

OFFERING  
MEMORANDUM

# 1400 BRECCIA RD

WELLINGTON, NV 89444





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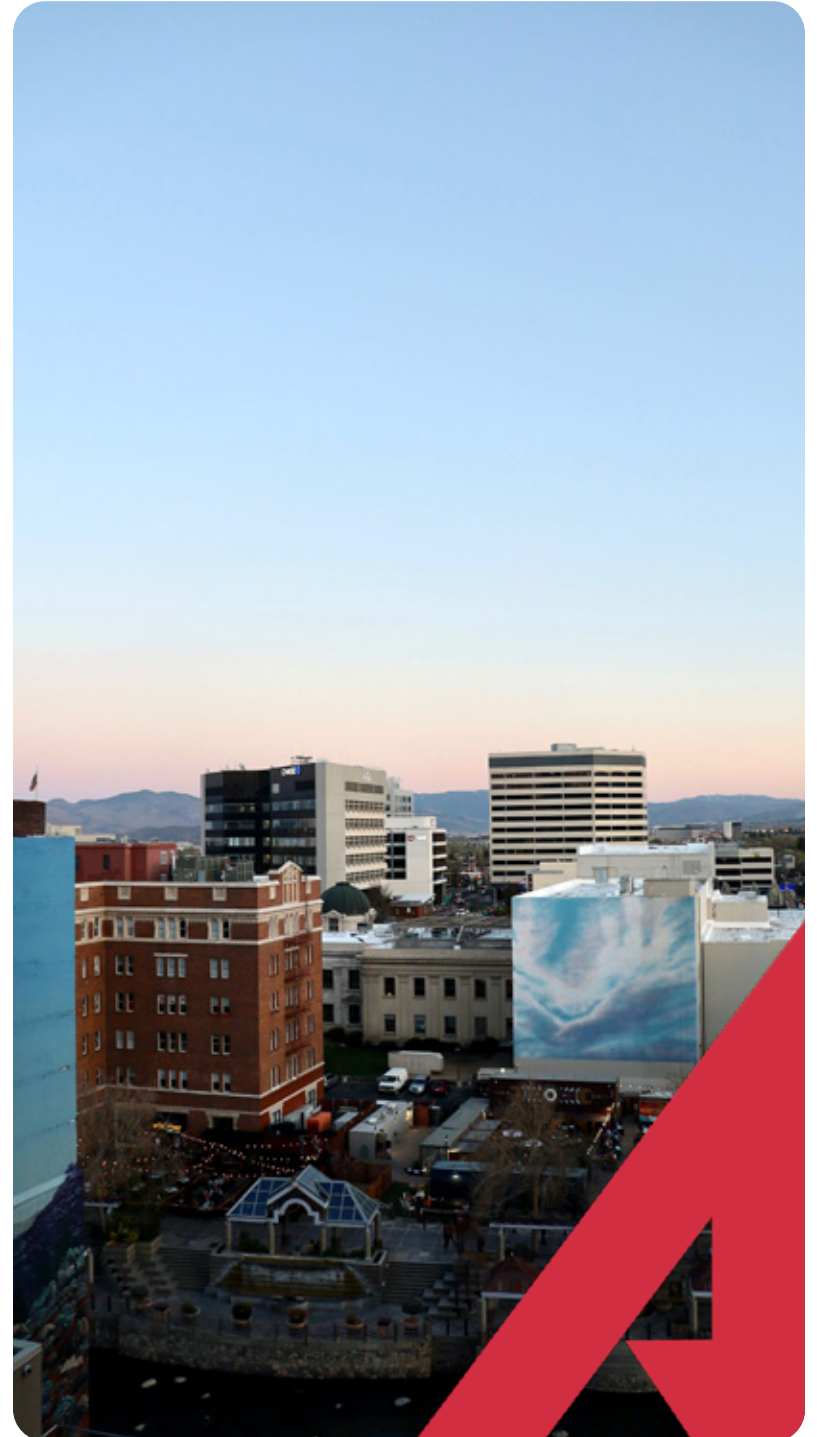
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# 01 Executive Summary

Offering Summary  
Regional Map



# Property Summary

NAI Alliance is pleased to present for sale 1400 Breccia Rd in Wellington, NV. This property is a large lot residential parcel spanning ±50 acres, ready for redevelopment. This property has the corners marked and is fully fenced, located at the end of a paved road with community water and a power pole just outside the main gate. The west and north sides of the property sit adjacent to BLM land, while the east has multiple 1-acre lots with homes on them. The south has recently been developed (Holbrook Bluffs) with 5-acre lots and newer homes. A little more than half of the property has a gentle slope, and the rest is a hill. There is a dirt road that leads into the heart of the property from east to west, and a second road leads to the north end of the fence line. Zoned for Forest and Range, the property can be divided in half, although the process has not yet been initiated. The Lyon County Assessor's Parcel Number is 1022-17-001-003.

## Property Highlights



**Raw Land**  
LAND TYPE



**SFR with Forest and Range Overlay**  
ZONING



**Contact Broker**  
PRICE PER AC



**Wellington, NV**  
LOCATION



# Regional Map







02 Meet The Team





# PREPARED BY



## **Randy Pease, ccim**

Director | NRED N°: S.177243

(775) 225 9910 | [rpease@naialliance.com](mailto:rpease@naialliance.com)

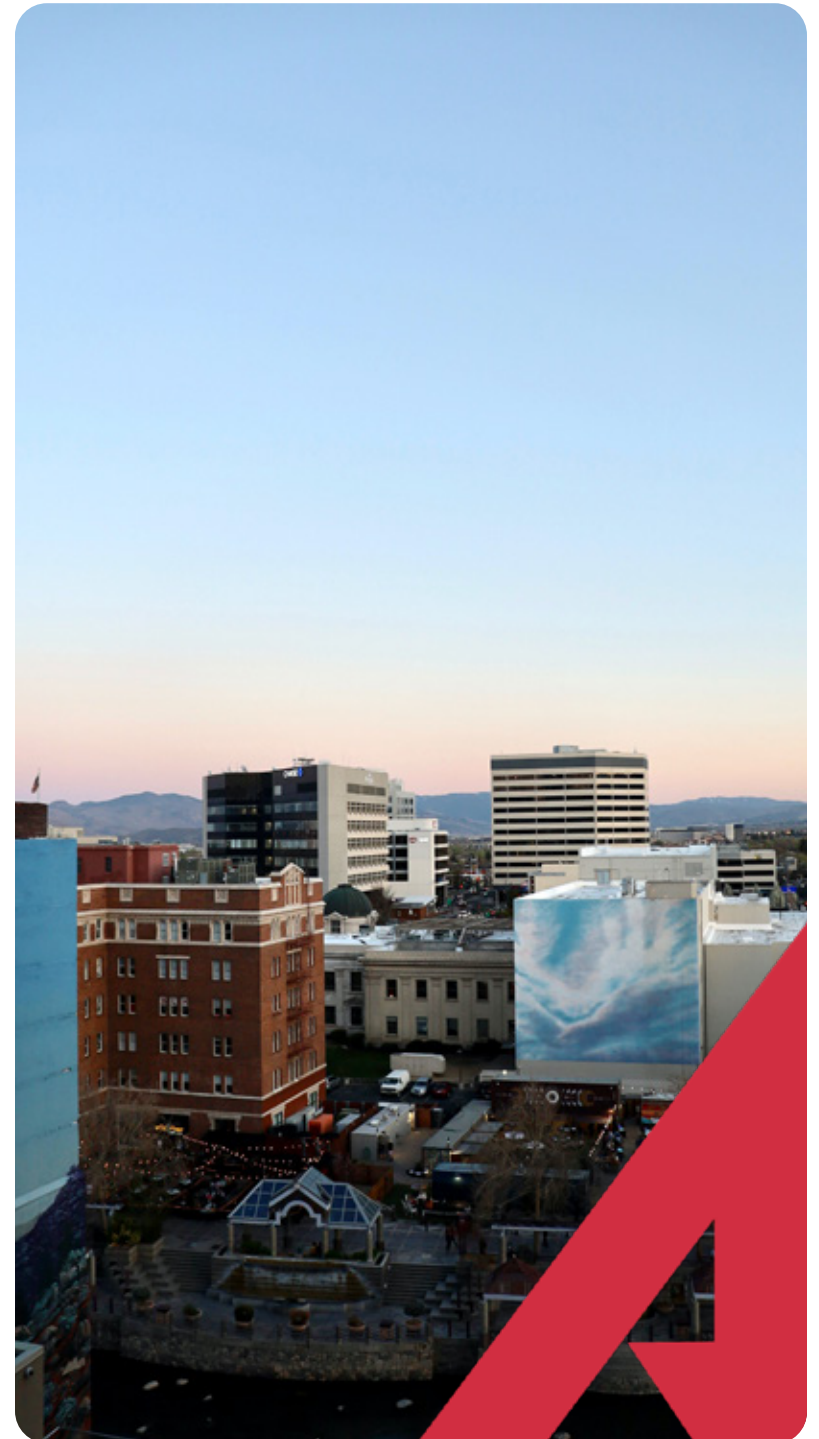
Randy Pease, Director joined NAI Alliance in 2024 as a Land and Investment Specialist representing property owners, developers, and investors throughout Nevada. Randy earned his CCIM designation in 2019, and his Development certification through the CCIM institute in 2022

Randy's experience with land assemblage, development and investment analysis, combined with his extensive market knowledge, enables him to assist his clients with maximizing value on the investment, acquisition and disposition phases of real estate transactions.

Prior to joining NAI, Randy was a Land Specialist with Cushman & Wakefield and a Vice President with Logic Commercial Real Estate. Randy was a Founding Member of the City of Reno Green Building Task Force, a Past Member of the City of Reno Technology Council, and a Past President of the Sierra Arts Foundation. Randy holds multiple professional certifications and considers himself a lifelong student.

# 06 Market Analysis

Market Overview  
Demographics  
About Nevada  
About Northern Nevada



# 15 Mile Demographics

## KEY FACTS



**9,204**  
POPULATION



**5.9%**  
UNEMPLOYMENT



**2.5**  
HOUSEHOLD  
SIZE (AVG.)



**55**  
MEDIAN  
AGE

## INCOME FACTS



**\$77,663**

MEDIAN  
HOUSEHOLD  
INCOME



**\$44,763**

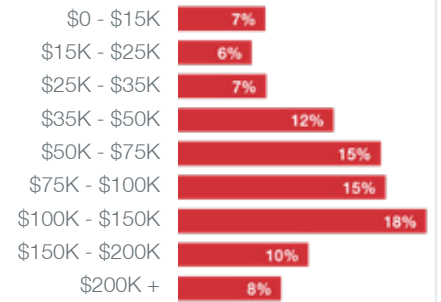
PER CAPITA  
INCOME



**\$354,234**

MEDIAN  
NET WORTH

### HOUSEHOLDS BY ANNUAL INCOME



## BUSINESS FACTS



**234**  
BUSINESSES



**1,892**  
EMPLOYEES

## EDUCATION FACTS



**7%**  
NO HIGH  
SCHOOL  
DIPLOMA



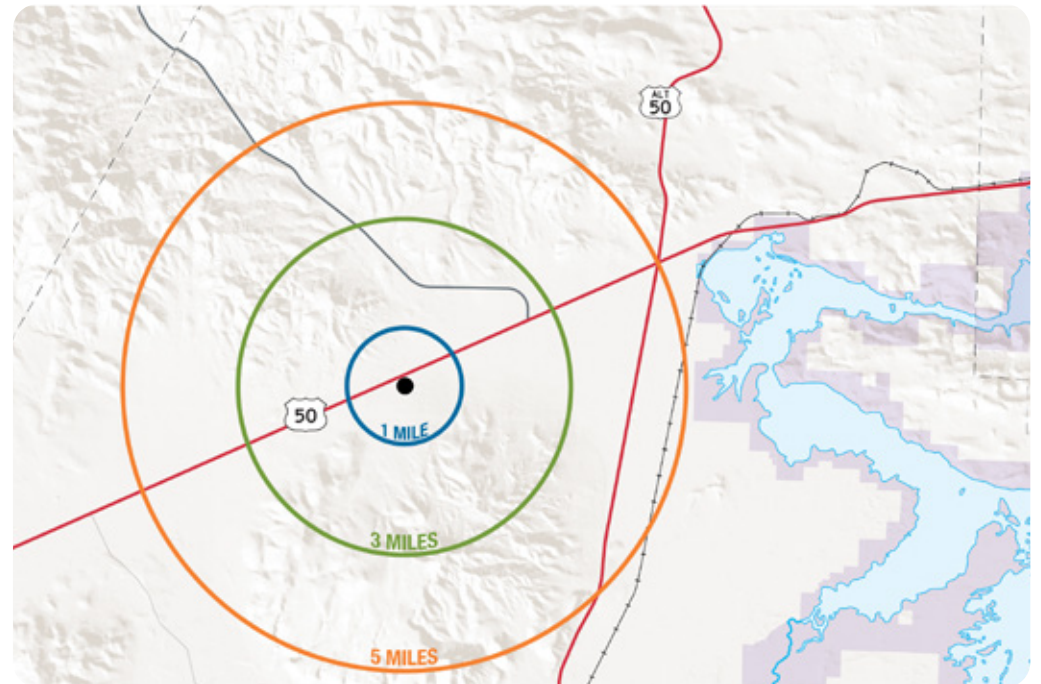
**30%**  
HIGH  
SCHOOL  
GRADUATE



**38%**  
SOME  
COLLEGE



**25%**  
BACHELOR'S  
DEGREE



Source: 15 Mile Demographic Profile by ESRI

# About Nevada









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



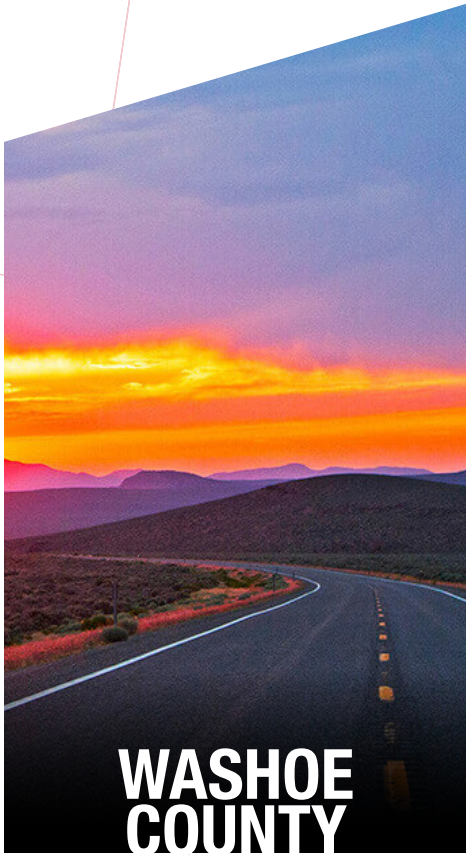
## 61 OPPORTUNITY ZONE DESIGNATIONS

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

# About Northern Nevada



**WASHOE COUNTY**

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



**CITY OF RENO**

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

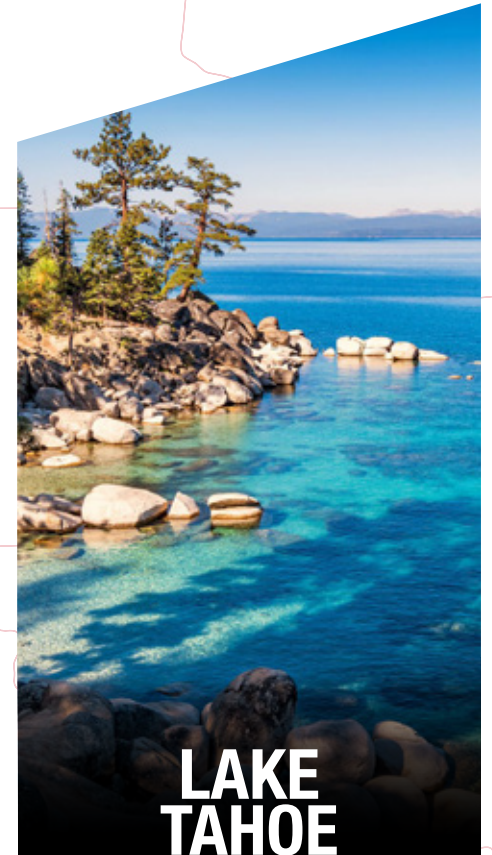
Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



**UNIVERSITY OF NEVADA, RENO**

The University of Nevada, Reno was founded in 1874 and has been based in Reno since 1885.

Comprised of 11 separate colleges and schools, the University offers over 145 tier-1 degree programs and averages over 17,000 students annually.



**LAKE TAHOE**

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

# 1400 BRECCIA RD

WELLINGTON, NV 89444

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SUBJECT



**Randy Pease, CCIM**  
Director  
(775) 225 9910  
rpease@naialliance.com  
NRED N°: S.177243

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