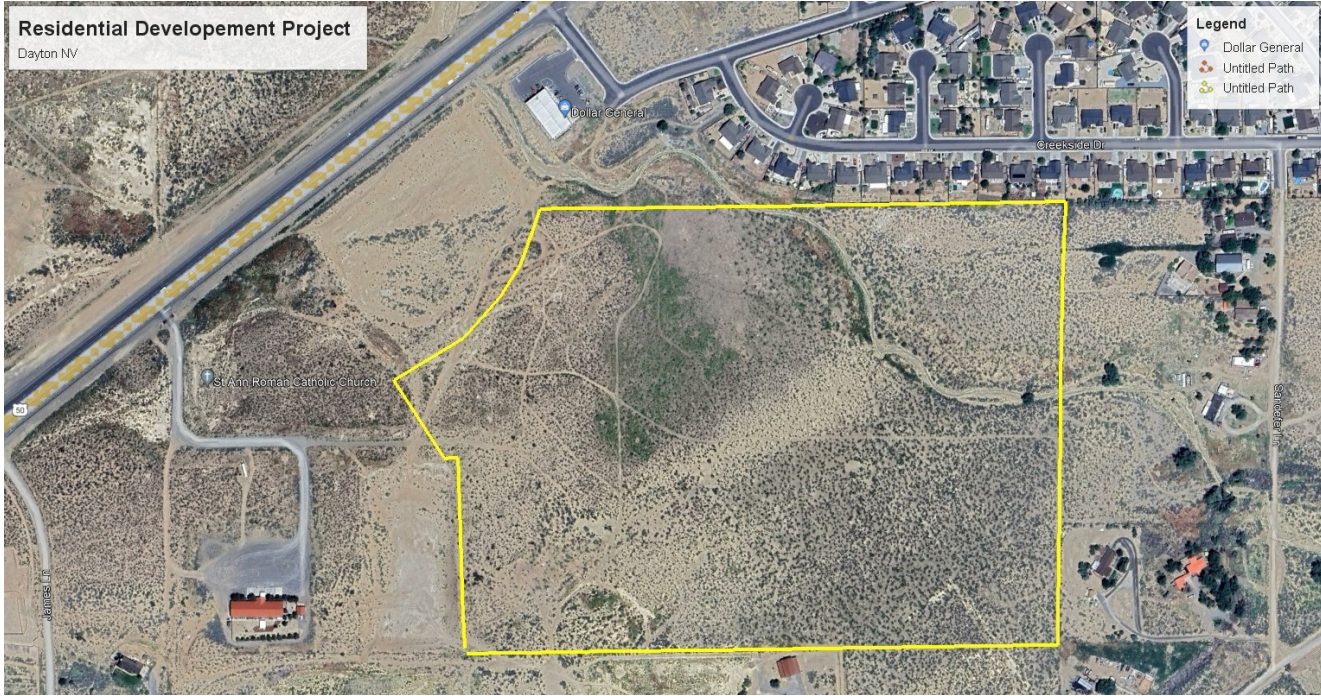


Property Summary

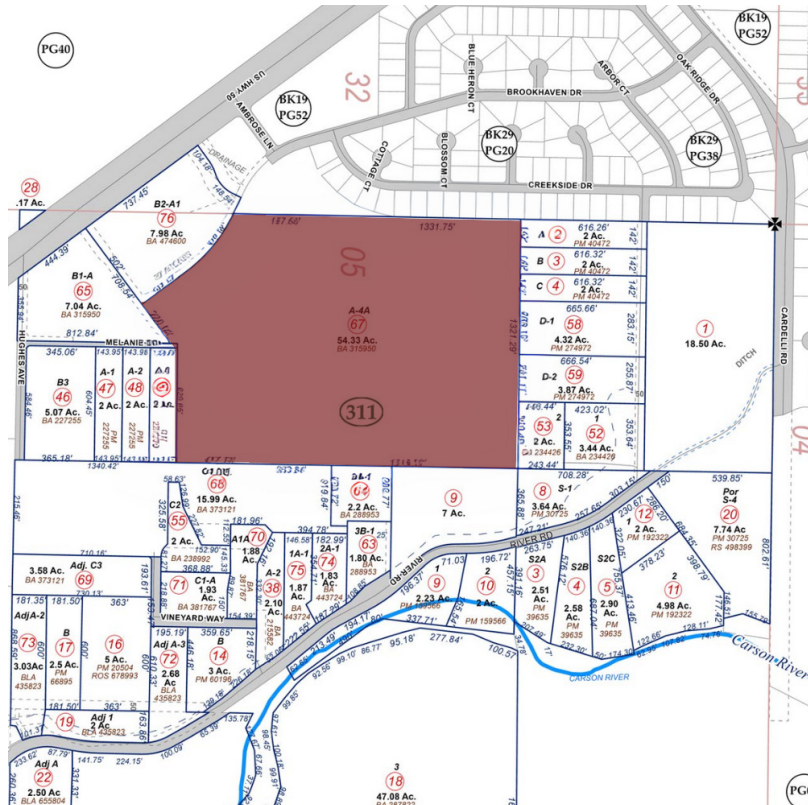


Property Description

54.33 Acres of Residential Development Land for \$2,750,000
 Zoned E-1, First Estates Residential District | 125 Lots approved
 12K SF min lot size | Tentative Map on file with Lyon County
 APN# 016-311-67

Property Highlights

- Just off Hwy 50 with existing access easement.
- Located in the path of growth with a short drive to Tahoe Reno Industrial Center using the new USA Parkway extension.
- Adjacent to the established Brookhaven Community & close to Lennar Homes successful River Park Community.
- Located in the growing community of Dayton, NV which is approx. 12 miles east of Carson City, 25 miles east of the beautiful Lake Tahoe & less than 40 miles from Reno.
- Dayton is the solution for affordability with its strategic location to TRIC, a key player in job creation, and home prices below the current home affordability in Washoe County.



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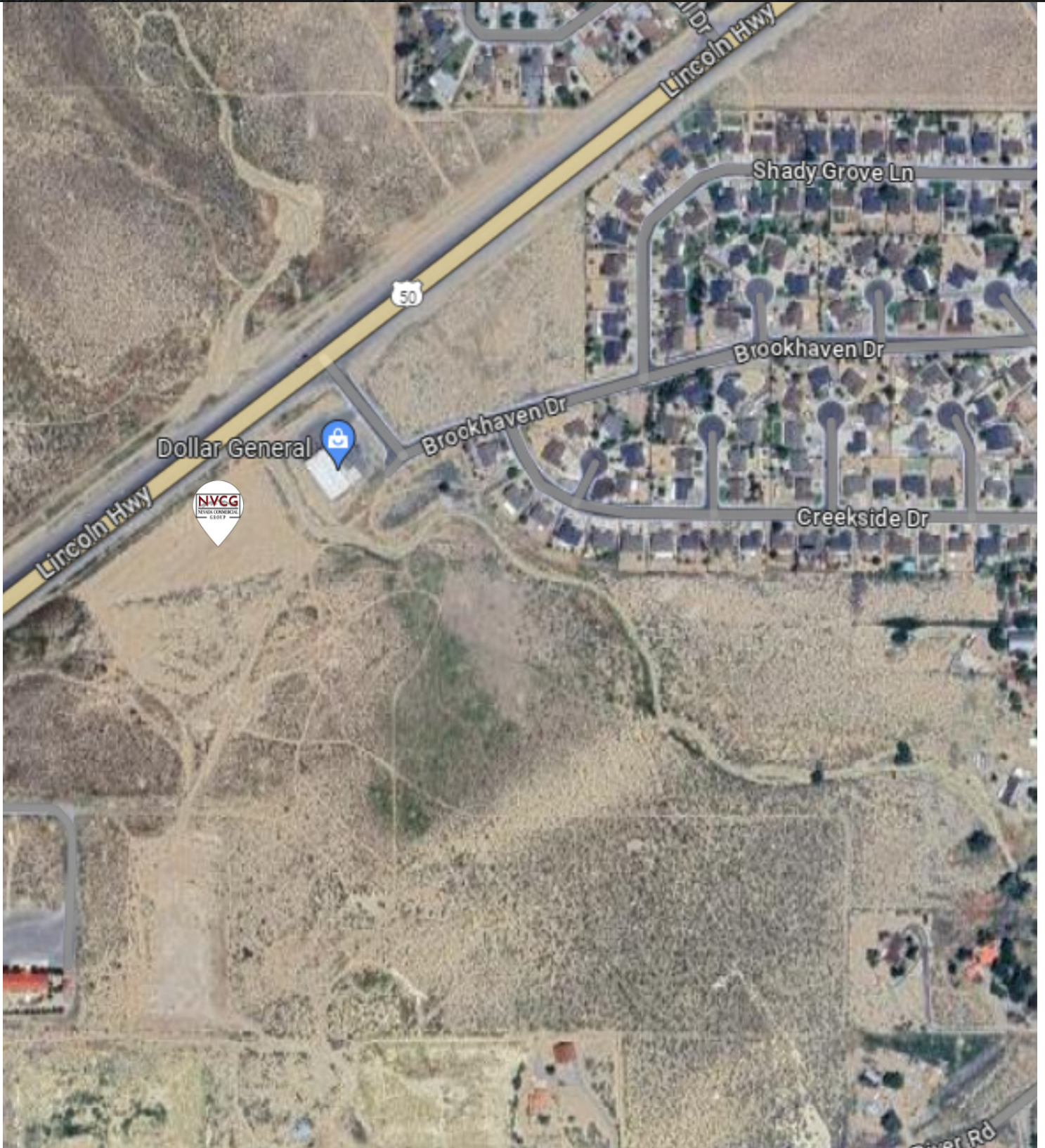
Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertson@NVCG.us

Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCG.us



Additional Photos

Dollar General

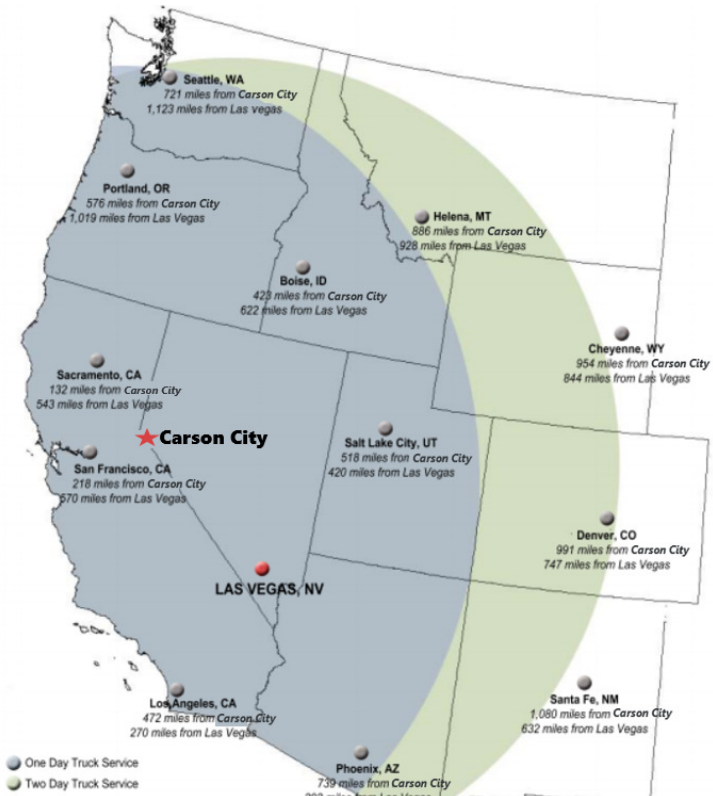


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Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

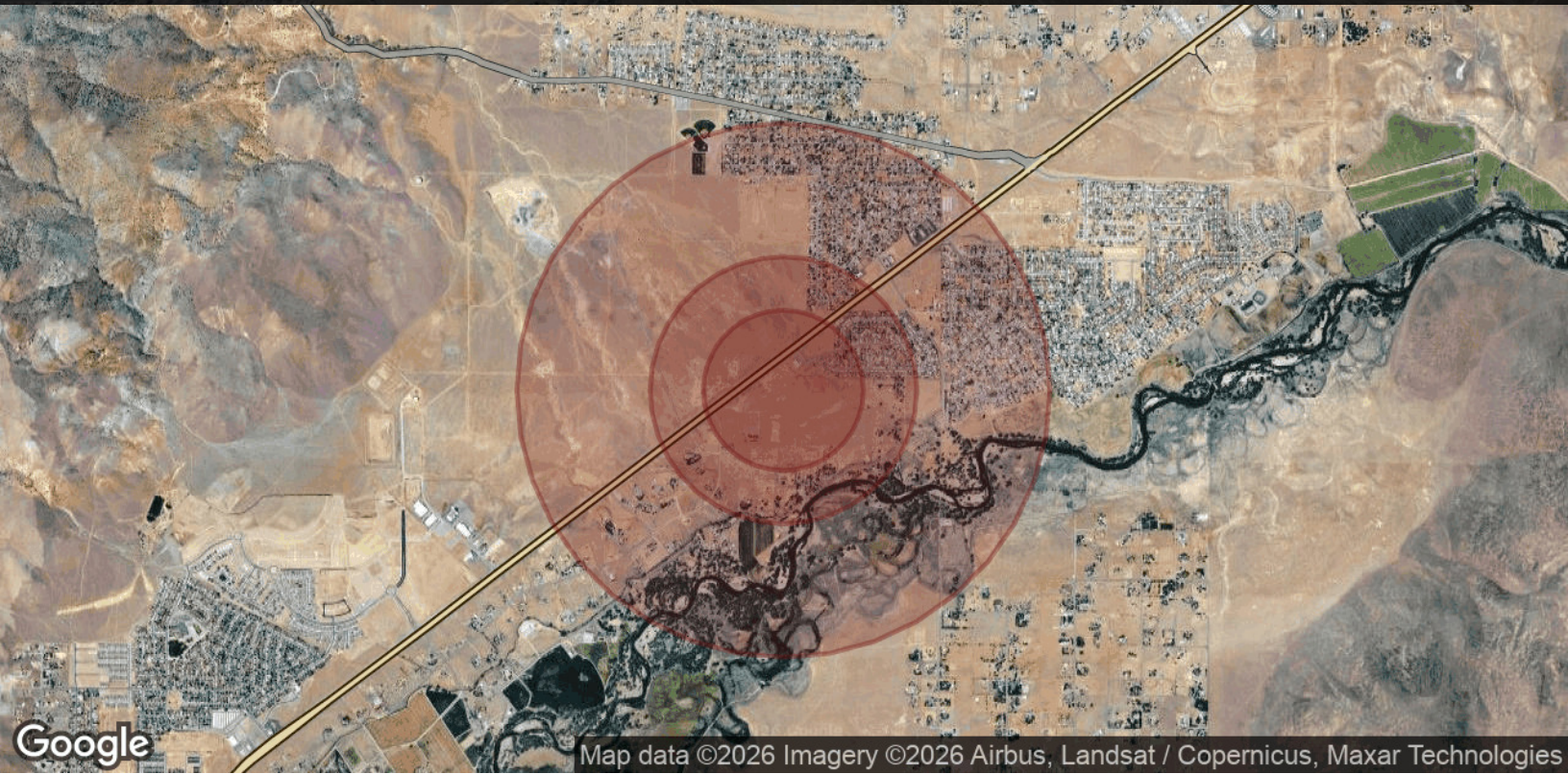
Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	140	272	1,205
Average Age	41	43	45
Average Age (Male)	41	42	44
Average Age (Female)	41	43	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	54	106	462
# of Persons per HH	26	26	26
Average HH Income	\$97,143	\$101,087	\$105,827
Average House Value	\$315,866	\$348,595	\$446,721

2020 American Community Survey (ACS)