

17.05 Acres | Silver City, NV 89428

FOR SALE



## Property Description

17.05 Acres with a Magnitude of Possibilities!

## This Unique Property Offers:

- Buildable Lots
- Industrial Lots
- Mining Prospects
- Immense Future Development Potential

## Key Features:

- 6 Buildable Residential Lots: Equipped with water. (\*Septic systems required)
- Prime Location: Within the vicinity of historic Virginia City Gold/Silver Rush.
- Diverse Possibilities: Ideal for residential development, or mining operations.

## Offering Summary

Sale Price:	\$788,000.00
Lot Size:	17.05 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	0	2	41
Total Population	1	4	96
Average HH Income	\$125,047	\$114,043	\$102,275

## Includes APNs

008-045-10 | 008-051-10 | 008-051-29 | 008-051-30 | 008-051-31  
008-051-32 | 008-051-33 | 008-051-37 | 008-061-10 | 008-061-11



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Additional Photos



**John Uhart, CCIM** Sr. Advisor | NV #B0003534LLC | 775.741.3015 | John@NVCG.us

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896

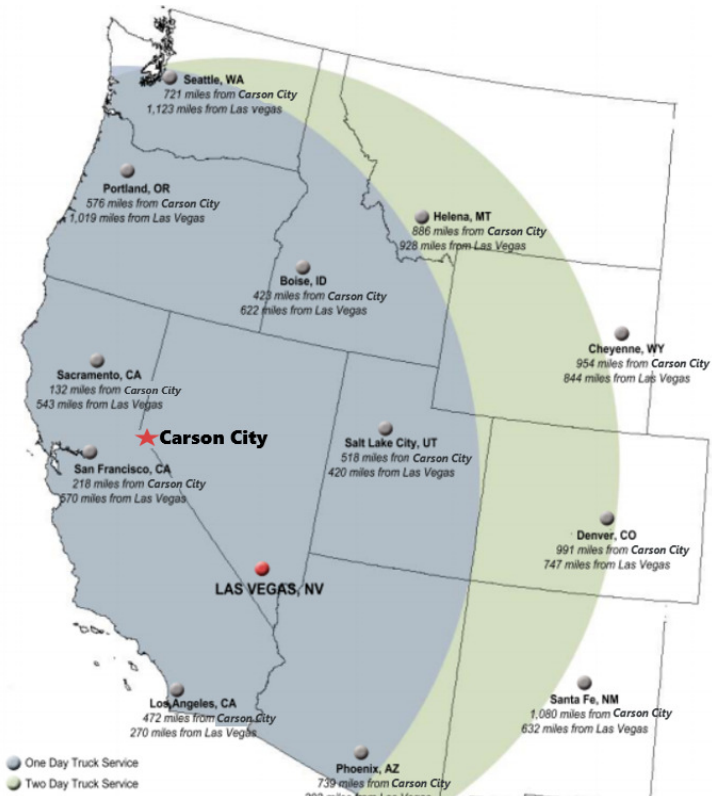




008-061-11  
1.405 AC

008-045-10

342



## Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

## Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

## Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.



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Location Map



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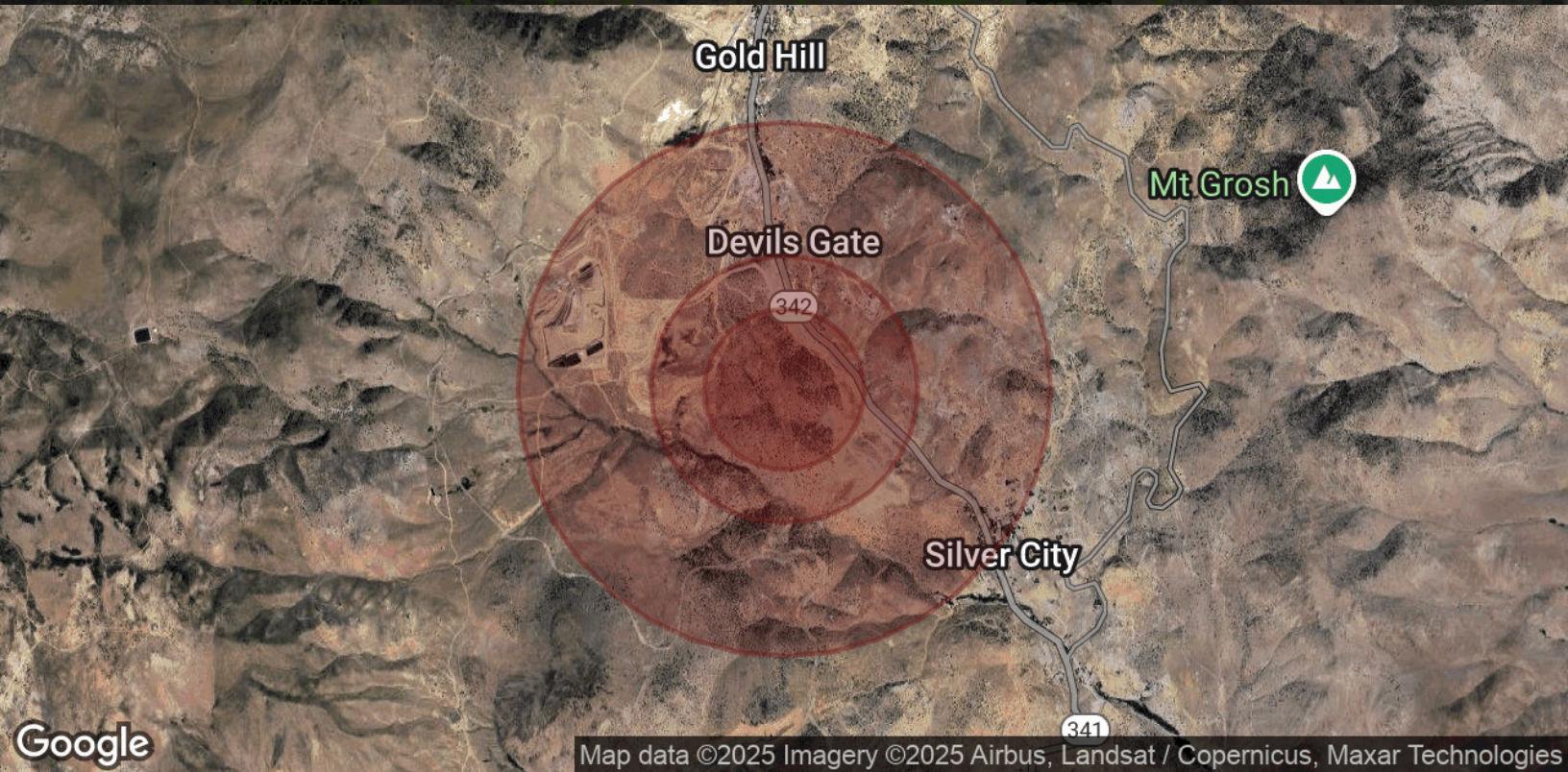
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## Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1	4	96
Average Age	52	50	47
Average Age (Male)	52	49	47
Average Age (Female)	52	50	47
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	0	2	41
# of Persons per HH		2	23
Average HH Income	\$125,047	\$114,043	\$102,275
Average House Value	\$466,080	\$430,385	\$392,212

Demographics data derived from AlphaMap