

FOR SALE

22000 - 22585

RENO TECHNOLOGY PKWY



Land

PRODUCT TYPE



±493.75 AC

AVAILABLE AC



Contact Broker

RATE



TRIC

LOCATION

NAI Alliance



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RATE



3

NUMBER OF PARCELS



Aerial Map

NAIAlliance



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Property Highlights

NAI Alliance is pleased to present this unique land sale opportunity. The subject area contains three parcels of industrial zoned land totaling 493.75 AC.

The parcels are uniquely located in Washoe County just before the main entrance of the Tahoe Reno Industrial Center (TRIC) on the north and south side of HWY 80.

Offering Summary



±493.75 AC
ACREAGE



3
NUMBER OF
PARCELS



Contact Broker
OFFERING PRICE

Property Details

Address 22000-22585 Reno Technology Pkwy E,
22560 Interstate 80 E,
Sparks, Nv 89434

Lot Size ±493.75 AC

22000 Reno Technology Pkwy E: 084-120-24 (±30.23 AC)

APN 22560 Interstate 80 E: 084-120-26 (±60.22 AC)

22585 Reno Technology Pkwy E: 084-120-28 (±403.3 AC)

30.23 AC = Open Space (OS) 23% Industrial (I) 77%

Zoning 60.22 AC = Industrial (I) 62% Open Space (OS) 38%

403.3 AC = Industrial (I) 12% General Rural (GR) 88%

Aerial Map + Property Highlights



Land

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±493.75 AC

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RATE



3

NUMBER OF PARCELS

15-MILE KEY FACTS



147,210

POPULATION



4.3%

UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)

39

MEDIAN
AGE

15-MILE INCOME FACTS



\$94,525

MEDIAN
HOUSEHOLD
INCOME



\$45,004

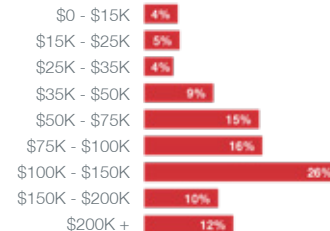
PER CAPITA
INCOME



\$336,858

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



15-MILE BUSINESS FACTS



3,509

BUSINESSES



53,519

EMPLOYEES

15- MILE EDUCATION FACTS

9%

NO HIGH
SCHOOL
DIPLOMA



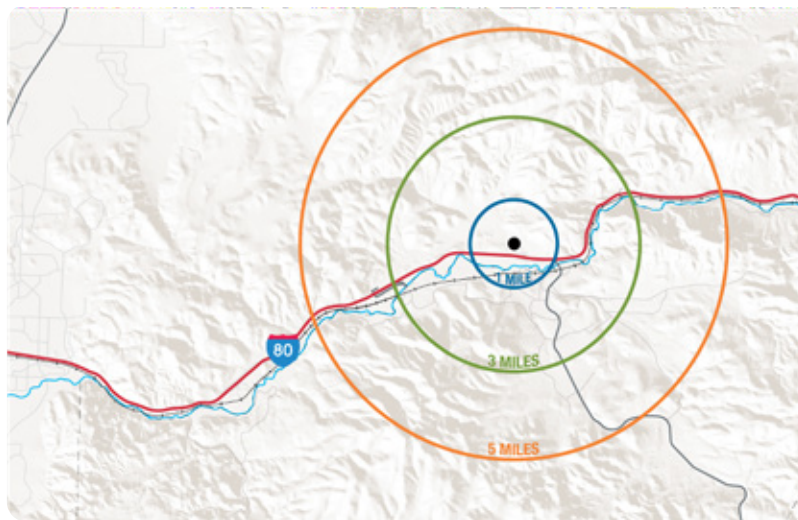
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE



Source: 15 Mile Demographic Profile by ESRI

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SUBJECT

Area Map

**Land**

PRODUCT TYPE

**±493.75 AC**

AVAILABLE AC

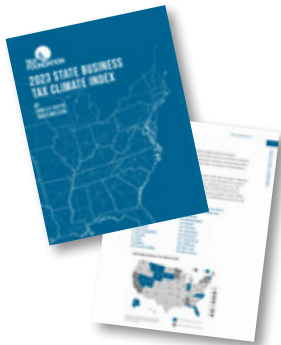
**Contact Broker**

RATE

**3**

NUMBER OF PARCELS









Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

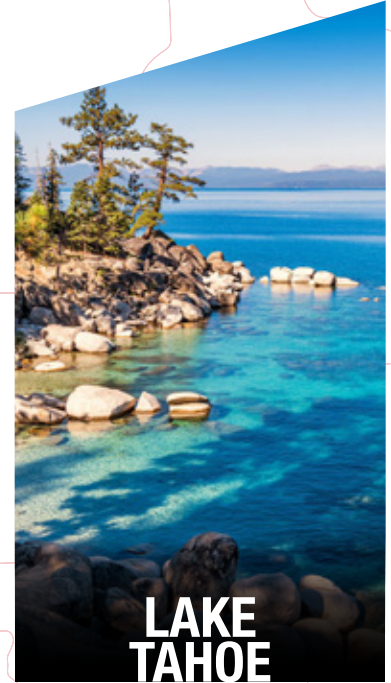
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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