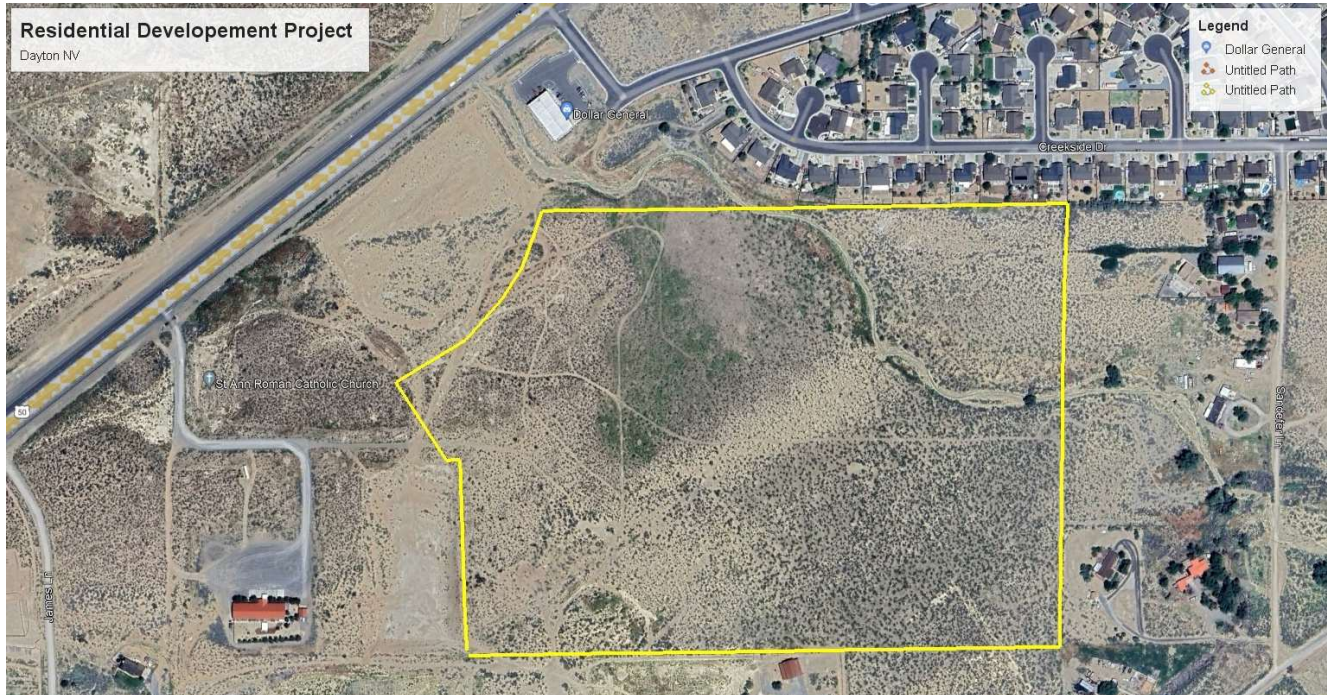


Residential Development Land For Sale | Silverhorn Subdivision | \$2,975,000

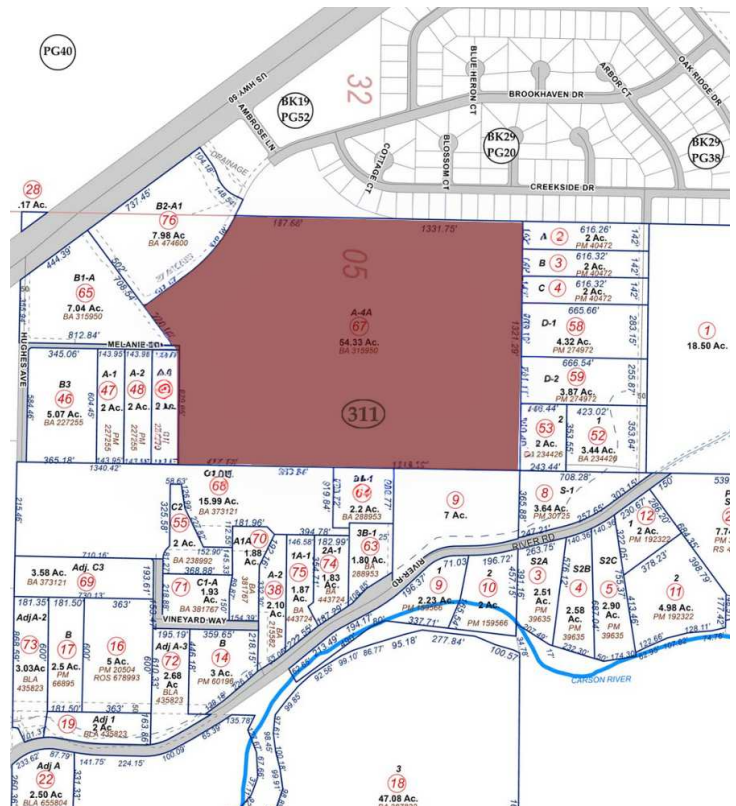


Property Description

54.33 Acres of Residential Development Land for \$2,975,000
 Zoned E-1, First Estates Residential District | 125 Lots approved
 12K SF min lot size | Tentative Map on file with Lyon County
 APN# 016-311-67

Property Highlights

- Just off Hwy 50 with existing access easement.
- Located in the path of growth with a short drive to Tahoe Reno Industrial Center using the new USA Parkway extension.
- Adjacent to the established Brookhaven Community & close to Lennar Homes successful River Park Community.
- Located in the growing community of Dayton, NV which is approx. 12 miles east of Carson City, 25 miles east of the beautiful Lake Tahoe & less than 40 miles from Reno.
- Dayton is the solution for affordability with its strategic location to TRIC, a key player in job creation, and home prices below the current home affordability in Washoe County.



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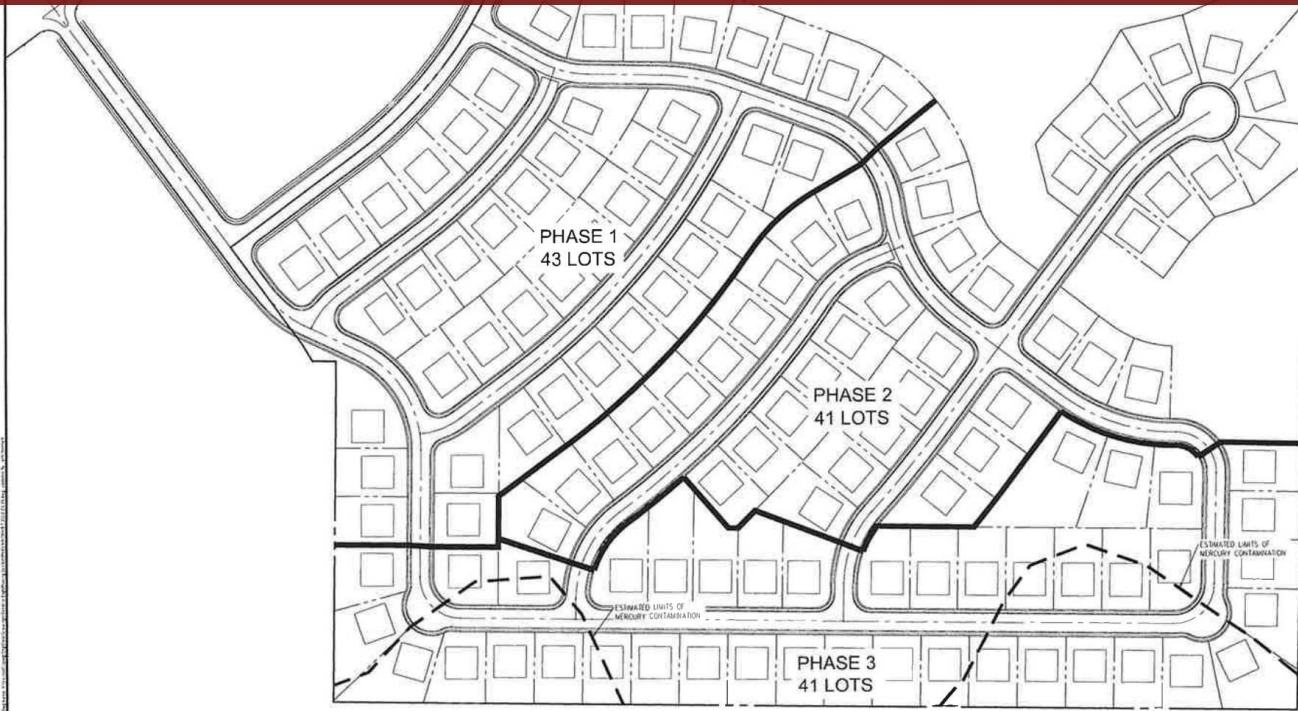
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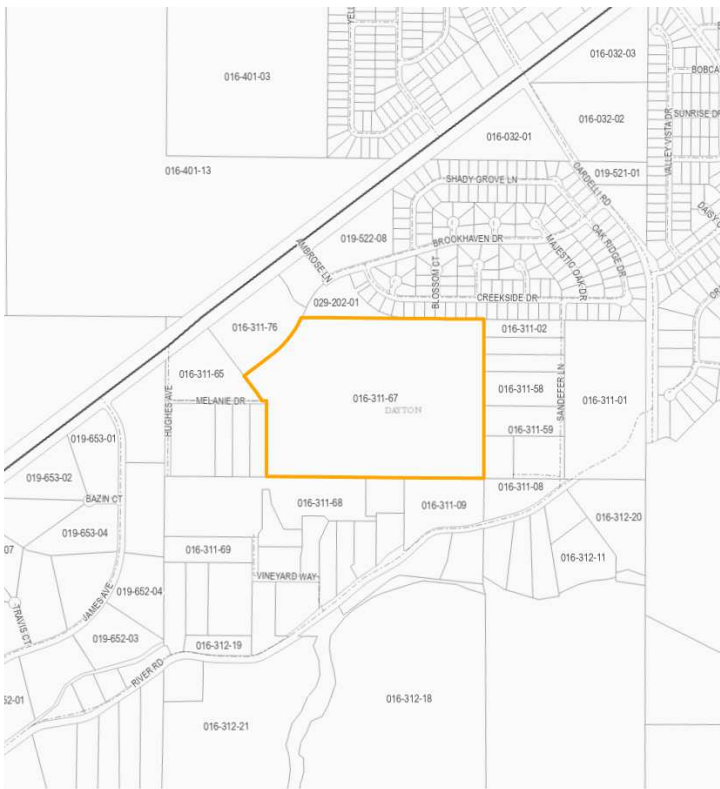
Residential Development Land For Sale | Silverhorn Subdivision | Dayton, NV



Manhard CONSULTING LTD.
 1000 W. WASHINGTON STREET, SUITE 200, CARSON CITY, NV 89703
 (775) 884-1896

SILVERHORN
 DAYTON, NEVADA
 PHASING PLAN

Phase No. 001
 Date: 01/20/24
 Scale: AS SHOWN
 SHEET 01 OF 01



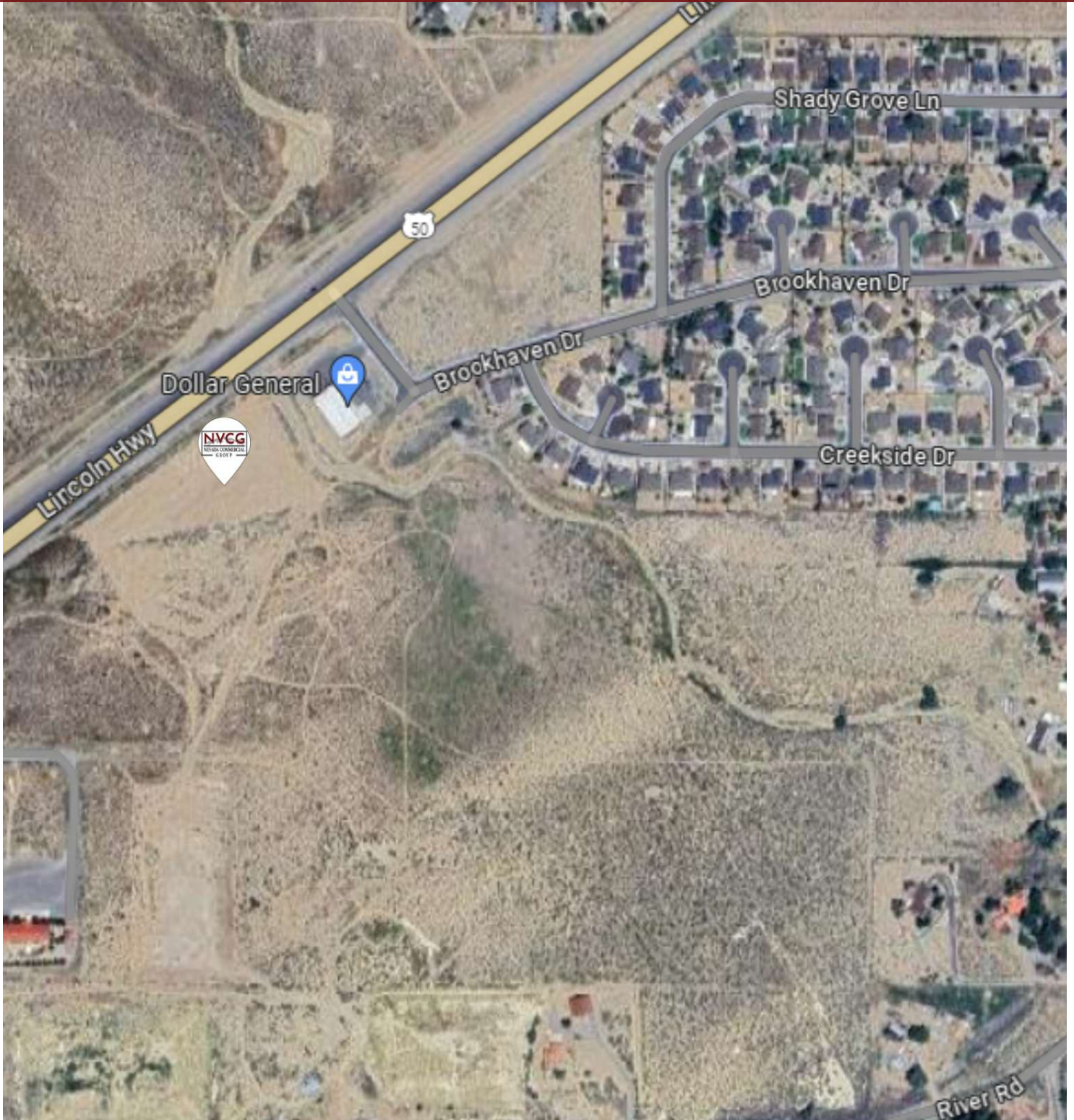
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Nevada State Tax System

- 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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Residential Development Land For Sale | Silverhorn Subdivision | Dayton, NV



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	140	272	1,205
Average Age	41	43	45
Average Age (Male)	41	42	44
Average Age (Female)	41	43	45
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	54	106	462
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$97,143	\$101,087	\$105,827
Average House Value	\$315,866	\$348,595	\$446,721

Demographics data derived from AlphaMap

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