

FOR LEASE

2254 RENO HIGHWAY

FALLON, NV 89406

*±1.63 Acres / Commercial/
Retail Land off a Prime
Highway 50 Frontage*

*Prime US-50 Drive-Thru
Ground Lease Opportunity*

Prime US-50 / High Traffic Count
±19,854 ADT

±1.63 Acres | Pad or BTS Layout

Strong Retail & Walmart Adjacency

for QSR, Coffee, Medical, Dental

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INVESTMENT HIGHLIGHTS- GROUND LEASE OPPORTUNITY

Prime Drive-Thru Corridor - US-50 (Reno Highway). Highly visible frontage along Reno Highway, Fallon's primary commercial artery, offering strong daily traffic exposure ideal for QSR, coffee, and drive-thru concepts.

Ample land area to accommodate single or multiple drive-thru pads, medical clinics, dental offices, or quick-service restaurants with efficient stacking and parking layouts.

Established Retail Synergy. Immediate proximity to Walmart Supercenter and surrounding retail, generating consistent customer flow and daily-needs traffic that supports high-frequency uses.

Ideal for Ground Lease or BTS Development. Ownership open to long-term ground lease structures, allowing tenants to control building design while preserving capital and optimizing return on investment.

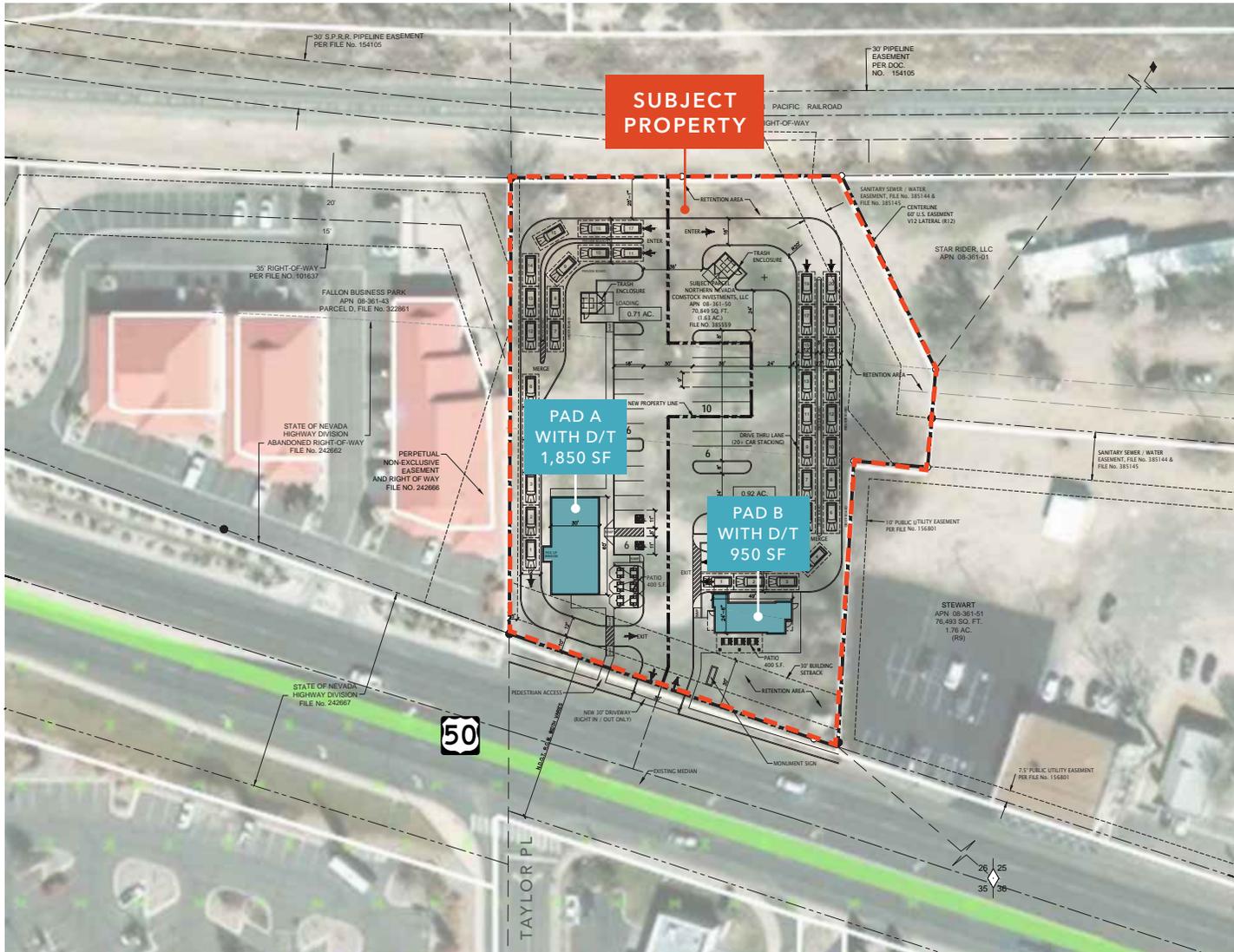
Strong Visibility with Ease of Access. Flat, usable site with excellent frontage and straightforward access, supporting convenient ingress/egress for high-turnover uses and patient-focused medical operations.

Attractive Trade Area Demographics. Fallon functions as the primary service hub for Churchill County, supporting medical, dental, and food service demand from military, healthcare, and regional employment bases.

Drive-Thru Friendly Zoning. Commercial zoning supports drive-thru, medical, and service-oriented uses, minimizing entitlement risk and accelerating development timelines.



SITE PLAN-OPTION 1



1.68 ACRES

PAD OR BTS LAYOUT

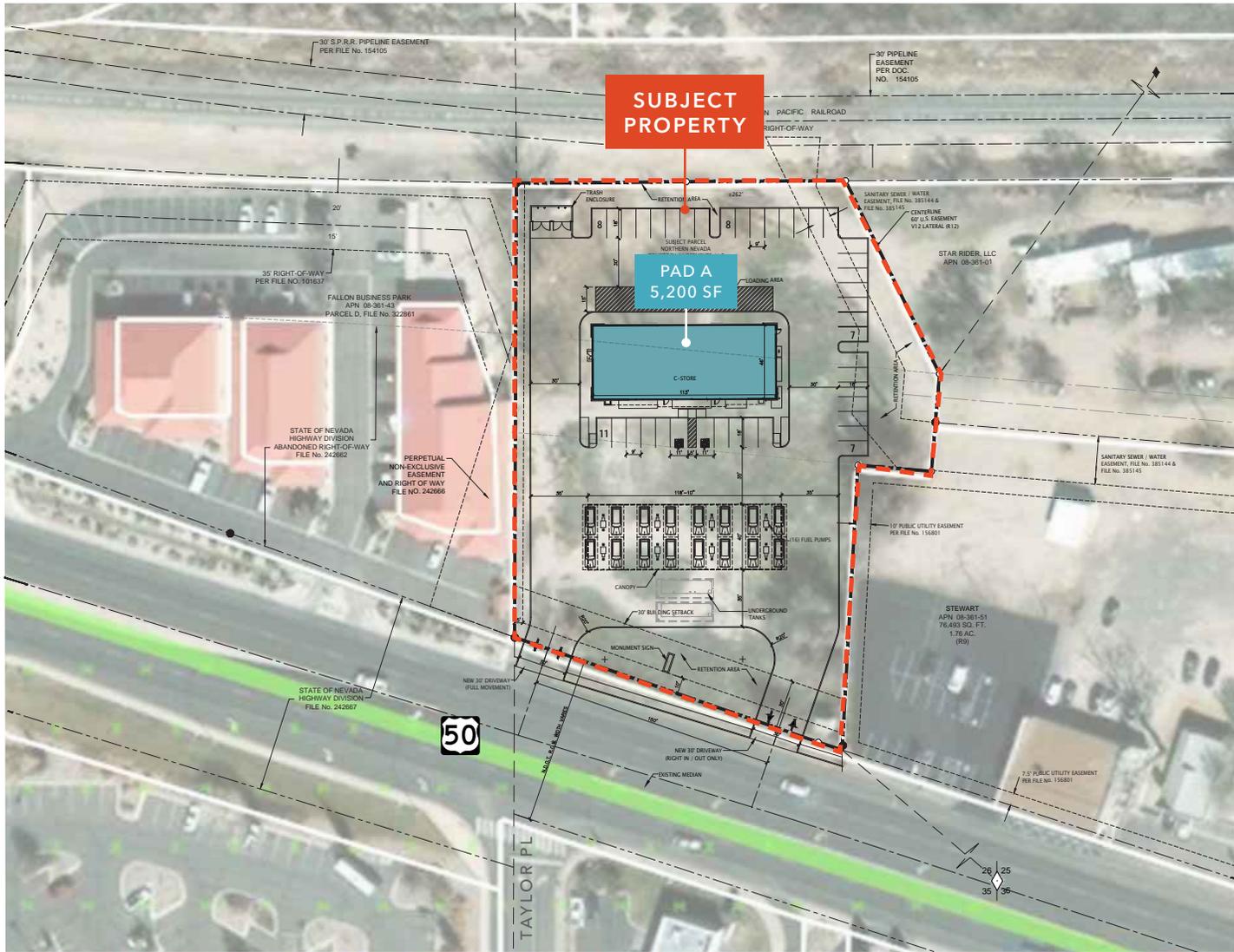
2,800 SF

TOTAL BUILDING AREA
WITH DRIVE-THRU

31 SPACES

TOTAL PARKING PROVIDED

SITE PLAN-OPTION 2



1.68 ACRES

PAD OR BTS LAYOUT

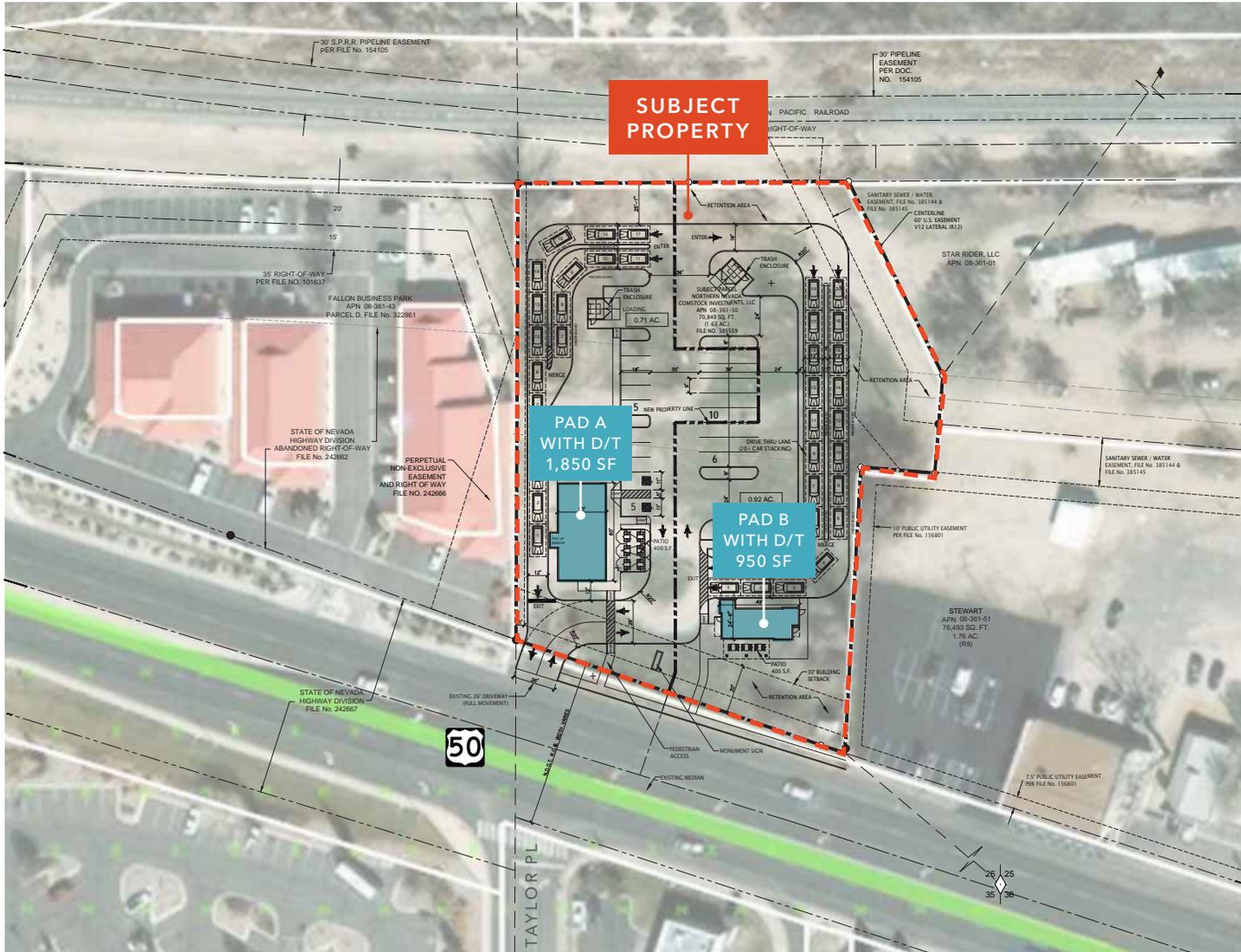
5,200 SF

TOTAL BUILDING AREA
(SERVICE STATION/ C-STORE)

41 SPACES

TOTAL PARKING PROVIDED

SITE PLAN-OPTION 3



1.68 ACRES

PAD OR BTS LAYOUT

2,800 SF

TOTAL BUILDING AREA
WITH DRIVE-THRU

31 SPACES

TOTAL PARKING PROVIDED

Northern Nevada Overview

Nevada is centrally located to major markets with easy access to the following cities: San Francisco, Sacramento, Portland, Boise, Salt Lake City, Phoenix, and Los Angeles.

TRANSPORTATION



Airports

McCarran Int'l Airport
Reno-Tahoe Int'l Airport



Highways

I-80 corridor
US-395 corridor
US-50 corridor
US-95 corridor



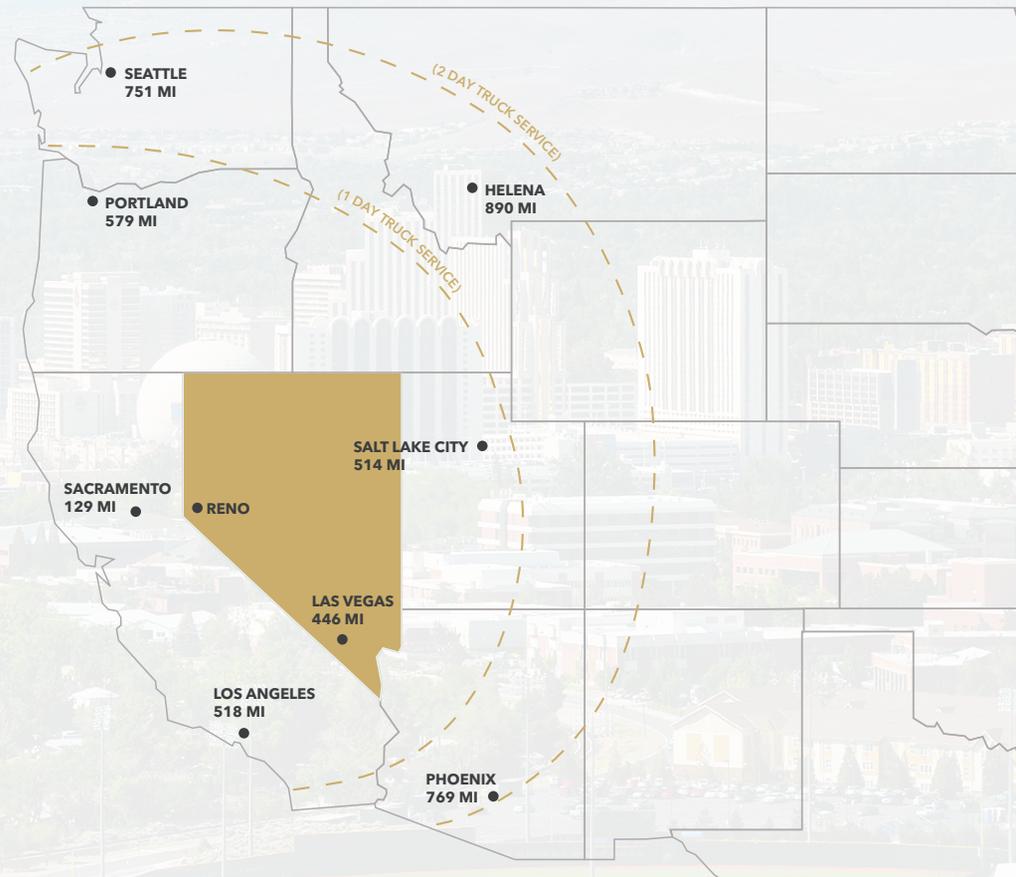
Railroads

Transcontinental Railroad



Logistics & Distribution

One or two day trucking service from Nevada to major markets with more than 50 carrier services available.



Location Highlights

Nevada has become one of the fastest growing states in the nation. Located in the center of the 11 western states.

Nevada provides easy access to vital market, servicing over 60 million customers in a two-day transit to 11 different states. The state has no corporate income tax, personal income tax, inventory tax, unitary, estate and/or gift taxes, franchise tax, inheritance tax or special tangible gift tax.

Reno has an unsurpassed transportation infrastructure and market reach which, combined with zero inventory tax, is why top brands such as Amazon, Zappos, Wal-Mart, Levi Strauss & Co., Sysco and CDW chose to locate their warehousing, distribution, and fulfillment operations in the area. Nevada also has brought huge industrial/technology users to the region including Tesla, Microsoft, International Gaming Technology,

Lincoln Electric, Apple, and Switch Technology. Tesla and Switch alone have both invested \$1 billion in the Reno economy.

Northern Nevada has a rare quality of life. You can be in the busy city on business or go on an adventure to Lake Tahoe within a 30-minute drive. The recreational opportunities in Nevada are limitless from skiing, fishing, boating, hiking, mountain biking, and off-roading are only a few of the many activities you can enjoy.



Grow Your Buisness Here

3RD

MOST ENTREPRENEUR FRIENDLY STATE

Small Business & Entrepreneurship Council in 2019

7TH

MOST BUSINESS FRIENDLY TAX CLIMATE

Tax Foundation for 2021

6TH

BEST STATE FOR BUSINESS

CNBC in 2020



FAVORABLE TAX CLIMATE

- No Corporate Tax
- No Personal Tax
- No Inventory Tax
- No Franchise Tax
- No Special Intangible Tax



TRUCK SERVICE

In just 1-day truck service can reach 60-million customers.

Greater Reno-Sparks area is centrally located in the Western United States and is within 1-day truck service to over 60 million customers and 2-day truck service to 11 states.



COMPETITIVE COMMERCIAL UTILITY RATES

Companies are more profitable when they keep operating costs low. In Nevada, the commercial utility rates are less than half California's. That means companies relocating from California can save over half on their monthly utility costs.



NEVADA BUSINESS TAX INCENTIVES

The Nevada Governor's Office of Economic Development (GOED) offers tax incentives to companies that relocate or expand their businesses, subject to meeting the criteria for job creation, average wage, and capital investment, medical benefits.



SILVER STATE WORKS TRAINING ASSISTANCE AND FINANCIAL INCENTIVES

Nevada's Silver State Works program incentives workforce training for companies that relocate or expand in our region and offers three types of funding options.

Including employer-based training, employer incentive job program & incentive-Based employment.



OPPORTUNITY ZONE TAX BENEFITS

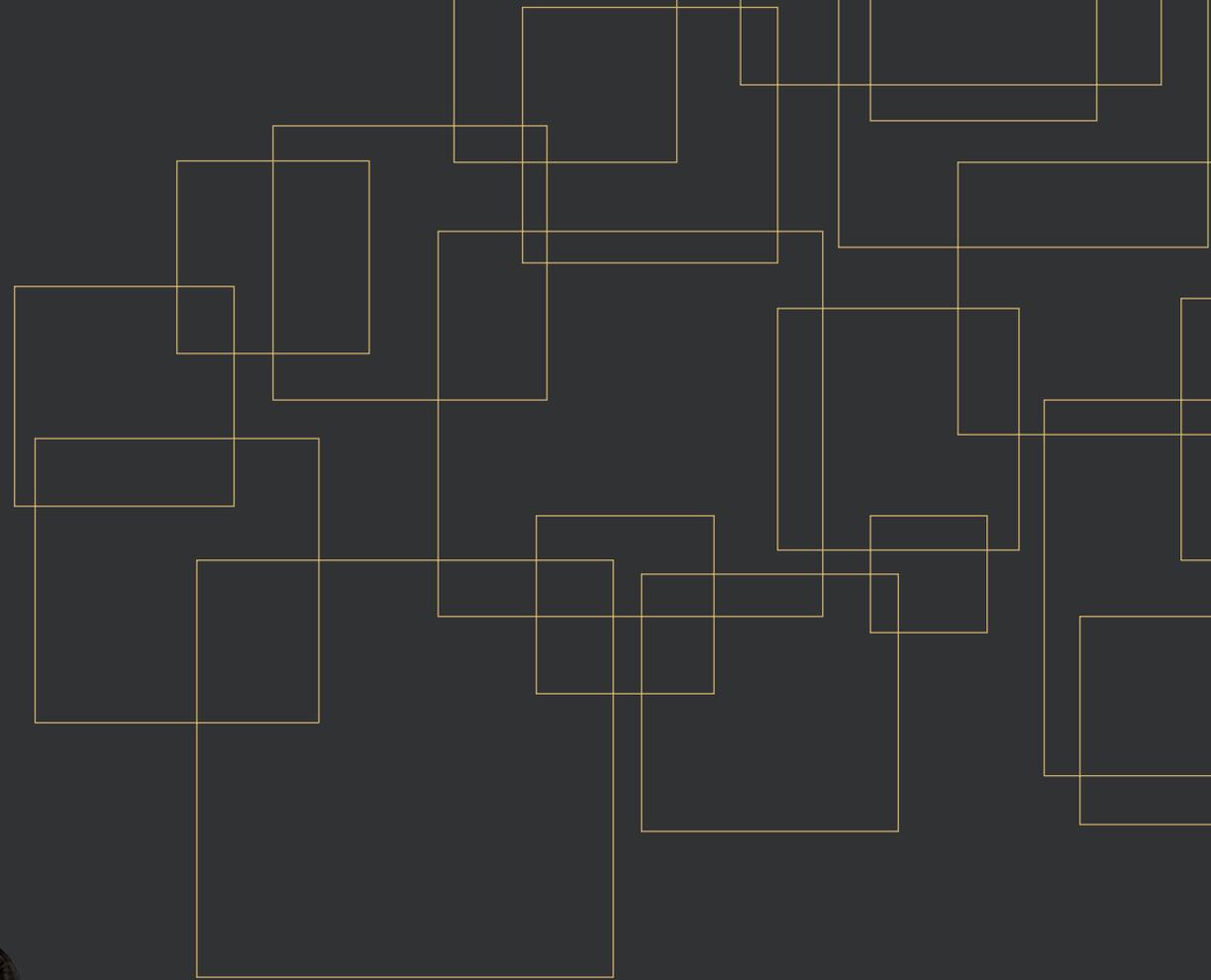
The Opportunity Zone tax incentive program is designed to encourage new equity, long-term capital investment in low-income areas.

The three core incentives include: temporary deferral of capital gain, step-in basis, & permanent exclusion from taxable capital gains income.



GREEN BUILDING ABATEMENTS

Created to promote energy efficiency in Nevada. Partial property abatement for up to ten years are awarded by the Governor's Office of Energy to owners who build or renovate buildings to be more energy-efficient and create significant energy savings may be eligible for partial property tax abatement.



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*For more information on
this property, please contact*

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