

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

SHAWN SMITH

775.470.8878

shawn.smith@kidder.com

LIC N° BS.0046702

SEAN RETZLOFF

775.470.8879

sean.retzloff@kidder.com

LIC N° S.0182046

KIDDER.COM

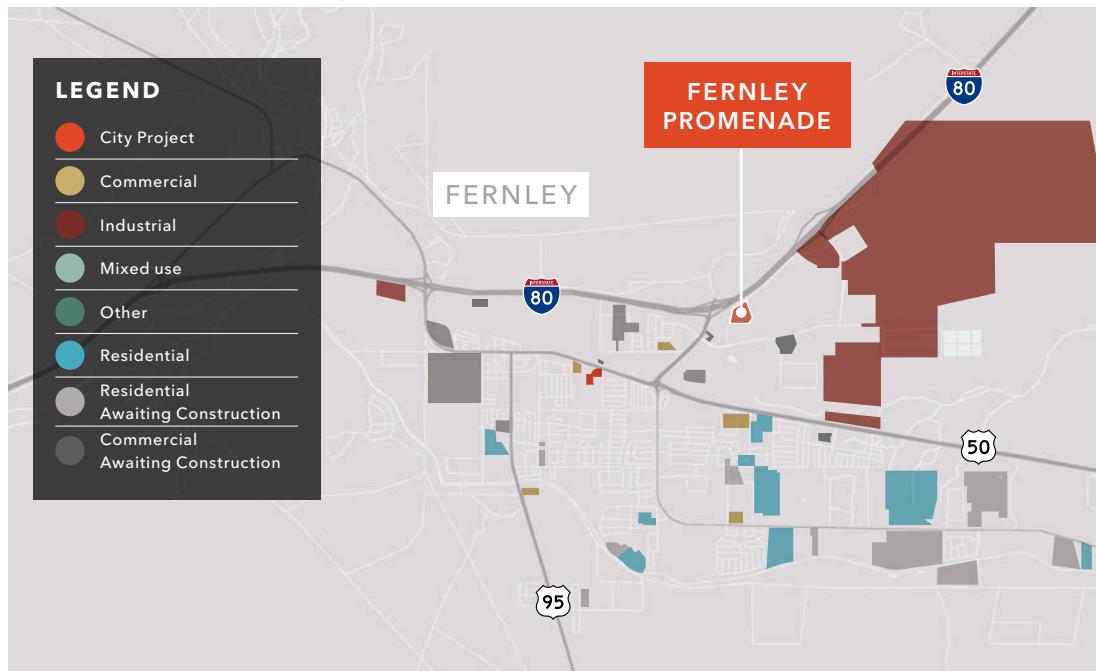


FERNLEY SUBMARKET

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





AVAILABLE FOR SALE

Victory Logistics Center

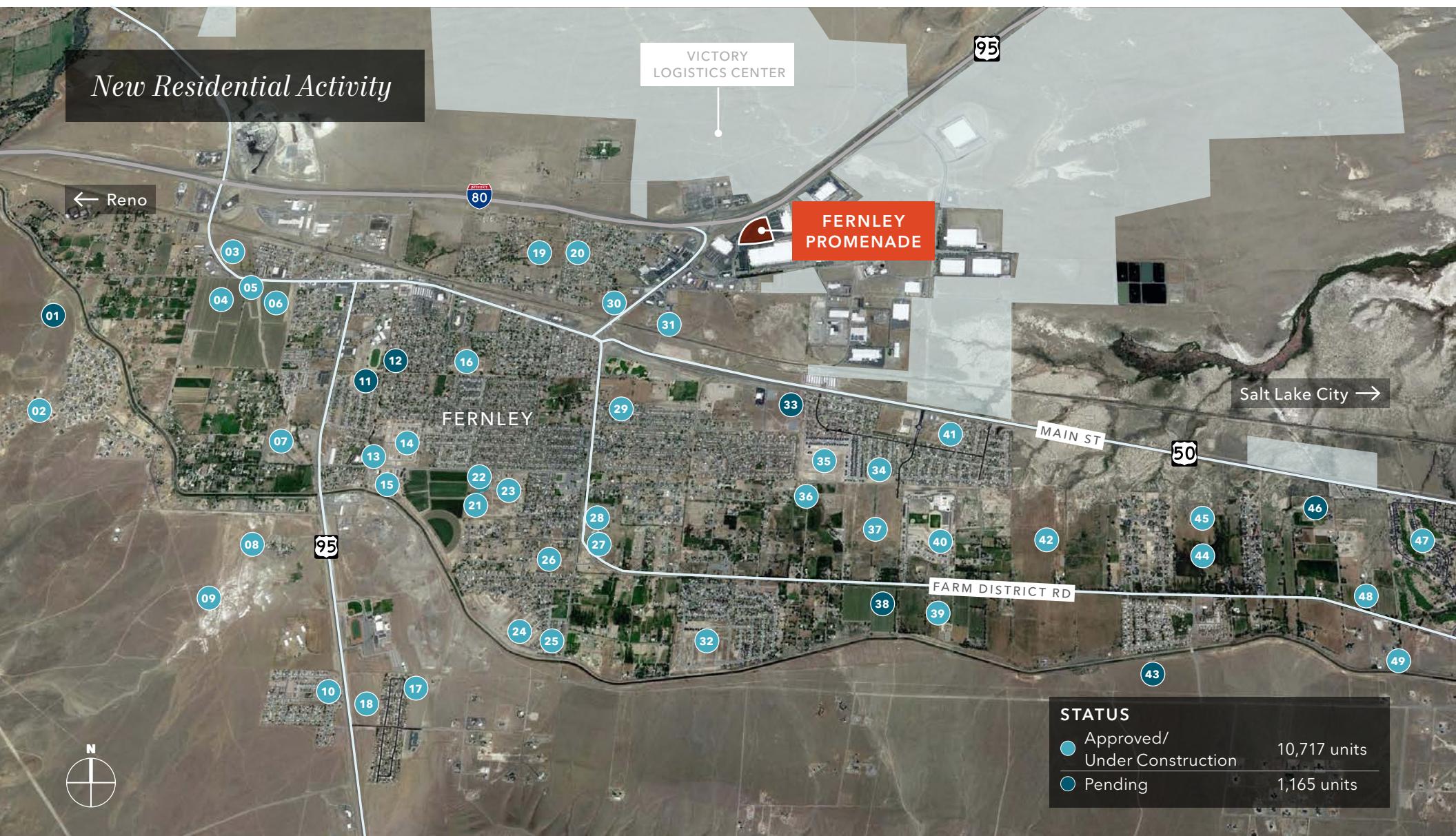
A 4,300 acre master-planned industrial center capable of meeting the growing need for manufacturing, distribution, data center, and logistics development in the region.

Property Information

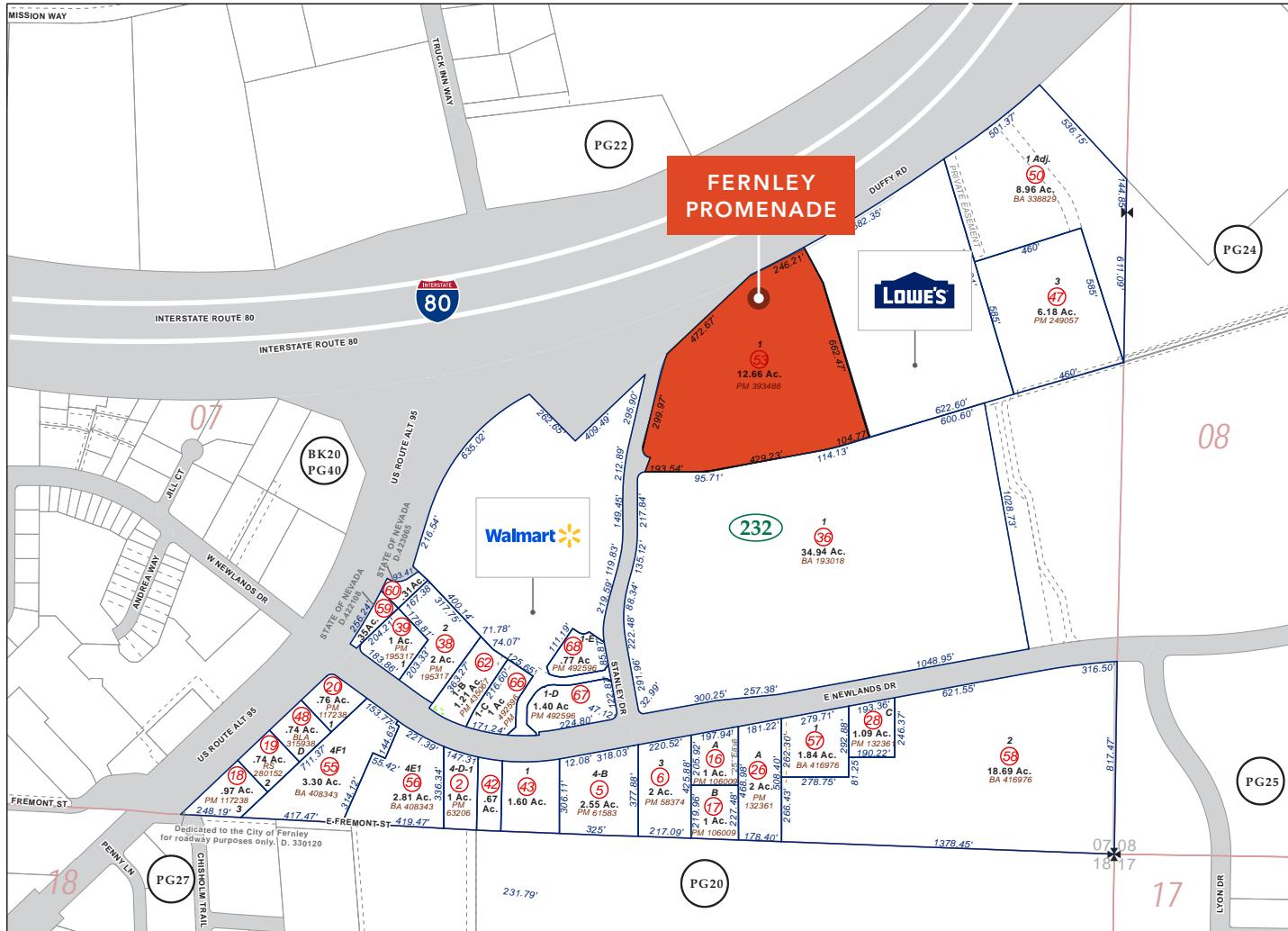
AVAILABLE ACRES	±11 AC
SALE PRICE	\$6,708,240
LOCATION	Fernley, NV
APN	021-232-53
ZONING	C-2
All utilities available to the sites	
Subject site located in Opportunity Zone	
Rapid employment, growth, and new residential development	
Flat/level parcel ready for development with paved access to the site	
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	

KIDDER MATHEWS

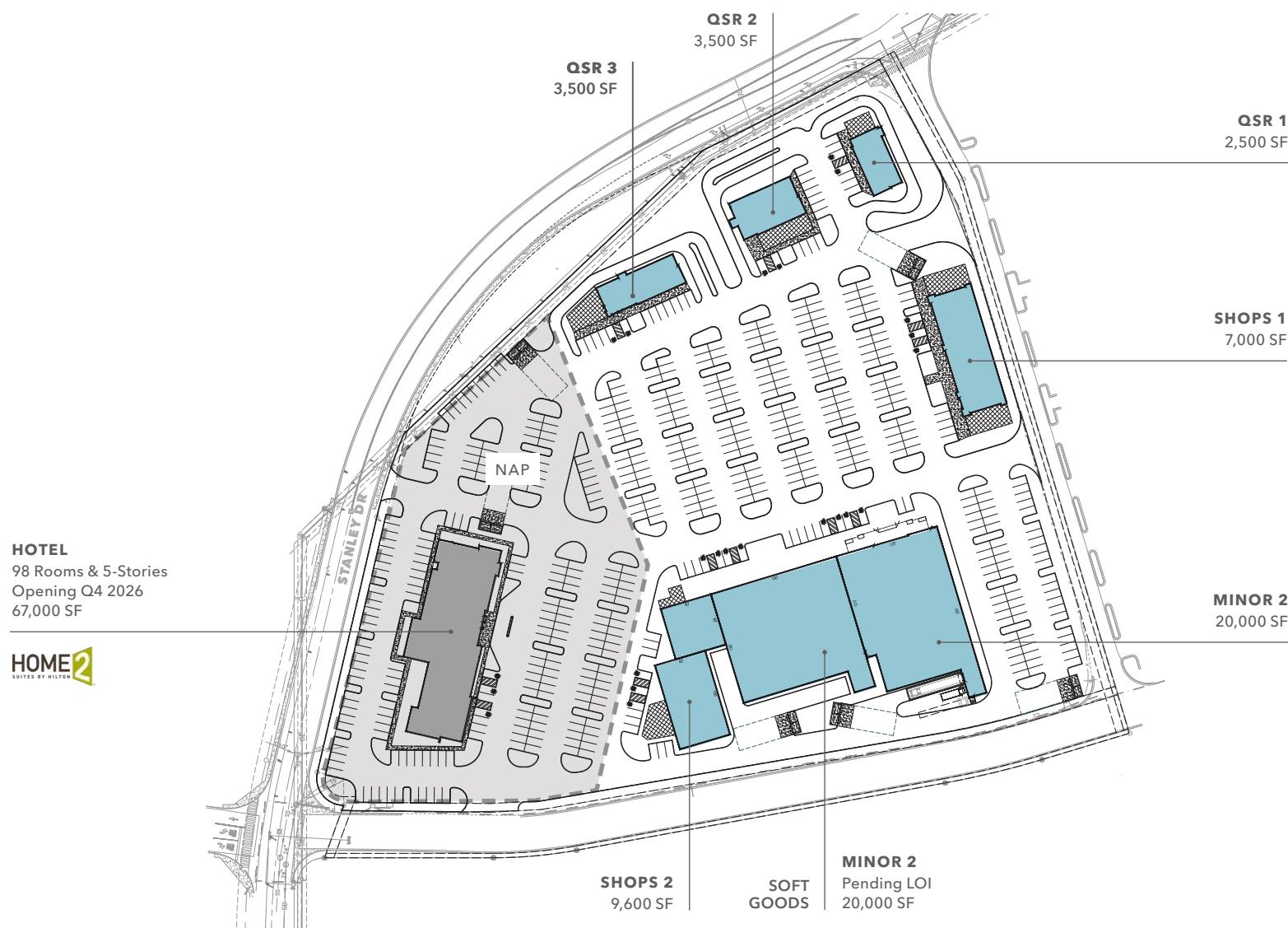
FERNLEY PROMENADE



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

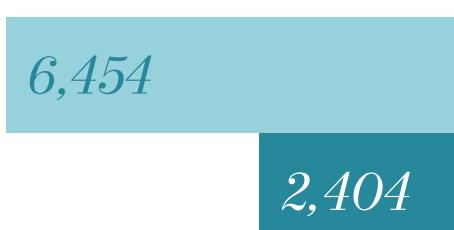
\$102,901

2024 AVG
HH INCOME

37.6

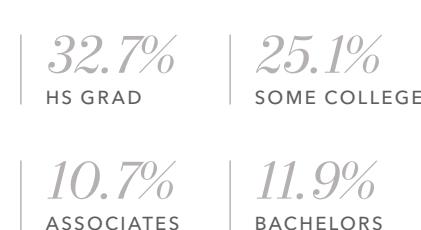
2024 EST.
MEDIAN AGE

Home Ownership

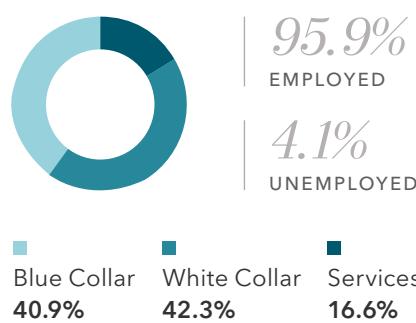


■ Renters ■ Owners

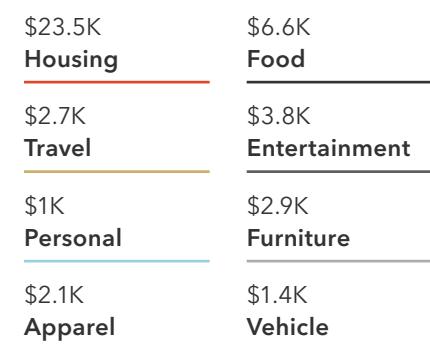
Education



Employment



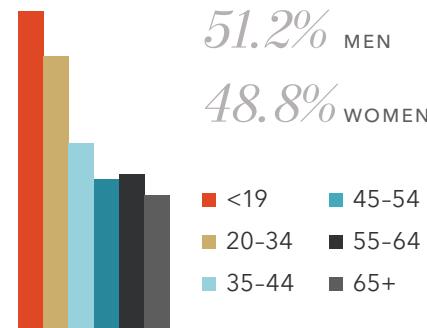
Household Spending



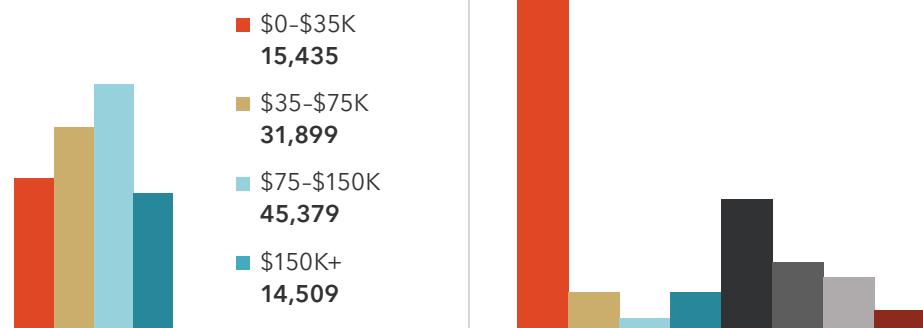
Race & Ethnicity

WHITE	84.5%
ASIAN	2.0%
PACIFIC ISLANDER	0.4%
AFRICAN-AMERICAN	1.4%
HISPANIC	17.8%
TWO OR MORE RACES	14.5%

Gender & Age



Income by Household



FERNLEY PROMENADE



Exclusively listed by

SHAWN SMITH

775.470.8878

shawn.smith@kidder.com

LIC N° BS.0046702

SEAN RETZLOFF

775.470.8879

sean.retzloff@kidder.com

LIC N° S.0182046

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

km **Kidder
Mathews**