

Property Summary



**Property Description**

Discover the potential of this prime property located at Venturacci Ln, Fallon, NV, 89406. Zoned E1 and ideal for residential development, this parcel is the perfect investment opportunity for land or residential investors. With the potential for rezoning and located in the growing Fallon area, this property offers great potential for growth and a solid investment in a thriving community. Don't miss the chance to capitalize on this prime opportunity for development and investment in one of the most promising areas in the region.

**Property Highlights**

- Zoned E1
- Ideal for residential development
- Located in the Fallon area
- Potential for rezoning
- Prime investment opportunity plus in a growing area
- Perfect for a land investor
- Great potential for growth
- 30.5 acre feet of water rights are included

**Offering Summary**

Sale Price:	\$3,500,000
Acreage:	107.67
Zoning:	E1

<b>Demographics</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	432	1,022	2,839
Total Population	988	2,392	6,866
Average HH Income	\$96,108	\$89,336	\$83,891

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*For Sale* | Venturacci Ln, Fallon, NV 89406

Additional Photos



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Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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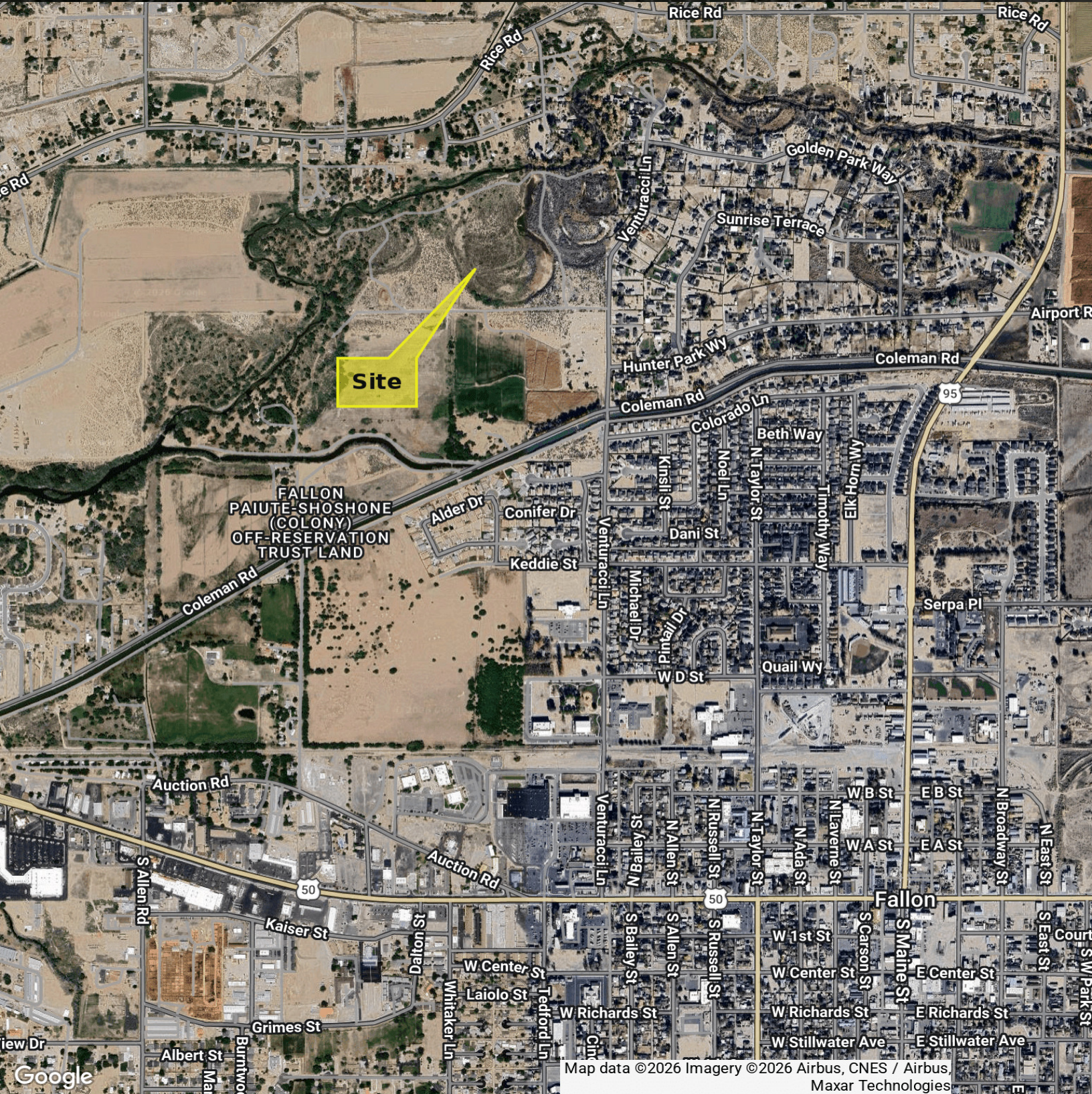
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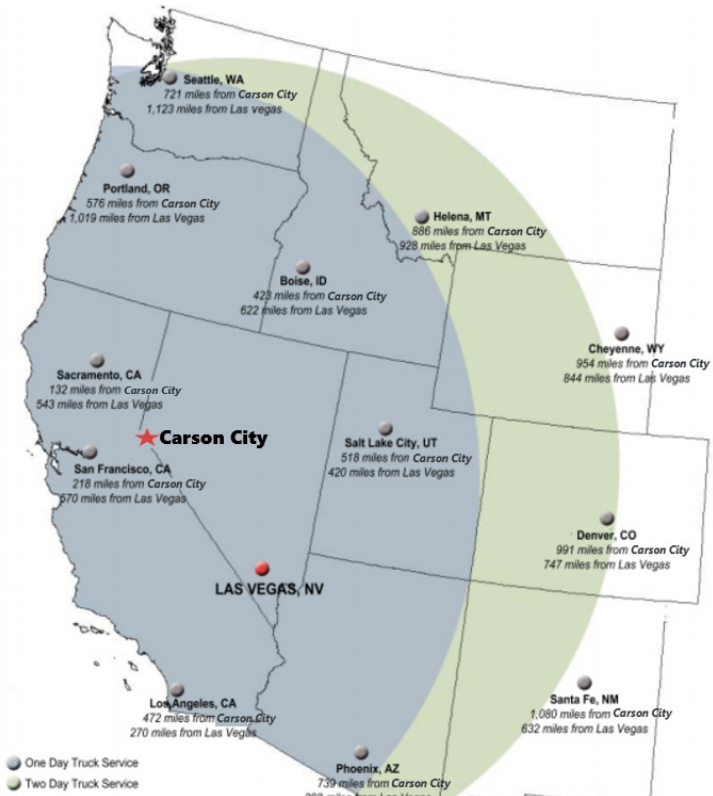
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Location Map



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## 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!

## 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.

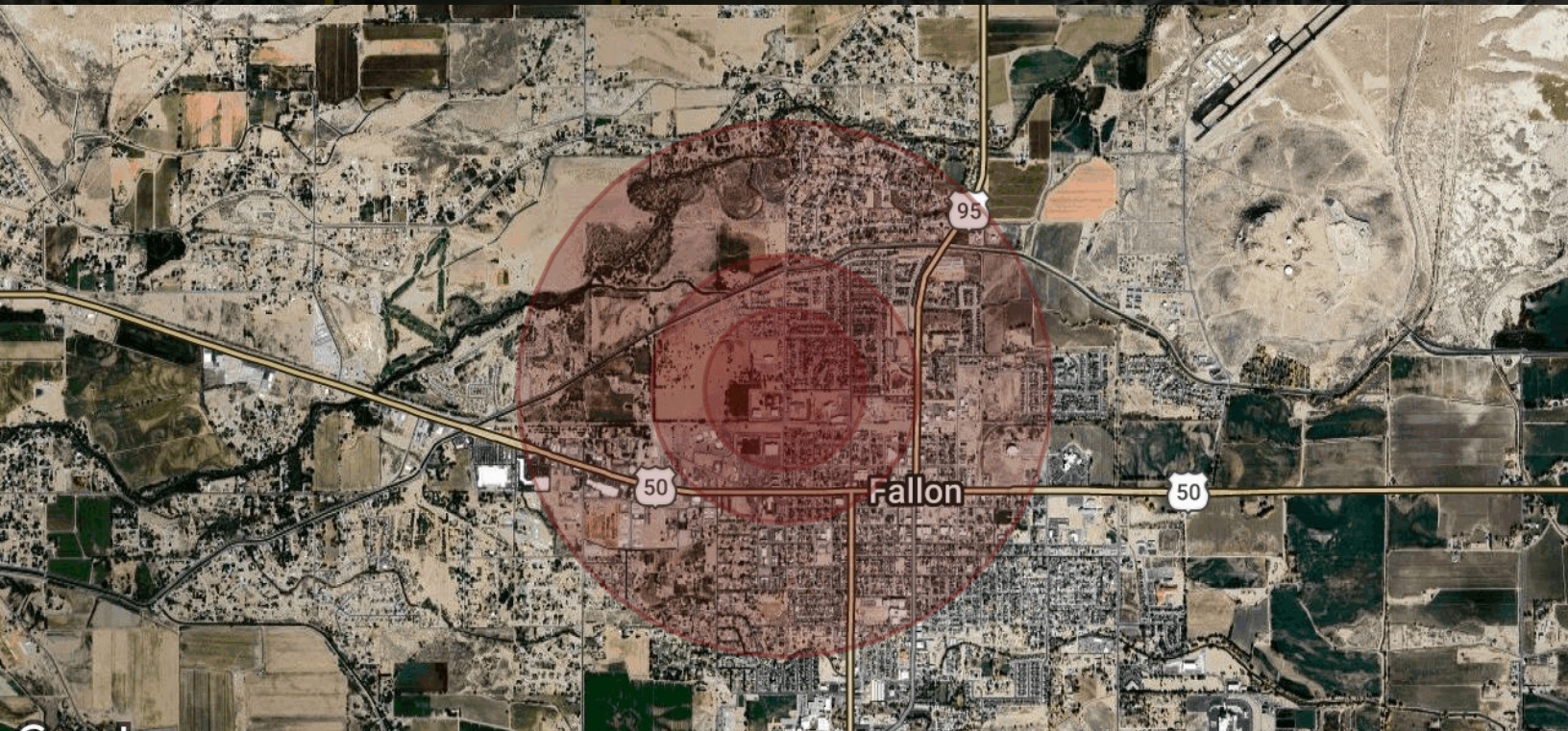
## Transportation

- 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.

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Demographics Map & Report



**Population**

	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	988	2,392	6,866
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

**Households & Income**

	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	432	1,022	2,839
# of Persons per HH	23	23	24
Average HH Income	\$96,108	\$89,336	\$83,891
Average House Value	\$300,036	\$286,387	\$269,842

Demographics data derived from AlphaMap