

For Sale

± 1.9 AC Land in Fernley, NV



Hwy. 95A
Fernley, NV 89408

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Listing Snapshot



\$650,000
Sale Price



± 1.90 AC
Total Acreage



\$7.85 PSF
Price Per Square Foot



021-132-24
APN

Property Highlights

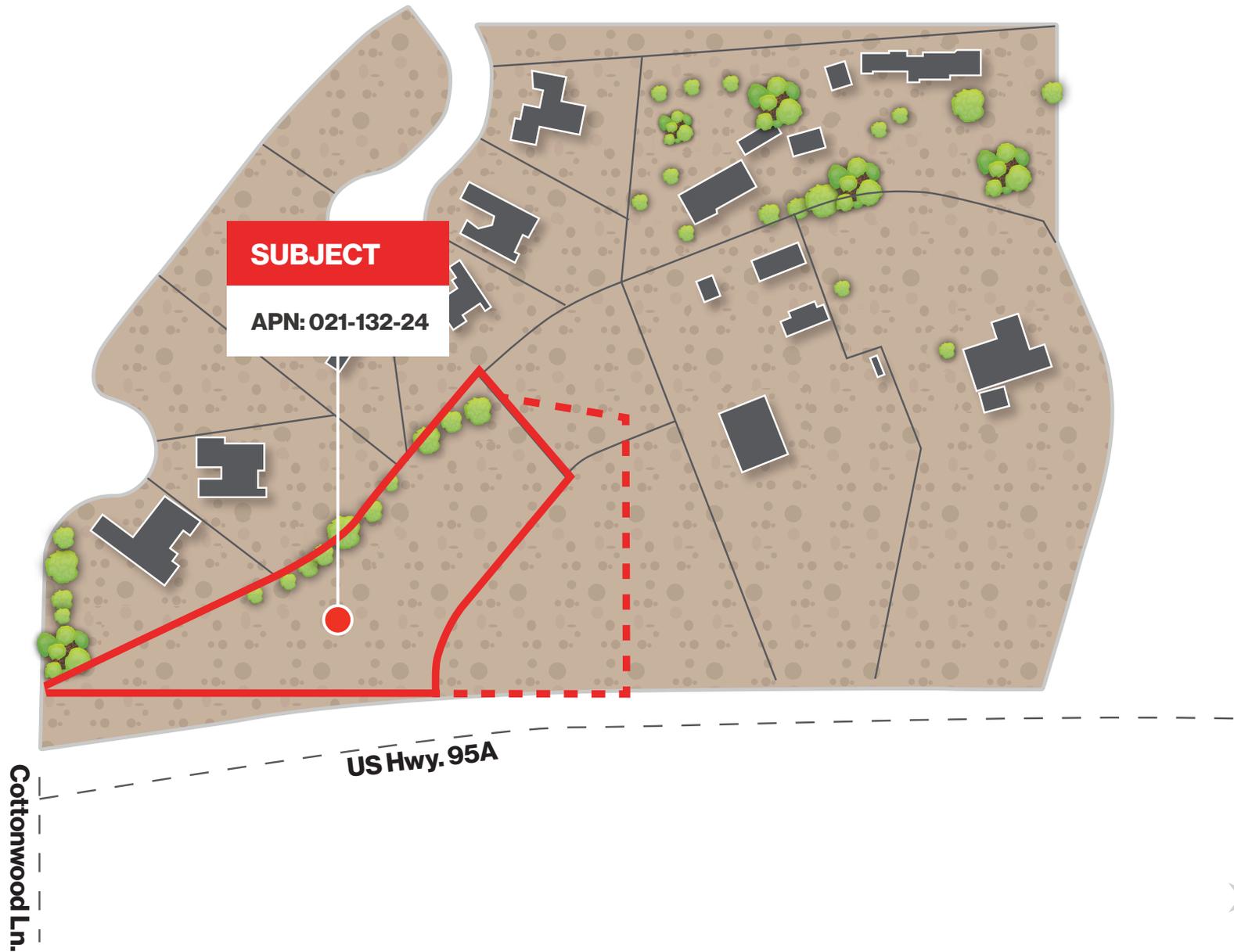
- ± 1.90 acres of development land situated on Hwy. 95A
- Property lines can be reconfigured for a more functional lot, see site plan. Adjacent properties also available.
- Zoned C2 commercial allowing for a variety of uses including retail, restaurant, hotel, professional office and more
- Main water line has been installed on the west side along with fire hydrants
- Property has access to sewer line located across the highway
- NDOT has planned improvements for the nearby intersection
- Close proximity to I-80 and Hwy. 50 connecting Reno/Sparks to Fallon

Demographics

	1-mile	3-mile	5-mile
2025 Population	6,785	19,793	23,601
2025 Average Household Income	\$99,908	\$96,766	\$96,580
2025 Total Households	2,580	7,210	8,541







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