



## RESIDENTIAL DEVELOPMENT LAND

This prime 41.1-acre residential parcel is located in the rapidly growing Dayton, NV, at the intersection of S. Pinenut and S. Rainbow Dr., just off Highway 50. It offers easy access to the Tahoe Reno Industrial Center via USA Parkway. Nearby new communities are under development, with adjacent properties being excavated and infrastructure such as fire hydrants, sewer, and water already in place. The parcel is easily accessible via Fort Churchill Rd, approximately 12 miles east of Carson City, 25 miles east of Lake Tahoe, and less than 40 miles southeast of Reno, NV.

### PROPERTY HIGHLIGHTS

- Mostly level topography
- Gorgeous mountain views
- 41.14 AC of raw land with sewer, water and utilities adjacent to parcel
- Nearby New residential developments
- Excellent residential development opportunity in Dayton growth path
- New residential developments & elementary school nearby

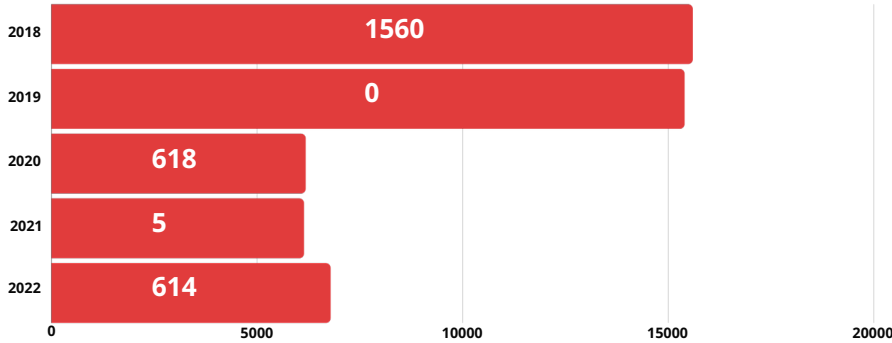
**PRICE**  
**\$1.1M**



# DEMOGRAPHIC INSIGHTS

80 S Pinenut Dr, Dayton

## Population



TOTAL POPULATION  
**6791**

## Housing Occupancy Ratio

**11:1**

53:1 predicted by 2028



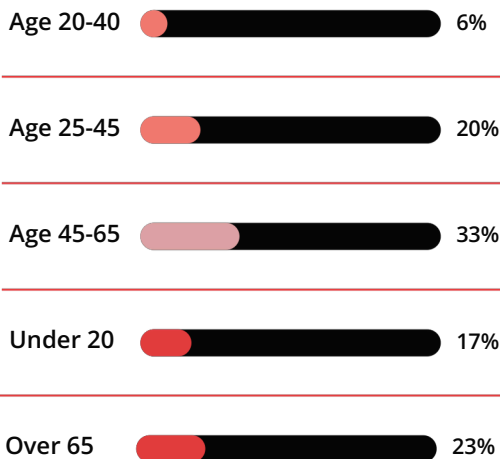
## Renter to Homeowner Ratio

**1:4**

1:15 predicted by 2028

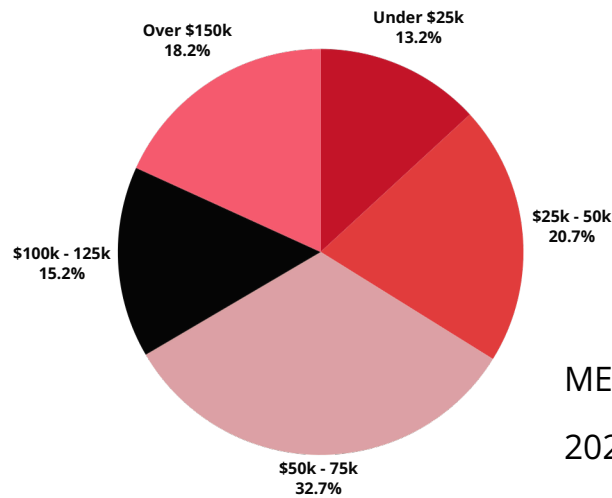


## Age Demographics



MEDIAN AGE : 51 2028 ESTIMATE : 49 GROWTH RATE : 4%

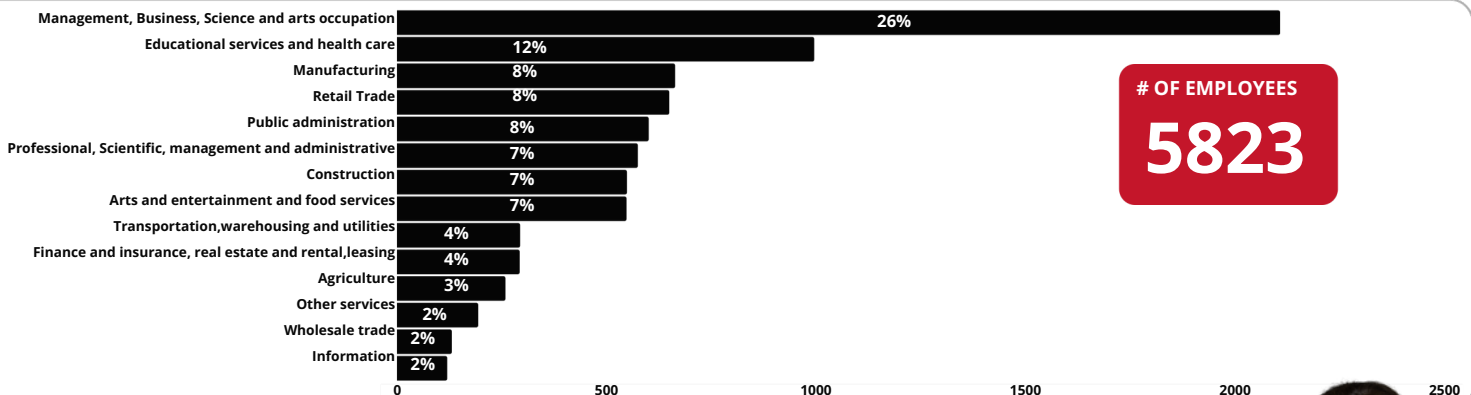
## Household income



MEDIAN INCOME: **\$68k**

2028 ESTIMATE : **\$116k**

GROWTH RATE : **70%**



# OF EMPLOYEES

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