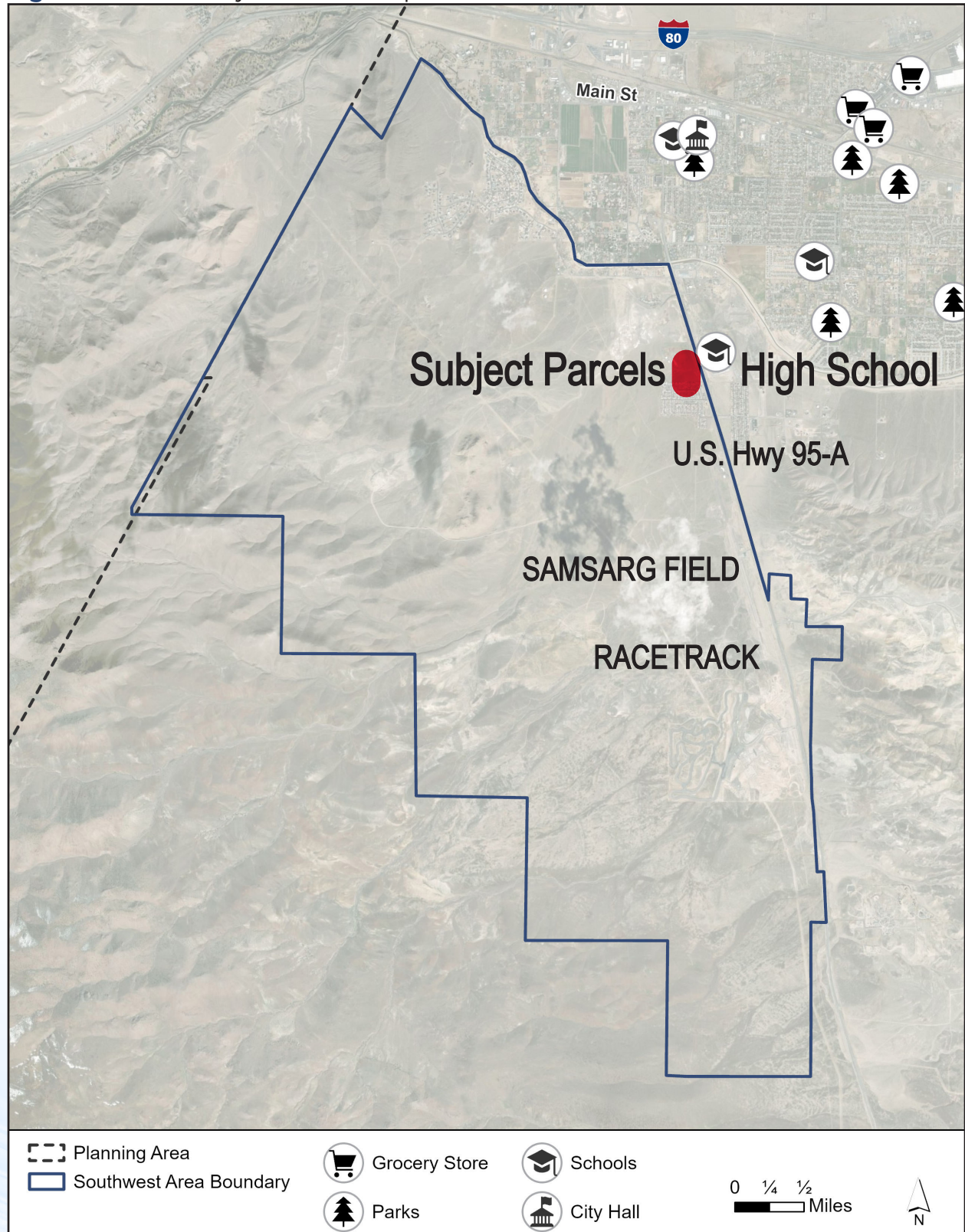
**Figure 10.** Past and Projected Population Growth



Regionally, the Reno MSA has also experienced consistent growth, with a growth from 119,081 in 1969 to 500,915 in 2022. This represents a growth of about 320 percent. To meet continued population demand, the City must plan ahead for future housing needs. The Area Plan provides an ideal opportunity to establish designated areas for future housing development to occur.



**Figure 11.** Community Resources Map





## Surrounding Uses

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Existing uses adjacent to the Southwest Area Plan include Fernley High School, low-density residential subdivisions, an airfield, and a raceway.

The Southwest Area region is well suited for businesses and industries that benefit from convenient access to the highway as I-80 and US-95 represent convenient east-west and north-south regional and even interstate connections, respectively. The I-80 Highway provides an extensive connection from Fernley west to San Francisco and east to Chicago. This may primarily benefit manufacturers, distribution warehouses, and data centers. While US-95 provides a higher capacity corridor to nearby communities, and could function as a good location for retail commercial activity.

Highway I-80 also creates an opportunity for commercial uses providing services and retail for travelers. Gas stations, shopping centers, restaurants, and convenience stores may provide the most benefit to visitors.

## Recreation and Open Space

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While no official roads are paved through the majority of the Southwest Area, a number of informal gravel and dirt trails already exist throughout. These trails provide the community with recreational off-roading, motocross and dirt-bike racing, mountain biking, trail running, and hiking. There are opportunities to retain and enhance existing trail networks in the Southwest Area while still encouraging new development, especially in the southwest section with steep slopes and beautiful mountain views to the west.

## SAMSARG Airfield

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Contained within the Southwest Area, on its southeastern side, is the SAMSARG Airfield which was the recent recipient of opportunity zone funds aimed at expanding the airfield's current infrastructure by building new, modern hangars that can serve both public and private clients. This includes an infrastructure upgrade that expands municipal water infrastructure in ways that future developments in this Area Plan may be able to capitalize on.

Recent reporting shows that the TRI II and SAMSARG share some property boundaries, and recent quotes from TRI II developers indicate a potential reciprocity between development of the industrial park and the airfield.

## Top 20 Employers in Fernley

County	Employer Name	City	NAICS Code	Business Description	Ownership Type	Employment Range	Period
Lyon County	MSC Fernley DC	Fernley	493110	Warehouse	Private	500-999	2024-2nd Release
Lyon County	Walmart Supercenter	Fernley	455211	Warehouse Clubs and Supercenters	Private	250-499	2024-2nd Release
Lyon County	Nevada Cement Co	Fernley	327310	Cement-Manufacturers	Private	100-249	2024-2nd Release
Lyon County	Pilot Travel Center	Fernley	457110	Truck Stops & Plazas	Private	100-249	2024-2nd Release
Lyon County	Trex Co Inc	Fernley	321219	Building Materials	Private	100-249	2024-2nd Release
Lyon County	Sherwin-Williams	Fernley	325510	Paint-Manufacturing	Private	100-249	2024-2nd Release
Lyon County	Lowe's Home Improvement	Fernley	444110	Home Centers	Private	100-249	2024-2nd Release

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**Top 20 Employers in Fernley**

County	Employer Name	City	NAICS Code	Business Description	Ownership Type	Employment Range	Period
Lyon County	City of Fernley	Fernley	921140	City Government	Municipal	100-249	2024-2nd Release
Lyon County	Silverado Casino	Fernley	713210	Casinos	Private	50-99	2024-2nd Release
Lyon County	Silverland Middle School	Fernley	611110	Schools	County	50-99	2024-2nd Release
Lyon County	Cottonwood Elementary School	Fernley	611110	Schools	County	50-99	2024-2nd Release
Lyon County	Pioneer Crossing Casino	Fernley	713210	Casinos	Private	50-99	2024-2nd Release
Lyon County	North Lyon County Fire Protection	Fernley	922160	Fire Departments	County	50-99	2024-2nd Release
Lyon County	Peek Brothers Construction	Fernley	238910	Site Development Contractors	Private	50-99	2024-2nd Release

## Top 20 Employers in Fernley

County	Employer Name	City	NAICS Code	Business Description	Ownership Type	Employment Range	Period
Lyon County	Valley Joist	Fernley	332312	Steel Joist (mfrs)	Private	50-99	2024-2nd Release
Lyon County	Fernley Intermediate School	Fernley	611110	Schools	County	50-99	2024-2nd Release
Lyon County	Love's Travel Stop	Fernley	457120	Other Gasoline Stations	Private	50-99	2024-2nd Release
Lyon County	Fernley Nugget	Fernley	713210	Casinos	Private	50-99	2024-2nd Release
Lyon County	Blue Beacon Truck Wash	Fernley	811192	Truck Wash	Private	50-99	2024-2nd Release
Lyon County	Raley's	Fernley	445110	Grocers-Retail	Private	50-99	2024-2nd Release

*The data presented is provided by Data Axle® with some edits. The State of Nevada Department of Employment, Training and Rehabilitation (DETR) makes no guarantees, warranties, or assurances as to the accuracy, completeness, or reliability of the information. This data is presented for informational purposes only and should not be relied upon as official or authoritative.*

## DEMOGRAPHICS // Fernley Nevada U.S. Highway 95-A Parcels

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	1,678	21,748	24,793
<b>2024 Estimate</b>			
Total Population	1,610	20,534	23,446
<b>2020 Census</b>			
Total Population	1,511	18,984	21,741
<b>2010 Census</b>			
Total Population	1,141	16,039	18,406
<b>Daytime Population</b>			
2024 Estimate	1,561	14,520	16,476
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Households	606	8,010	9,097
<b>2024 Estimate</b>			
Total Households	577	7,522	8,559
Average (Mean) Household Size	2.9	2.8	2.8
<b>2020 Census</b>			
Total Households	538	6,854	7,823
<b>2010 Census</b>			
Total Households	423	5,854	6,724

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$250,000 or More	2.6%	3.0%	2.9%
\$200,000-\$249,999	2.5%	2.7%	2.6%
\$150,000-\$199,999	5.0%	6.1%	6.1%
\$125,000-\$149,999	14.8%	11.2%	11.2%
\$100,000-\$124,999	27.1%	18.1%	18.3%
\$75,000-\$99,999	12.8%	18.5%	18.0%
\$50,000-\$74,999	17.0%	16.4%	16.4%
\$35,000-\$49,999	8.6%	10.9%	10.9%
\$25,000-\$34,999	4.8%	4.0%	4.1%
\$15,000-\$24,999	2.1%	3.3%	3.4%
Under \$15,000	2.7%	5.7%	6.1%
Average Household Income	\$102,350	\$97,930	\$97,121
Median Household Income	\$98,958	\$87,177	\$87,024
Per Capita Income	\$35,943	\$35,475	\$35,098

## Fernley Nevada U.S. Highway 95-A Parcels // DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2024 Estimate	1,610	20,534	23,446
0 to 4 Years	4.8%	6.1%	6.1%
5 to 14 Years	13.8%	13.4%	13.6%
15 to 17 Years	3.9%	3.9%	3.9%
18 to 19 Years	2.1%	2.1%	2.1%
20 to 24 Years	4.6%	5.6%	5.5%
25 to 29 Years	5.5%	7.4%	7.2%
30 to 34 Years	7.5%	8.3%	8.3%
35 to 39 Years	7.7%	7.8%	7.7%
40 to 49 Years	12.7%	12.0%	11.9%
50 to 59 Years	12.2%	11.6%	11.6%
60 to 64 Years	6.5%	6.0%	6.0%
65 to 69 Years	6.2%	5.5%	5.5%
70 to 74 Years	5.4%	4.5%	4.5%
75 to 79 Years	4.0%	3.3%	3.3%
80 to 84 Years	1.9%	1.6%	1.7%
Age 85+	1.2%	0.9%	0.9%
Median Age	40.0	37.0	37.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	1,140	14,128	16,118
Elementary (0-8)	1.2%	3.5%	3.3%
Some High School (9-11)	4.3%	6.7%	6.9%
High School Graduate (12)	33.6%	39.4%	38.0%
Some College (13-15)	28.6%	26.5%	27.6%
Associate Degree Only	7.3%	8.6%	9.1%
Bachelor's Degree Only	14.7%	11.7%	11.4%
Graduate Degree	10.4%	3.7%	3.7%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2029 Projection	645	8,459	9,601
2024 Estimate	615	7,943	9,034
Owner Occupied	490	5,160	5,955
Renter Occupied	78	2,328	2,572
Vacant	37	421	474
<b>Persons in Units</b>			
2024 Estimate Total Occupied Units	577	7,522	8,559
1 Person Units	17.5%	21.7%	21.7%
2 Person Units	36.9%	33.5%	33.4%
3 Person Units	15.4%	17.3%	17.2%
4 Person Units	14.2%	14.2%	14.1%
5 Person Units	8.7%	7.4%	7.6%
6+ Person Units	6.9%	5.9%	6.0%

## DEMOGRAPHICS // Fernley Nevada U.S. Highway 95-A Parcels



### POPULATION

In 2024, the population in your selected geography is 23,446. The population has changed by 27.38 percent since 2010. It is estimated that the population in your area will be 24,793 five years from now, which represents a change of 5.7 percent from the current year. The current population is 48.3 percent male and 51.7 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 39.0. The population density in your area is 298 people per square mile.



### EMPLOYMENT

In 2024, 11,195 people in your selected area were employed. The 2010 Census revealed that 50.3 percent of employees are in white-collar occupations in this geography, and 34.1 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



### HOUSEHOLDS

There are currently 8,559 households in your selected geography. The number of households has changed by 27.29 percent since 2010. It is estimated that the number of households in your area will be 9,097 five years from now, which represents a change of 6.3 percent from the current year. The average household size in your area is 2.7 people.



### HOUSING

The median housing value in your area was \$384,037 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 4,541.00 owner-occupied housing units and 2,182.00 renter-occupied housing units in your area.



### INCOME

In 2024, the median household income for your selected geography is \$87,024, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 60.14 percent since 2010. It is estimated that the median household income in your area will be \$100,323 five years from now, which represents a change of 15.3 percent from the current year.

The current year per capita income in your area is \$35,098, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$97,121, compared with the U.S. average, which is \$101,307.



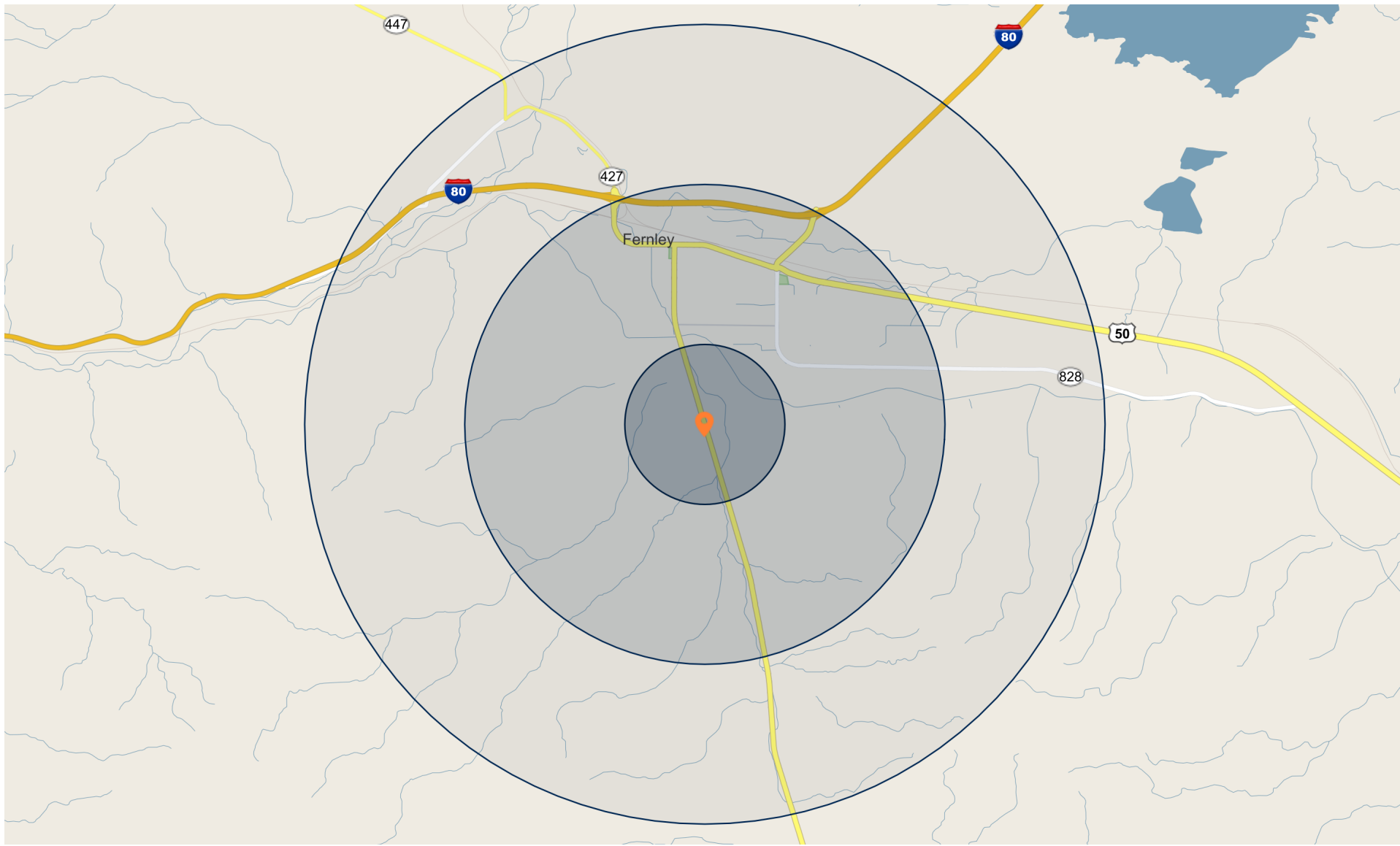
### EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 14.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 9.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 18.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.9 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 46.9 percent in the selected area compared with the 19.7 percent in the U.S.

## DEMOGRAPHICS // Fernley Nevada U.S. Highway 95-A Parcels





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