



INFINITY HIGHWAY
RECENTLY COMPLETED

Gregg St



Aspen St

Alkins St

Spruce Ave

Amber St

Graham Ave

Spruce Landing

Mixed Use Development Opportunity
Lyon County, Nevada

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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Location: The Subject Property is located along Spruce Avenue in the community of Silver Springs.

Property Condition: The property is currently vacant and unimproved.

Municipality: Lyon County, Nevada

APN: 015-211-03

Acreage: 19.4 gross acres

Topography: Flat

Zoning/Land Use: Suburban Commercial Mixed Use (Planning Commission approved; County Board approved February 2, 2017)

Water: Silver Springs Municipal Water Company has an existing 6" line within Spruce Avenue along the property frontage.

Sewer: Lyon County Utilities has an existing 8" line within Spruce Avenue along the property frontage.



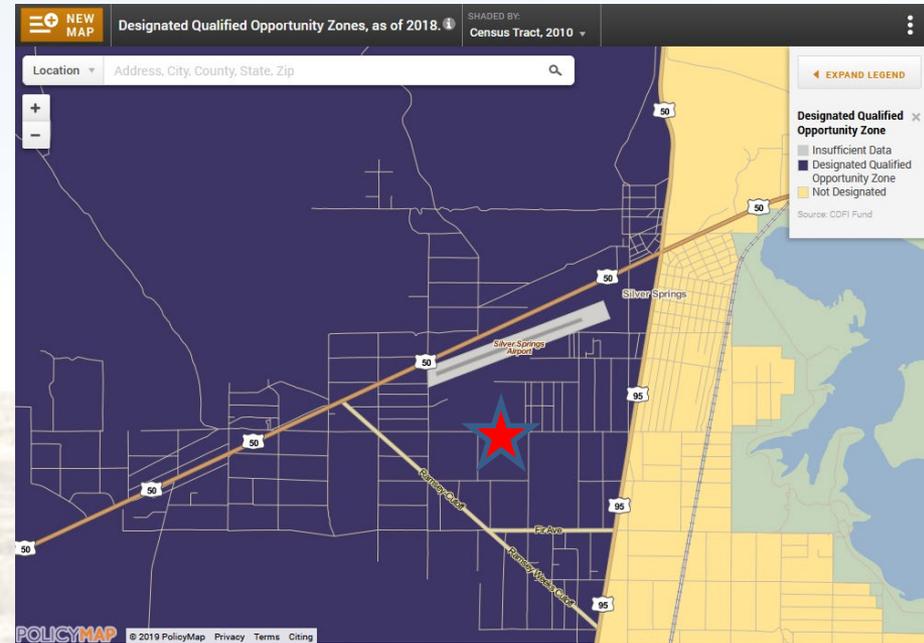
OPPORTUNITY ZONES

This property has the advantage of being within a designated Opportunity Zone. Opportunity Zones are a new tool for community development. Established in the Tax Cuts and Jobs Act of 2017, Opportunity Zones provide tax incentives for investment in designated census tracts. California Opportunity Zones will support new investments in environmental justice, sustainability, climate change, and affordable housing.

Opportunity Zones (OZs) are probably best understood not as a new grant program but as a new investment tool – similar to the home mortgage interest deduction that creates tax preferences, which then drive individual and market behavior.

Opportunity Zones provide the following capital gains incentives:

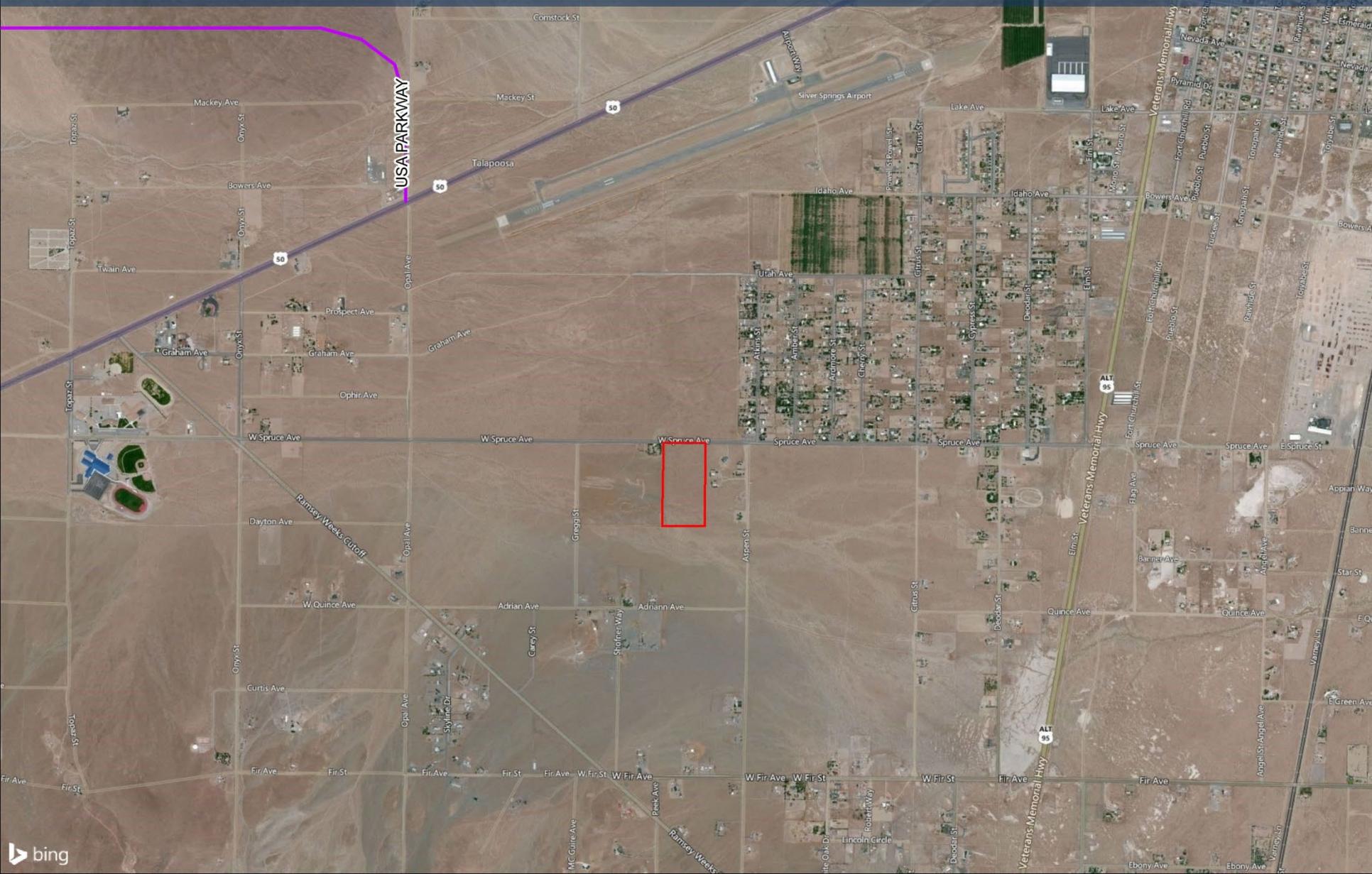
- No up-front tax bill on federal capital gains rolled into a Qualified Opportunity Fund
- When investments are held for five years, 10% increase in rolled-over federal capital gains basis
- When investments are held for seven years, 15% increase in rolled-over federal capital gains basis
- Investors can defer their original tax bill until December 31, 2026 at the latest, or until they sell their Opportunity Fund investments, if earlier.
- Opportunity fund investments held in the fund for at least 10 years are not taxed for federal capital gains.



OVERVIEW



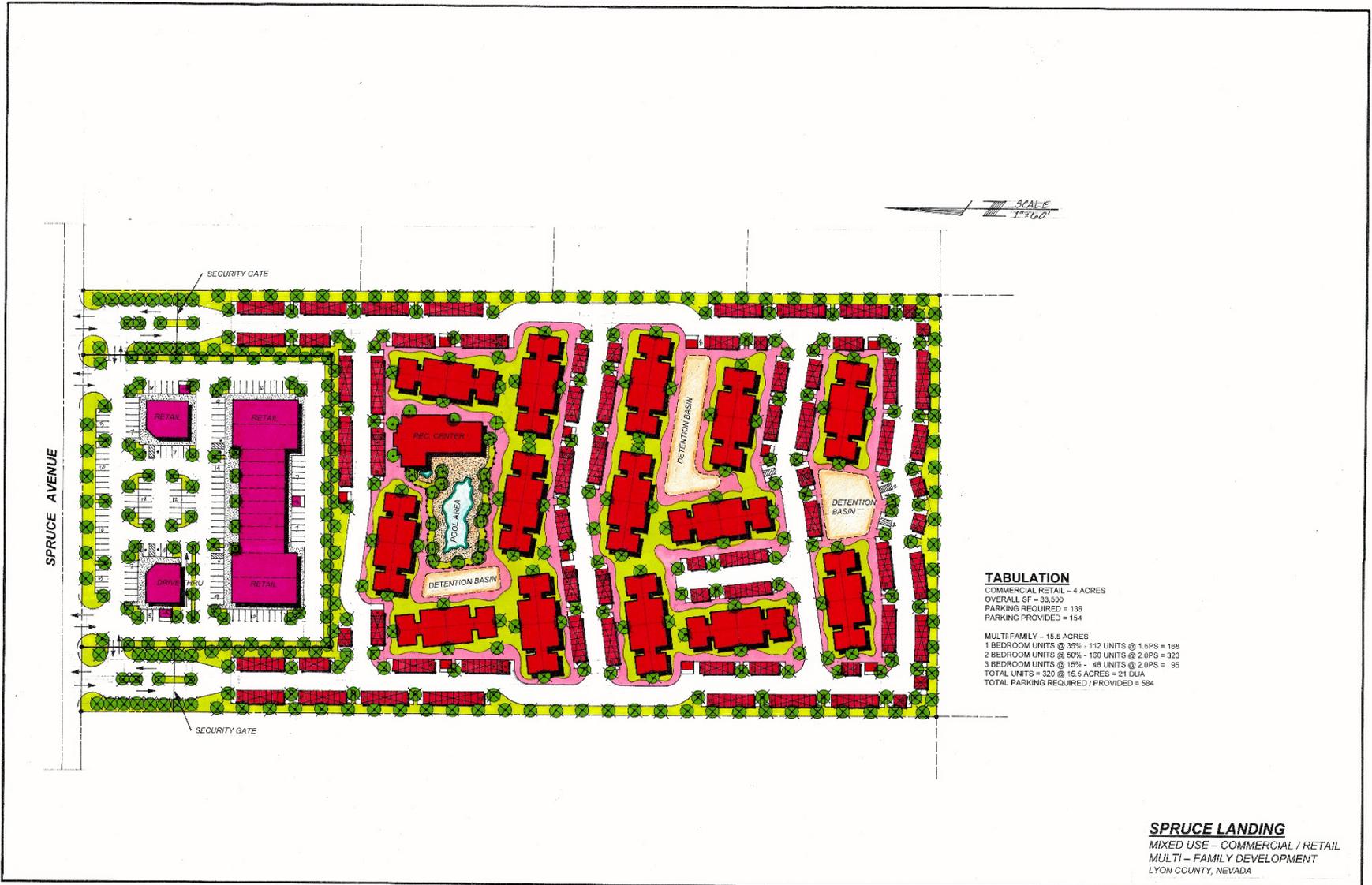
OVERVIEW



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OVERVIEW



SPRUCE LANDING
MIXED USE - COMMERCIAL / RETAIL
MULTI - FAMILY DEVELOPMENT
LYON COUNTY, NEVADA

SITE PHOTOS



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