

**3430  
GYPSUM ROAD**  
RENO, NV 89503

# LAND FOR SALE

SALE PRICE | \$799,000  
LAND SIZE | 0.70 ACRES  
ZONING | MF30  
APN | 003-235-05



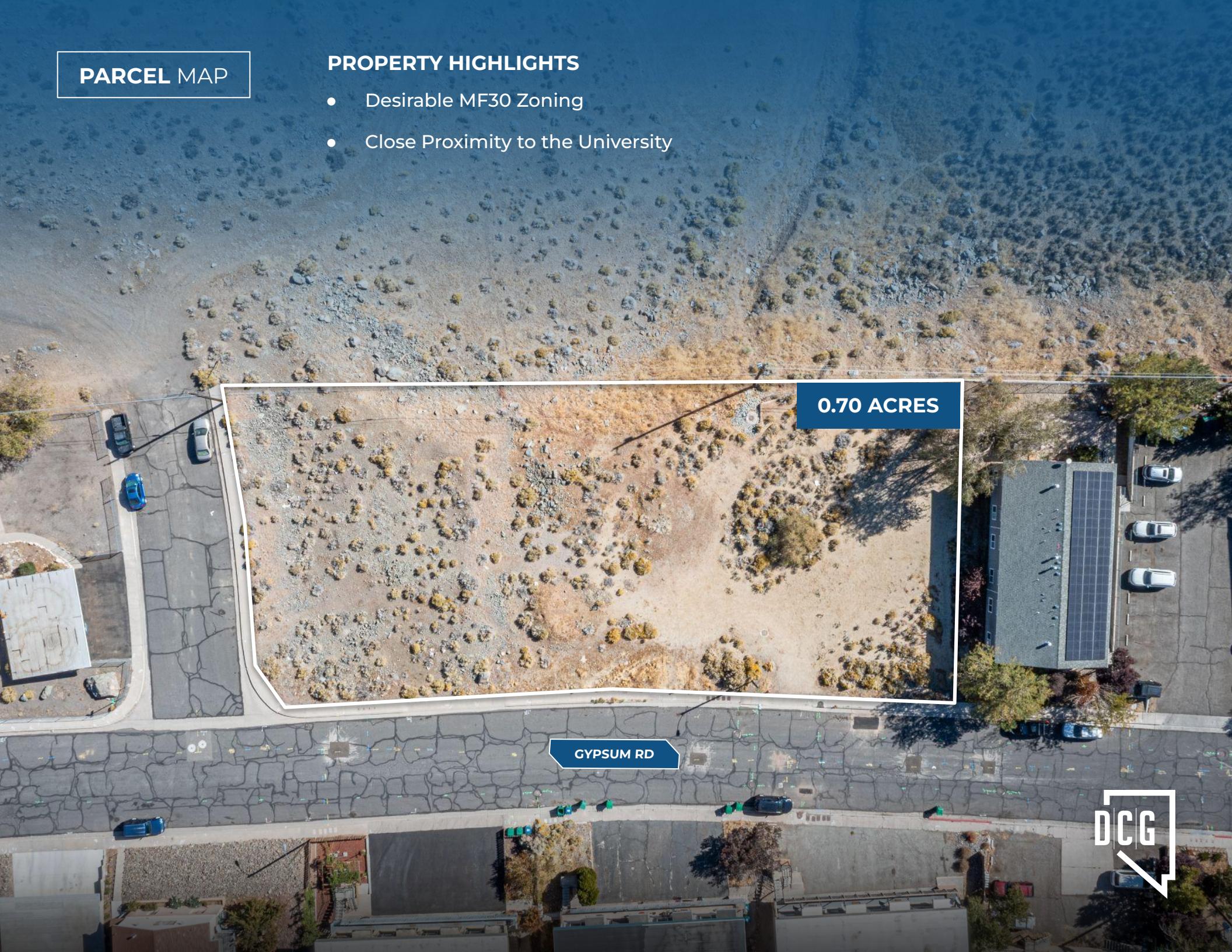
**PATRICK RIGGS**  
SENIOR ADVISOR  
775.220.4957 **CELL**  
[priggs@dicksoncg.com](mailto:priggs@dicksoncg.com)  
S.180878

CORFAC  
INTERNATIONAL

## PARCEL MAP

### PROPERTY HIGHLIGHTS

- Desirable MF30 Zoning
- Close Proximity to the University



DCG

## AREA MAP



University of Nevada, Reno

DOWNTOWN



RANCHO SAN RAFAEL  
REGIONAL PARK

N McCARRAN BLVD

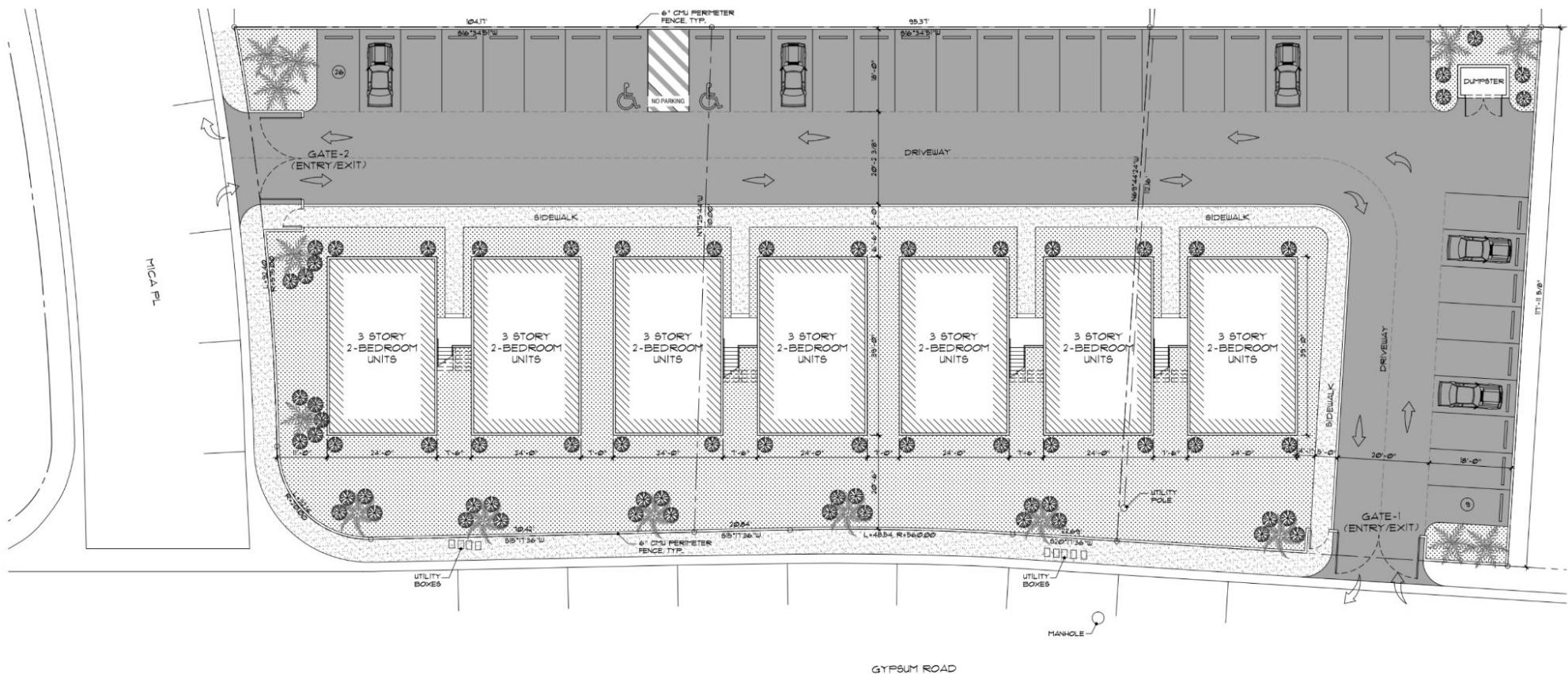
NORTH VIRGINIA ST

MORaine WAY

GYPSUM RD



## PROPOSED PLAN



## NEIGHBORHOOD MAP



# WHY RENO?

## LIVABILITY FACTORS



### TOP 5 SUNNIEST CITIES

300 Days of sun annually



### 18 SKI RESORTS

Within 1 hour



## ANNUAL EVENTS

Burning Man

Hot August nights

NV Museum of Art

Reno Rodeo

Rib Cook Off

Balloon Races

Air Races

Riverfest

Artown



### 87 PARKS

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



### 50 CHAMPIONSHIP GOLF COURSES

Within 1.5 hours

**"Voted #1 Best Small City in the United States"**

According to [bestcities.org](http://bestcities.org)

**"25 of America's best towns ever"**

According to [Outside Magazine](http://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](http://US News)

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

According to [usnews.com](http://usnews.com)

**"Reno the #2 market for companies relocating  
from California after Austin, Texas."**

According to [Bureau of Labor Statistics](http://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?



## 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	NO	8.84%
State Income Tax	NO	< 13.3%
Capital Gains Tax	NO	< 13.3%
Unemployment tax	0.3%-5.4%	1.5%-6.2%
Average hourly earnings (software developer/programmer)	\$43.09	\$64.97
Workman's comp	Average cost (per \$100 payroll)-\$1.18 Payroll cap \$36,000	Average cost (per \$100 payroll)-\$2.87 Payroll cap NA
Utility (elec.) rates for medium size office	\$.078/kWh	San Francisco \$.157/kWh
Right-to-work state	YES	NO

50

Minutes to  
Lake Tahoe

\$1/2

The Price  
Of Bay Area

## 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)