

±5.486 ACRES

RETAIL LAND FOR SALE

NWC MILITARY RD & LEMMON RD
Reno, NV 89506



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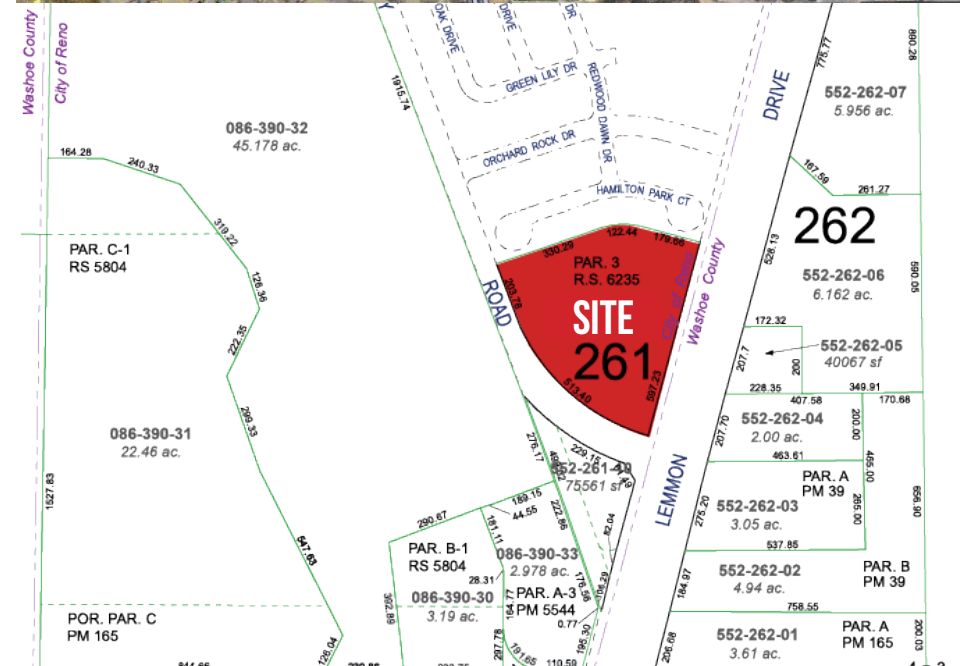
PROPERTY OVERVIEW

Prime development land bordering Military Rd & Lemmon Dr in the North Valley submarket in Reno

Exposure to more than $\pm 1,300$ linear feet of prime real estate frontage

The North Valleys area is experiencing continued housing growth and construction of new distribution and warehousing facilities

The property is adjacent to the future Legacy Village with 264 residential units and less than $\frac{1}{4}$ mile from Logisticenter at 395 (1.6M SF), Stead Airport and Sage Point Business Park



 TOTAL AREA **± 5.486 AC**

 ZONING **GC**

 PARCEL ID **552-261-13**

 SALE PRICE **\$31.50 PSF**

SITE AERIAL



HOUSING AND GROWTH AREAS

LEMMON VALLEY

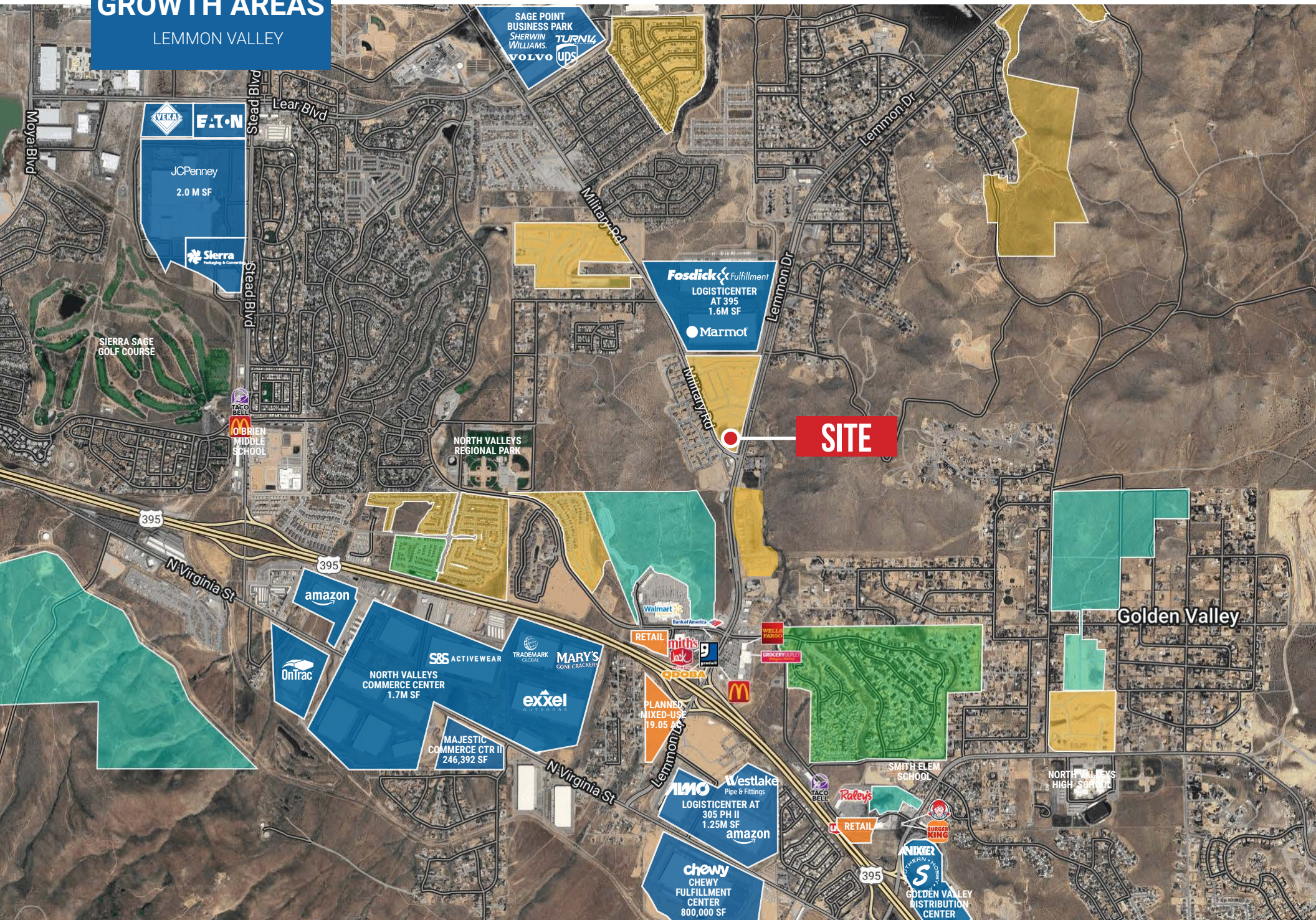
HOUSING STATUS

PLANNED

UNDER CONSTRUCTION

COMPLETED

EMPLOYMENT ZONE



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
3,696	36,305	69,242



AVERAGE HOUSEHOLD INCOME

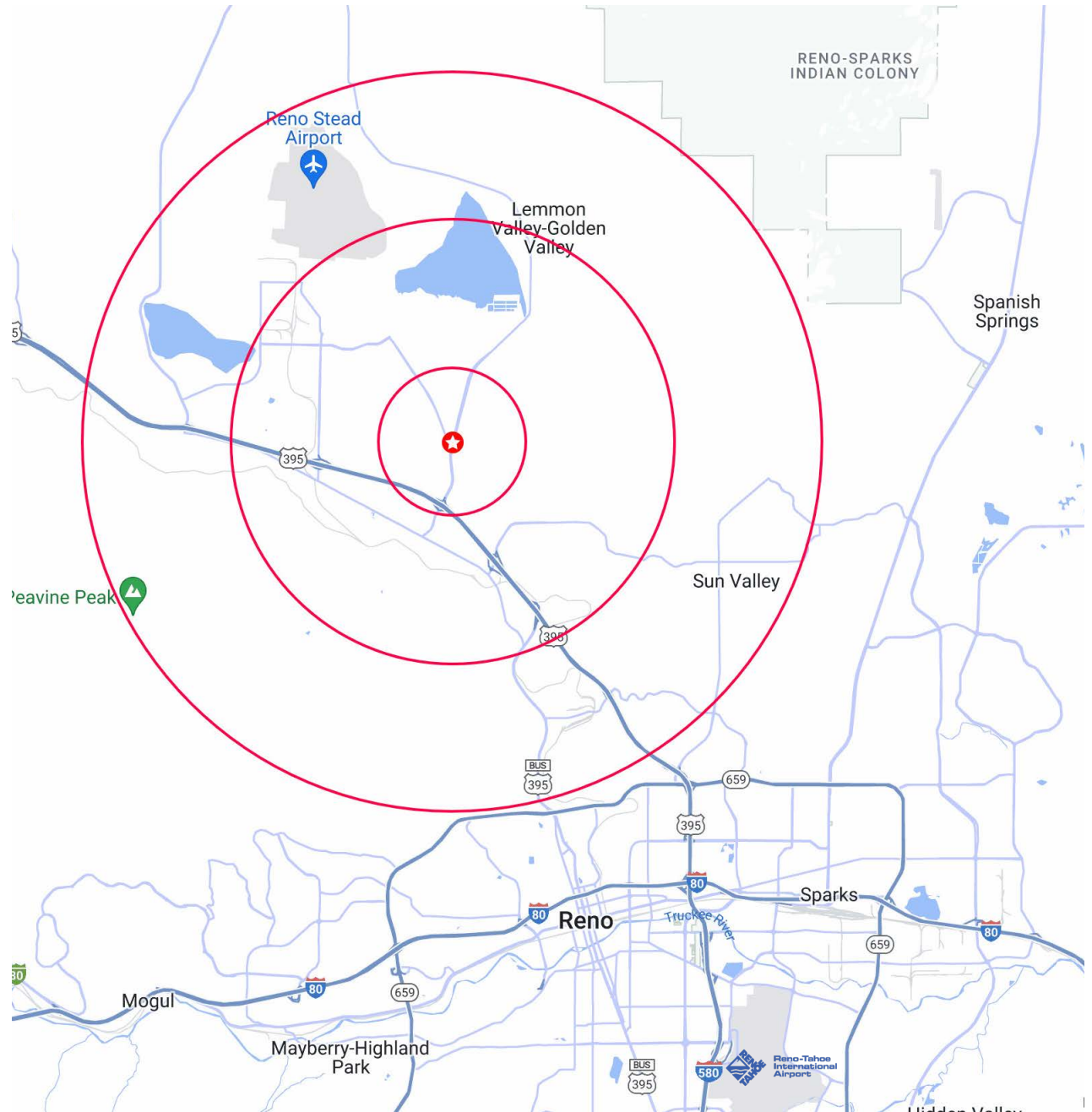
1 Mile	3 Miles	5 Miles
\$95,286	\$102,705	\$99,049



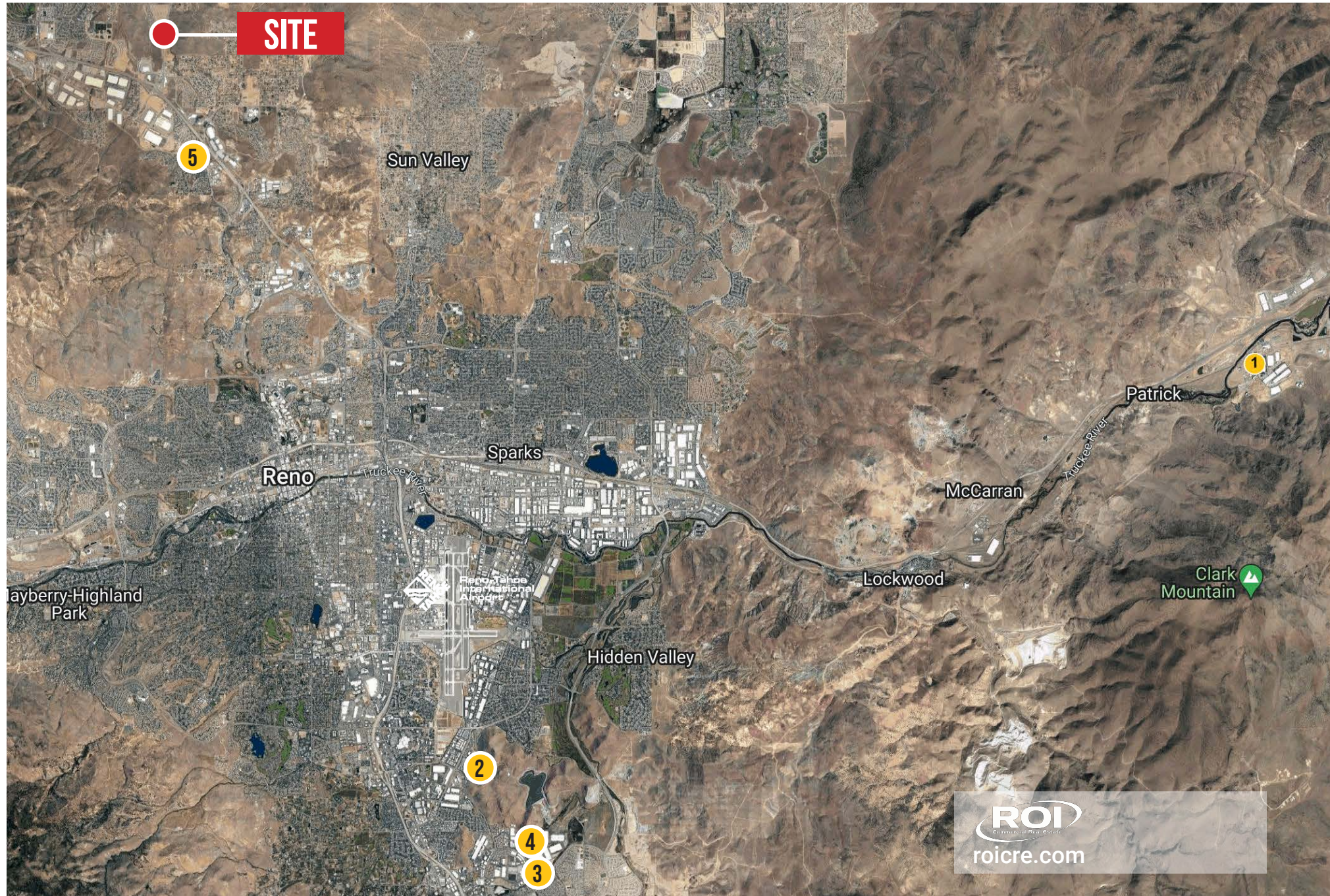
TRAFFIC COUNTS

Military Rd	Lemmon Dr
13,700 VPD	23,400 VPD

Source:
SitesUSA 2024
TRINA, NV DOT 2023



SALE COMPS MAP



SALE COMPS SUMMARY

1 | Portfolio

UNDER CONTRACT

610 & 620 Waltham Way - Office and Land: 2 Office & Land Properties Sold

Price \$10,000,000
Price/SF \$394.17
On Market 159 Days
Status Under Contract

of Properties 2
Total Size 25,370 SF
Total Land Area 217,800 SF (5.00 AC)
Sale Type Investment or Owner User



2 | Barron Way

SOLD

Reno, NV 89502

Sale Date Oct 10, 2023
Sale Price \$2,174,500
Price/SF Land \$40
Parcels 164-391-06, 164-391-07
Comp ID 6549227
Comp Status Research Complete - Correction

Washoe
Type 2 Star Land
Land Acres 3.30 AC
Land SF 143,748 SF
Zoning IC



3 | 1 Double Diamond Park

SOLD

Reno, NV 89521

Sale Date Sep 7, 2023
Sale Price \$3,100,000
Price/SF Land \$26
Parcels 163-020-19
Comp ID 6503086
Comp Status Research Complete

Washoe
Type Land
Land Acres 2.73 AC
Land SF 118,919 SF
Zoning PD



4 | 93 Double Diamond Pky

SOLD

Reno, NV 89521

Sale Date Sep 7, 2023
Sale Price \$3,100,000
Price/SF Land \$26
Parcels 163-090-44
Comp ID 6512591
Comp Status Research Complete - Correction

Washoe
Type Land
Land Acres 2.73 AC
Land SF 119,049 SF
Zoning PD



5 | W Golden Valley Rd

SOLD

Reno, NV 89506

Sale Date Nov 16, 2023
Sale Price \$2,361,500
Price/SF Land \$23
Parcels 082-293-12
Comp ID 6580751
Comp Status Research Complete - Correction

Washoe
Type Land
Land Acres 2.37 AC
Land SF 103,194 SF
Zoning MS





±5.486 AC LAND
NWC MILITARY RD & LEMMON DR
RENO, NV 89506





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CALL US FOR MORE INFO



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Let's keep in touch.



DISCLAIMER

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