

Offering Memorandum

Panther Valley Land Portfolio



SUBJECT

± 7.778 AC
APN: 082-591-10

SUBJECT

± 6.373 AC
APN: 082-581-16

SUBJECT

± 12.366 AC
APN: 082-615-13

Contents

0 Newport Ln., Washoe County, NV
0 Chisholm Trail, Reno, NV
1602 Sagehen Ln., Reno, NV

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Market Overview

Investment Team



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Offering Snapshot



\$6,950,000
Offering Price



\$6.02 PSF
Price Per Square Foot



\$262,096 PAC
Price Per Acre

Property Overview

This ± 26.52-acre land offering presents a rare opportunity to acquire a sizable development site in the heart of Reno. With valuable frontage along U.S. 395, the property enjoys exceptional visibility and connectivity to the region's major transportation corridors. While currently positioned for residential development, the property's size and location open the door for a range of potential uses given the ongoing shortage of developable land in the area.

Strategically situated near the urban core, the site benefits from proximity to established neighborhoods, employment centers, and retail amenities. Access improvements will need to be evaluated as part of the planning process, but the property's location and frontage create strong long-term positioning for a developer seeking scale, visibility, and flexibility in one of Reno's most land-constrained markets.



Property Details



Location

0 Newport Ln., Washoe County, NV 89506
0 Chisholm Trail, Reno, NV 89506
1602 Sagehen Ln., Reno, NV 89506



Construction & Zoning

- LLR1
- SF3



Parcel Numbers and Property Sizes

- 082-615-13 | ± 12.366 AC
- 082-591-10 | ± 7.778 AC
- 082-581-16 | ± 6.373 AC
- Total Acreage: ± 26.52 AC



Additional Details

- Billboard located on APN 082-615-13
- Freeway visibility
- Generating \$11,491 annual income





Vicinity Map

The trade area consists of ± 194,697 residents with an average household income of ± \$91,189 within a 5-mile radius



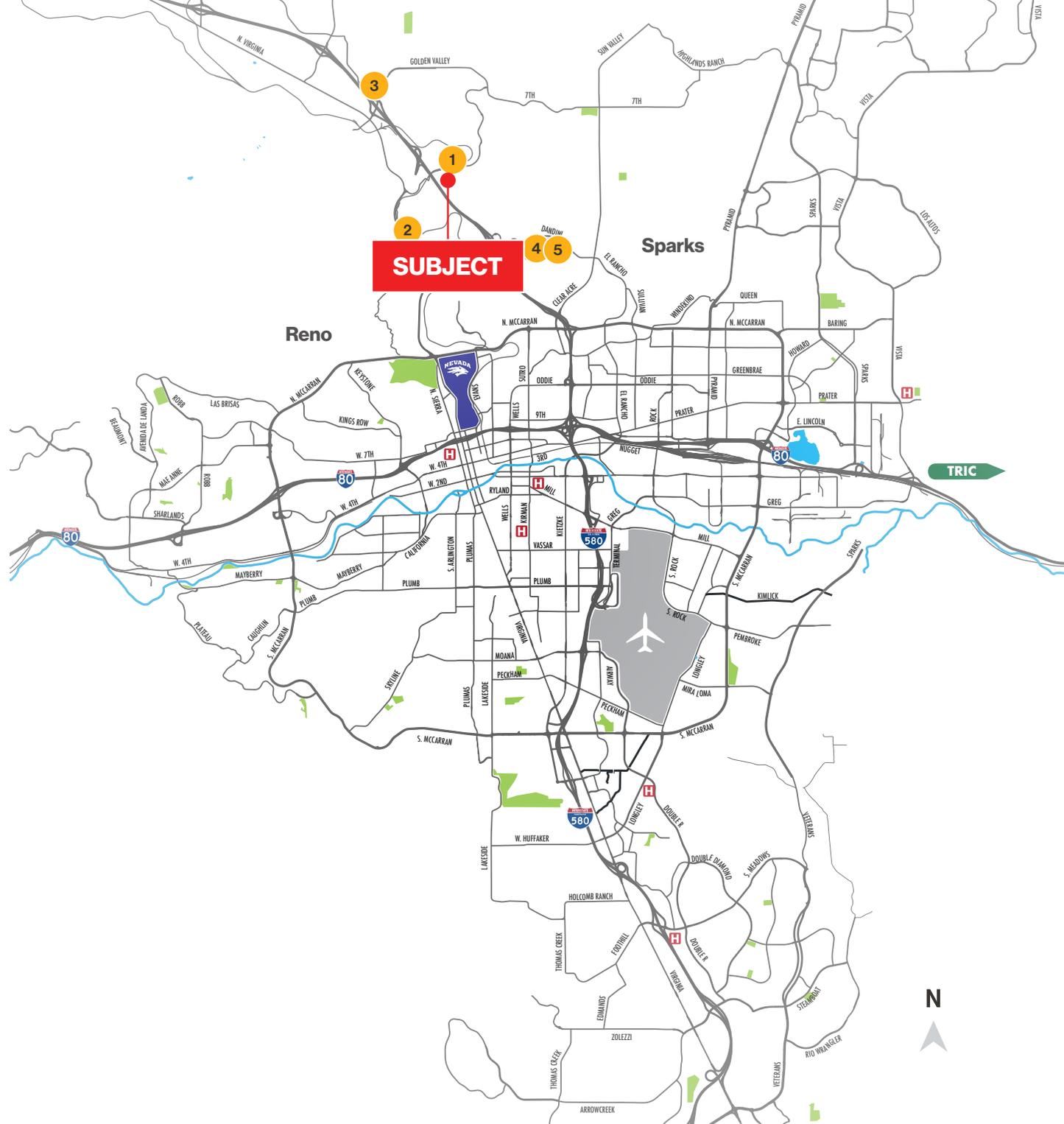
186,861
Daytime Population

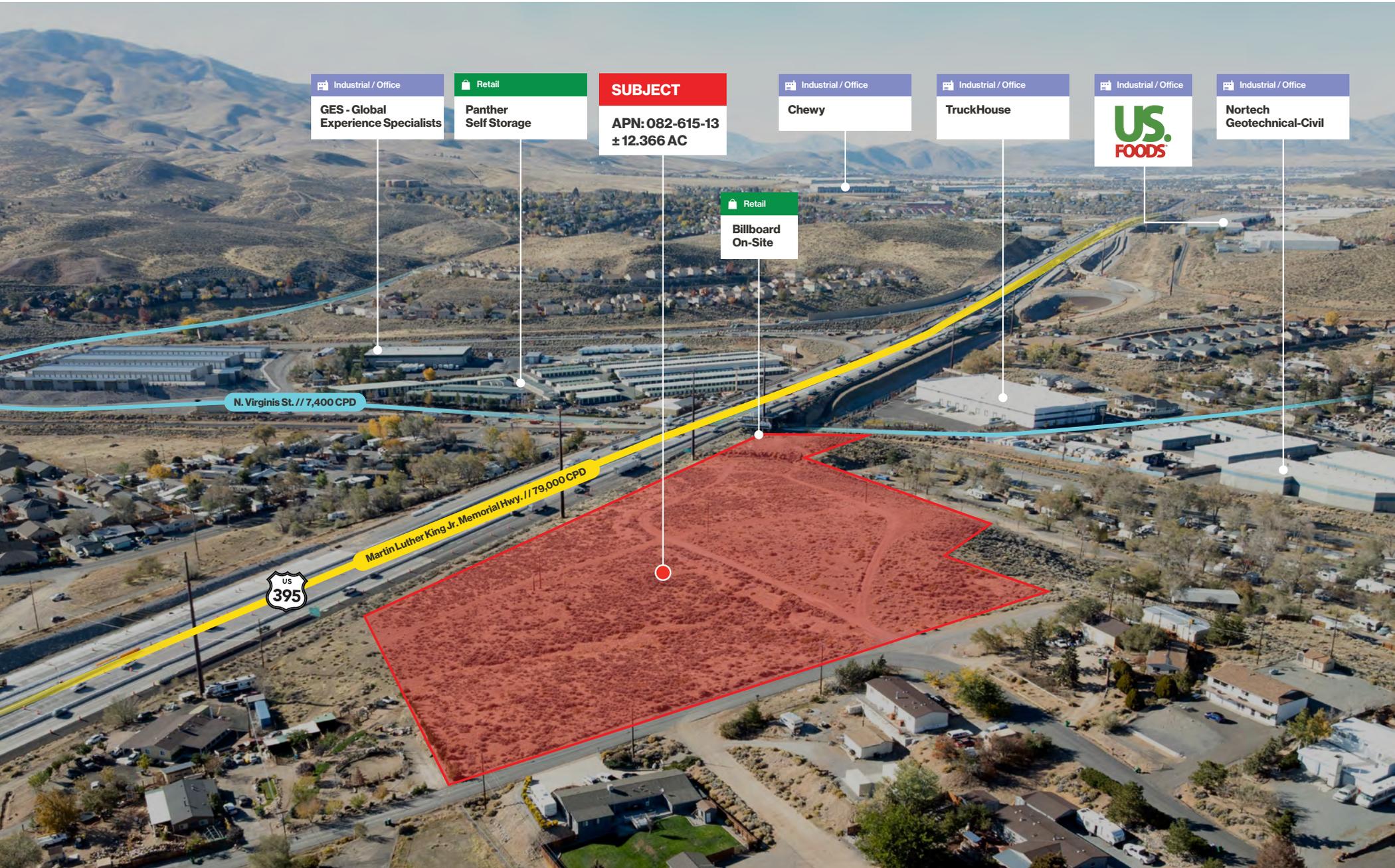


\$452,667
Median Home Value

Amenities within a 5-mile radius

- 1 Panther Valley Park**
-0.5 miles
- 2 Bonanza Casino**
-2.5 miles
- 3 North Hills Shopping Center**
-2.6 miles
- 4 DRI - Desert Research Institute**
-3.2 miles
- 5 Truckee Meadows Community College**
-3.7 miles





Industrial / Office
GES - Global Experience Specialists

Retail
Panther Self Storage

SUBJECT
APN: 082-615-13 ± 12.366 AC

Industrial / Office
Chewy

Industrial / Office
TruckHouse

Industrial / Office
US FOODS

Industrial / Office
Nortech Geotechnical-Civil

Retail
Billboard On-Site

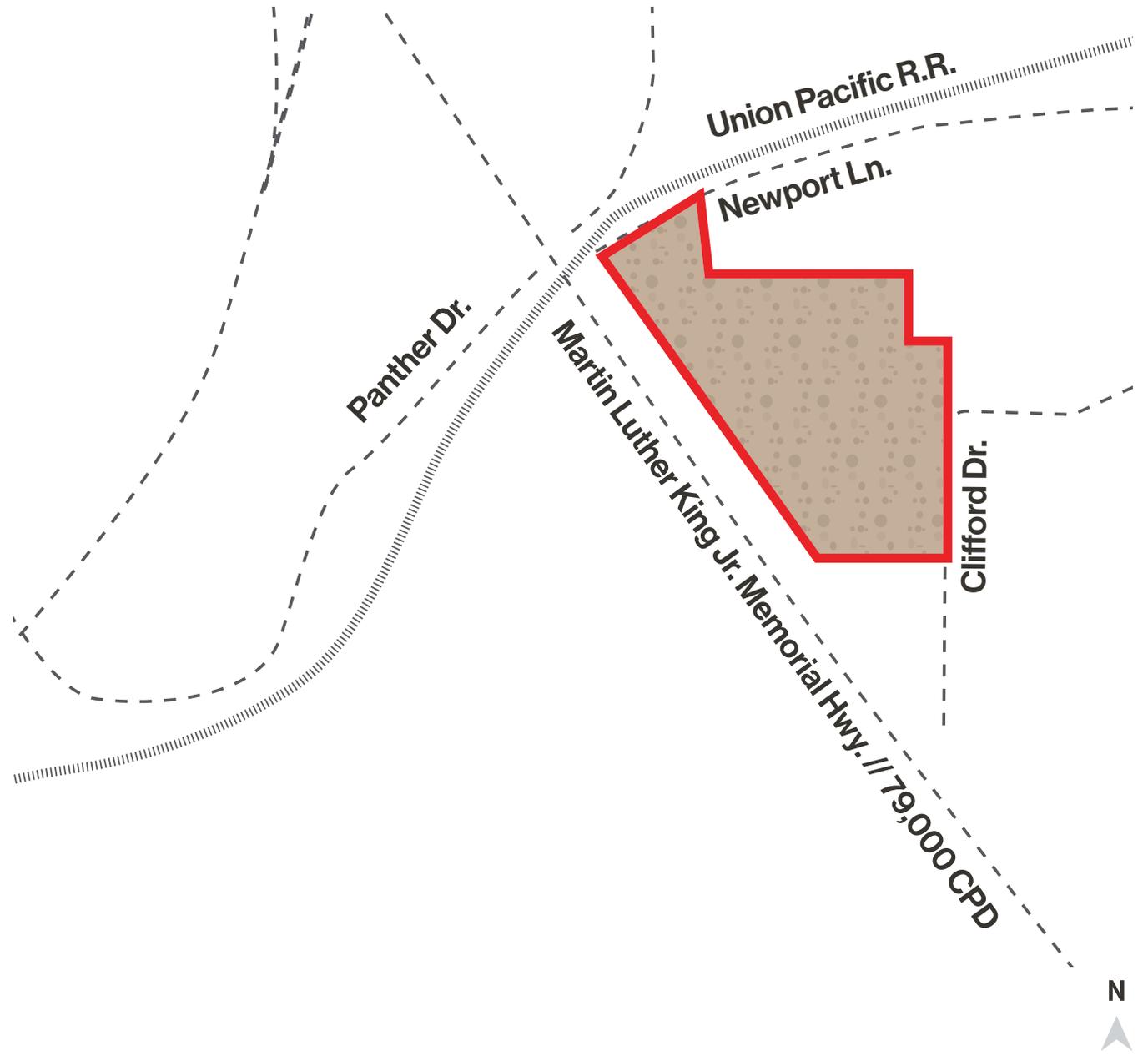
N. Virginis St. // 7,400 CPD

Martin Luther King Jr. Memorial Hwy. // 79,000 CPD



Property 1:

	Location 0 Newport Ln. Washoe County, NV 89506
	082-615-13 Parcel Number
	± 12.366 AC Acreage
	Zoning LLR1
	\$4,750,000 Sale Price
	\$8.81 PSF Price Per Square Foot
	Billboard on site generating \$11,491 annual income



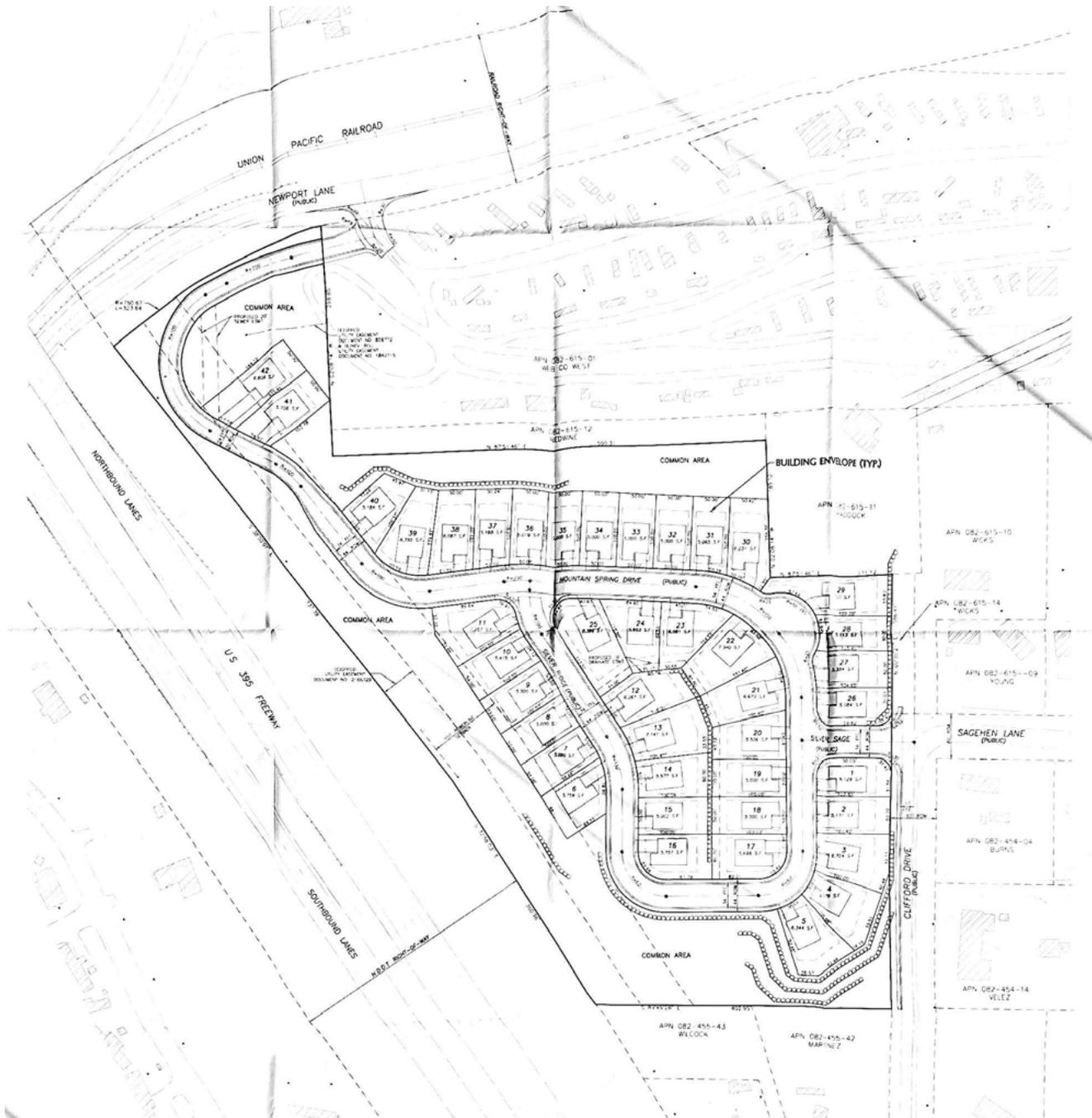
0 Newport Ln. | Hydrology Report



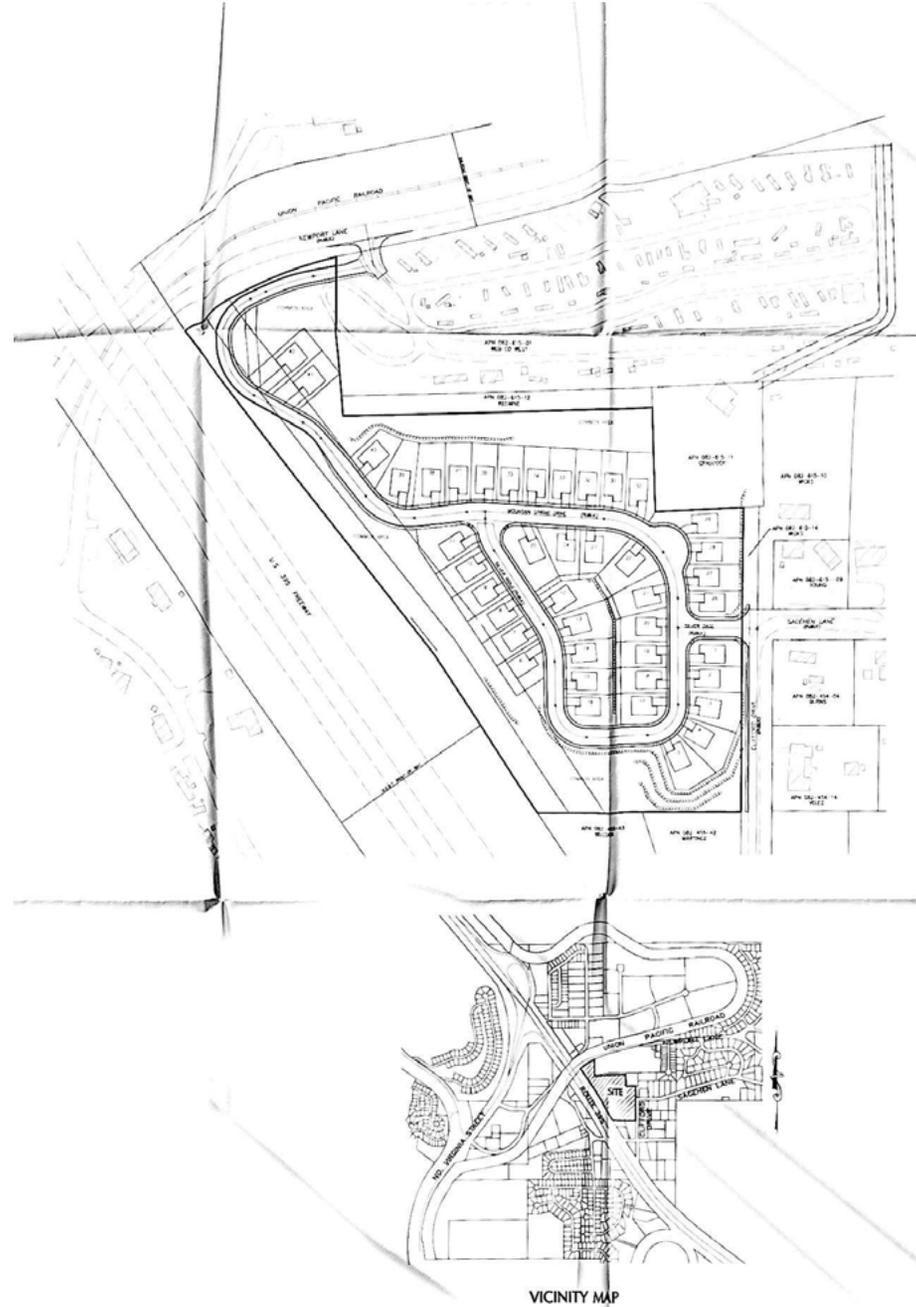
Neighborhood Map



Tent Map



Tent Map



Water Map



Property 2



Location

0 Chisholm Trail
Reno, NV 89506



082-591-10

Parcel Number



± 7.778 AC

Acreage



Zoning

SF3



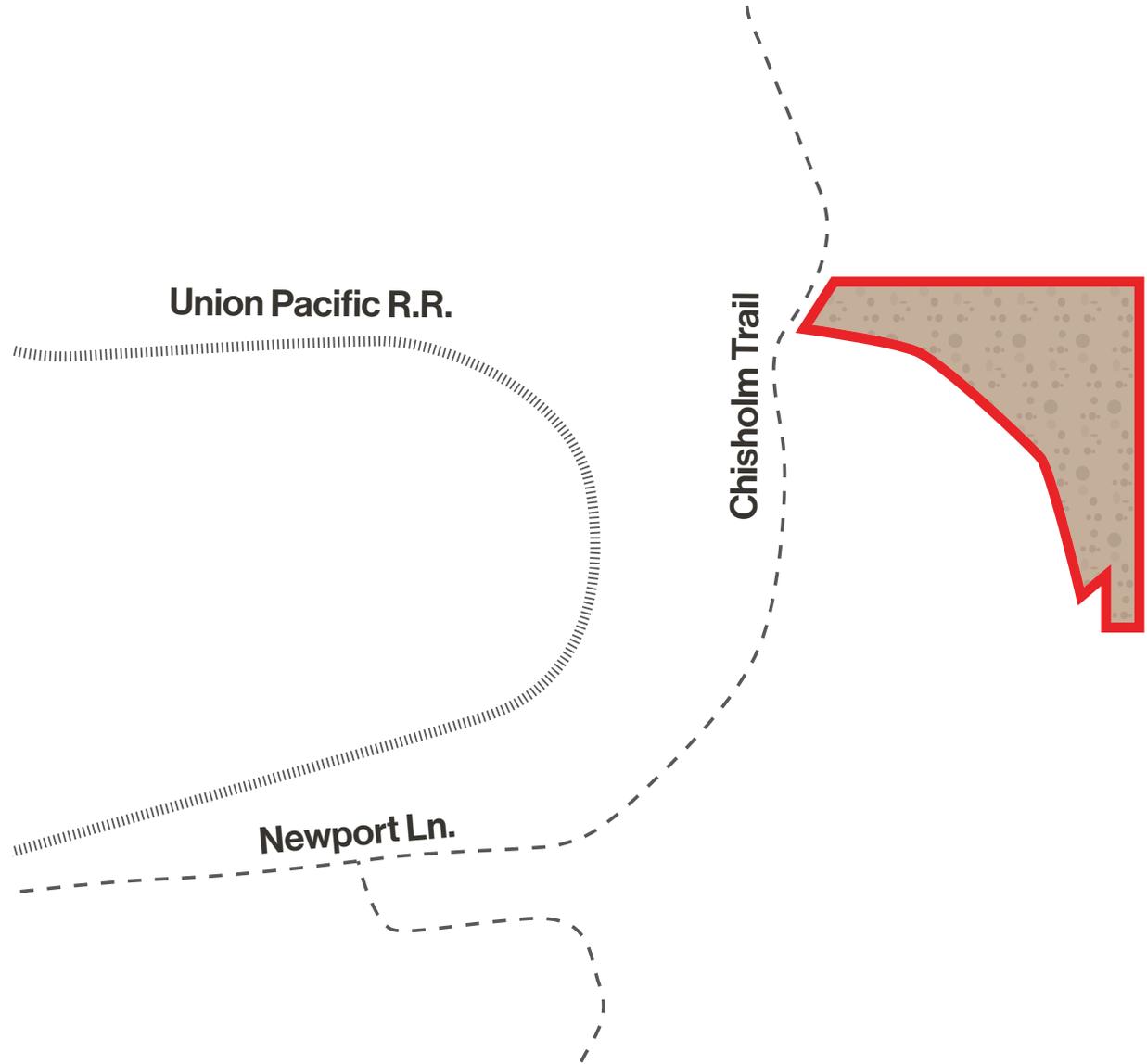
\$1,000,000

Sale Price



\$2.95 PSF

Price Per Square Foot



Water Map



Property 3



Location

1602 Sagehen Ln.
Reno, NV 89506



082-581-16

Parcel Number



± 6.374 AC

Acreage



Zoning

SF3



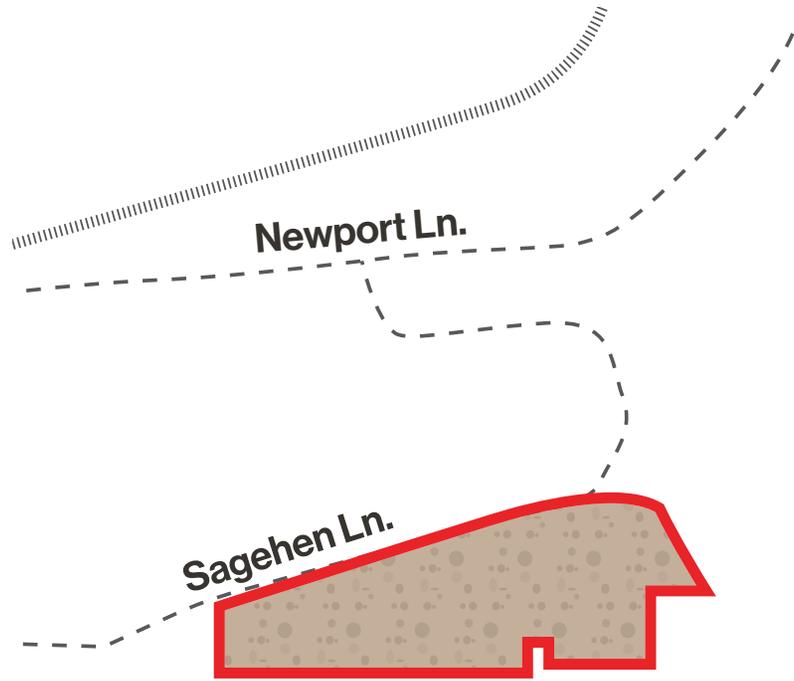
\$1,200,000

Sale Price



\$4.32 PSF

Price Per Square Foot



20

Market Overview



Important Statistics

5-Mile Radius



194,697
Total Population



186,861
Daytime Population



5,561
Number of Businesses



0.8%
2025-2030 Population Growth



78,115
Total Employees

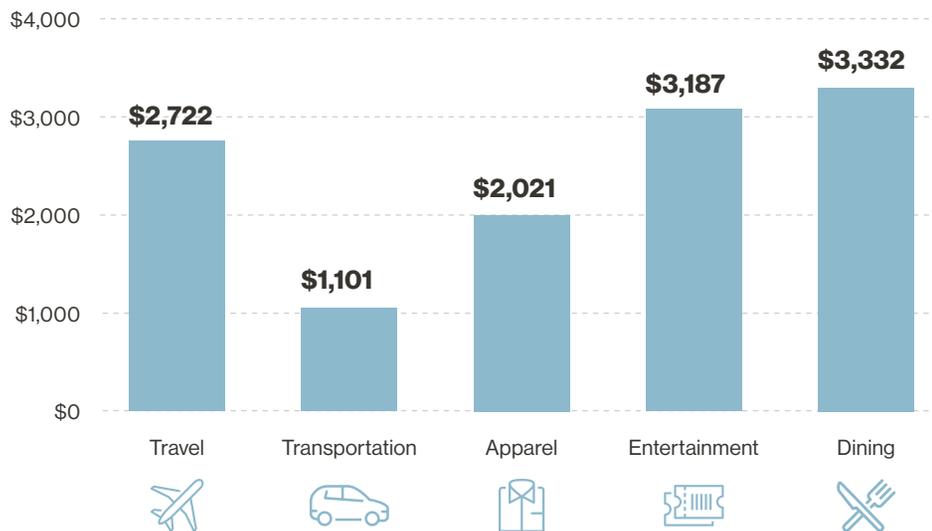


\$452,667
Median Home Value

Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	5,479	51,689	185,175
2025 Population	5,322	54,776	194,697
2030 Population	5,228	58,705	202,633
Annual Growth 2020 - 2025	-0.55%	1.11%	0.96%
Annual Growth 2025 - 2030	-0.36%	1.40%	0.80%

Income	1-mile	3-mile	5-mile
2025 Average Household Income	\$129,205	\$91,348	\$91,189
2030 Average Household Income	\$145,743	\$102,828	\$102,421
2025 Per Capita Income	\$38,738	\$31,762	\$35,956
2030 Per Capita Income	\$43,891	\$35,972	\$40,734

Households	1-mile	3-mile	5-mile
2020 Total Households	1,575	17,832	72,171
2025 Total Households	1,556	18,971	76,645
2030 Total Households	1,536	20,481	80,480

Housing	1-mile	3-mile	5-mile
2025 Total Housing Units	1,613	19,918	81,478
2025 Owner Occupied Housing Units	84.3%	59.0%	49.4%
2025 Renter Occupied Housing Units	15.7%	41.0%	50.6%
2025 Vacant Housing Units	3.5%	4.8%	5.9%
2030 Total Housing Units	1,616	21,473	85,560
2030 Owner Occupied Housing Units	1,310	12,249	40,292
2030 Renter Occupied Housing Units	226	8,232	40,188
2030 Vacant Housing Units	80	992	5,080

Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2024
Population

627_k

Northern Nevada Population
Includes Carson City, Plus Washoe, Storey, and Lyon Counties



2024
Travel

4.8_{MM}

Annual Visitors Reno-Tahoe Area



2024
Visitors

\$1.8_B

Gross Gaming Revenue in Northern Nevada

203%

Manufacturing Employment Growth
1990-2024

10%

2024 Summer Airport
Passenger Increases

479_k

Hotel Rooms Available in
Reno-Tahoe Area

24%

Reno/Sparks Employment
Growth in Past 5 Years

58.9_k

Trade, Transportation and Utilities,
Largest Employment Sector 2024

53%

Percentage of
Visitors from California

84%

Visitors Would Recommend
Reno-Tahoe for Travel



Top Projects 2025 Under Construction & Planned



\$15B+

Total Planned & Under Construction

#	Project	Cost
1	 <p>Reno-Tahoe Airport Expansion The Reno-Tahoe International Airport is undergoing a \$1.6 billion expansion to enhance its facilities, increase passenger capacity, and improve overall traveler experience.</p> <p>Status of Project: In Progress Estimated Completion: 2028</p>	\$1.6B
2	 <p>I-80 Widening Project This project involves widening Interstate 80 from Vista Boulevard to USA Parkway, adding lanes to reduce congestion and support economic growth between the Reno-Sparks area and the Tahoe-Reno Industrial Center.</p> <p>Status of Project: Start of 2026 Estimated Completion: 2027</p>	\$275MM
3	 <p>Greenlink Nevada Greenlink Nevada is a significant transmission project designed to enhance the state's electric grid, facilitating the integration of renewable energy sources and improving reliability.</p> <p>Status of Project: In Progress Estimated Completion: 2027</p>	\$4.2B
4	 <p>UNR College of Business The University of Nevada, Reno, is constructing a new 128,000-square-foot College of Business Building to provide modern educational spaces, including a 300-seat auditorium, advanced technology labs, and collaboration zones.</p> <p>Status of Project: In Progress Estimated Completion: Fall 2025</p>	\$150MM



Source: www.flipsnack.com | edawnresources/sce-2025 | presentationcopy/full-view.html

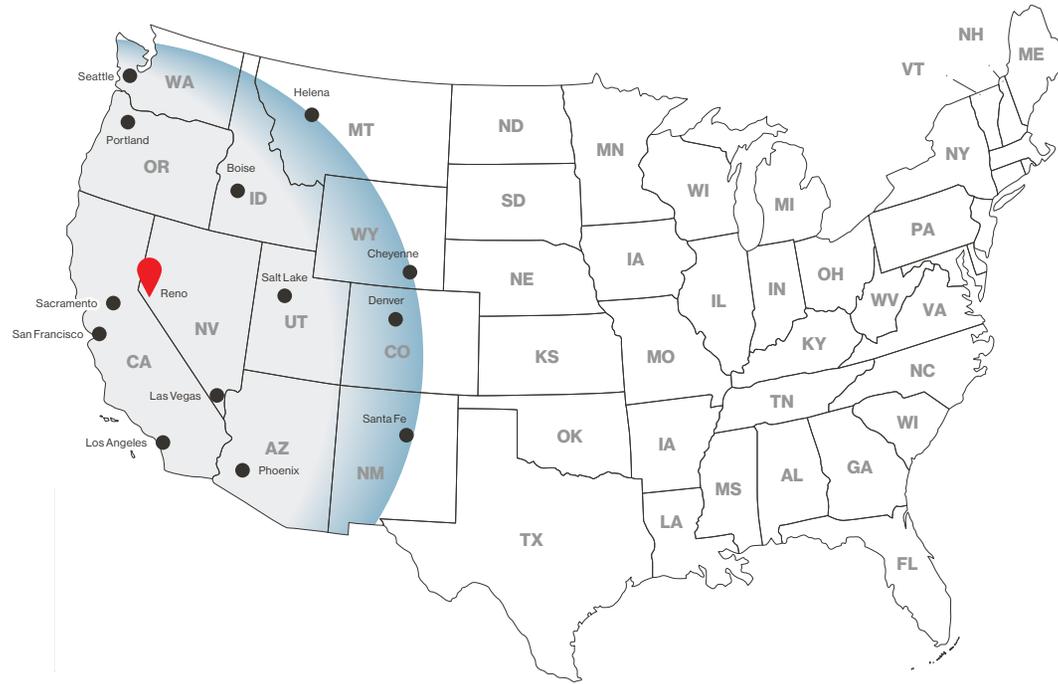
Why Nevada

Considered the 8th most business-friendly state, according to EDAWN, Nevada offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the 17th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th, and Utah 16th.

Northern Nevada Transit Times



1-Day Truck Service

- San Francisco, CA
- Sacramento, CA
- Los Angeles, CA
- Portland, OR
- Seattle, WA
- Boise, ID
- Salt Lake, UT
- Las Vegas, NV
- Phoenix, AZ

2-Day Truck Service

- Helena, MT
- Cheyenne, WY
- Denver, CO
- Santa Fe, NM

Tax Free Haven

- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax



60MM Customers

1-Day Truck Service from Northern Nevada



Power Costs

Nevada: 53% Less Than California, 25% Below U.S. Average

Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

Opportunity Zones

61 Areas in Nevada Offer Tax Benefits on Capital Gains, with Deferrals, Reductions up to 15%, and Tax-Free Appreciation after 10 Years

Upcoming Reno Stories

Nevada Museum of Art

The Nevada Museum of Art in Reno just completed a \$60 million expansion, adding 50,000 square feet of new galleries, classrooms, and a rooftop garden. Designed by the original architect, the addition blends seamlessly with the existing building and reflects Nevada's rugged landscape. The project strengthens the museum's role as a leading cultural and educational hub in the region.



Downtown Youth Sports Fields

Jacobs Entertainment plans to build 12 youth sports fields in downtown Reno near the J Resort, with the first four opening in summer 2026. The fields will host local and traveling soccer and lacrosse teams, addressing a long-standing shortage of flat fields in the region. The project aims to boost tourism, support local families, and further revitalize Reno's downtown Neon Line District.

Grand Sierra Resort Expansion

Grand Sierra Resort (GSR) in Reno has announced a record \$1 billion investment to transform its 140-acre property over the next decade. The plan includes a new arena, basketball facilities, Grand Bay Golf, hotel and parking expansions, and additional housing. This marks the largest private capital investment in Reno's history.



Reno Pro Soccer Stadium

Reno Pro Soccer will soon call home a new \$80 million, 6,000-seat soccer stadium on the former Jones West Ford site along Kietzke Lane. The project will anchor a new sports and entertainment district with restaurants, shops, and bars. Once complete, it will be Nevada's only soccer-specific stadium.

Pine Street Townhomes

Pine Street Townhomes, located at Pine & Sinclair in Downtown Reno, will feature 48 modern three-story homes ranging from 1,385 to 2,050 square feet. Each residence includes high-end finishes and unique garage-door-style windows that open to spacious balconies for indoor-outdoor living.



Reno City Center

Reno City Center, the redevelopment of the former Harrah's Hotel and Casino at Lake and 2nd Street, will transform the site into a vibrant mixed-use community. The project includes 530 apartments, 150,000 square feet of office space, and 78,500 square feet of retail, potentially featuring shops, restaurants, and a grocery store. Amenities will include a rooftop pool, fitness center, and park-like areas, with completion expected in two years.

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Disclaimer

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For inquiries please reach out to our team.

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