

FERNLEY PROMENADE

APN: 021-232-53 | FERNLEY, NV

*±11.00 Acres of Commercial
Land Available in Fernley, NV*

*Subject Site Located in
Opportunity Zone*

\$6,700,000

SALE PRICE

Exclusively listed by

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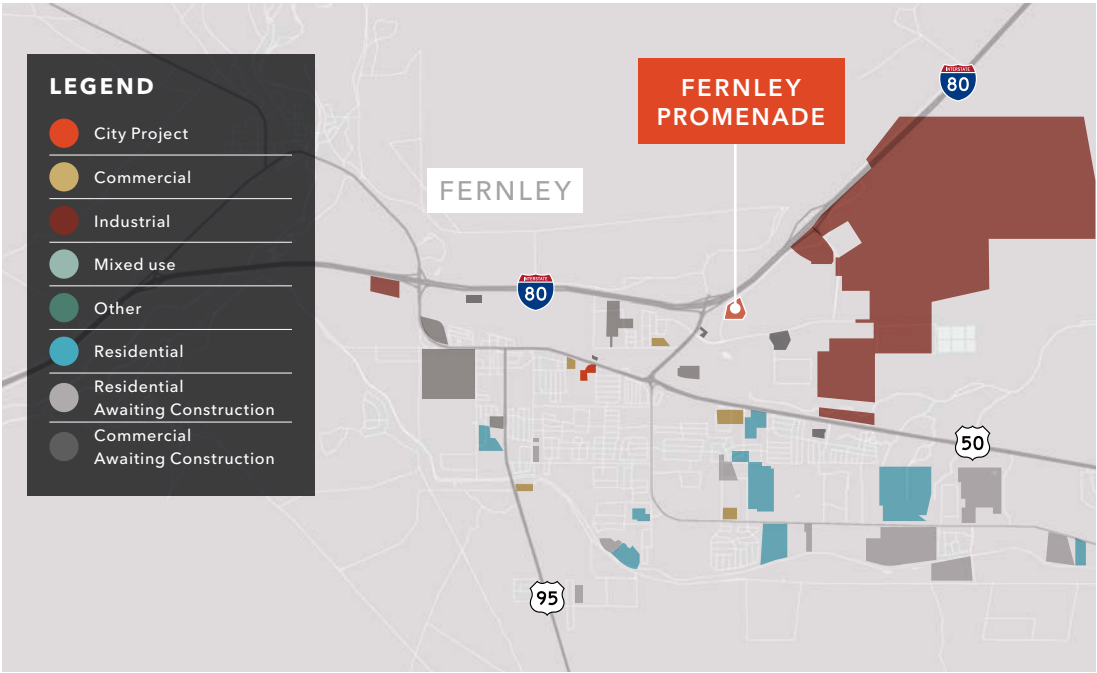
**km Kidder
Mathews**

FERNLEY SUBMARKET













Fernley is located along Interstate 80, a transcontinental interstate highway. In addition, two major rail companies (UP and BNSF) provide service through the transcontinental UP main line. Fernley is quickly becoming recognized for its rail, fiber, trucking, manufacturing, low cost interstate power, and highway networks, connecting it all in a central hub with the ability to serve 60 million people.

Fernley offers strong market fundamentals, a growing population, ample affordable housing and employment opportunities combined with an expanding and successful industrial base at the Crossroads Commerce Center.

Economic development officials are projecting many new jobs to the region by 2021. As a result of the projected growth, as many as 60,000 new jobs are being created. Fernley will capture a share of the new jobs and business coming to the region.



CORPORATE NEIGHBORS



Victory Logistics Center

A 4,300 acre master-planned industrial center capable of meeting the growing need for manufacturing, distribution, data center, and logistics development in the region.

Property Information

AVAILABLE ACRES	±11 AC
SALE PRICE	\$6,708,240
LOCATION	Fernley, NV
APN	021-232-53
ZONING	C-2

All utilities available to the sites

Subject site located in Opportunity Zone

Rapid employment, growth, and new residential development

Flat/level parcel ready for development with paved access to the site

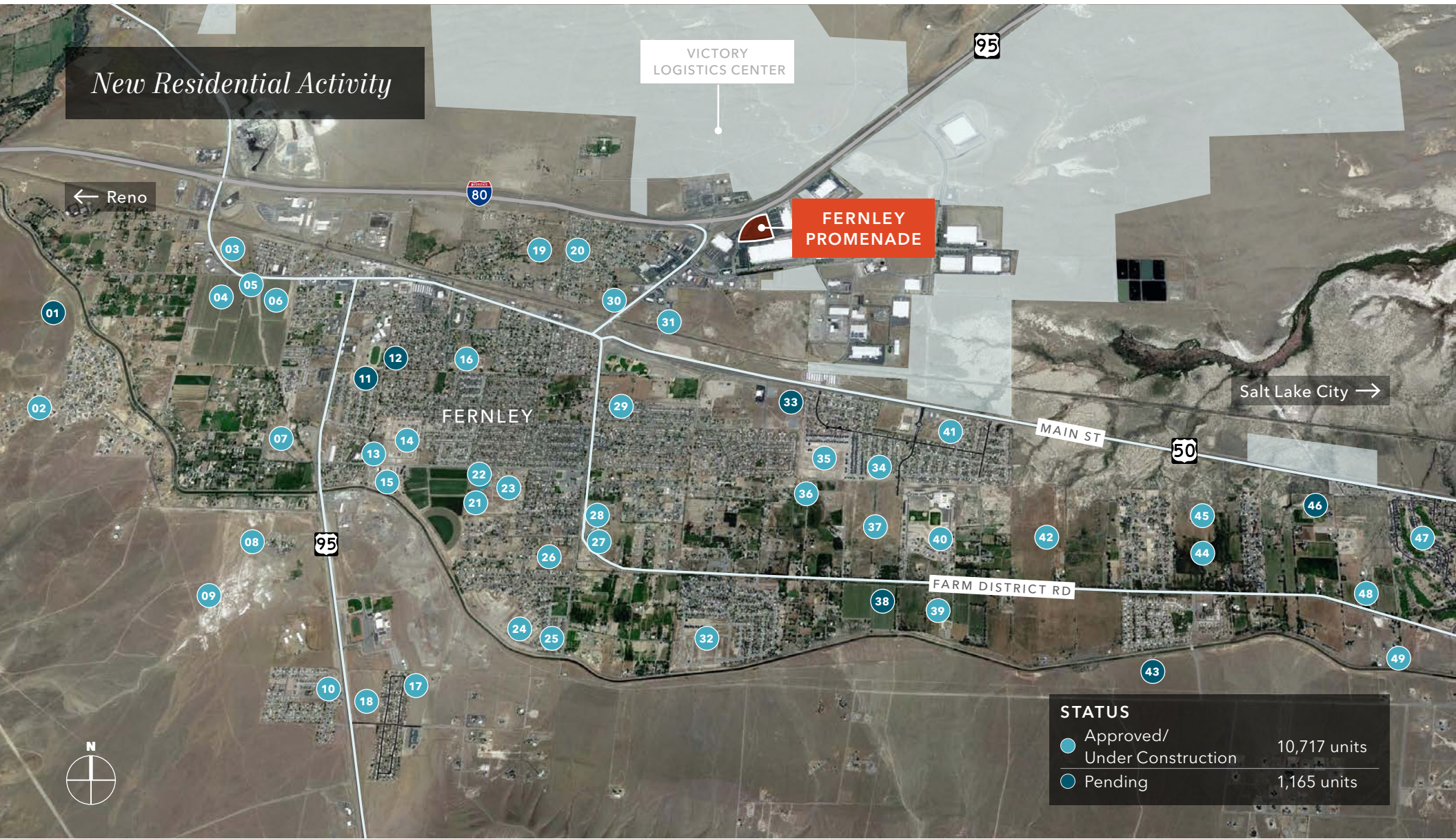
Excellent visibility from I-80

Adjacent to Victory Logistics District; a new ±4,300 acre industrial development project meeting the needs of manufacturers, e-commerce, data centers and distribution

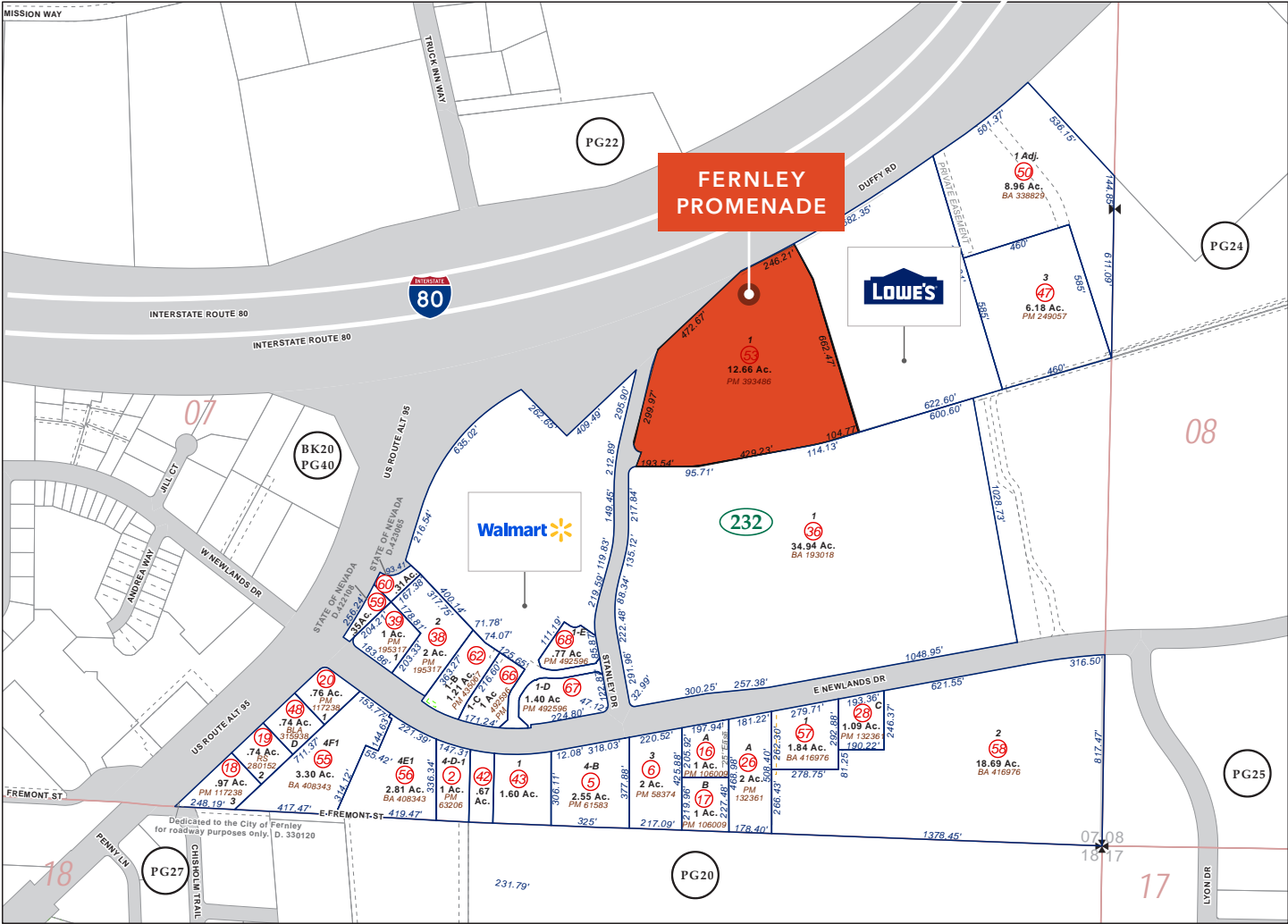
Redwood Materials leased 815,000 SF of new industrial space at Victory Logistics District

20,000 acre industrial center TRI II, just west of town. New businesses for manufacturing, distribution centers and fulfillment centers

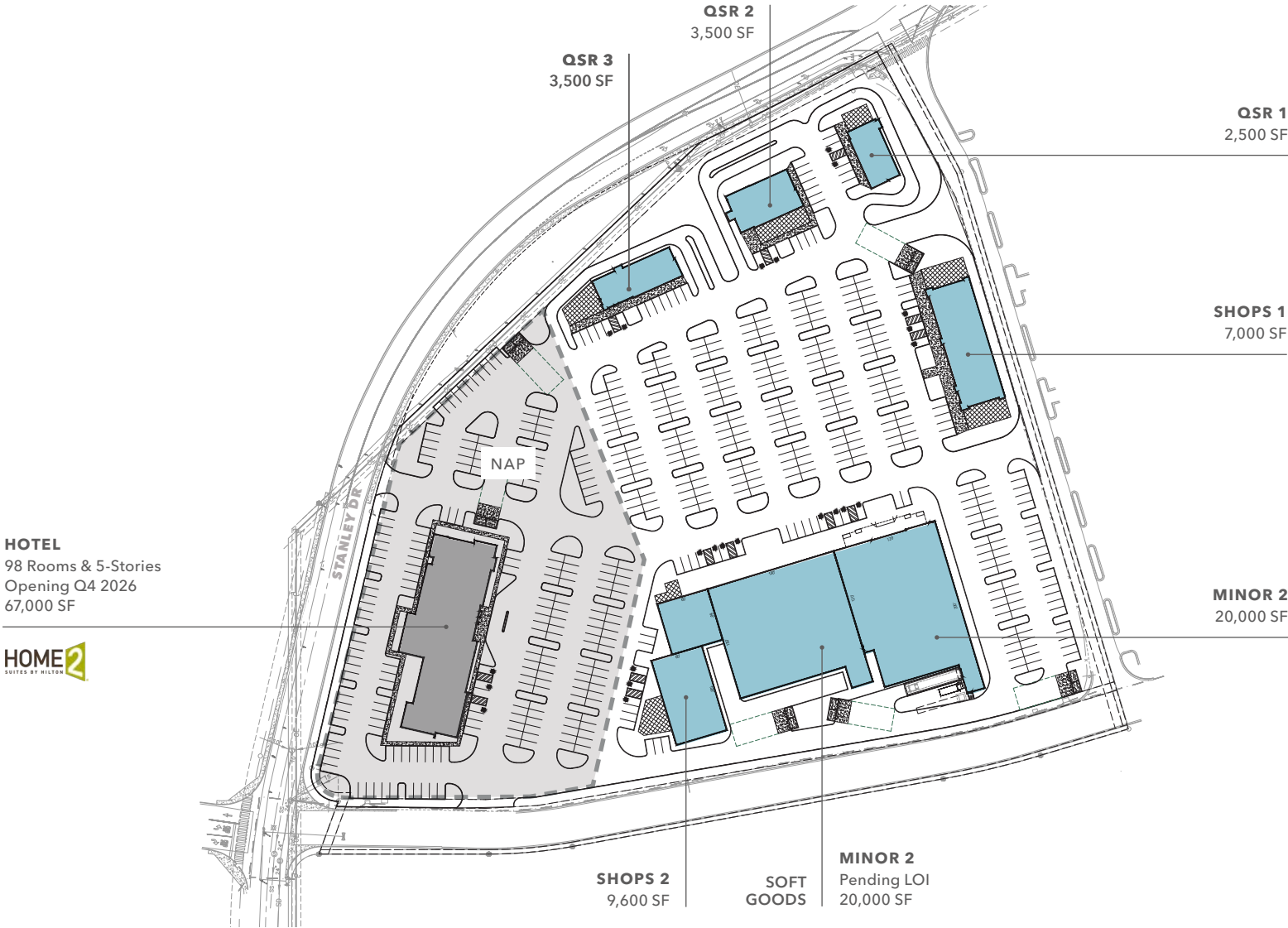
Adjacent to future Microsoft development and all backbone infrastructure to be brought in by Victory Logistics



PARCEL MAP



CONCEPTUAL SITE PLAN



DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2025 EST. POPULATION	4,102	9,240	20,192
2030 PROJ. POPULATION	6,451	12,736	32,355
2025 MED. AGE	36.4	36.7	36.4
DAYTIME POPULATION	2,744	4,158	6,742

HOUSEHOLD INCOME

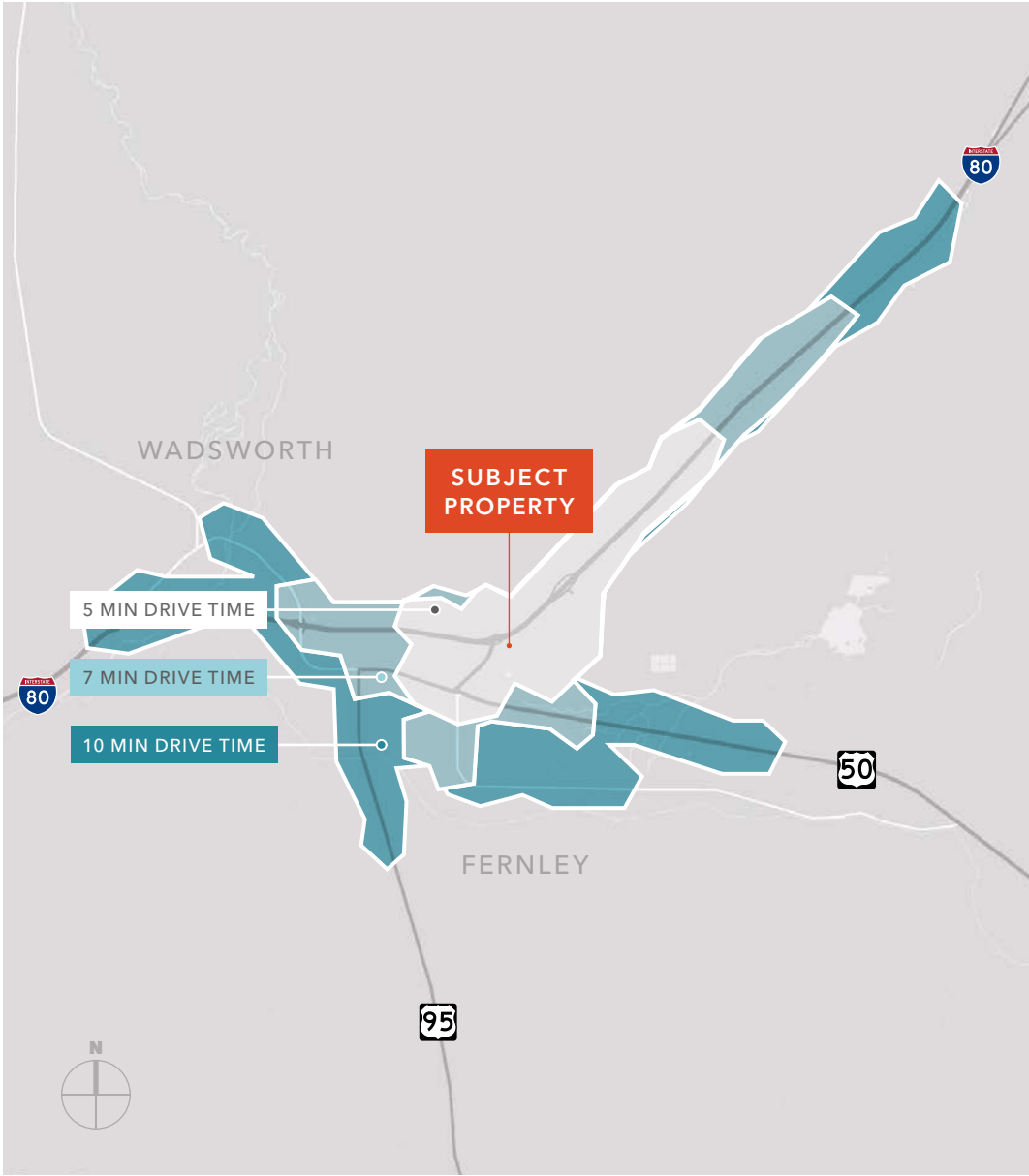
	5 Min	7 Min	10 Min
2025 EST. AVG. HH INCOME	\$91,290	\$99,537	\$102,443
2030 PROJ. AVG. HH INCOME	\$89,865	\$98,119	\$101,060
2025 EST. MED. HH INCOME	\$60,281	\$72,272	\$79,205
2030 PROJ. MED. HH INCOME	\$60,740	\$72,206	\$78,663
2025 EST. PER CAPITA INCOME	\$36,759	\$38,312	\$37,592

HOUSEHOLD

	5 Min	7 Min	10 Min
2025 EST. HH	1,652	3,557	7,408
2030 PROJ. HH	1,866	3,914	8,155
PROJ. ANNUAL GROWTH (2025-2030)	214	358	747
AVG. HH SIZE	2.5	2.6	2.7

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$155.84 M	\$362.95 M	\$771.8 M
ANNUAL RETAIL EXPENDITURE	\$79.78 M	\$185.47 M	\$396.58 M
MONTHLY HH EXPENDITURE	\$7,862	\$8,504	\$8,682
MONTHLY RETAIL EXPENDITURE	\$4,025	\$4,346	\$4,461



FERNLEY, NV MSA SNAPSHOT

Source: ESRI, 2024

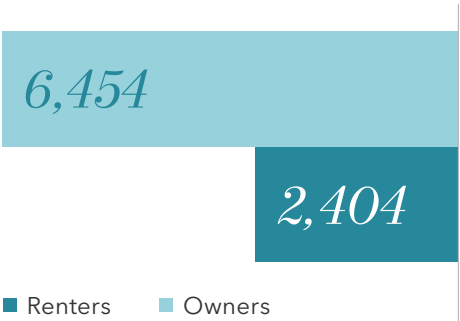
24,459
2024 EST.
POPULATION

2.76
2024 AVG
HH SIZE

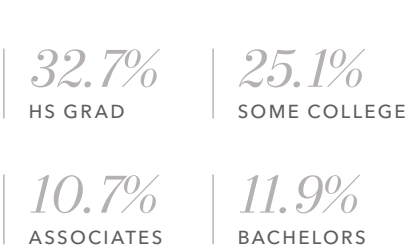
\$102,901
2024 AVG
HH INCOME

37.6
2024 EST.
MEDIAN AGE

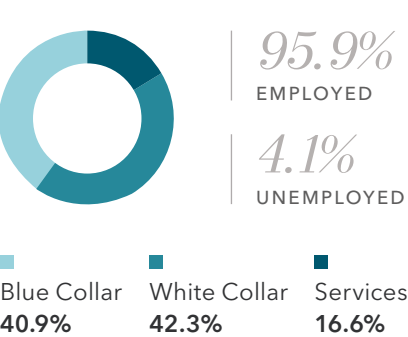
Home Ownership



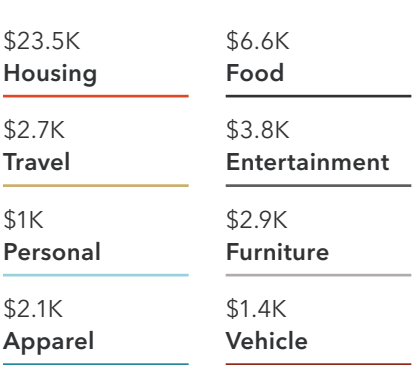
Education



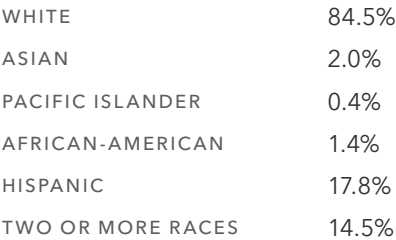
Employment



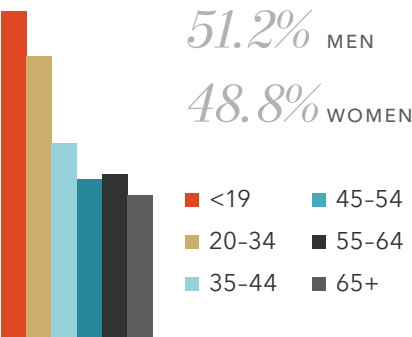
Household Spending



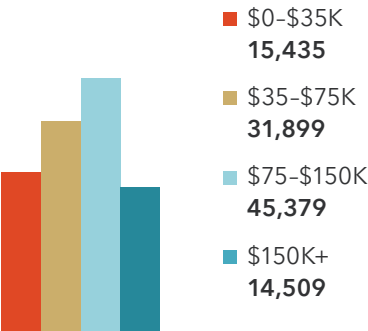
Race & Ethnicity



Gender & Age



Income by Household



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