

5000 Morgan Mill Road | Carson City, NV 89701

LAND FOR SALE



Property Description

Industrial lots for sale
008-371-17: 4.55 acres
008-371-19: 3.00 acres
008-371-35: 0.55 acres
008-371-36: 2.21 acres
008-371-41: 1.38 acres

Property Highlights

- 11.69 acres to be sold together
- Access from Morgan Mill Road
- Undeveloped industrial land
- Zoned GI

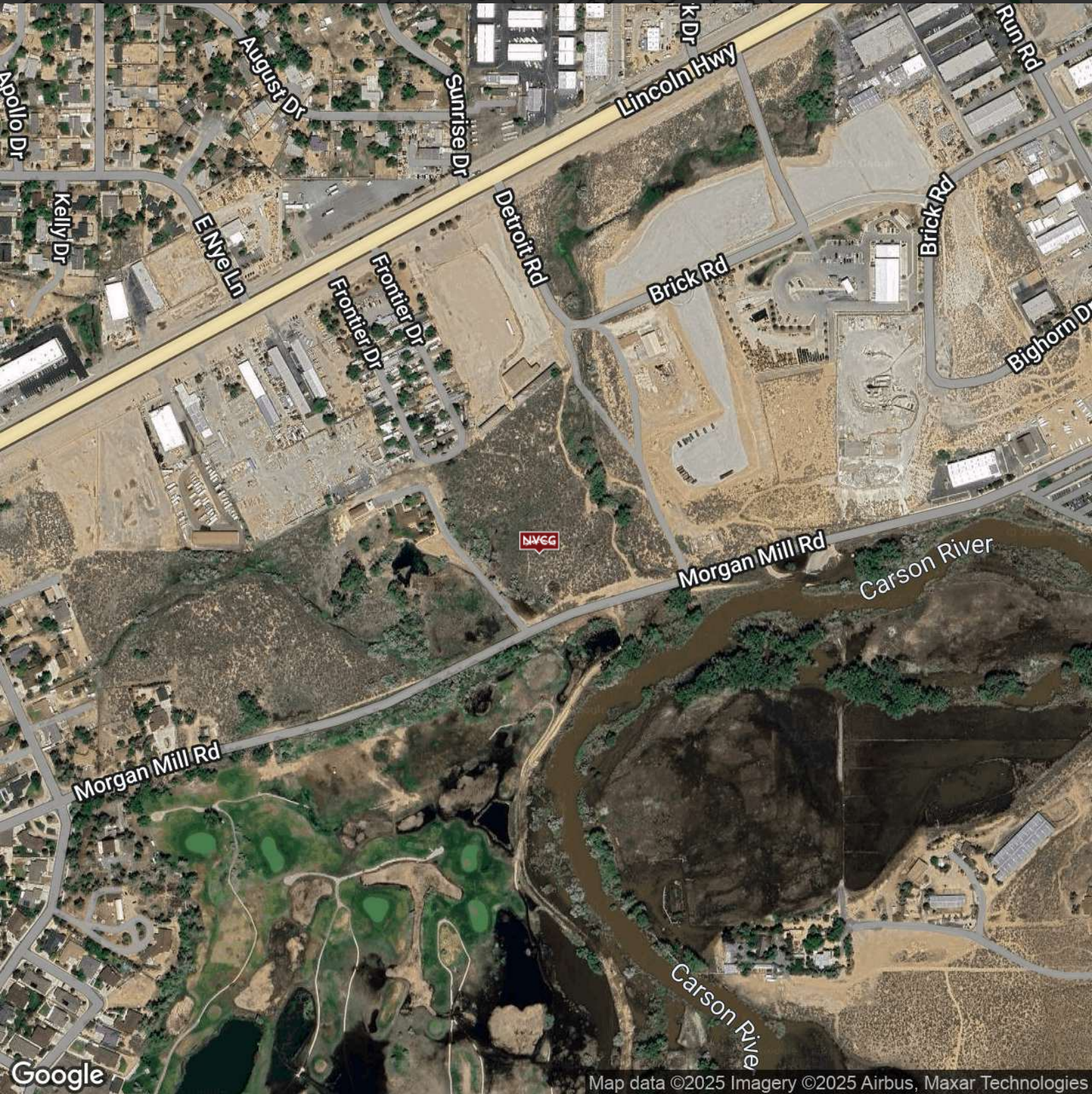
Offering Summary

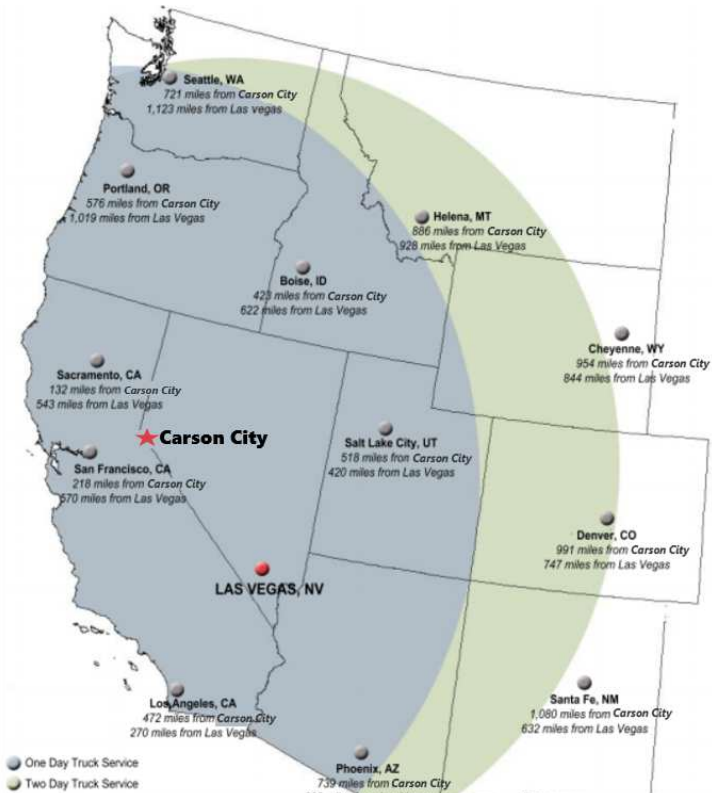
Sale Price:	\$2,000,000
Lot Size:	11.69 Acres

Demographics	1 Mile	2 Miles	3 Miles
Total Households	1,439	5,937	10,810
Total Population	3,670	14,394	25,962
Average HH Income	\$85,576	\$64,550	\$64,454

5000 Morgan Mill Road | LAND FOR SALE

Location Map





Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.



Population	1 Mile	2 Miles	3 Miles
Total Population	3,670	14,394	25,962
Average Age	38.9	35.7	37.2
Average Age (Male)	31.9	31.7	35.9
Average Age (Female)	47.8	41.2	39.9
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,439	5,937	10,810
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$85,576	\$64,550	\$64,454
Average House Value	\$302,389	\$235,727	\$239,207

* Demographic data derived from 2020 ACS - US Census