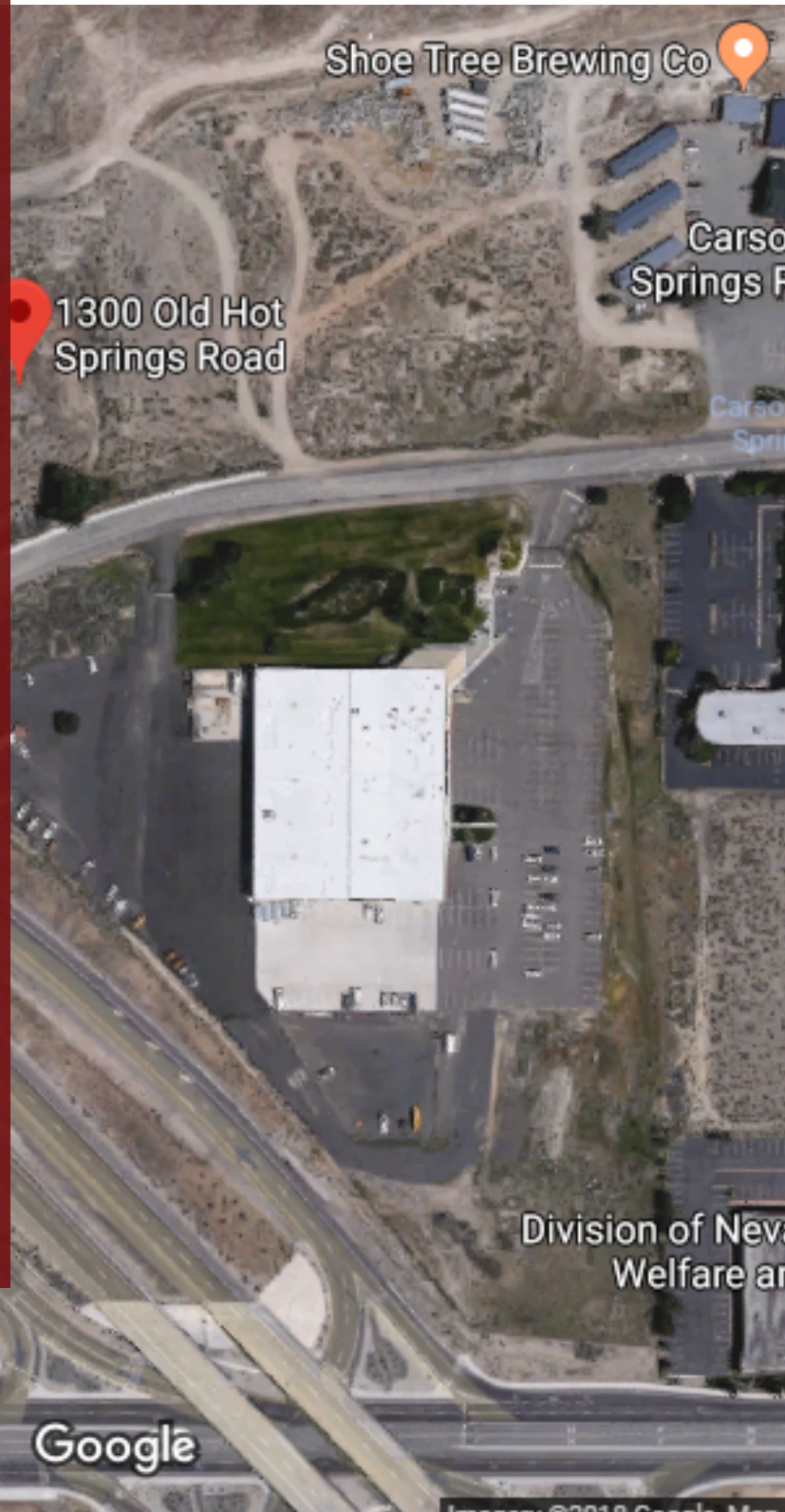


Land For Sale

1300 Old Hot Springs

Carson City, NV 89706



Bruce Robertson

Sr. Advisor
NV #S.0038721.LLC
775.721.7904
Robertsonb@NVCG.US



Land For Sale

1.02 Acres | \$295,000



Property Description

Tourist commercial land

Property Highlights

- Zoned: TC (tourist commercial)
- All utilities nearby
- Visibility from I580
- Surrounded by offices & light industrial buildings

Offering Summary

Sale Price:	\$295,000
Lot Size:	1.02 Acres

Demographics	1 Mile	2 Miles	3 Miles
Total Households	3,933	12,058	17,875
Total Population	8,719	26,652	39,246
Average HH Income	\$61,869	\$62,224	\$66,595

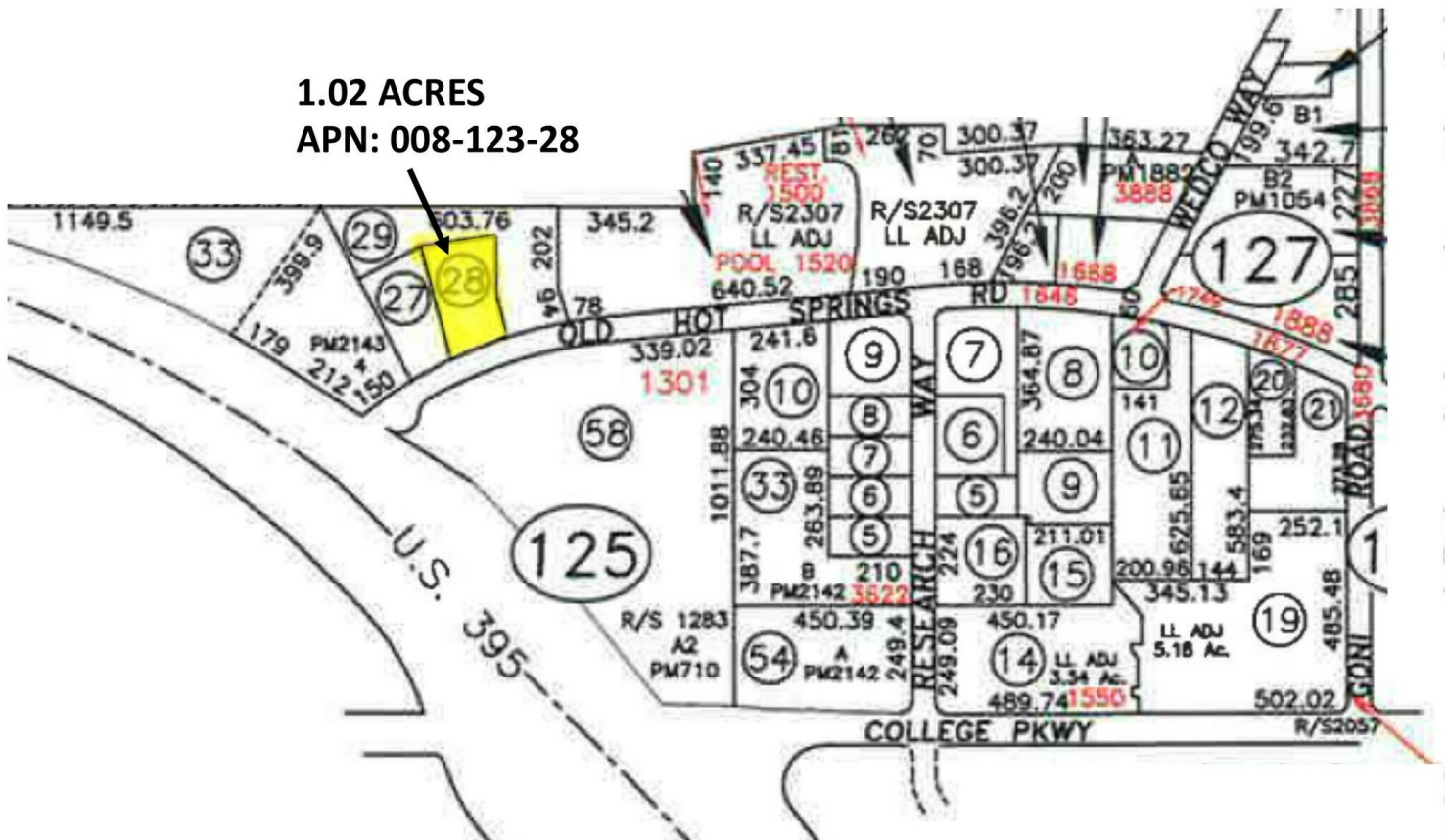
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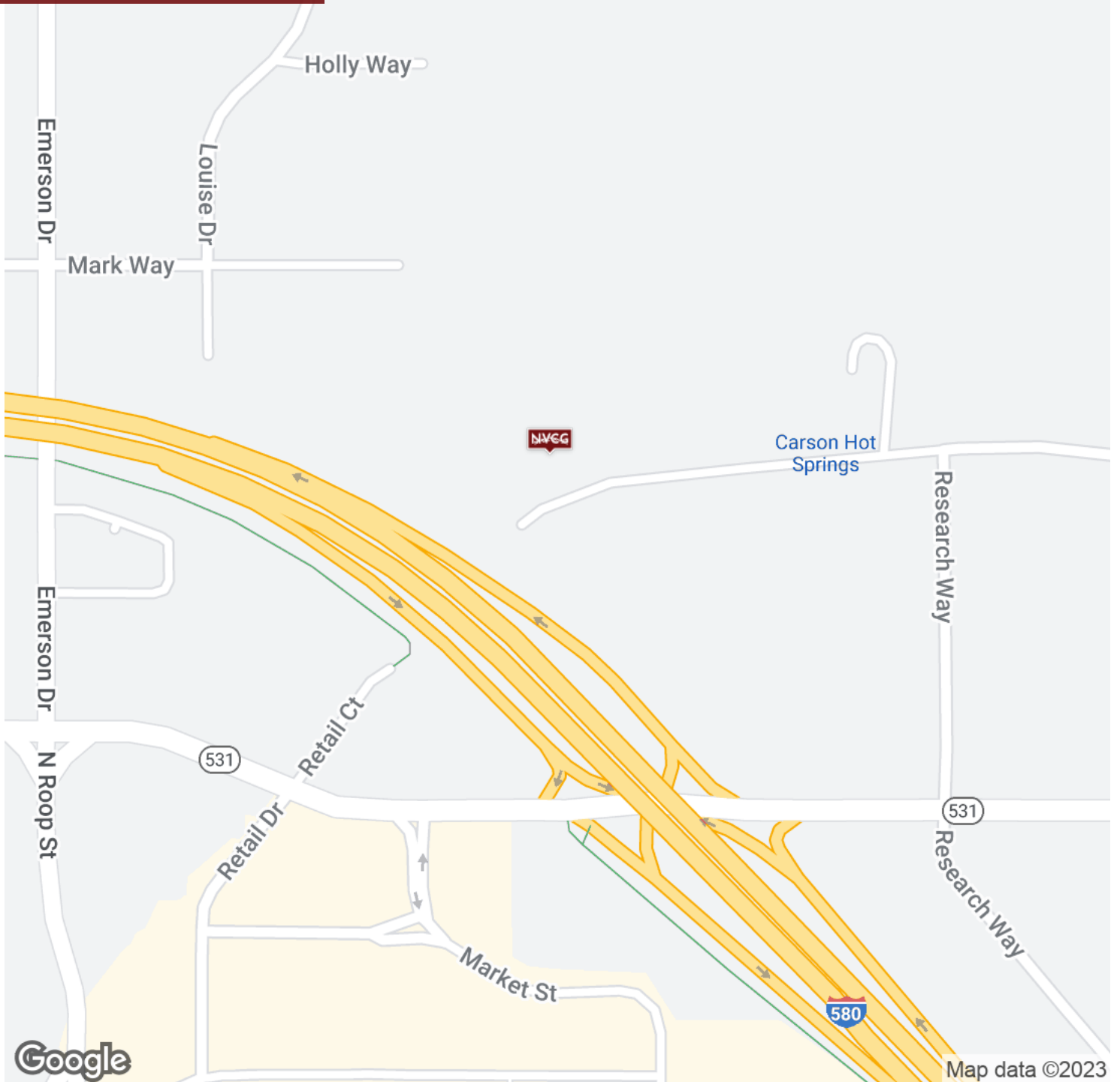
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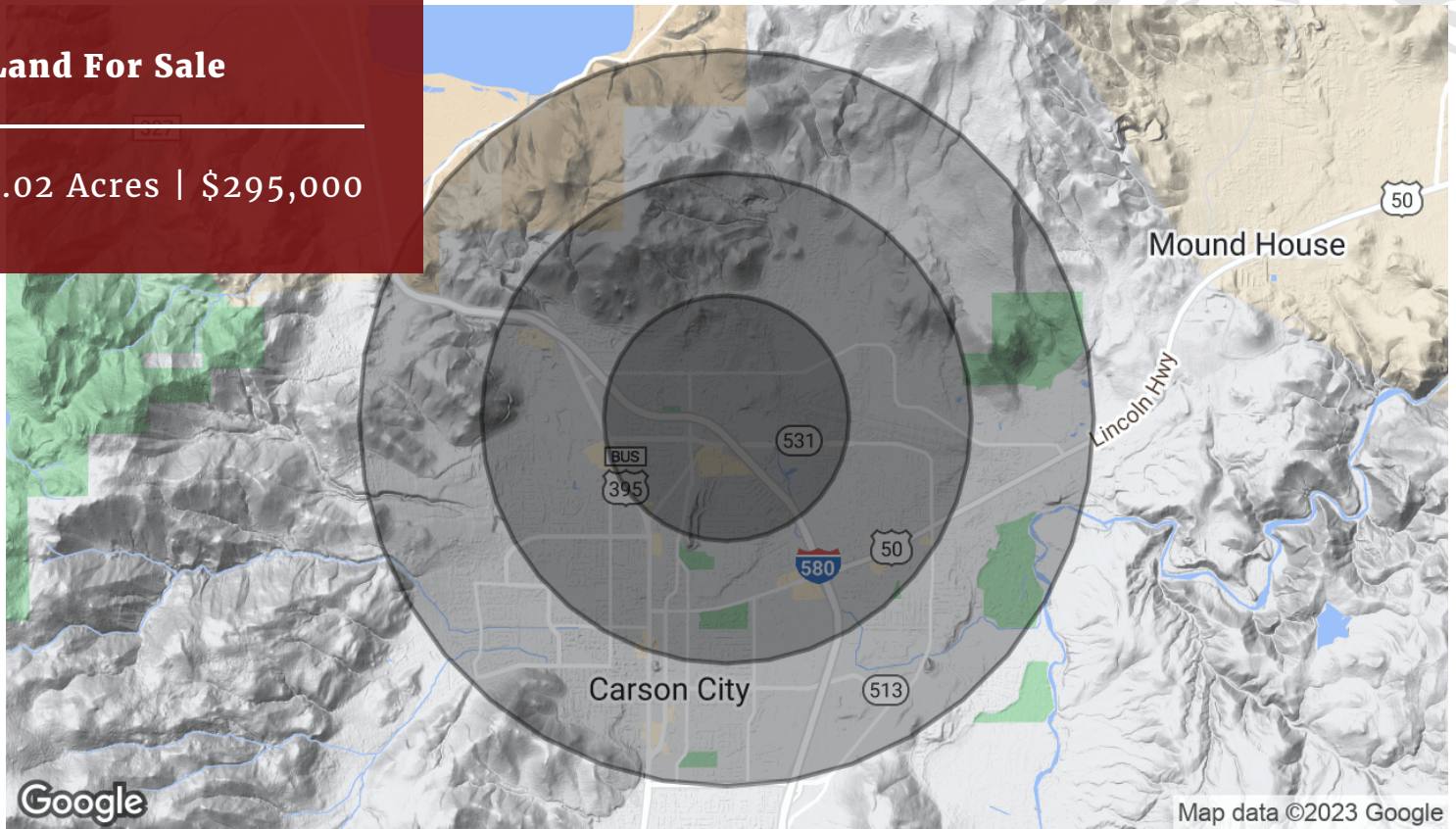
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Land For Sale

1.02 Acres | \$295,000



Population

	1 Mile	2 Miles	3 Miles
Total Population	8,719	26,652	39,246
Average Age	39.9	39.6	40.5
Average Age (Male)	40.2	38.8	39.3
Average Age (Female)	41.2	41.7	42.3

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	3,933	12,058	17,875
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$61,869	\$62,224	\$66,595
Average House Value	\$219,790	\$242,173	\$271,533

* Demographic data derived from 2020 ACS - US Census

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