



Property Description

DEVELOPMENT OPPORTUNITY!

Property Highlights

- North 10 ± acres is zoned C-2, which allows many commercial uses
- South 8.5 ± acres is zoned TC Tourist Commercial: Allowable uses include Casino/Hotels, RV Park, etc.
- Electricity available on the property
- Existing storage shed, water tower, and 165' well
- Located in The Comstock Historic District: Hwy 341 between Mound House & Virginia City with 2 access points

Offering Summary

Sale Price: \$795,000
 Lot Size: 18.44 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	94	4,209	30,573
Total Population	219	9,800	70,002
Average HH Income	\$63,250	\$73,585	\$73,706

Samuel Douglass, CCIM

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Land For Sale | 320 Highway 341 | Carson City, NV 89703



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Population

	1 Mile	5 Miles	10 Miles
Total Population	219	9,800	70,002
Average Age	48.5	46.8	43.1
Average Age (Male)	42.4	45.6	41.5
Average Age (Female)	47.7	46.0	44.7

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	94	4,209	30,573
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$63,250	\$73,585	\$73,706
Average House Value	\$171,617	\$283,926	\$290,637

2020 American Community Survey (ACS)

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