

# LAND FOR SALE

0 Double Diamond Pkwy, Reno, NV 89521

**0** Double Diamond Parkway  
Reno, NV 89521

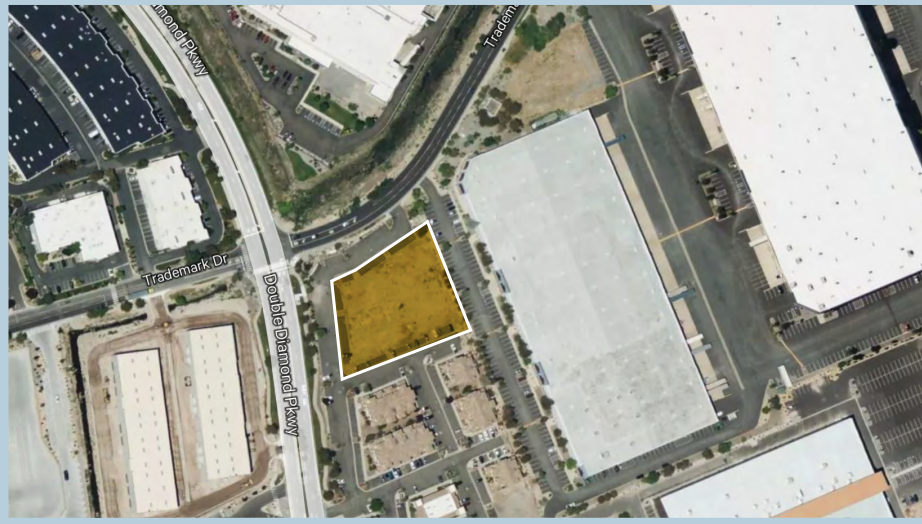









Sale Price  
\$299,000

Square Footage  
5,112 SF

Lot Size  
0.117 Acres

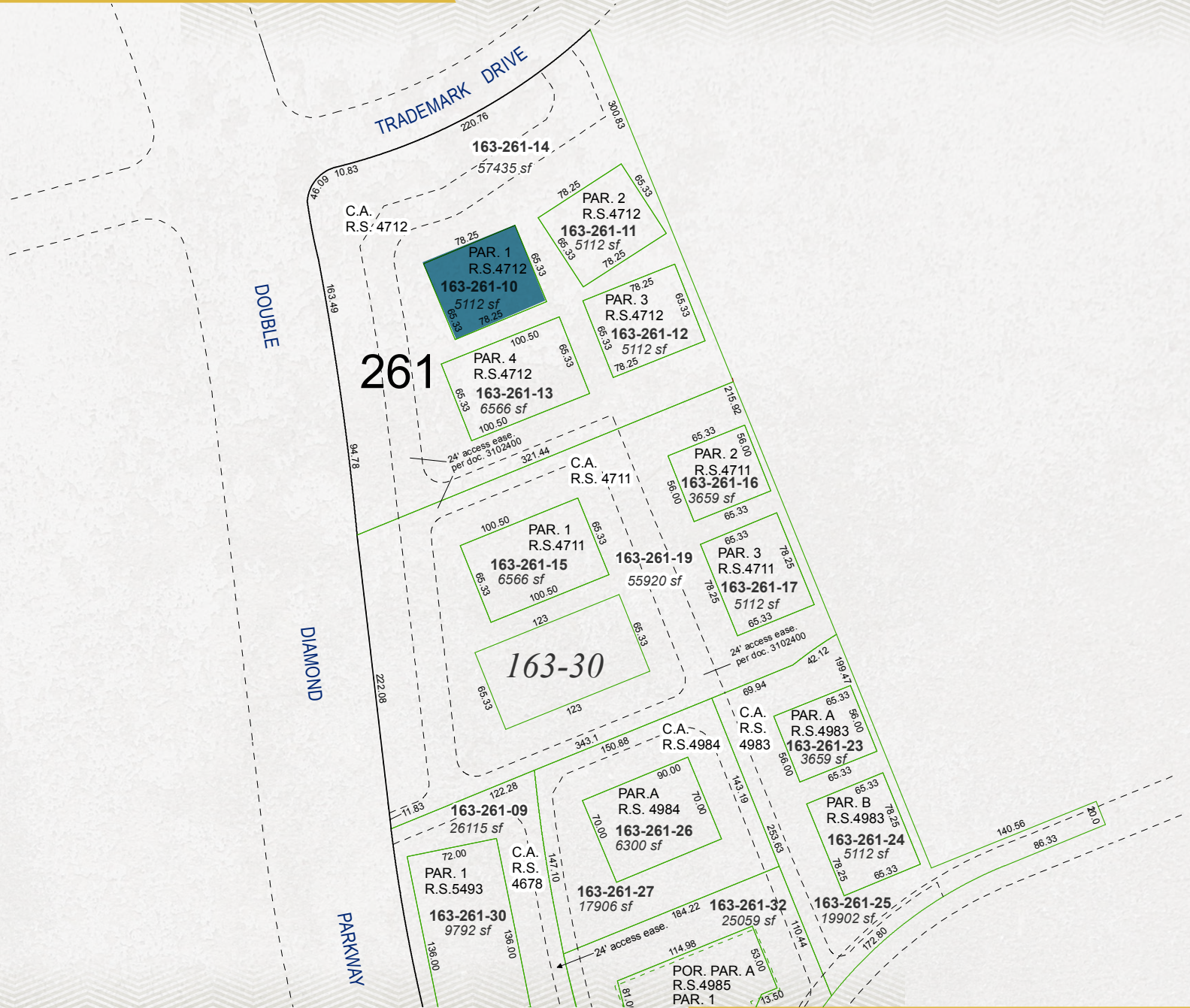
# PROPERTY OVERVIEW








	<b>Address</b>	0 Double Diamond Pkwy Reno, NV 89521
	<b>Sale Price</b>	\$299,000
	<b>Square Footage</b>	5,112 SF
	<b>Lot Size</b>	0.117 Acres
	<b>APN</b>	163-261-10
	<b>Market/Submarket</b>	South Reno
	<b>Zoning</b>	PD - Planned Development South Meadows Office Condos

Land Parcel for sale located in South Meadows submarket, Reno's newest Development area and one of the fastest growing areas in Northern Nevada. This pad sits in the well maintained Villaggio office park. This land is ready for development with parking already paved and utilities stubbed to the site.

# PARCEL MAP



# 2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 Population	10,352	60,362	121,454
 Households	4,374	25,091	50,421
 Average Household Income	\$119,482	\$126,885	\$122,061
 Businesses	586	3,030	6,439
 Employees	9,206	42,810	94,078

Source: CBRE

# 2022 TRAFFIC COUNTS

- 1 IR580, S of the S Virginia St Intch 'Exit 29' 91,000 cars daily
- 2 IR580, S/B off-ramp of the S Meadows Pkwy Intch 'Exit 28' 9,950 cars daily
- 3 Double Diamond Pkwy, 330ft N of Trademark Dr 7,800 cars daily
- 4 South Meadows Pkwy, 670ft E of Double Diamond Pkwy 10,200 cars daily
- 5 South Meadows Pkwy, 100ft E of Truckee Meadows Pl 11,900 cars daily

0 Double Diamond Parkway  
Reno, NV 89521

Source: Nevada Department of Transportation

# AMENITIES





# 0

## Double Diamond Parkway

Reno, NV 89521

### CONTACTS

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