

FOR SALE : +/-40.01 ACRES

\$1,200,000.00

1985 W. 9TH STREET, SILVER SPRINGS, NV 89429

APN: 015-551-06

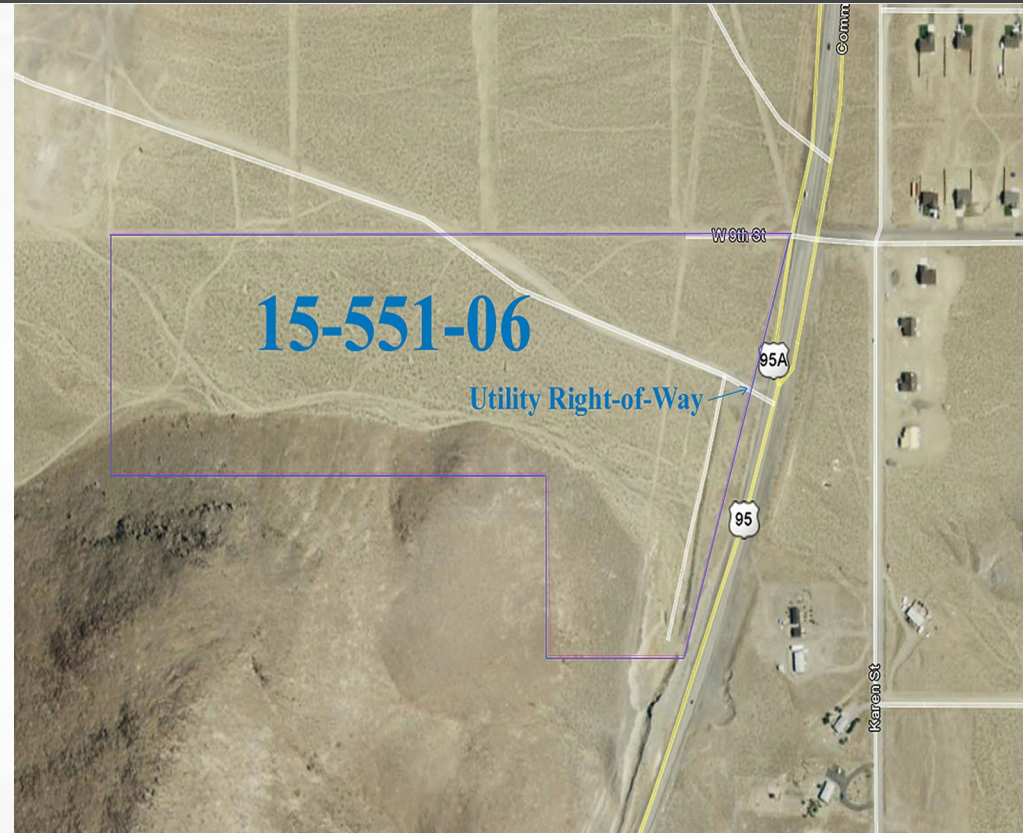


PRIMARY CRE

This property represents an exciting opportunity to acquire a large parcel of raw land for a visionary master planned large lot residential or commercial development. It has close and easy access to the growing Silver Springs Airport and just north of the USA Parkway and Highway 50 interchange. It is approximately 25 miles to the Tahoe-Reno Industrial Center and 40 miles to Carson City. The property also offers direct access to Las Vegas or Southern California, via ALT 95 A.

PROPERTY INFORMATION

- Sale Price: \$1,200,000.00
- APN: 015-551-06
- Zoning: RR5 zoning is a rural residential zoning designation that applies to areas with a minimum lot size of five acres. It's used in areas that have existing rural residential development and are surrounded by agriculture.
- Power lines at site



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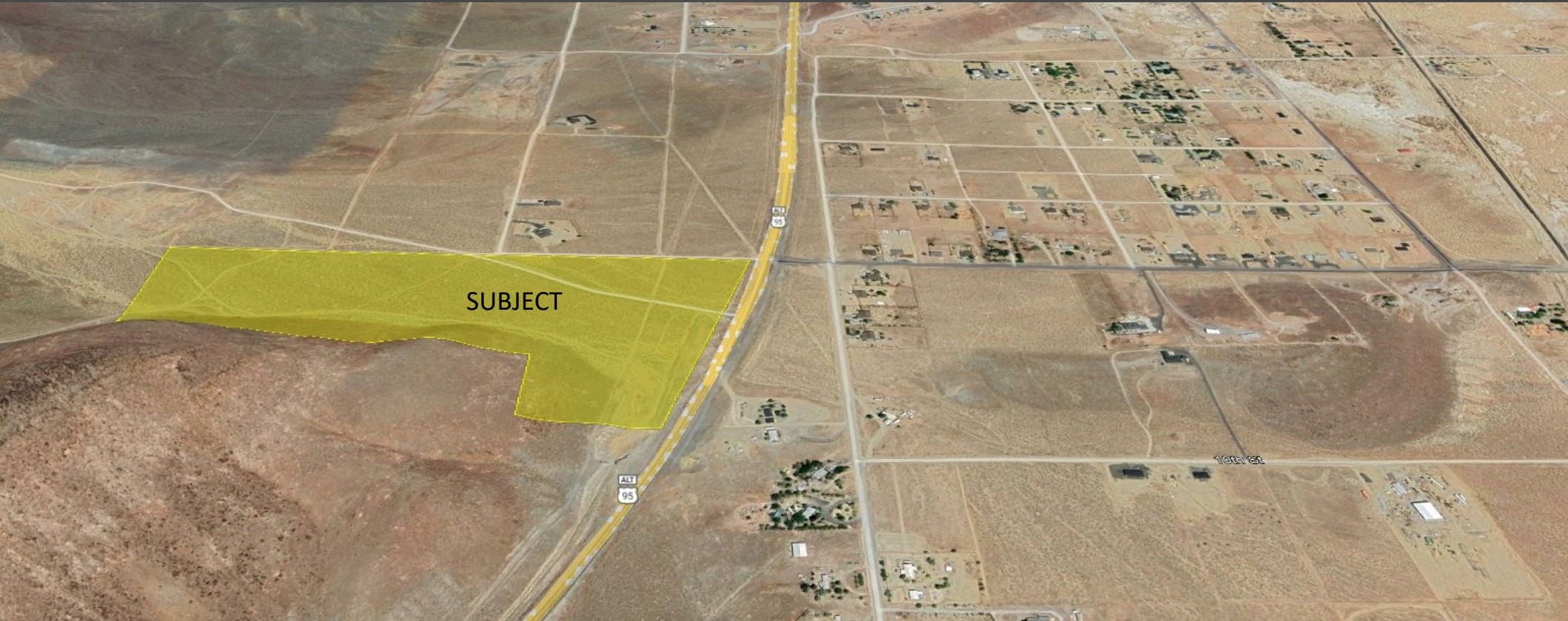
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Silver Springs Demographic Statistics

2025 Population

6,017

2023 Population

5,523

Median Age

52.8 years

Median Income

\$53,105

Silver Springs Population Trends



Sources:

- United States Census Bureau. [22 Hispanic or Latino, and Not Hispanic or Latino by Race](#). 2020 Census State Redistricting Data (Public Law 94-171) Summary File. August 2021.
- United States Census Bureau. [2018 American Community Survey 5-Year Estimates](#). December 2018.
- United States Census Bureau. [2021 American Community Survey 5-Year Estimates](#). December 2021.
- Cubit Planning. [2025 Population Projections](#). December 2024.

[Check out our FAQs](#) for more details.

2025 Projected Population

The 2025 projected population for Silver Springs is 6,017. This projection assumes an annual rate of change of 4.5%, consistent with the 22.4% population change from 2018 to 2023 according to the US Census Bureau's American Community Survey.

2023 Population

With 5,523 people, Silver Springs is the 33rd most populated city in the state of Nevada out of 125 cities according to the most current US Census data. But watch out, Silver Springs, because [Nellis AFB](#) with 4,755 people and [West Wendover](#) with 4,499 people are right behind you.

Race & Ethnicity

The largest Silver Springs racial/ethnic groups are White (83.1%) followed by Two or More (7.0%) and Hispanic (5.2%).

Median Income

In 2023, the median household income of Silver Springs households was \$53,105. Silver Springs households made slightly more than [McGill](#) households (\$50,446) and [Winchester](#) households (\$49,190). However, 7.7% of Silver Springs families live in poverty.

Median Age

The median age for Silver Springs residents is 52.8 years young.

ABOUT PRIMARY CRE

In 2019 Kyle P. Eigenman and Timothy S. Dayner founded Primary CRE. With over 40 years of combined experience with large corporate commercial real estate firms, Eigenman and Dayner had the vision of integrating the most professional service, the highest quality of standards, and helping match the right people with the right properties. Our expansive network enables us to open doors for our clients on all sides of the property equation. We make it a point to be Involved and stay involved throughout all stages of the real estate process. We'll listen to you and we will guide you every step of the way, whether you are looking to buy, sell, lease, or manage your property.

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