

FOR SALE

4510 TOWNE DRIVE



Land

PRODUCT TYPE



±4.8 AC

LAND SIZE



\$20/SF

SALE PRICE



Now

AVAILABLE



SUBJECT

TOWNE DR



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NAI Alliance



Property Highlights

Spanning ±4.8 acres, this mixed-use suburban-zoned property offers direct access from Towne Drive just off Alt Hwy 395, placing it in the heart of South Reno's growth corridor. Major developments lie just to the north, with the The Summit Reno and a growing retail and residential base just over a mile away. With I-580 less than two miles away, the site provides strong accessibility and visibility. The property has also received entitlement approval from the Reno Planning Commission for boat and RV storage, further expanding its range of potential uses.

Property Details

Address 4510 Towne Drive
Reno, NV 89521
Washoe County

Land Area ±4.8 AC

Property Type Land

Sale Price \$4,181,760

Price/SF \$20

APN 017-020-01

Sewer Planned (Q4 2026)

Zoning MS - Mixed-Use Suburban



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Aerial Map



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Property Photos

NAI Alliance

11 Miles to Downtown Reno

Summit Mall

ALT 395

SUBJECT

15 Miles to Historic Virginia City

27 Miles to Lake Tahoe

580

19 Miles to Carson City, NV

DISTANCE FROM SUBJECT

NEAREST 580 ON-RAMP	5 MI 8 MIN DRIVE
RENO-TAHOE AIRPORT	13 MI 35 MIN DRIVE
DOWNTOWN RENO	17 MI 35 MIN DRIVE
SOUTH RENO	8 MI 15 MIN DRIVE

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5-MILE KEY FACTS



69,784
POPULATION



3.9%
UNEMPLOYMENT



2.5
HOUSEHOLD
SIZE (AVG.)



43
MEDIAN
AGE

5-MILE INCOME FACTS



\$129,626 MEDIAN
HOUSEHOLD
INCOME

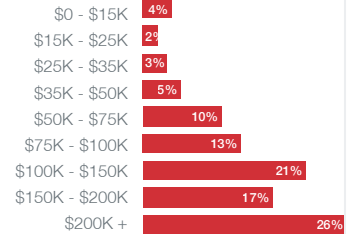


\$70,793 PER CAPITA
INCOME



\$554,064 MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



1,917
BUSINESSES



21,745
EMPLOYEES

5- MILE EDUCATION FACTS



3%
NO HIGH
SCHOOL
DIPLOMA



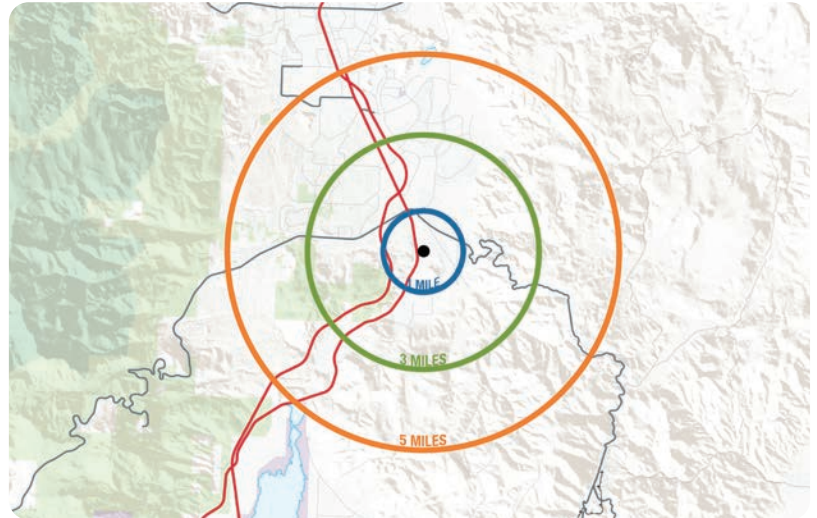
16%
HIGH
SCHOOL
GRADUATE



27%
SOME
COLLEGE



54%
BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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