

OFFERING  
MEMORANDUM

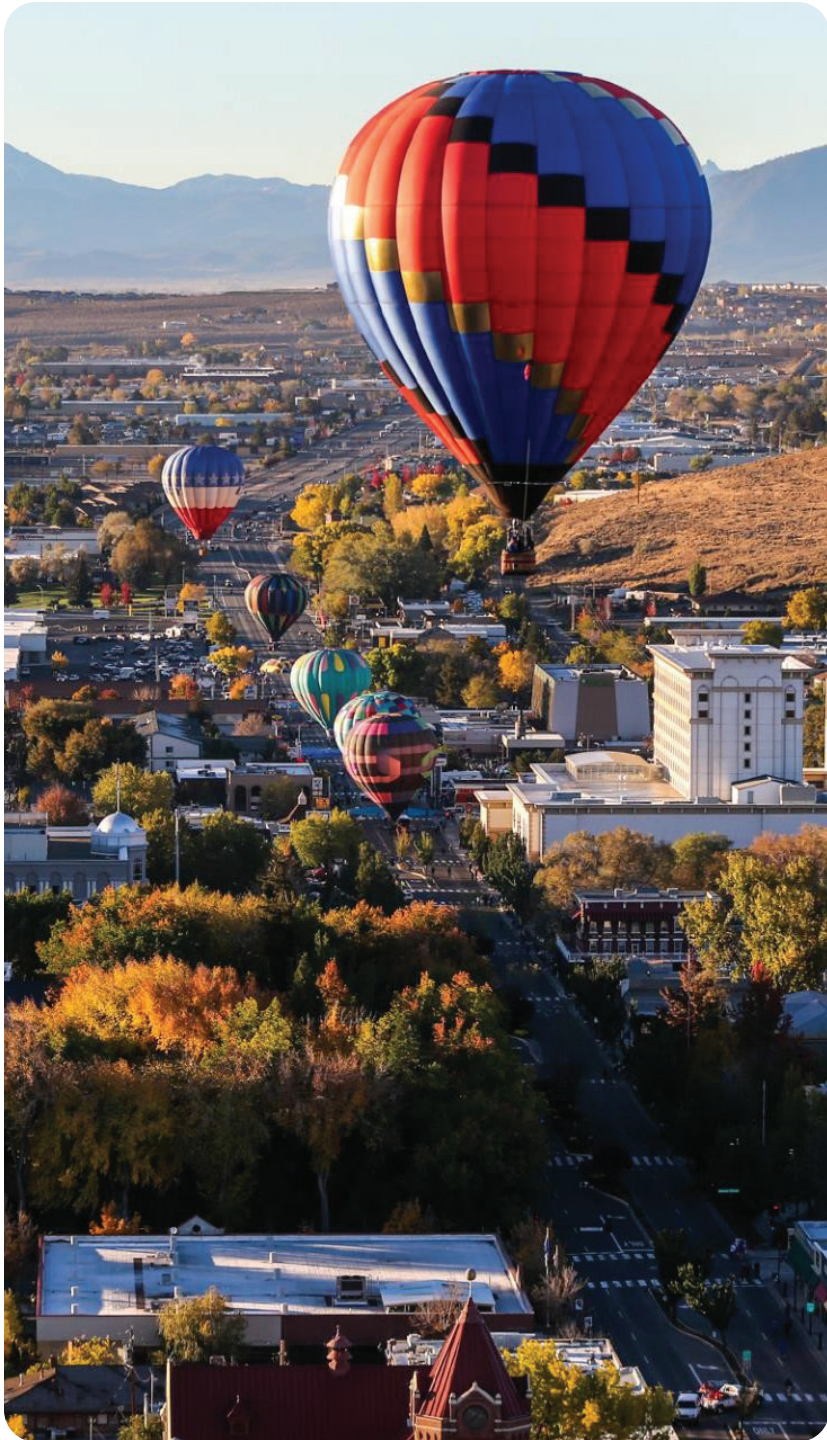
# 0 WILCOX RANCH RD

WASHOE COUNTY, NV 89510



**NA** Alliance  
LOGIC





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# PREPARED BY



## **Randy Pease, ccim**

Director | NRED N°: S.177243

(775) 225 9910 | [rpease@naialliance.com](mailto:rpease@naialliance.com)

Randy Pease, Director joined NAI Alliance in 2024 as a Land and Investment Specialist representing property owners, developers, and investors throughout Nevada. Randy earned his CCIM designation in 2019, and his Development certification through the CCIM institute in 2022

Randy's experience with land assemblage, development and investment analysis, combined with his extensive market knowledge, enables him to assist his clients with maximizing value on the investment, acquisition and disposition phases of real estate transactions.

Prior to joining NAI, Randy was a Land Specialist with Cushman & Wakefield and a Vice President with Logic Commercial Real Estate. Randy was a Founding Member of the City of Reno Green Building Task Force, a Past Member of the City of Reno Technology Council, and a Past President of the Sierra Arts Foundation. Randy holds multiple professional certifications and considers himself a lifelong student.



# 01 Executive Summary

Offering Summary  
Investment Highlights





# Offering Summary

NAI Alliance is proud to represent for sale, 0 Wilcox Ranch Road. This  $\pm 40$  AC property is located off Wilcox Ranch Road in Southeast Palomino Valley. The property itself has a well-maintained gravel road that winds onto the property, presenting beautiful views of the surrounding valley. Nestled in southeast Palomino Valley, this expansive  $\pm 40$ -acre property offers a retreat for those seeking a blend of rural charm and agricultural potential. With utilities located off Wilcox Ranch Rd and being zoned as general rural agricultural, this property is perfect for creating a private homestead or small ranch away from the noise of the city.

A majority of the parcel is flat atop a bluff that drops off on the southwest side of the property. Adjacent to the bluff is a seasonal creek that runs along the property. 0 Wilcox Ranch Road combines the best of both worlds: untamed natural beauty and rustic Nevada living right outside of Reno and Sparks.

## Offering Summary

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**\$250,000**  
ASKING PRICE

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**\$6,247.81/AC**  
PRICE PER AC

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**\$0.14/SQFT**  
PRICE PER FT





# 02 Property Information

Property Details  
Regional Map  
Local Map  
Aerial Map  
Site Plan





# Property Details



**\$250,000**  
ASKING PRICE



**\$6,247.81**  
PRICE PER AC



**\$0.14**  
PRICE PER FT



**±40.014 AC**  
LAND SIZE

## Overview

Address	0 Wilcox Ranch Rd, Washoe County, NV 89510
APN	077-240-17
Size AC	±40.014 AC
Size SF	±1,743,009.84 SF
Zoning	GRA - General Rural Agricultural
Utilities	Off Wilcox Ranch Rd
Improvements	Gravel Road on Property
Submarket	Palomino Valley



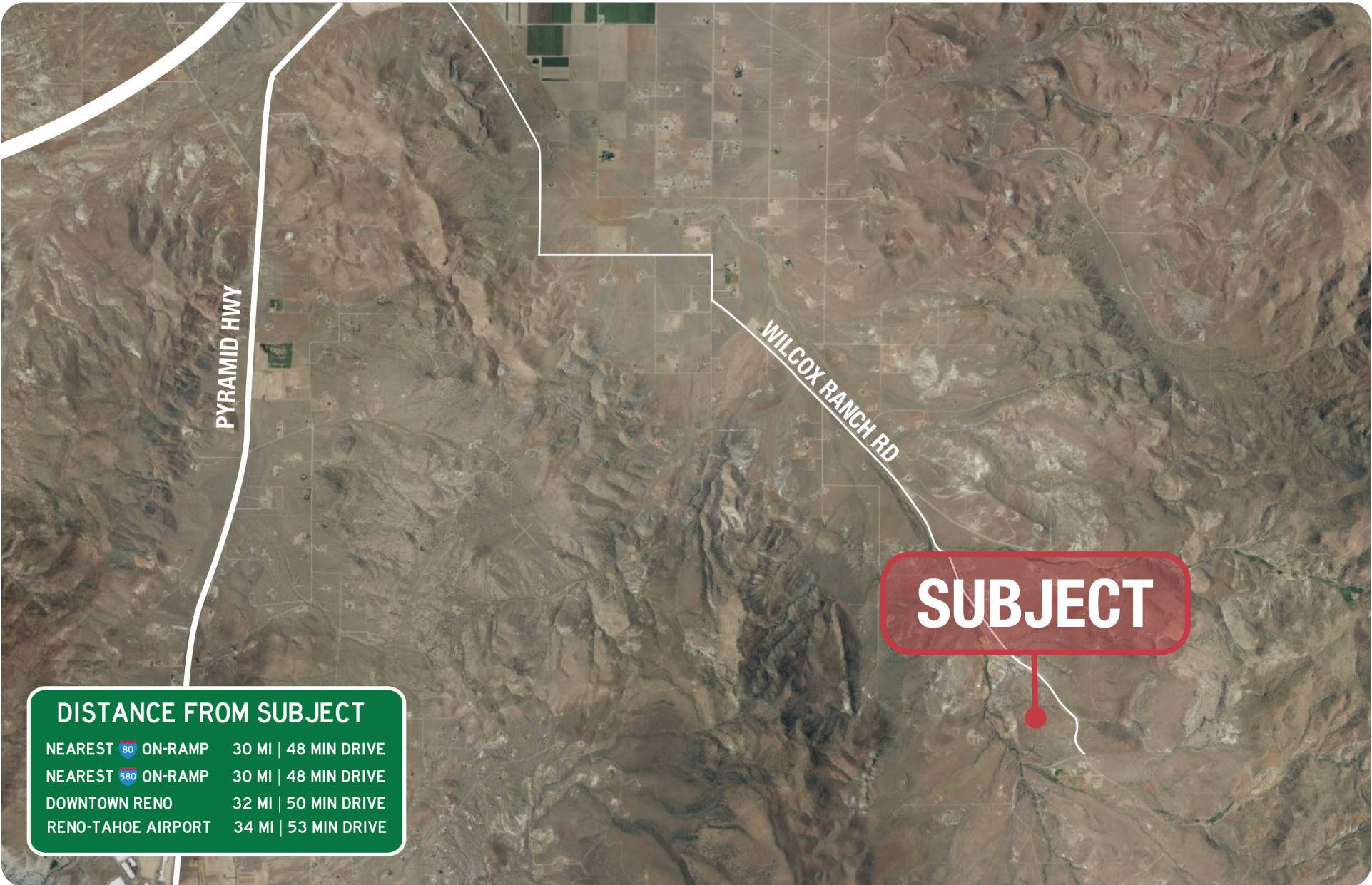




# Subject Property





# Subject Property



DISTANCE FROM SUBJECT	
NEAREST  ON-RAMP	30 MI   48 MIN DRIVE
NEAREST  ON-RAMP	30 MI   48 MIN DRIVE
DOWNTOWN RENO	32 MI   50 MIN DRIVE
RENO-TAHOE AIRPORT	34 MI   53 MIN DRIVE



# Aerial Map





# 03 Market Analysis

Demographics  
About Nevada  
About Northern Nevada





# 10 Mile Demographics

## KEY FACTS



**34,443**  
POPULATION



**2.7%**  
UNEMPLOYMENT



**2.7**  
HOUSEHOLD  
SIZE (AVG.)



**42**  
MEDIAN  
AGE

## INCOME FACTS



**\$117,544** MEDIAN  
HOUSEHOLD  
INCOME

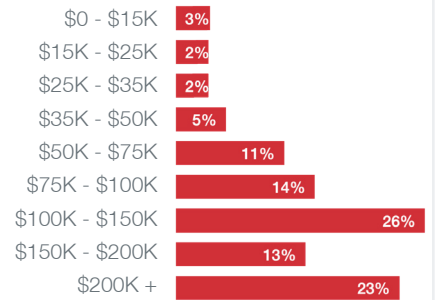


**\$55,118** PER CAPITA  
INCOME



**\$684,262** MEDIAN  
NET WORTH

### HOUSEHOLDS BY ANNUAL INCOME



## BUSINESS FACTS



**306**  
BUSINESSES



**5,264**  
EMPLOYEES

## EDUCATION FACTS



**4%**  
NO HIGH  
SCHOOL  
DIPLOMA



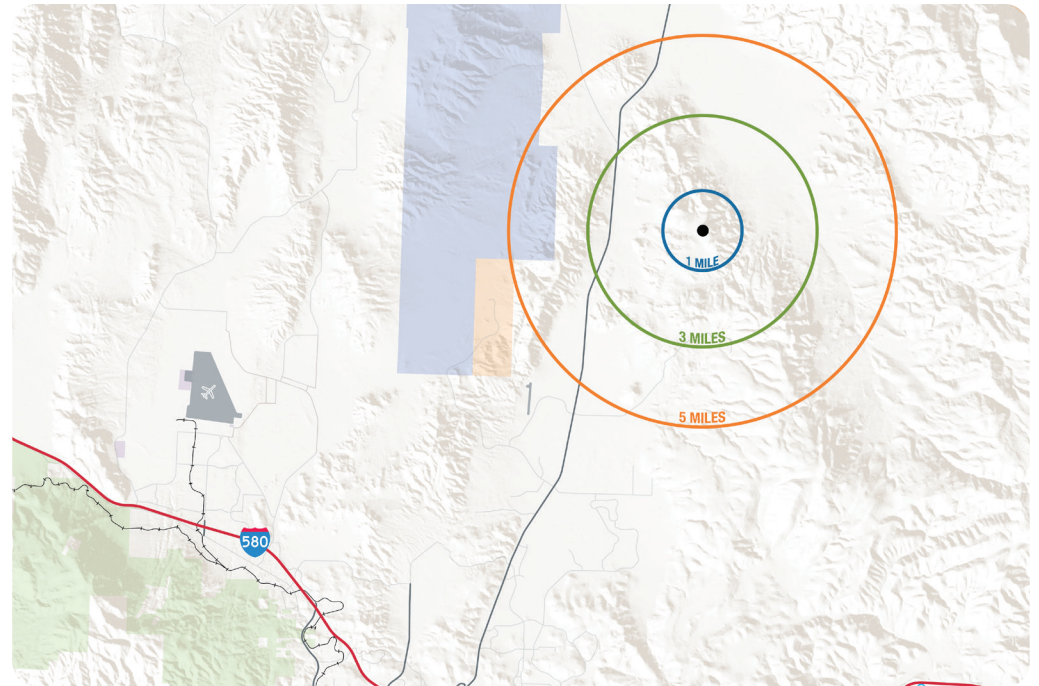
**23%**  
HIGH  
SCHOOL  
GRADUATE



**36%**  
SOME  
COLLEGE



**37%**  
BACHELOR'S  
DEGREE

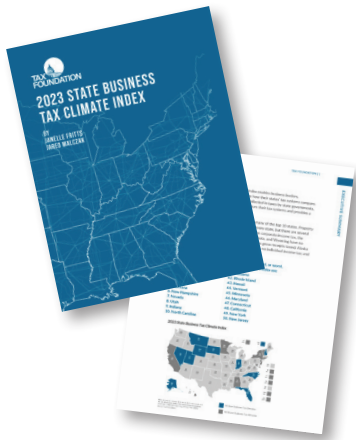


Source: 10 Mile Demographic Profile by ESRI



# About Nevada









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

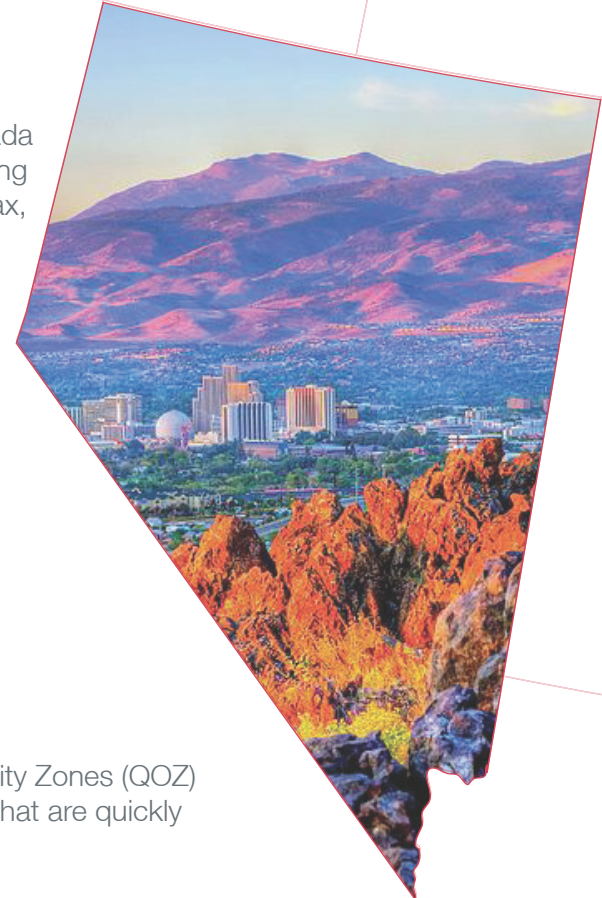
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their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



# About Northern Nevada



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.



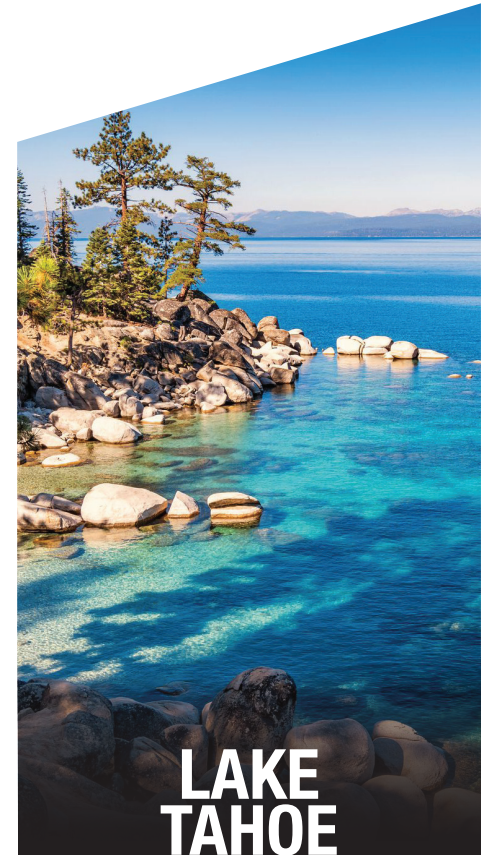
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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



The University of Nevada, Reno was founded in 1874 and has been based in Reno since 1885.

Comprised of 11 separate colleges and schools, the University offers over 145 tier-1 degree programs and averages over 17,000 students annually.



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.



# CONFIDENTIALITY AGREEMENT

The Offering Memorandum provided herewith contains valuable and confidential information that is the sole property of the issuing party. It is of utmost importance that the recipient of this document, who has received it exclusively through an NAI Alliance broker, understands the strict confidentiality and proprietary nature of its contents. Therefore, it is imperative that this information is not shared with any other individual or entity without obtaining prior written consent.

This comprehensive Offering Memorandum has been meticulously prepared to offer a concise overview and outline of key details to potential purchasers. However, it is important to note that the information provided herein is of a summary and unverified nature, and it is not intended to replace or substitute a thorough due diligence investigation. Prospective buyers are strongly advised to conduct their own independent investigation and assessment of the subject property before making any decisions.

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WASHOE COUNTY, NV 89510



**Randy Pease, ccim**  
Director  
(775) 225-9910  
rpease@naalliance.com  
NRED N°: S.177243



**Paul Evans**  
Vice President LOGIC Commercial Real Estate  
(775) 745-8100  
pevans@logiccre.com  
NRED N°: S.193234

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