

0 HWY 95A

Fernley, NV 89408

MIXED-USE
LAND
FOR SALE



0
HWY 95A

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About The Property

- Topography is flat, developable land
- Frontage: Over 4,500 feet on Alt US-95
- Located between Fernley and Silver Springs
- Strategically positioned on Alt US-95 with direct access to Highway 50, US-95, and I-80
- Close to Tahoe Reno Industrial Center (TRIC), Fernley, Fallon, and Silver Springs
- Business-friendly Lyon County with low taxes and streamlined permitting
- Excellent site for commercial vehicle operations needing rural scale and minimal conflicts



Price | \$785,000

Parcel Size | ±46.60 AC

SF | ±2,029,000 SF

Zoning | C-2
General Commercial

APN | 021-552-01



Permitted Uses (C-2 Zoning)

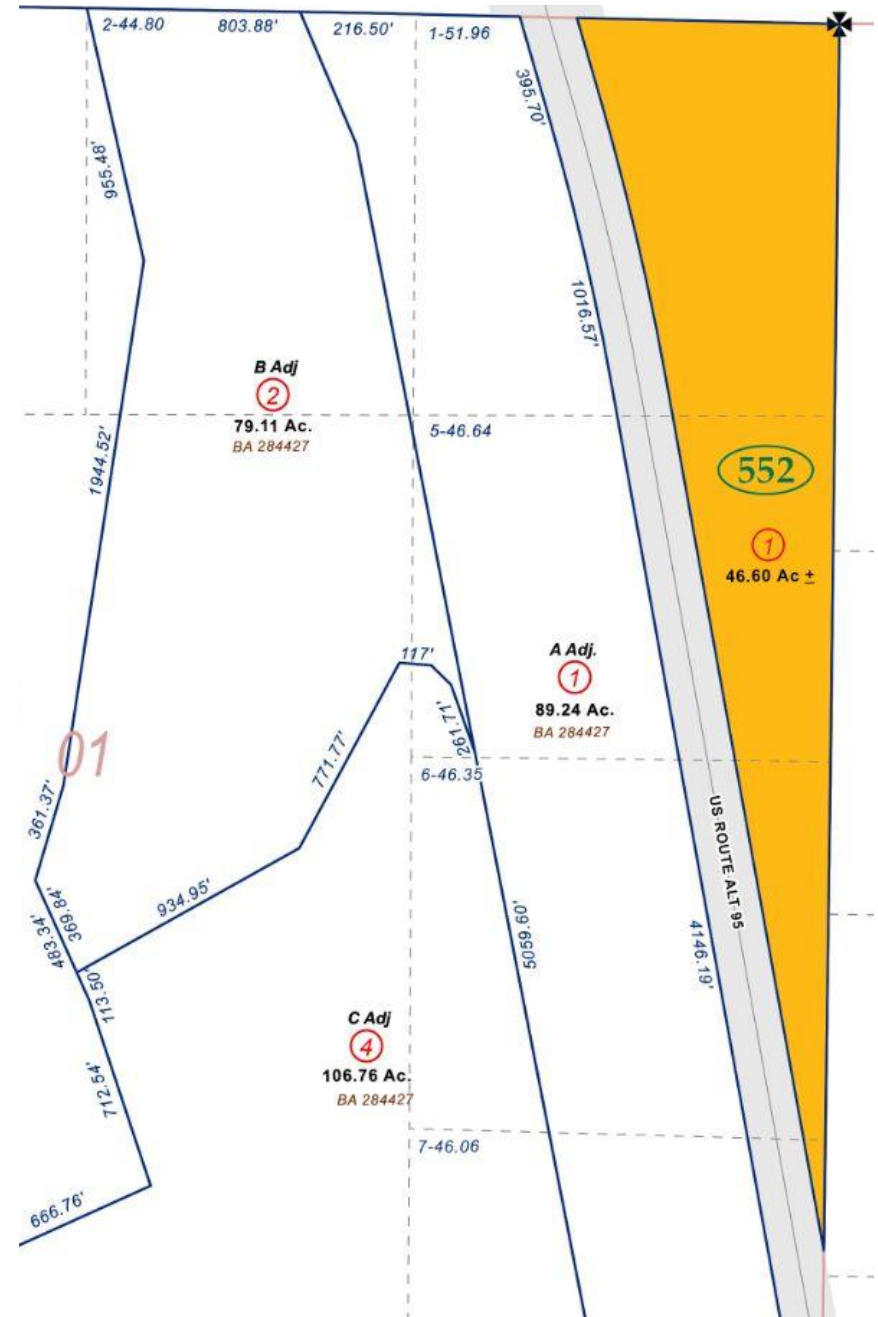
- Truck parking and staging
- Travel plaza or truck stop
- Retail or service centers
- RV park (SUP may apply)
- Hotel or motel
- Automotive sales/service
- Contractor yard or laydown area
- Commercial warehousing or logistics

Utilities

- Water: Needs well
- Sewer: Needs septic
- Power: Available nearby (verify with NV Energy)

Development Highlights

- Ideal for truck staging, parking, and logistics support
- Located near major manufacturing and logistics centers
- Massive highway frontage offers excellent access and visibility
- C-2 zoning allows for a wide range of commercial and light industrial uses
- Large site allows for flexible site planning, subdivision, or phased development
- No HOA or use restrictions



AREA MAP



Traffic & Access

- Direct access to a high-traffic corridor
- Over 4,500 feet of highway frontage
- Potential for multiple curb cuts (subject to NDOT approval)
- NDOT traffic count 2024: 4,050





FERNLEY OVERVIEW

Things to do

Fernley is an easy 30-minute drive to the historic Fort Churchill, the Buckland Station (currently being restored), and a Pony Express station. Fernley is just an hour's drive to historic Native American Petroglyphs (east of Fallon) and Virginia City (to the southwest). Historic ghost towns and mine sites are all within a day's drive of Fernley. Fernley is close to outdoor activities such as hunting and fishing, including Lake Tahoe, Lahontan Reservoir, Pyramid Lake, and Walker Lake. The Fernley Wildlife Management area joins Fernley on the east with the Truckee River canal on the west.

Fernley has ten community parks that include tennis courts, basketball courts, a skate park, lighted baseball and softball fields, and rodeo grounds. Off-road adventures include a professional ATV racetrack, the Fernley Raceway, and a paintball gaming facility. The 18-hole Desert Lakes Golf Course provides recreational opportunities and full services in the clubhouse.

Quality of Life

Steeped in history and western lore, Fernley is a great place to live, work, and play. Fernley offers an attractive friendly, small-town lifestyle with many new housing developments, new markets, numerous churches and civic groups and limitless outdoor adventures such as fishing, hunting, boating, camping, mountain biking, and rock climbing.

Population & Demographics

The residential population of Fernley is currently 25,669 (2024 Census) and is projected to grow to 29,200 by 2030. Culturally and demographically diverse, the City holds firmly to its blue-collar and agriculture roots while embracing some of the most dynamic and visionary management and planning initiatives within any local government.

The City warmly welcomes new industrial and retail business ventures responding to increasing demand from our residential housing market and industrial, commercial and retail space.

FERNLEY OVERVIEW

Fernley is in the middle of one of the fastest growing areas in the United States. The factors that drive this growth are lifestyle, career opportunities, a business-friendly state government, education at all levels, a tax structure that is friendly to residents and businesses, a temperate climate, and proximity to limitless outdoor activities.

Located just 13 minutes from the Tesla's Gigafactory and 30 minutes east of the Reno-Sparks metropolitan area, Fernley is home to several Fortune 500 companies such as Microsoft, Trex, UPS Worldwide Logistics, Lowe's and Sherwin-Williams that have taken advantage of affordable industrial parks and large land parcels with access to transportation systems serving the major West Coast markets.

FINANCIAL & BUSINESS ADVANTAGE

Fernley is the perfect package. A business and tax friendly environment, unmatched quality of life, and a logistics hub make this a great location for many businesses. From exemptions to abatements, to deferrals, to the complete absence of taxes, operating your business in Fernley adds to your bottom line. Nevada was ranked #5 Most Business-Friendly Tax Climate by the Tax Foundation. The city is set to be the distribution epicenter for the state and will continue to grow in importance with volumes of freight increasing over the next 30 years.

CITY OF FERNLEY

FERNLEY CHAMBER

NORTHERN NEVADA AS A DISTRIBUTION HUB

Manufacturing is a significant part of Nevada's diverse economy, contributing to \$23.1 billion gross metro product to Nevada's gross state product in 2016. Today, Northern Nevada serves as a major western distribution center and Nevada's largest manufacturing production, technology manufacturing, and government service. Fernley's proximity to Interstate 80, Hwy 95A & Hwy 50A, as well as access to railways provide transportation routes for industry as well as passengers.

MAJOR INDUSTRIES CALL FERNLEY HOME:

- Microsoft (soon to be under construction)
- Redwood Materials, Inc.
- Agru America, Inc.
- Polaris
- Nevada Cement Company
- Allied Signal, Inc.
- Sherwin-Williams Company
- Feldmeier Equipment, Inc.
- Trex Company, Inc.
- Johns Manville
- UPS Worldwide Logistics, Inc.
- Lowe's Companies, Inc.
- Wal-Mart Stores, Inc.
- MSC Industrial Supply Company
- World Color (USA) Corp.
- Lowe's

THE NEW NEVADA

Grow Your Business Here.

NORTHERN NEVADA



CITY OF RENO

- **Over 100 new start up companies** have set up shop in Northern Nevada in the past 2 years.
- Ranked in **TOP 10** places to live.
- Ranks **6TH** in Gen Z City Index for best places to live.
- Average commute time is **20 MINUTES**.

BUSINESS FRIENDLY



- Ranked in **TOP 10** states for best business tax climate.
- Ranked in **TOP 10** states for business incentives.

TECHNOLOGY INFRASTRUCTURE



- Major data centers: **Switch, Apple, Rackspace**.
- Research Collaboration.
- Home to **New Deantronics, Panasonic, Sierra Nevada Corporation**
- **"Super-Loop"** Fiber Network in Progress.

REAL ESTATE, LAND, RESOURCES



- Affordable large-scale real estate and water available.
- Large Industrial Space.
- (**Tesla Gigafactory** in the Tahoe Reno Industrial Center).

ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**

SHIPPING HUB



- Less Than **1-Day** Truck Service To > **60 M Customers, 8 States, 5 Major Ports**.
- **2-Day** Truck Service to **11 States**.

TAX ADVANTAGES



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

TIER 1 UNIVERSITY



- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications

WORKFORCE DEVELOPMENT



- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.



ICONIC COMPANIES IN **NORTHERN NEVADA**



TESLA

Tesla has invested \$3.6 billion to expand Gigafactory, introducing two new factories; a battery manufacturing facility and a truck factory that can support approximately 3,000 new team members.

Gigafactory Nevada currently spans 5.4 million square feet and represents a \$6.2 billion investment for Tesla to date. Annually Tesla produces 7.3 billion battery cells, 1.5 million battery packs, 3.6 million electric vehicles and 1 million energy modules, employing over 11,000 staff members.



Switch is the largest, most advanced data center campus in the world encompassing up to 1.3 million square feet on 2,000 acres in the Tahoe Reno Industrial Center. The facility is powered 100-percent by renewable energy.



Google/Alphabet owns 1,210 acres in The Tahoe Reno Industrial Center a few miles south of Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company.



ITS Logistics is a premier Third-Party Logistics company that provides creative supply chain solutions. ITS logistics headquarters is located in Sparks, Nevada. ITS logistics also has a 40,000 square foot office located in the heart of Downtown Reno.



New Deantronics built a 200,00 square foot medical device technology campus in the Spanish Springs Industrial Park in 2021. The industrial park is home to well known companies like U-Haul, San Mar and Foot Locker.

Panasonic

Panasonic added 94,483 square foot campus located in Reno's airport submarket. The location is the PENA's division headquarters and features state of the art engineering labs, employee recruitment and training facilities and other functions.



Dragonfly Energy has a 99,000 square foot facility in Reno Nevada and has created over 150 jobs. Dragonfly Energy is an industry-leading manufacturer of deep cycle lithium-ion batteries and is spearheading conventional and solid-state lithium-ion battery research and development worldwide.



Apple's \$1 Billion data campus at the Reno Technology Park continues to expand years after its announcement in 2017 with over 100 employees and claims to get 100% of its power from renewable energy sources.



Redwood Materials is creating a closed-loop, domestic supply chain for lithium-ion batteries across collection, refurbishment, recycling, refining, and remanufacturing of sustainable battery materials. Headquartered in Carson City, with a 173 acre battery recycling operation at the Tahoe-Reno Industrial Center and leasing 670,000 square feet of Class A industrial space inside the Comstock Commerce Center. Redwood expects to invest \$3.5 billion in Northern Nevada over the coming decade and hire more than 1,500 people at their Tahoe-Reno Industrial Center site.

FERNLEY

BUSINESS FACTS

WHY NORTHERN NEVADA

BUSINESS ASSISTANCE PROGRAMS

Sales and Use Tax Abatement

Modified Business Tax Abatement

Personal Property Tax Abatement

Real Property Tax Abatement for Recycling

TRAIN Employees Now (TEN)

Silver State Works Employee Hiring Incentive

NEVADA TAX CLIMATE

No Corporate Income Tax

No Admissions Tax

No Personal Income Tax

No Unitary Tax

No Franchise Tax on Income

No Estate Tax

LABOR

Nevada has one of the lowest labor costs in the region

Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee

Meadows Community College

Roughly 65% of Reno, Nevada's workforce works in the trade and service industry

Reno, Nevada's population growth is projected to steadily increase 2.09% per year.

Exceptional manufacturing growth in the past 6 years has led Reno to be among the top cities with manufacturing job increase.

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	4.95%	6.925%	6.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO



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