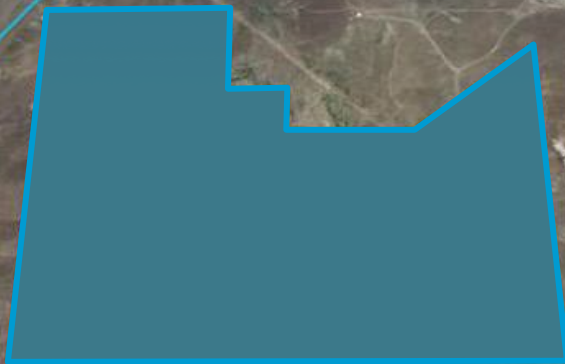


520
Acres

RESIDENTIAL LAND
FERNLEY, NV 89408

SIZE | 520 ACRES
ZONING | RR1

FOR SALE



CORFAC
INTERNATIONAL

HEIDI CHISHOLM

775.771.4705 **CELL**
hchisholm@dicksoncg.com
S.176954

DAVID GEDDES

775.232.4493 **CELL**
dgeddes@dicksoncg.com
S.177155

PROPERTY OVERVIEW

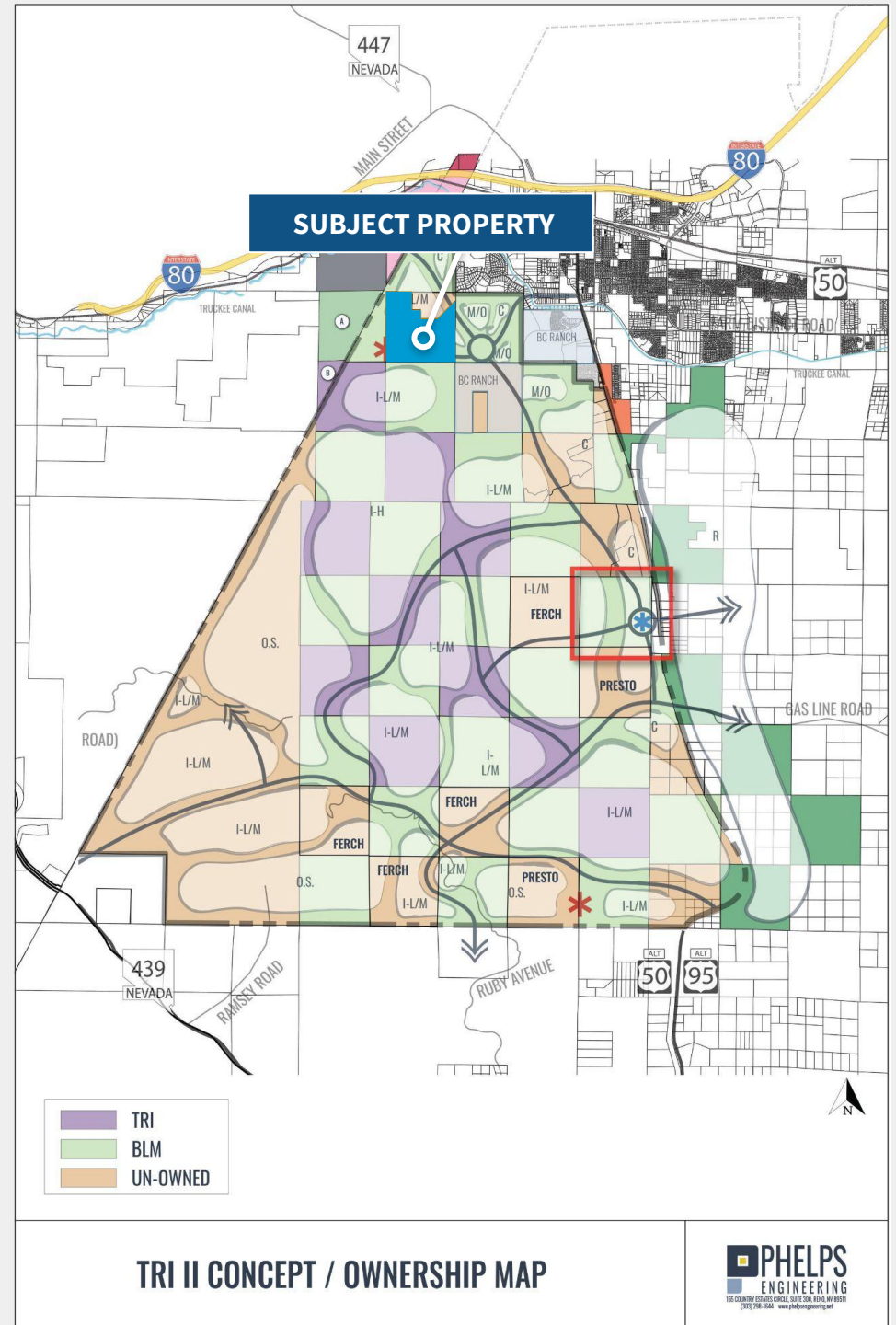
- Located within the Fernley City Limits
- Three Parcels
- APN(s) : 021-161-17, 021-161-18 and 021-161-19
- Total Acreage: 520.28
- Zoning: RR1 – One acre minimum
- Potential of 520 parcels with Cluster Development
- Opportunity Zone
- Price: \$2,650,000

The property is well located in the expanding Fernley area.

Located adjacent to:

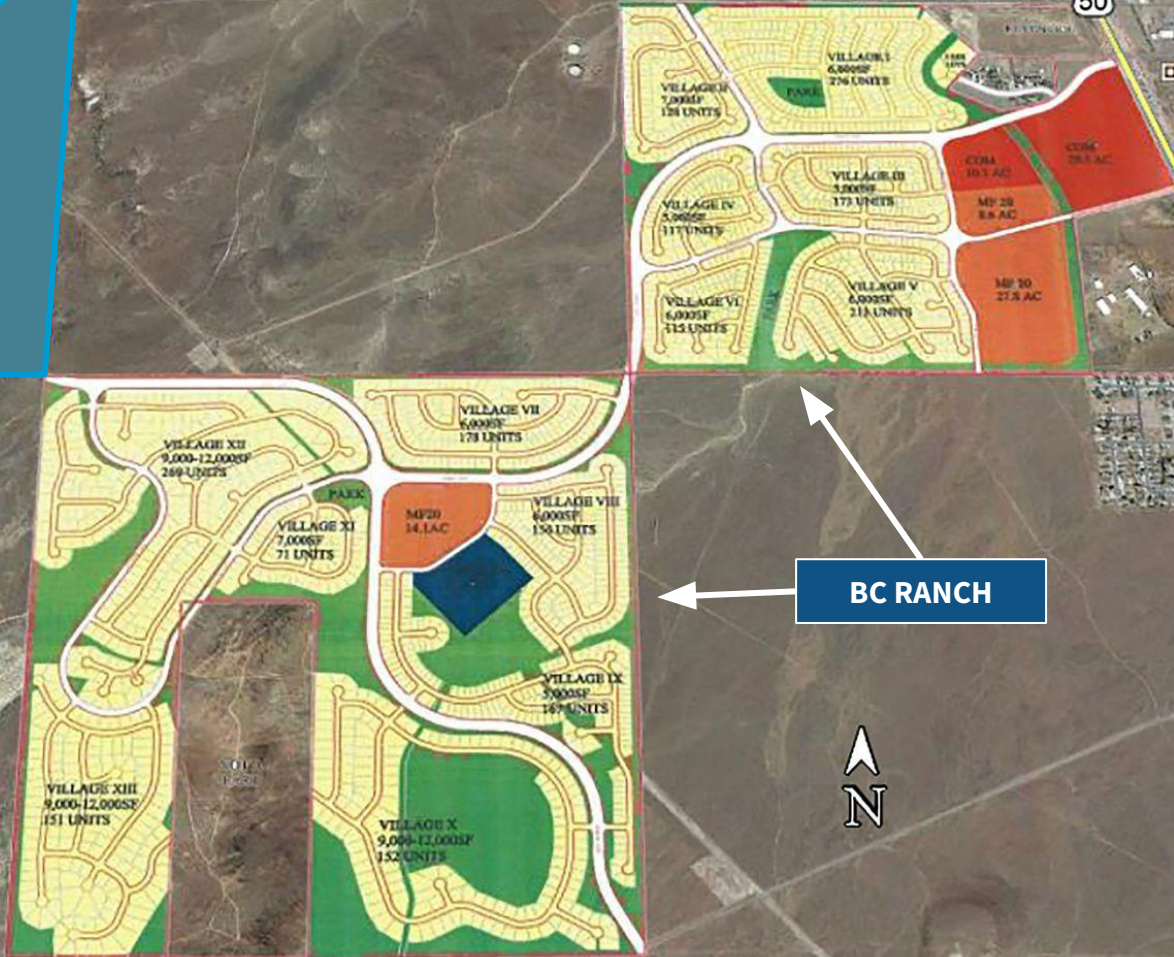
- Master Planned & Zoned Development of BC Ranch. 2179 Single Family Lots, 1010 Multi-Family, and 39 acres of Commercial.
- Large lot subdivision of Sage Ridge Estates
- Tahoe Reno Industrial Center Phase II - Map shown at right.

The RR1 zoning allows for renewable energy production as well. With data centers emerging in Northern Nevada electricity is in High Demand.



SITE MAP

SUBJECT PROPERTY



BC RANCH



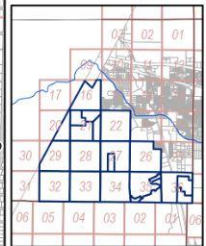
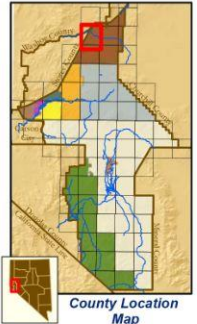
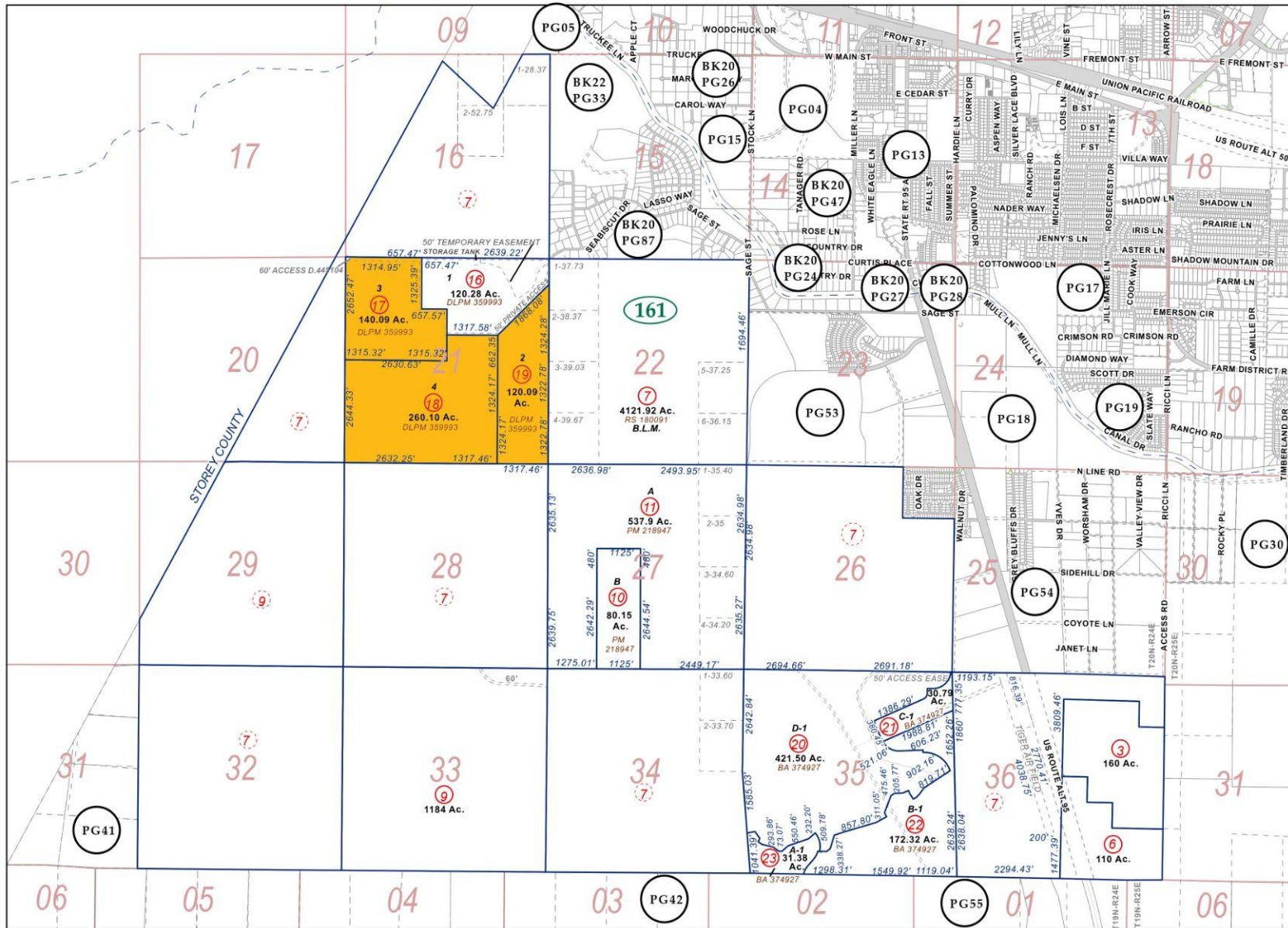
ALT 50A

ALT 50

PARCEL MAP

Portion Section 16 & S1/2 T20N-R24E, MD&M

21-16



- ### Map Elements
- 1/4 Corner Section
 - Section Ties
 - 300' Dimensions
 - Parcel Lot
 - Parcel Number
 - 0.13 Ac. Acreage of Parcel
 - PM 136149 Recorded Map Image
 - Parcel Boundaries
 - Block Number
 - Parcel Book & Page Number
 - Page Number
- ### Cities & Townships
- Dayton
 - Dayton Valley
 - Fernley
 - Mark Twain
 - Mason Valley
 - Mound House
 - Silver City
 - Silver Springs
 - Smith Valley
 - Stagecoach
 - Yerington

Scale: 2" = 1 Mile
Revised: October 5, 2016



NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

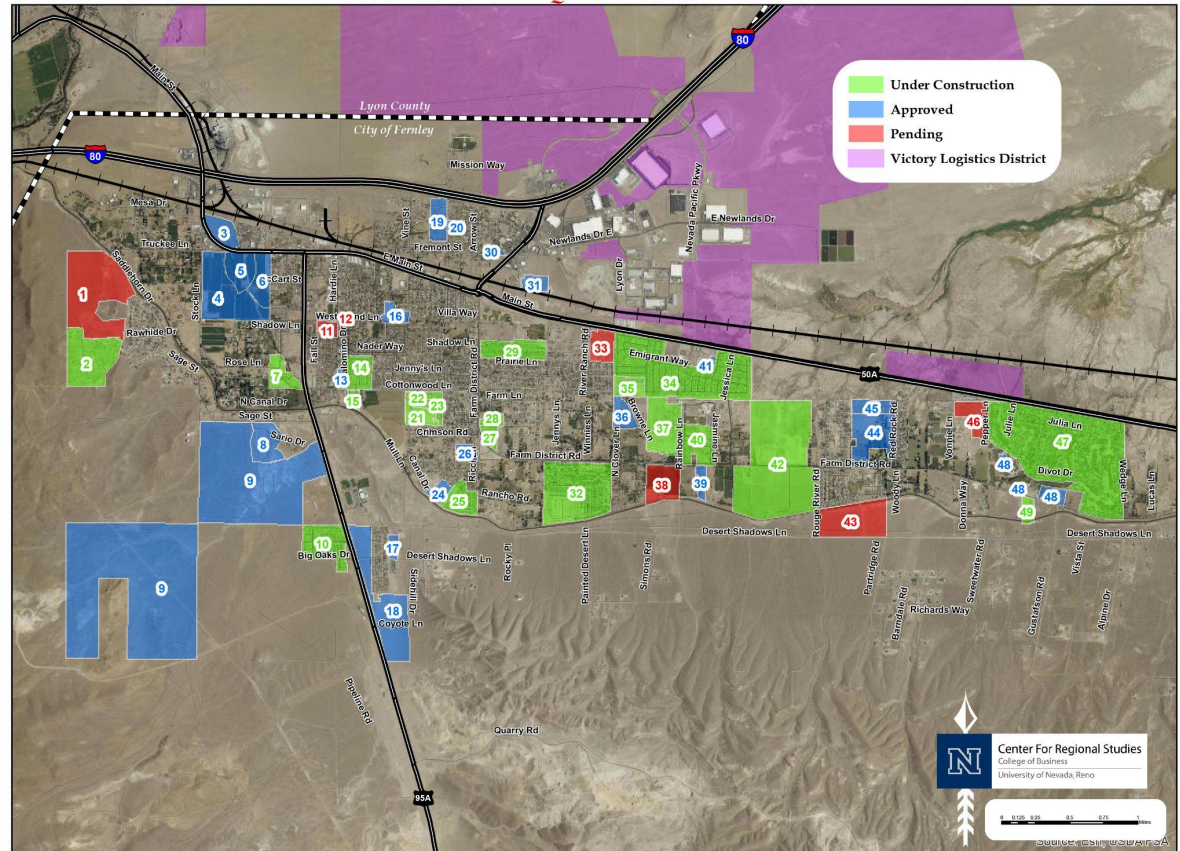
FERNLEY HOUSING

Fernley Residential Construction Activity

1st Quarter 2024

The Housing Market in Fernley is in an upward Trajectory

- Tahoe Reno Industrial Center - Phase I is 15 minutes away
- Tahoe Reno Industrial Center - Phase II is currently in its planning stage. Once completed it will bring thousands of jobs to the Fernley Area
- Victory Logistics District almost 2 million square feet of space completed and Master Planning the infrastructure for tens of million more SF
- With the median July selling price of homes in the Reno/Sparks market at \$600,000 home buyers need to look to outlying markets for affordability
- The median residential home sales price in Fernley for June 2024 was \$373,500



©2024

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, 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.



ICONIC COMPANIES IN **NORTHERN NEVADA**

Tesla plans to invest \$3.6 billion to expand Gigafactory, introducing two new factories; a battery manufacturing facility and a truck factory that can support approximately 3,000 new team members.



TESLA

Gigafactory Nevada currently spans 5.4 million square feet and represents a \$6.2 billion investment for Tesla to date. Annually Tesla produces 7.3 billion battery cells, 1.5 million battery packs, 3.6 million electric vehicles and 1 million energy modules, employing over 11,000 staff members.

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.



ITS Logistics is a premier Third-Party Logistics company that provides creative supply chain solutions. ITS logistics headquarters is located in Sparks, Nevada. ITS logistics also has a 40,000 square foot office located in the heart of Downtown Reno and over 1.5 million square feet of warehouse in Reno/Sparks.



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.



Panasonic

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.



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.



Redwood Materials is creating a closed-loop, domestic supply chain for lithium-ion batteries across collection, refurbishment, recycling, refining, and remanufacturing of sustainable battery materials. Headquartered in Carson City, with a 173 acre battery recycling operation at the Tahoe-Reno Industrial Center and leasing 670,000 square feet of Class A industrial space inside the Comstock Commerce Center. Redwood expects to invest \$3.5 billion in Northern Nevada over the coming decade and hire more than 1,500 people at their Tahoe-Reno Industrial Center site.

FERNLEY OVERVIEW

Fernley is in the middle of one of the fastest growing areas in the United States. The factors that drive this growth are lifestyle, career opportunities, a business-friendly state government, education at all levels, a tax structure that is friendly to residents and businesses, a temperate climate, and proximity to limitless outdoor activities.

Located just 13 minutes from the new Tesla site and 30 minutes east of the Reno-Sparks metropolitan area, Fernley is home to several Fortune 500 companies such as Amazon, Trex, UPS Worldwide Logistics, and Sherwin-Williams that have taken advantage of affordable industrial parks and large land parcels with access to transportation systems serving the major West Coast markets.

FINANCIAL & BUSINESS ADVANTAGE

Fernley is the perfect package. A business and tax friendly environment, unmatched quality of life, and a logistics hub make this a great location for many businesses. From exemptions to abatements, to deferrals, to the complete absence of taxes, operating your business in Fernley adds to your bottom line. Nevada was ranked #5 Most Business-Friendly Tax Climate by the Tax Foundation. The city is set to be the distribution epicenter for the state and will continue to grow in importance with volumes of freight increasing over the next 30 years.

HOUSING COSTS

The fact that Fernley home values are 25 to 30 percent less than comparable homes in Reno makes the 30 minute drive to Reno seem much shorter. When comparing Fernley home values to those of Northern California communities you will find 50 to 60 percent reduction for comparable homes, no state income taxes and no electrical shortages.

NORTHERN NEVADA AS A DISTRIBUTION HUB

Manufacturing is a significant part of Nevada's diverse economy, contributing to \$23.1 billion gross metro product to Nevada's gross state product in 2016. Today, Northern Nevada serves as a major western distribution center and Nevada's largest manufacturing production, technology manufacturing, and government service. Fernley's proximity to Interstate 80, Hwy 95A & Hwy 50A, as well as access to railways provide transportation routes for industry as well as passengers.

MAJOR INDUSTRIES CALL FERNLEY HOME:

- Redwood Materials
- Polaris
- Nevada Cement Company
- Allied Signal, Inc.
- Sherwin-Williams Company
- Feldmeier Equipment, Inc.
- Trex Company, Inc.
- Johns Manville
- UPS Worldwide Logistics, Inc.
- Lowe's Companies, Inc.
- Wal-Mart Stores, Inc.
- MSC Industrial Supply Company
- World Color (USA) Corp.