

**7750**  
**PYRAMID WAY**  
**SPARKS, NV**

**DEVELOPMENT**  
**LAND**  
**FOR SALE**

**PRICE** | \$3,366,300 / \$8.00 / SF  
**ZONING** | GENERAL COMMERCIAL  
**ACREAGE** | +/- 9.66  
**APN** | 083-011-19



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# PROPERTY HIGHLIGHTS

**APN: 083-011-19**

**Acreage: +/- 9.55**

**Asking Price: \$8.00 / SF**

**Zoning: C2 - General  
Commercial**

**Note:**

A small portion (+/- .15 AC) of the SE Corner to be parceled off. Final acreage TBD

- 330 + feet of Highland Ranch Parkway frontage.
- Adjacent to New Construction
- High Visibility from Pyramid Hwy
- Major infrastructure, additional lanes and other road improvements are now planned for Highland Ranch Parkway, Pyramid Highway will be reconstructed to a high access arterial
- Annexed into City of Sparks
- TMWA preliminary due diligence completed.
- Extensive Due Diligence completed and available.
- Kiley Ranch Master Planned Community across Pyramid Hwy
- Five Ridges S3 Development located across Highland Ranch Parkway  
<http://www.s3devco.com/5-ridges>
- Maverik owned property located across Highland Ranch Parkway
- The C2 zoning of this property allows for a myriad of uses.
- Self storage is allowed in the C-2 zoning with a CUP
- The Sparks Municipal Code states that multifamily residential developments in C-2 zoning shall utilize MF5 density and design standards - 34 + units per acre. This provides a potential density yield of +/- 320 multifamily units
- All necessary utilities including water, sewer, storm drainage, gas and electrical service lines border the site. A water storage tank is located on the northside of Highland Ranch Parkway. The Property can be serviced utilizing this storage tank.
- Existing sanitary sewer mains are located on the eastern boundary of the site. The expected flows have been incorporated into the City of Sparks sanitary sewer model and sufficient capacity exists to service the development of the site.







SUBJECT PROPERTY



Kiley Ranch

A Truly Master Planned Community



Pyramid Hwy



Off Ditch

LOCATOR South





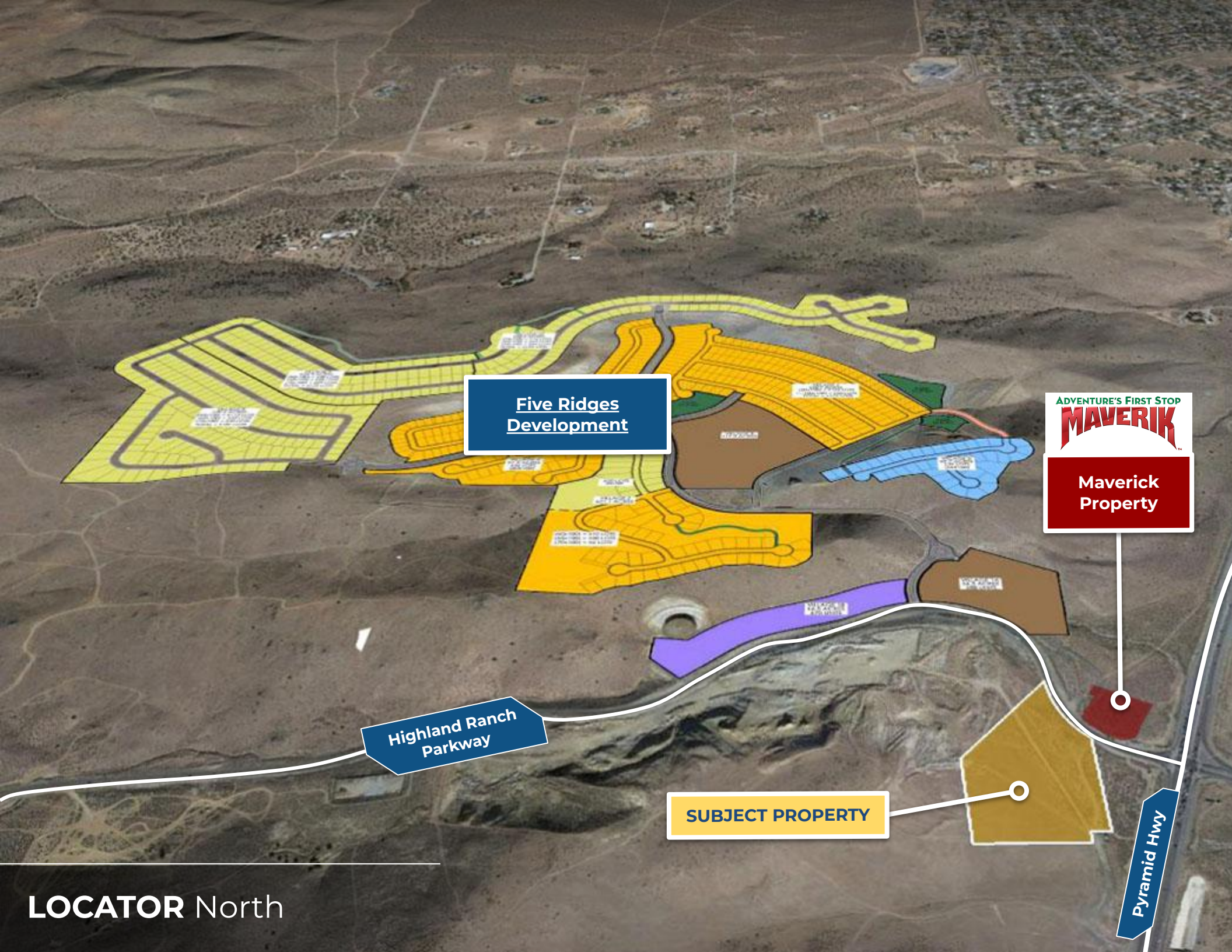
SUBJECT PROPERTY

**KR**  
Kiley Ranch  
A Truly Master Planned Community

Pyramid Hwy







Five Ridges  
Development

ADVENTURE'S FIRST STOP  
**MAVERICK**

Maverick  
Property

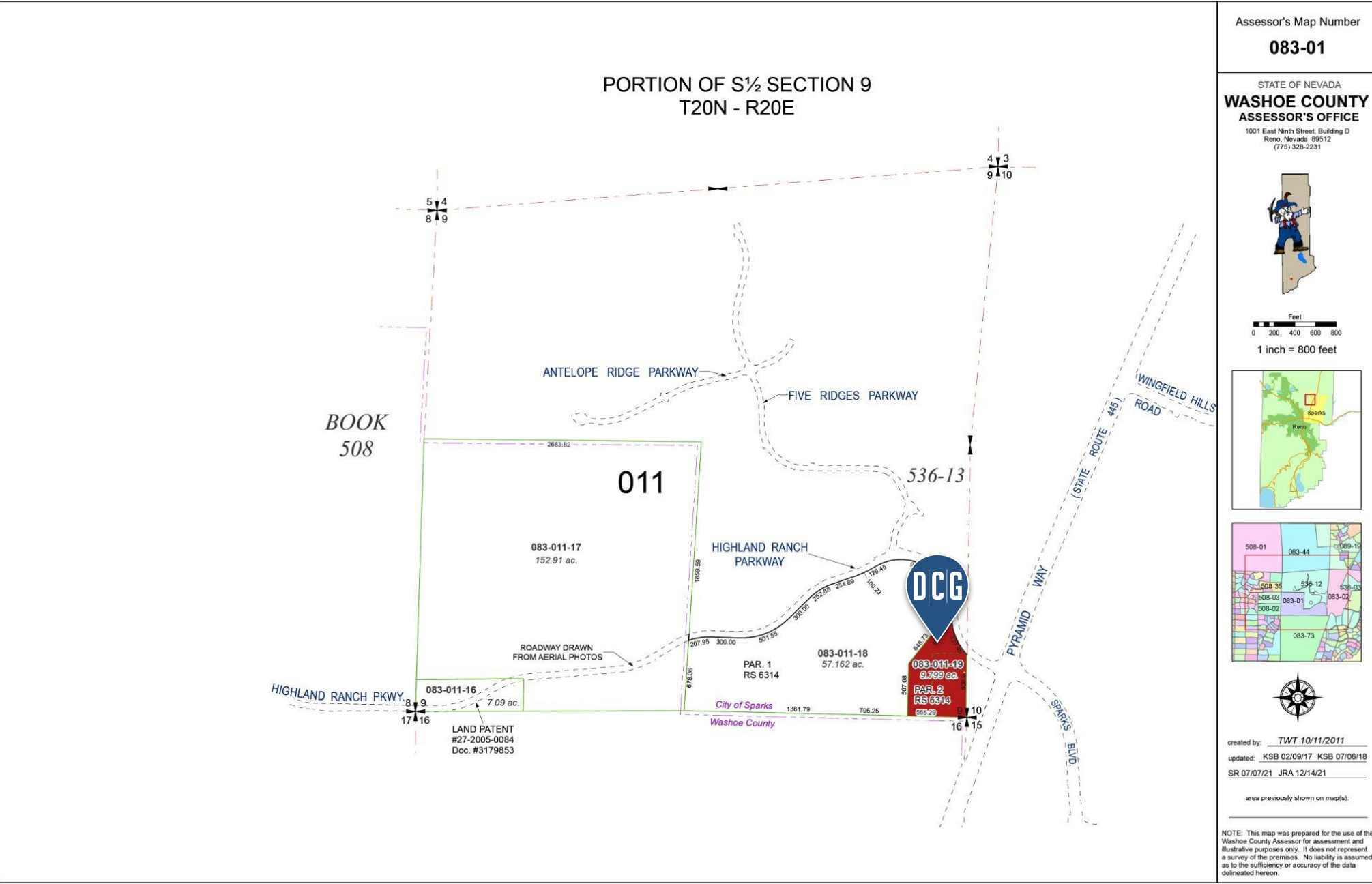
Highland Ranch  
Parkway

SUBJECT PROPERTY

Pyramid Hwy

LOCATOR North

PARCEL MAP





# 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

**"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*



## ANNUAL EVENTS



Burning Man  
Hot August nights  
NV Museum of Art  
Reno Rodeo  
Rib Cook Off  
Balloon Races  
Air Races  
Riverfest  
Artown



**15** MINUTES  
COMMUTE TIME



**35** MINUTES  
TO TRUCKEE



**50** MINUTES  
TO LAKE TAHOE



**3** HOURS  
TO BAY AREA



## ICONIC COMPANIES IN **NORTHERN NEVADA**



Tesla's \$5 billion, 10 million square-foot Gigafactory, manufactures lithium-ion batteries, as well as Model 3 battery packs and drive units. The Gigafactory is the largest manufacturing facility in the world and employs more than 10,000 people.



Switch is the largest, most advanced data center campus in the world encompassing up to 1.3 million square feet on 2,000 acres in the Tahoe Reno Industrial Center. The facility is powered 100-percent by renewable energy.



Google/Alphabet owns 1,210 acres in The Tahoe Reno Industrial Center a few miles south of Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company.



Apple's \$1 Billion data campus at the Reno Technology Park continues to expand years after its announcement in 2017 with over 100 employees and claims to get 100% of its power from renewable energy sources.



New Deantronics built a 200,00 square foot medical device technology campus in the Spanish Springs Industrial Park in 2021. The industrial park is home to well known companies like U-Haul, San Mar and Foot Locker.



Amazon has a fulfillment center in Northern Nevada located in Reno. The warehouse is 630,000 square feet and processes tens of thousands of items each and everyday. The facility has at least 600 associated and even more during holiday peak season.



Panasonic added 94,483 square foot campus located in Reno's airport submarket. The location is the PENA's division headquarters and features state of the art engineering labs, employee recruitment and training facilities and other functions.



Dragonfly Energy has a 99,000 square foot facility in Reno Nevada and has created over 150 jobs. Dragonfly Energy is an industry-leading manufacturer of deep cycle lithium-ion batteries and is spearheading conventional and solid-state lithium-ion battery research and development worldwide.



San Antonio-based cloud space company Rackspace plans to build a 150,000-square-foot Data Center in Reno Technology Park. Investing over \$422 million, Rackspace sees an enormous tax incentive opportunity by choosing to conduct business in Nevada.



# THE NEW NEVADA

## Grow Your Business Here.

### NORTHERN NEVADA



CITY OF RENO

- **Over 100 new start up companies** have set up shop in Northern Nevada in the past 2 years.
- Ranked in **TOP 10** places to live.
- Ranks **6TH** in Gen Z City Index for best places to live.
- Average commute time is **20 MINUTES**.

### BUSINESS FRIENDLY



- Ranked in **TOP 10** states for best business tax climate.
- Ranked in **TOP 10** states for business incentives.

### TECHNOLOGY INFRASTRUCTURE



- Major data centers: **Switch, Apple, Ebay, Rackspace**.
- Research Collaboration.
- Home to **New Deantronics, Panasonic, Sierra Nevada Corporation**
- **"Super-Loop"** Fiber Network in Progress.

### REAL ESTATE, LAND, RESOURCES



- Affordable large-scale real estate and water available.
- Large Industrial Space.
- (**Tesla Gigafactory** in the Tahoe Reno Industrial Center).

### ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**

### SHIPPING HUB



- Less Than **1-Day** Truck Service To > **60 M Customers, 8 States, 5 Major Ports**.
- **2-Day** Truck Service to **11 States**.

### TAX ADVANTAGES



- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax

### TIER 1 UNIVERSITY



- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications

### WORKFORCE DEVELOPMENT



- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.



# RENO

## BUSINESS FACTS

### WHY NORTHERN NEVADA

#### BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

#### NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax

#### LABOR

- Nevada has one of the lowest labor costs in the region
- Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee Meadows Community College
- Roughly 65% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's population growth is projected to steadily increase 2.09% per year.
- Exceptional manufacturing growth in the past 6 years has led Reno to be among the top cities with manufacturing job increase.

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	5%	7.4%	6.6% - 7.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	0.711%	NO	NO	NO	.09%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	5%	< 7.4	< 9.9%	NO

SOURCE : NVENERGY