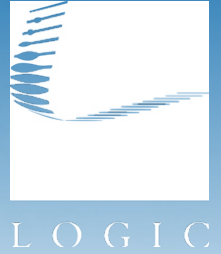


For Sale

S. Virginia St. & Geiger Grade Rd.



14500 S. Virginia St.
Reno, NV 89521

Casey Prostinak, SIOR
Vice President
775.813.2866
cprostinak@logicCRE.com
S.0177148.LLC

Listing Snapshot



Negotiable
Offering Price



017-011-35
APN



± 2.041 AC
Total Acreage

Property Overview

A rare development opportunity located directly on the signalized intersection across from Summit Mall in South Reno. The property will have completed access from Geiger Grade as well as Old S. Virginia Street. The site will be delivered rough graded with all utilities being stubbed to the site, and a paved driveway running along the east parcel line.

The site has an approved conditional use permit allowing for a new drive-thru facility, as well as standalone signage. Located in a rapidly developing area with high visibility, easy access, and strong demographics. Contact broker for more information.

Demographics

	1-mile	3-mile	5-mile
2024 Population	8,313	50,186	70,831
2024 Average Household Income	\$115,136	\$149,281	\$158,696
2024 Total Households	3,069	20,172	28,851



Property Details



Location
14500 S. Virginia St.
Reno, NV 89521



Completed Reports

- Alta Survey
- Phase 1
- GeoTech



Parcel Number

- APN: 017-011-35



Construction & Zoning

- Zoning: MU
(Mixed-Use)



Property Highlights

Ingress/Egress

- Geiger Grade Rd. - Planned & approved right turn in, right turn out
- Old S. Virginia St. - Planned & approved right turn in, right turn out

Driveway

- A paved road, curb and gutter will be completed running along the east parcel line, between the subject site and APN: 017-011-36.

Utilities

The following will be delivered, stubbed to site as part of the purchase (timing will vary).

- Water
- Gas
- Power
- Sewer (Infrastructure installed onto the site, to be connected with the Pleasant Valley Sewer Interceptor once they finish their sewer line)
- Telephone and Cable

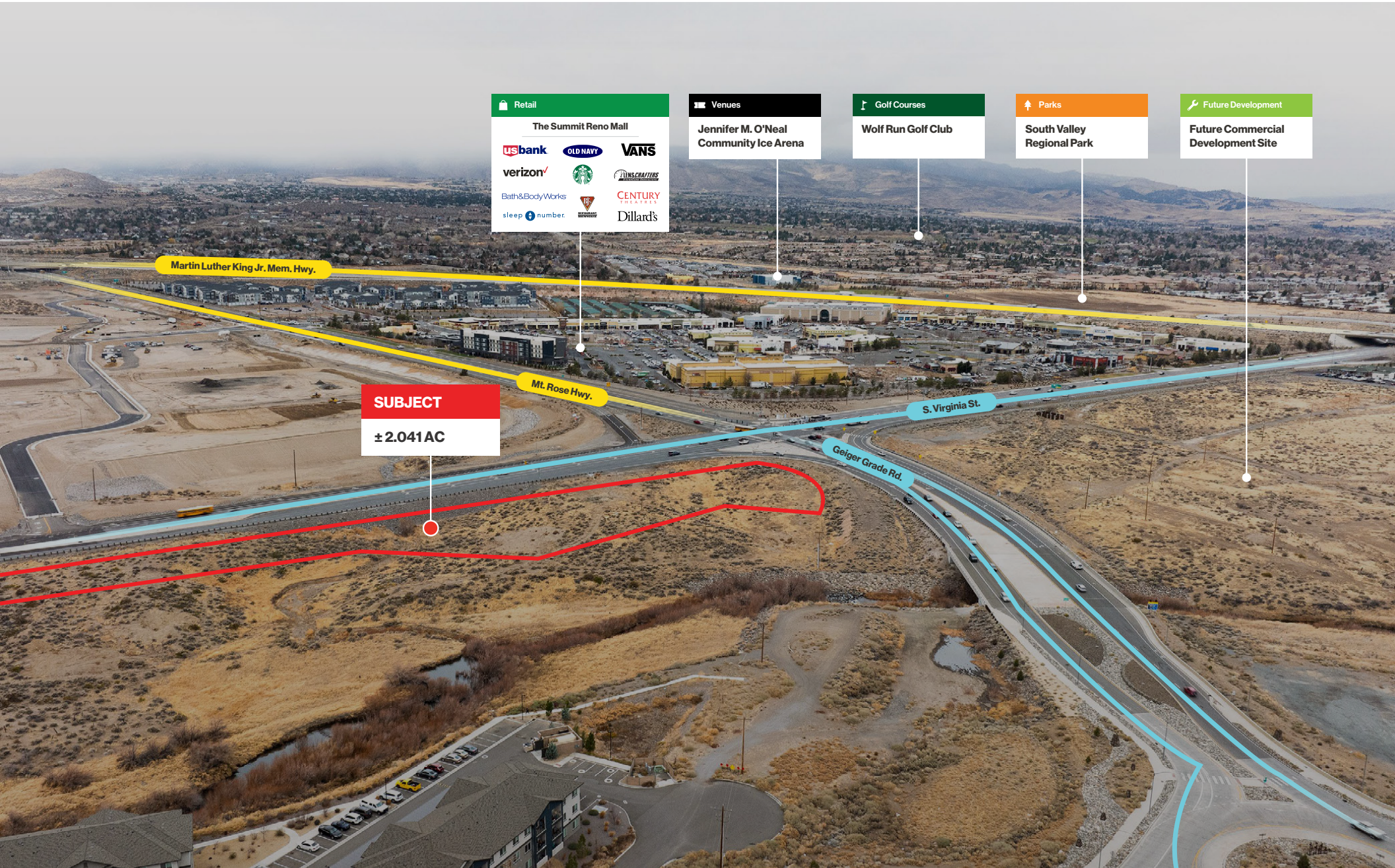
Grading

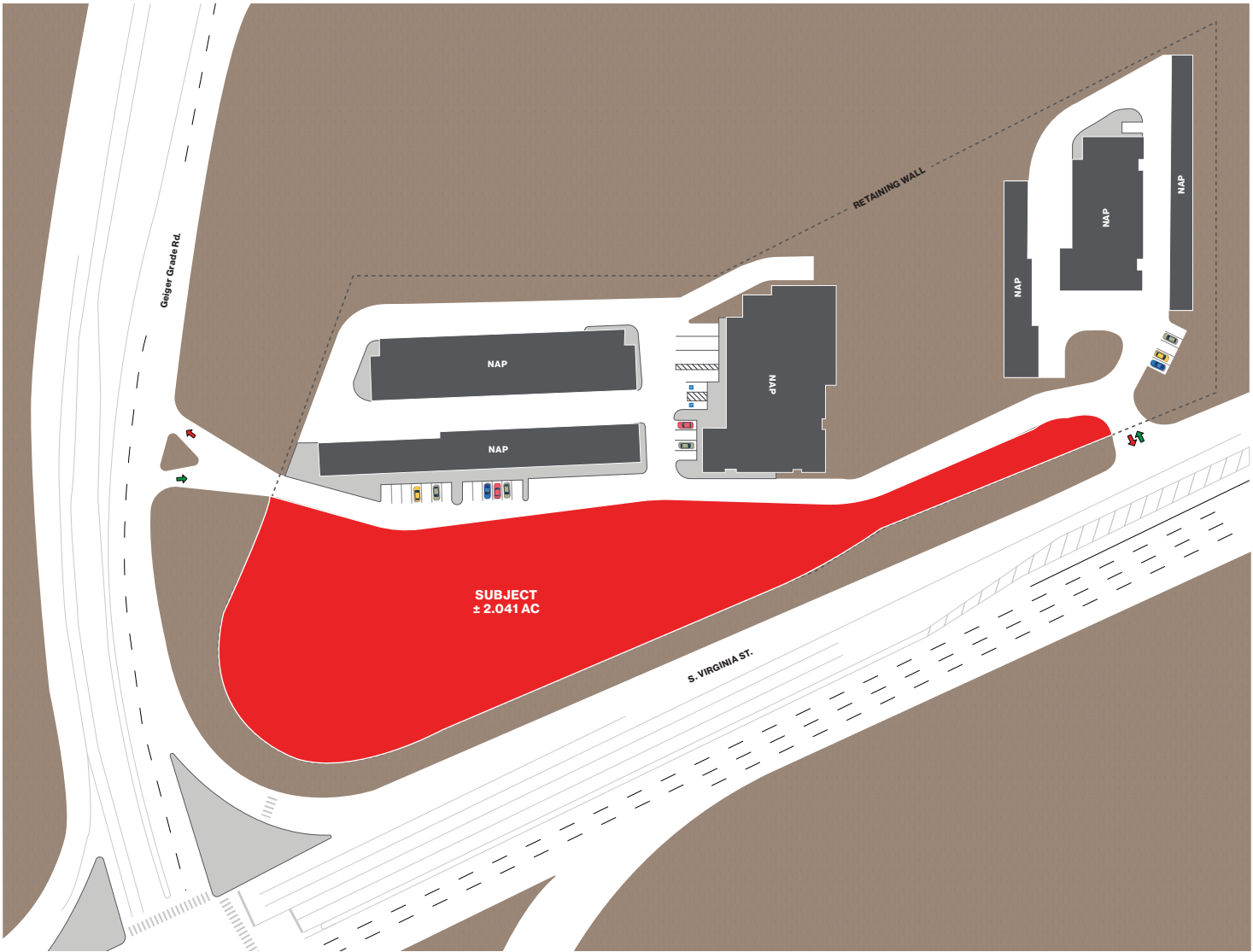
- The site will be delivered as a rough-graded site
- Final grading and compaction will depend on final design/development. With the responsibility of the buyer to complete.

CUP

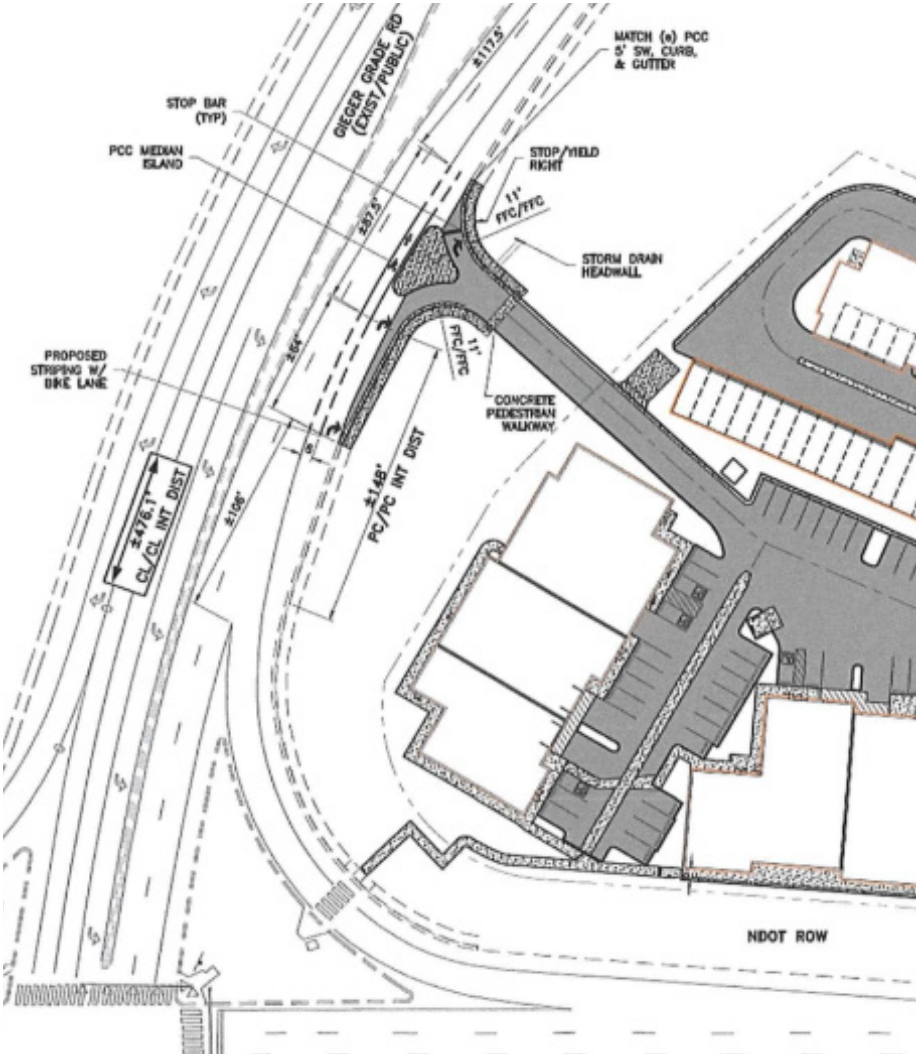
- Approved CUP in hand for drive-through facility.
- Freestanding signage approved for two locations on the site.





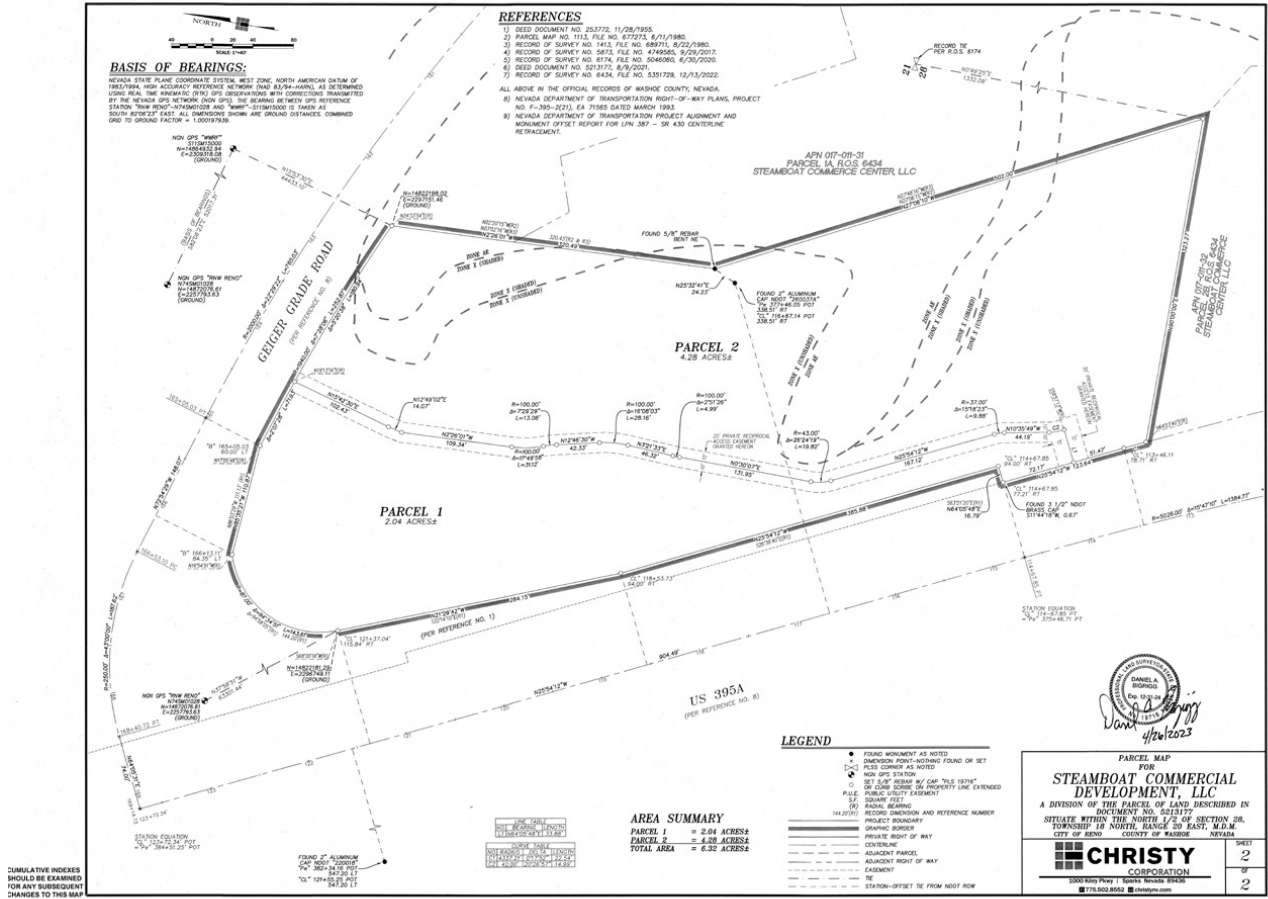


Geiger Grade Access





Parcel Map



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Casey Prostinak, SIOR
Vice President
775.813.2866
cprostinak@logicCRE.com
S.0177148.LLC