

Land For Sale

1691 County Road

Minden, NV 89423



Samuel Douglass, CCIM

Principal/Managing Broker
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NVCG.US | 775.315.8735 | 301 WEST WASHINGTON STREET, CARSON CITY, NV 89703

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Property Description

Land for Sale in Minden, NV

Property Highlights

- 2.09 acres of land zoned for multifamily
- Up to 16 units per acre or 33 total units can be developed
- Potential to change zoning for other commercial uses
- Adjacent uses include commercial, office, retail, hospitality, and multifamily
- Utilities located in the street
- Located adjacent to the Minden Gateway Center
- Multiple access points including directly from County Road and via easements through the adjacent parcels to the west
- Owner would also consider a ground lease

Offering Summary

Sale Price:	\$1,138,000
Lot Size:	2.09 Acres

Demographics	1 Mile	2 Miles	3 Miles
Total Households	1,141	2,959	4,283
Total Population	2,495	6,373	9,152
Average HH Income	\$75,600	\$74,103	\$77,139

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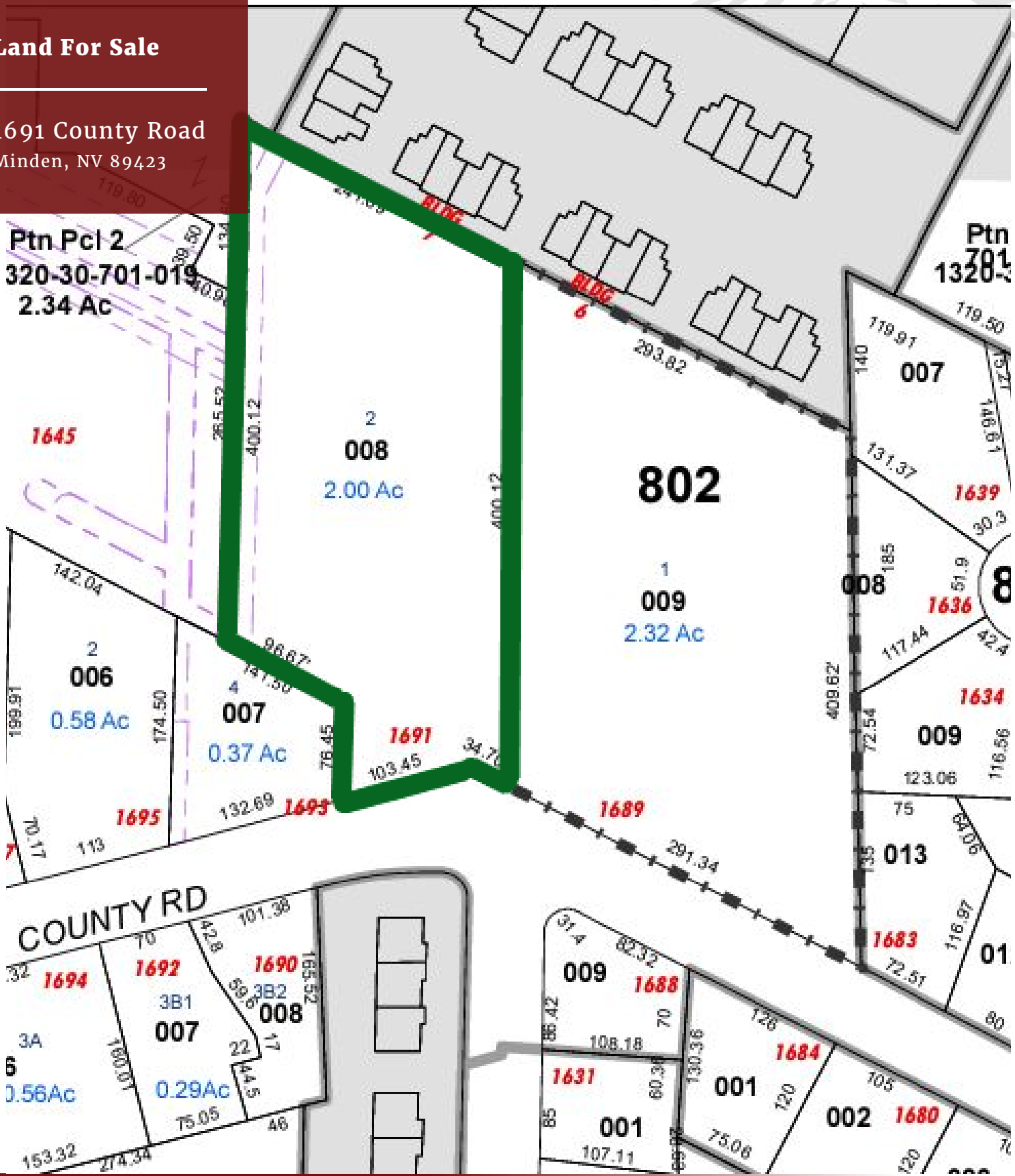
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Ptn Pcl 2
320-30-701-019
2.34 Ac



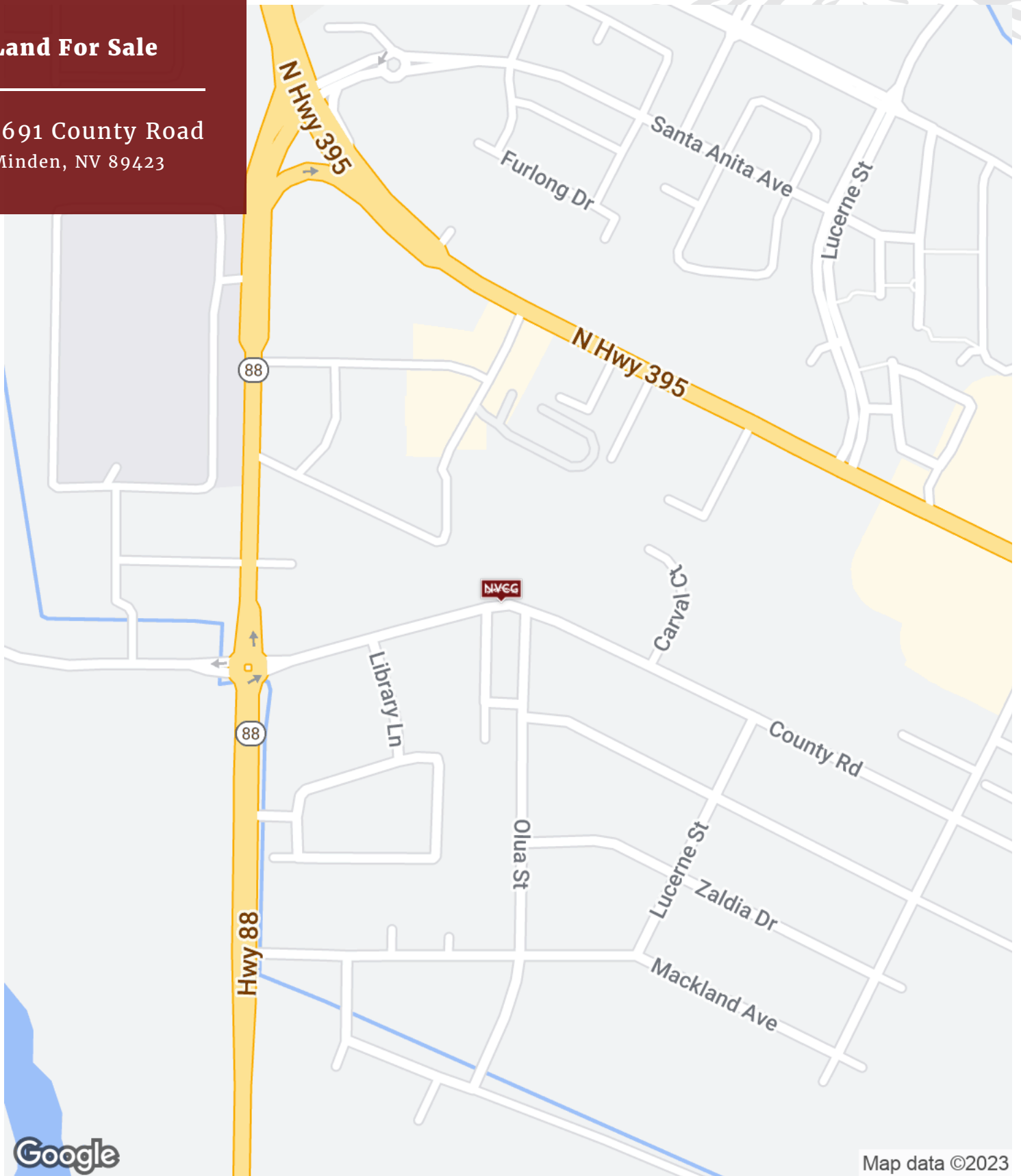
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Map data ©2023

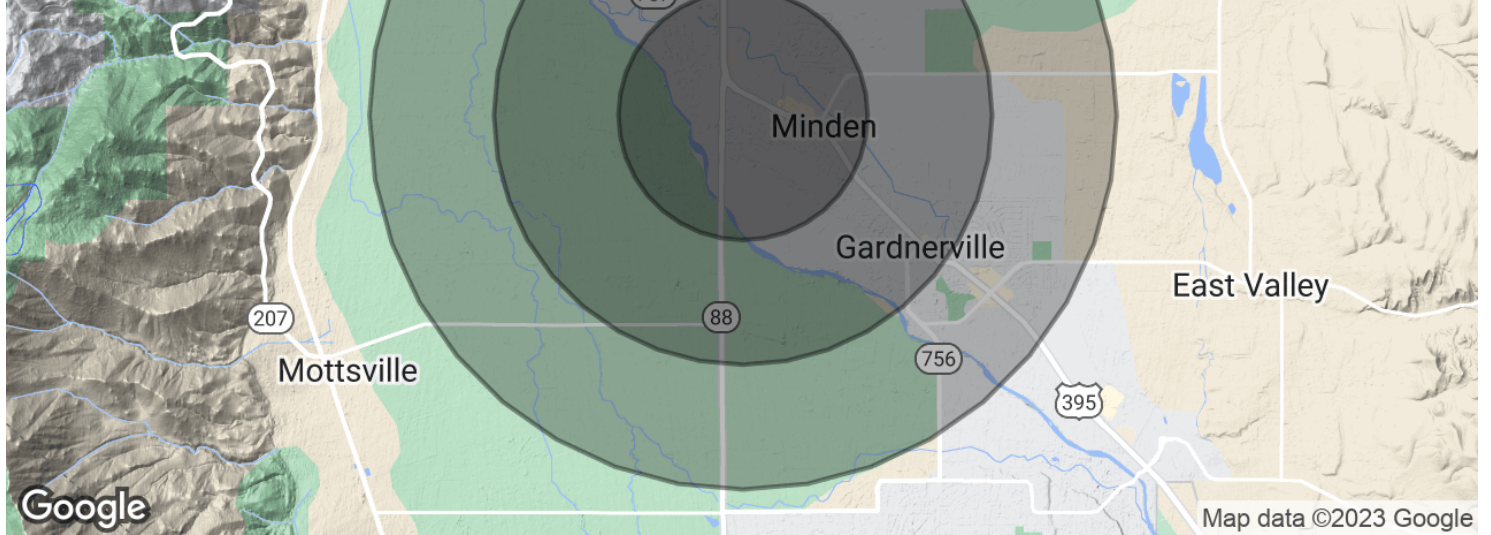
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Population	1 Mile	2 Miles	3 Miles
Total Population	2,495	6,373	9,152
Average Age	51.7	52.2	51.6
Average Age (Male)	51.3	51.8	51.3
Average Age (Female)	52.1	52.3	51.6
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,141	2,959	4,283
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$75,600	\$74,103	\$77,139
Average House Value	\$393,782	\$367,907	\$392,226

* Demographic data derived from 2020 ACS - US Census

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