

**3430**  
**GYPSUM ROAD**  
RENO, NV 89503

**LAND**  
**FOR SALE**

**SALE PRICE | \$799,000**

**LAND SIZE | 0.70 ACRES**

**ZONING | MF30**

**APN | 003-235-05**



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## PARCEL MAP

### PROPERTY HIGHLIGHTS

- Desirable MF30 Zoning
- Close Proximity to the University

0.70 ACRES

CYPSUM RD





# AREA MAP



University of Nevada, Reno

DOWNTOWN

RANCHO SAN RAFAEL  
REGIONAL PARK

N MCCARRAN BLVD

NORTH VIRGINIA ST

MORaine WAY

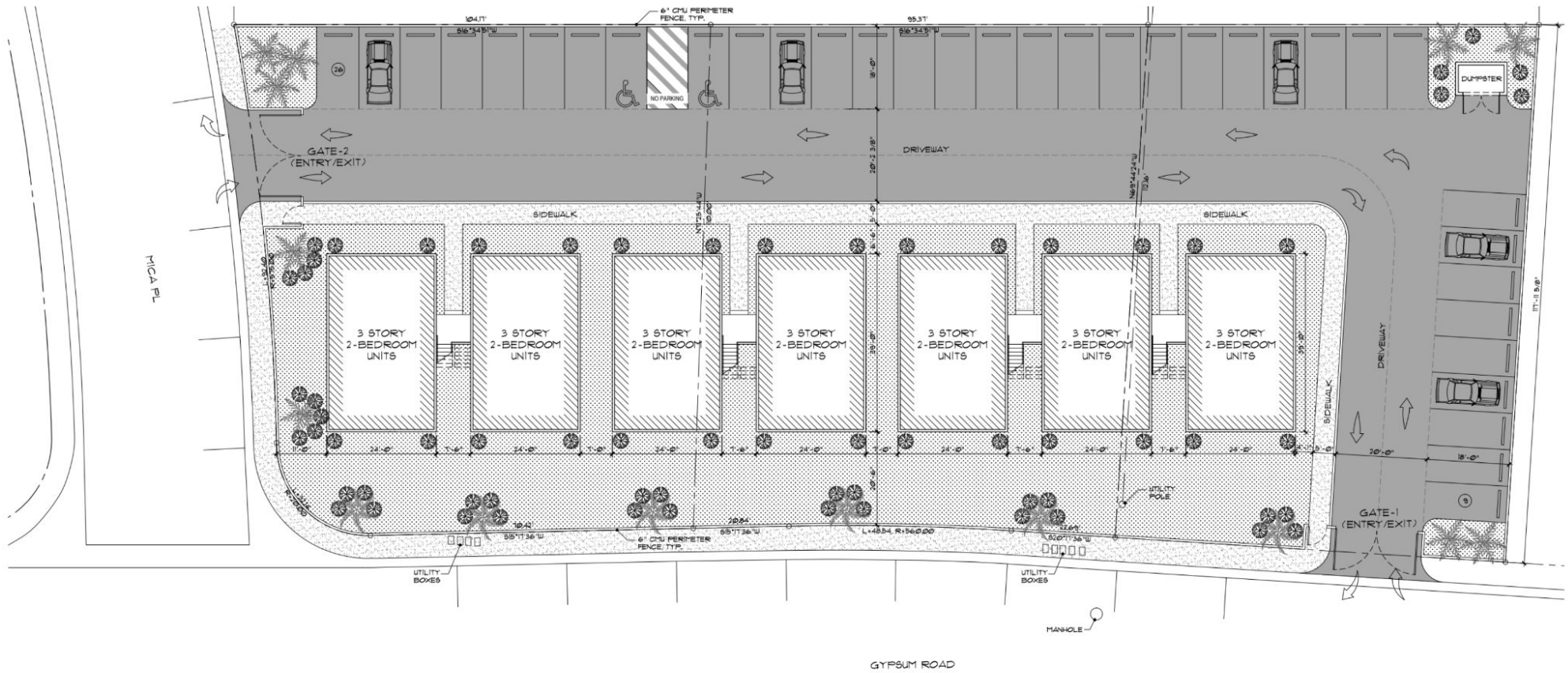


GYPsum RD





# PROPOSED PLAN





# NEIGHBORHOOD MAP



GYPSUM RD





# WHY RENO?

## LIVABILITY FACTORS



**TOP 5  
SUNNIEST CITIES**  
300 Days of sun annually



**18 SKI RESORTS**  
Within 1 hour



**87 PARKS**  
With over 3,800 Acres of public  
recreational land within the city



**50 CHAMPIONSHIP  
GOLF COURSES**  
Within 1.5 hours



## ANNUAL EVENTS



Burning Man

Hot August nights

NV Museum of Art

Reno Rodeo

Rib Cook Off

Balloon Races

Air Races

Riverfest

Artown

**"Voted #1 Best Small City in the United States"**  
*According to bestcities.org*

**"25 of America's best towns ever"**  
*According to Outside Magazine*

**"Voted #4 Best Large City in the United States"**  
*Ranked for Best Performing Large  
City by Milken Institute*

**"Ranked #6 for State Economic Growth"**  
*According to US News*

**"Voted #9 for Best Places to Live for Quality  
of Life in the U.S. in 2022-2023"**  
*According to usnews.com*

**"Reno the #2 market for companies relocating  
from California after Austin, Texas."**  
*According to Bureau of Labor Statistics*



**15** MINUTES  
COMMUTE TIME



**35** MINUTES  
TO TRUCKEE



**50** MINUTES  
TO LAKE TAHOE



**3** HOURS  
TO BAY AREA

# WHY **NORTHERN NEVADA?**



**50**

Minutes to  
Lake Tahoe

**\$1/2**

The Price  
Of Bay Area

## BUSINESS COST COMPARISONS

RENO **NV**

BAY AREA **CA**

<b>Office lease rates (Class A)</b>	Reno <b>\$30-39</b>	San Jose <b>\$60-\$66</b> San Francisco <b>\$78-\$84</b>
State Corporate Income Tax	<b>NO</b>	<b>8.84%</b>
State Income Tax	<b>NO</b>	<b>&lt; 13.3%</b>
Capital Gains Tax	<b>NO</b>	<b>&lt; 13.3%</b>
Unemployment tax	<b>0.3%-5.4%</b>	<b>1.5%-6.2%</b>
Average hourly earnings (software developer/programmer)	<b>\$43.09</b>	<b>\$64.97</b>
Workman's comp	Average cost (per \$100 payroll)- <b>\$1.18</b> Payroll cap <b>\$36,000</b>	Average cost (per \$100 payroll)- <b>\$2.87</b> Payroll cap NA
Utility (elec.) rates for medium size office	<b>\$.078/kWh</b>	San Francisco <b>\$.157/kWh</b>
Right-to-work state	<b>YES</b>	<b>NO</b>

## GROWING TECHNOLOGY ECOSYSTEM

Home to Tesla, Apple, Google, Microsoft, Blockchains, Intuit, Switch, Clear Capital, Figure Technologies, rfxcel, Alchemy/Workday, Bombora, Sierra Nevada Corp.

2019 Highlighted By Technology Sector and Corporate Headquarters Growth

[CLICK HERE](#)

## MORE ADVANTAGES

Fintech development: Nevada Sandbox Program

Data latency Reno-Las Vegas-Los Angeles-Bay Area < 7ms

Home to the University of Nevada, Reno - Ranked Tier 1 and Carnegie R1

## WORK-LIFE

Reno cost of living 40% less than Bay Area

Reno average commute time 15 minutes

## HELPFUL LINKS

Business advantages [CLICK HERE](#)

Why Nevada video [CLICK HERE](#)

Nevada Sandbox Program [CLICK HERE](#)

### Sources:

Economic Development Authority of Western Nevada (EDAWN), [www.edawn.org](http://www.edawn.org)