

FOR SALE

130 E SYDNEY DRIVE



Land

PRODUCT TYPE



±5.0 AC

AVAILABLE AC



Contact Broker

RATE



TRIC

LOCATION



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NAI Alliance



Land

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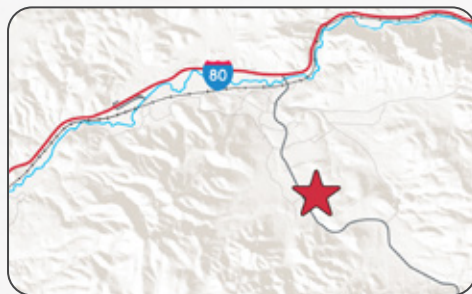
RATE



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SUBJECT



Property Highlights

NAI Alliance is pleased to present this ±5 acre parcel that is ready for multiple uses with liberal zoning in the Tahoe Reno Industrial Center (TRIC). TRIC is the world's largest and fastest growing industrial park with manufacturing & distribution users including Tesla, Panasonic, Walmart, HomeDepot, Redwood Materials and Petsmart along with data center users including Apple, Microsoft, Google, Switch, Novva, Edgecore, Vantage & Powerhouse.

Property Details

Address 130 E Sydney Dr,
Mccarran, NV 89434

Available AC ±5.0 AC

APN 005-071-21

Zoning I2 - Industrial

Aerial Map + Property Highlights



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15-MILE KEY FACTS



145,573

POPULATION



4.3%

UNEMPLOYMENT



2.6

HOUSEHOLD
SIZE (AVG.)



39

MEDIAN
AGE

15-MILE INCOME FACTS



\$96,133

MEDIAN
HOUSEHOLD
INCOME



\$45,847

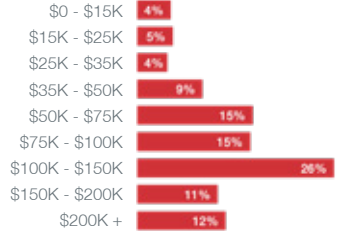
PER CAPITA
INCOME



\$343,408

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



15-MILE BUSINESS FACTS



3,456

BUSINESSES



53,127

EMPLOYEES

15-MILE EDUCATION FACTS

8%

NO HIGH
SCHOOL
DIPLOMA



29%

HIGH
SCHOOL
GRADUATE



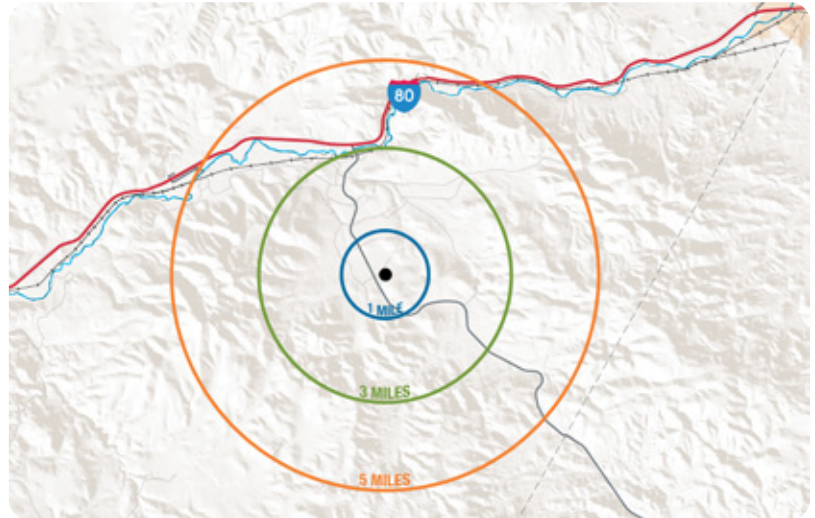
33%

SOME
COLLEGE

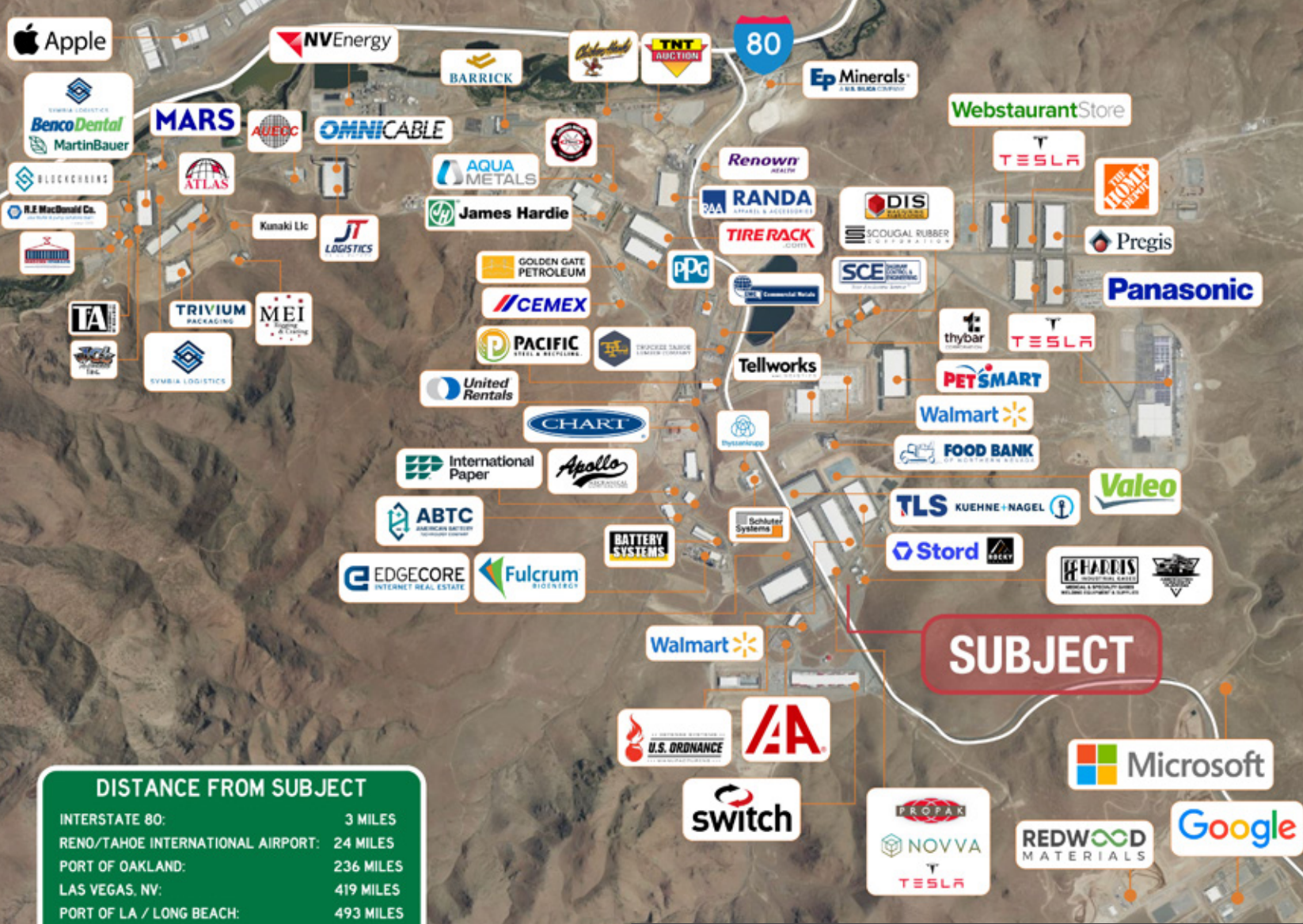


30%

BACHELOR'S
DEGREE



Source: 15 Mile Demographic Profile by ESRI



DISTANCE FROM SUBJECT	
INTERSTATE 80:	3 MILES
RENO/TAHOE INTERNATIONAL AIRPORT:	24 MILES
PORT OF OAKLAND:	236 MILES
LAS VEGAS, NV:	419 MILES
PORT OF LA / LONG BEACH:	493 MILES
SALT LAKE CITY, UT:	502 MILES



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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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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

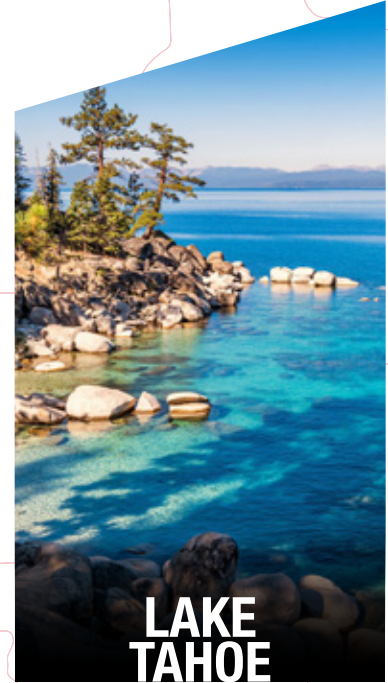
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



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.

About Northern Nevada

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