

PROPERTY SUMMARY



PROPERTY DESCRIPTION

For Lease – ½ Acre to 93.7 Acres of Prime Commercial Land on I-80
Priced at just \$1000 an acre per month!

The Johnson Group is proud to present an exceptional leasing opportunity: from ½ acre up to 93.7 acres of General Commercial (GC) zoned land, ideally situated with direct I-80 frontage. Located adjacent to the high-traffic TA (TravelCenters of America) truck stop, this flat, partially improved property offers excellent ingress and egress for trucks and heavy equipment. Graveled areas are ready for immediate use, making it an ideal site for:

- * Semi-truck parking
- * Heavy equipment staging
- * Outdoor storage
- * Logistics and multipurpose commercial use

Don't miss this rare opportunity to secure flexible land space in a high-visibility, high-access location ideal for transportation and industrial operations.

OFFERING SUMMARY

Sale Price:	\$1,395,000
Lease Rate:	"Negotiable"
Available SF:	Lease from 1/2 ACRE rot 93.7 ACRES
Lot Size:	93.7 ACRES

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
Total Households	134	1,183	6,227
Total Population	351	3,157	16,317
Average HH Income	\$85,247	\$99,418	\$100,694

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COMPLETE HIGHLIGHTS

ArcGIS Web Map



PROPERTY HIGHLIGHTS

- Graveled areas are ready for immediate use, making it an ideal site for: Semi-truck parking, heavy equipment staging, Outdoor storage, Logistics and multipurpose commercial use.
- Spacious outdoor storage
- Graveled areas for heavy equipment
- Ideal for semi-truck parking
- Multipurpose commercial use
- Strategic logistics location
- Ample space for large-scale operations
- Easy entry and exit for vehicles
- Graveled areas are ready for immediate use, making it an ideal site for: Semi-truck parking, heavy equipment staging, Outdoor storage, Logistics and multipurpose commercial use.
- Spacious outdoor storage

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ADDITIONAL PHOTOS



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LOCATION MAP



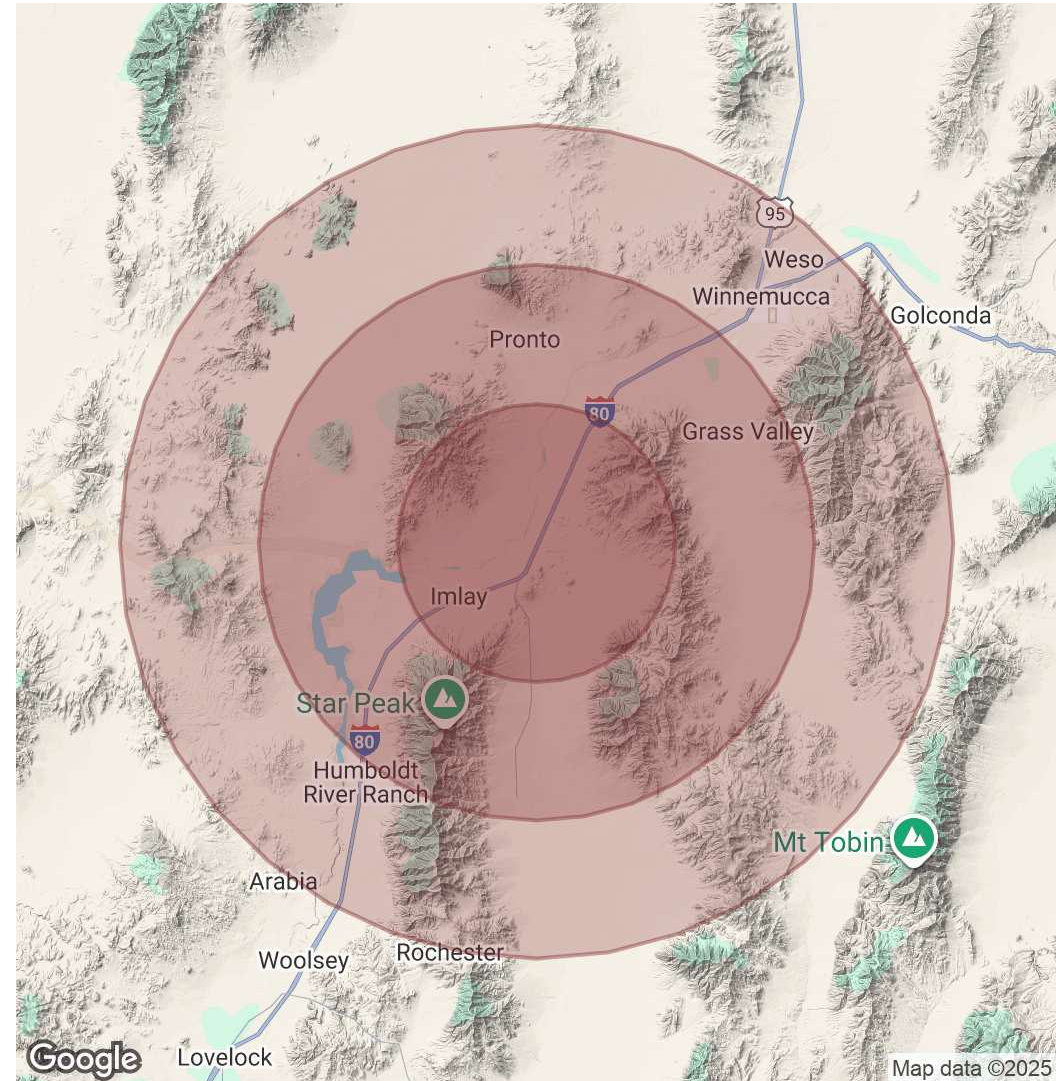
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DEMOGRAPHICS MAP & REPORT

POPULATION	10 MILES	20 MILES	30 MILES
Total Population	351	3,157	16,317
Average Age	42	41	39
Average Age (Male)	42	41	38
Average Age (Female)	42	42	39

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	134	1,183	6,227
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$85,247	\$99,418	\$100,694
Average House Value	\$228,579	\$276,385	\$310,839

Demographics data derived from AlphaMap



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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

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NV #BS.1707

PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$575 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner
2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems
CCIM certification earned May 2007

MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter
CCIM for over 15 years

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