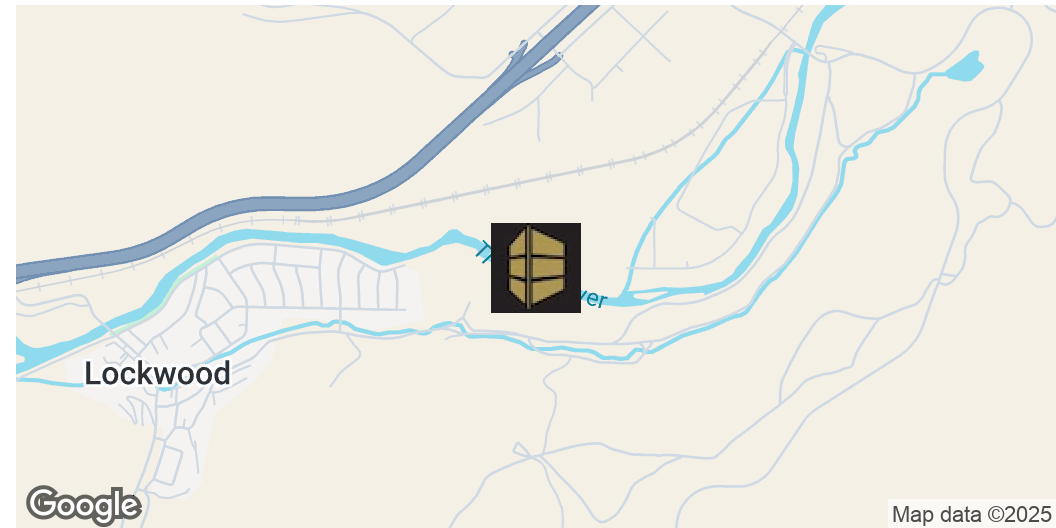
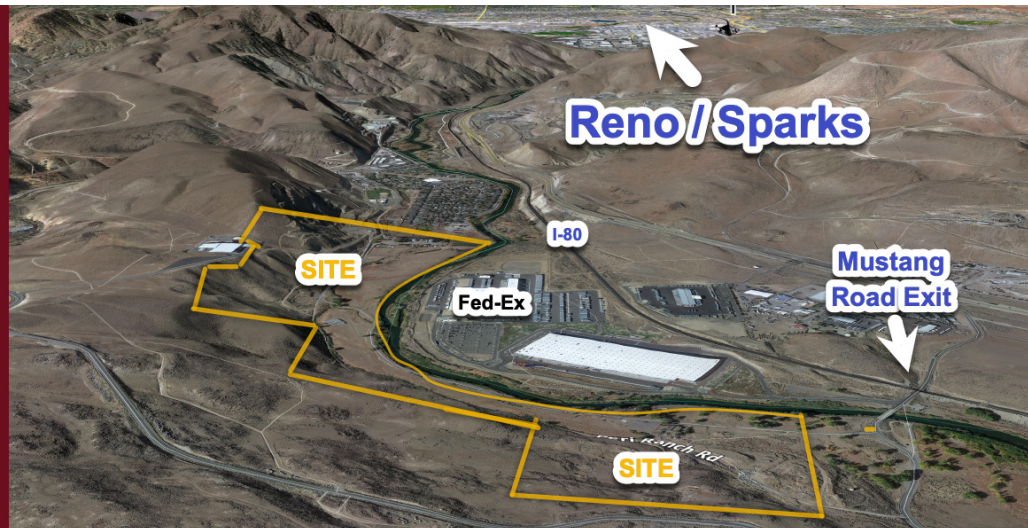


PROPERTY SUMMARY



PROPERTY DESCRIPTION

169+ acres of development land averaging \$.95 per square foot.
A great price and a great location.
Seller may consider a sale of a large portion.

PROPERTY HIGHLIGHTS

- River Frontage
- Flat and Hill Side, Good for Development of Warehouse, Truck Parking, Mini-Warehouse, Light Industrial, etc.
- Large portion of land is usable.
- 9 miles east of Reno/Sparks
- Utilities, Sewer, and waste

OFFERING SUMMARY

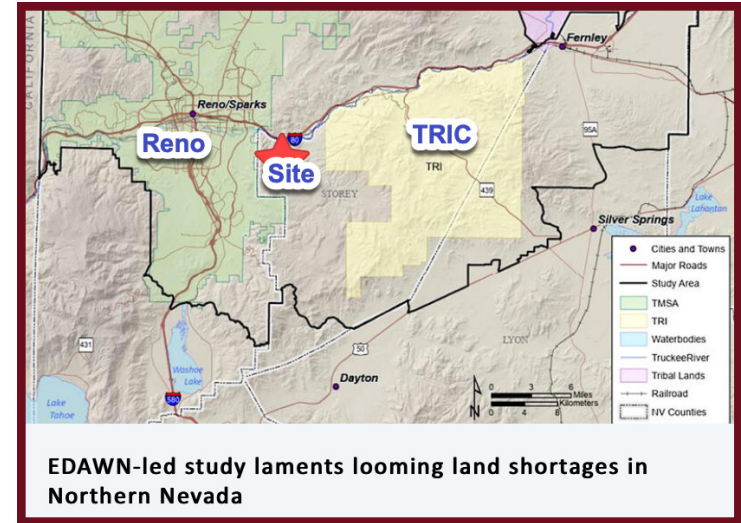
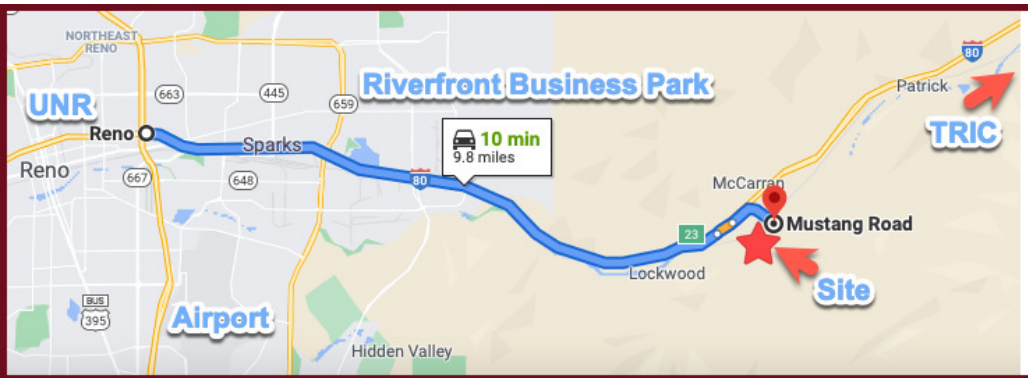
Sale Price: By Negotiation	Subject to Offer
Lot Size:	169 Acres

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	5	54,234	247,762
Total Population	13	140,677	642,998
Average HH Income	\$87,960	\$71,988	\$72,333

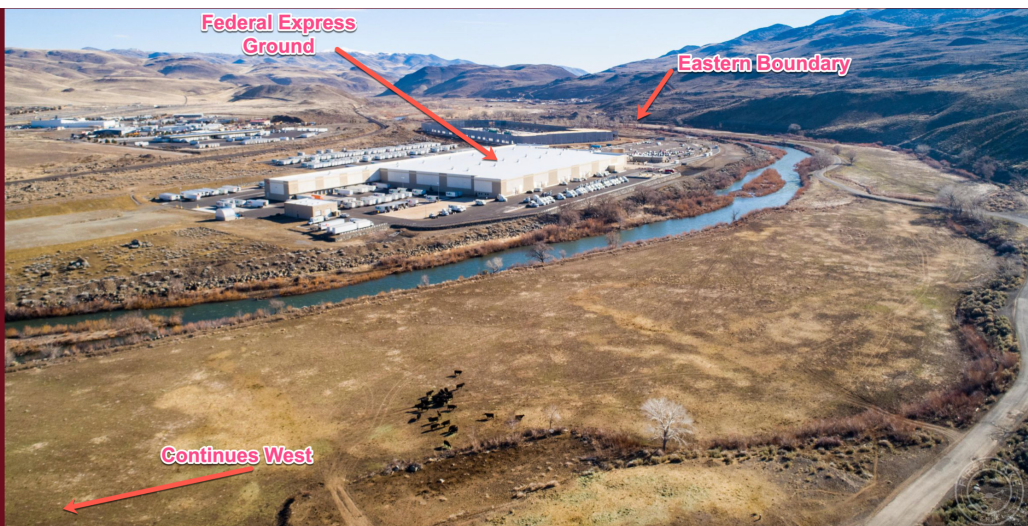
RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

FOR SALE I-80 & PERI RANCH RD, SPARKS, NV

ADDITIONAL PHOTOS

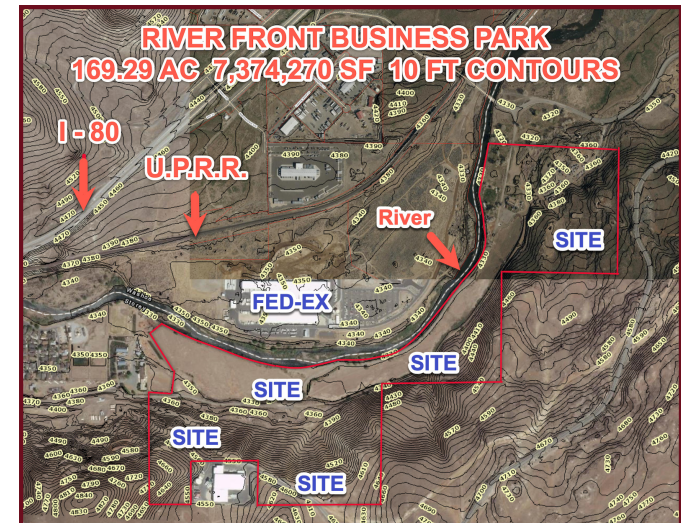
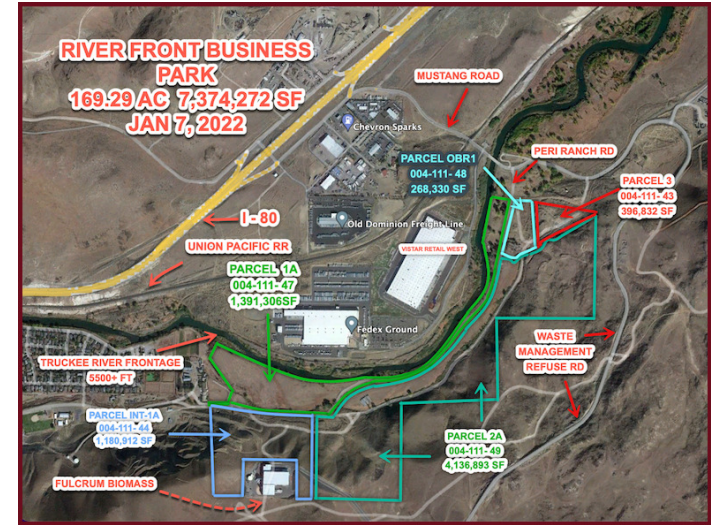
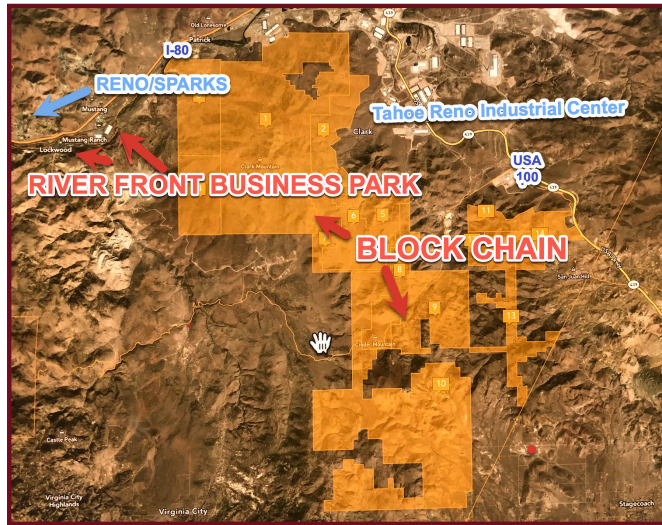


EDAWN-led study laments looming land shortages in Northern Nevada



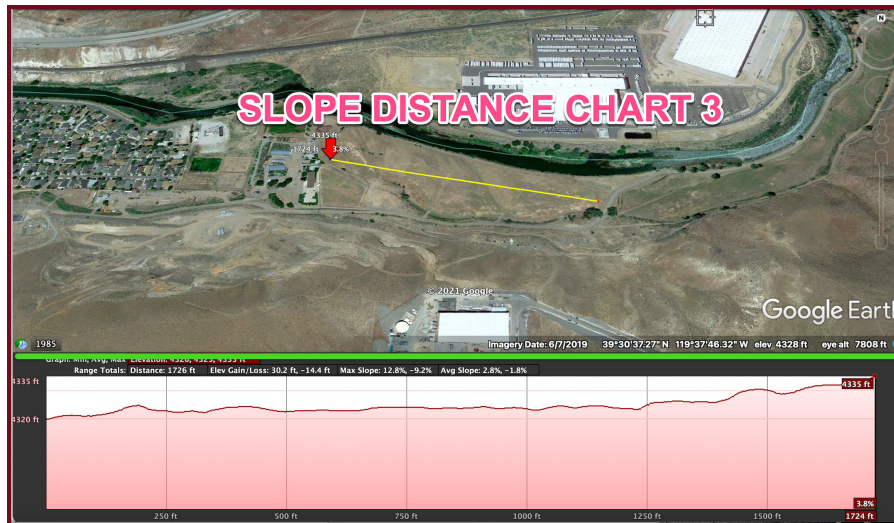
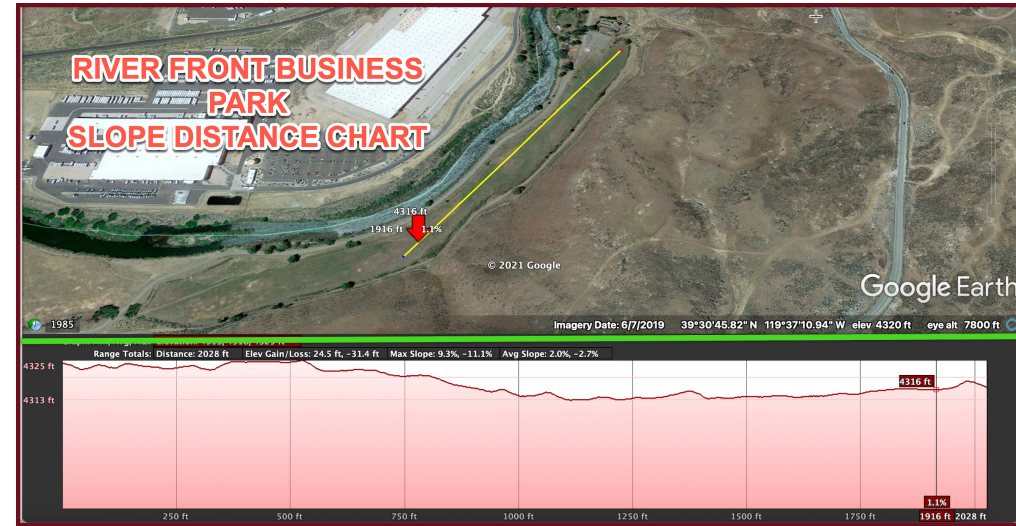
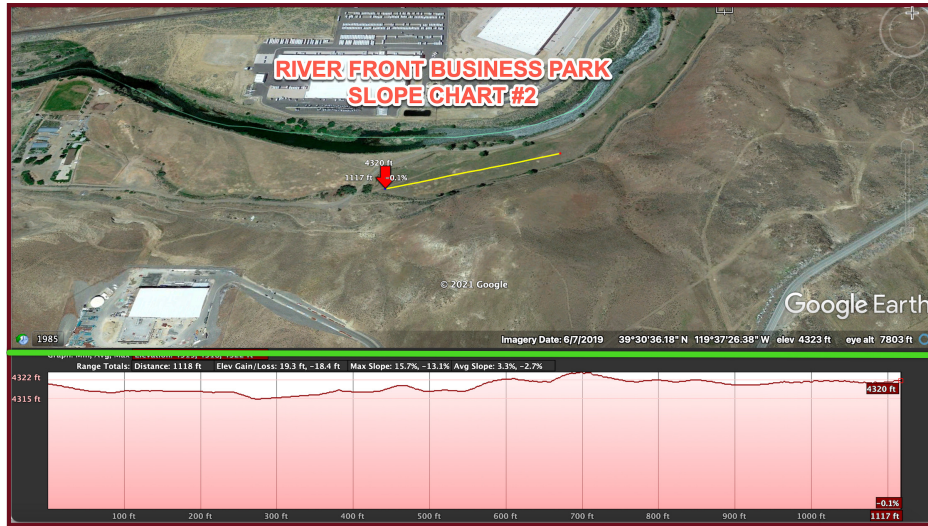
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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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LOTS INCLUDED

RIVER FRONT BUSINESS PARK ---- REVISED LOTS JAN, 6, 2022

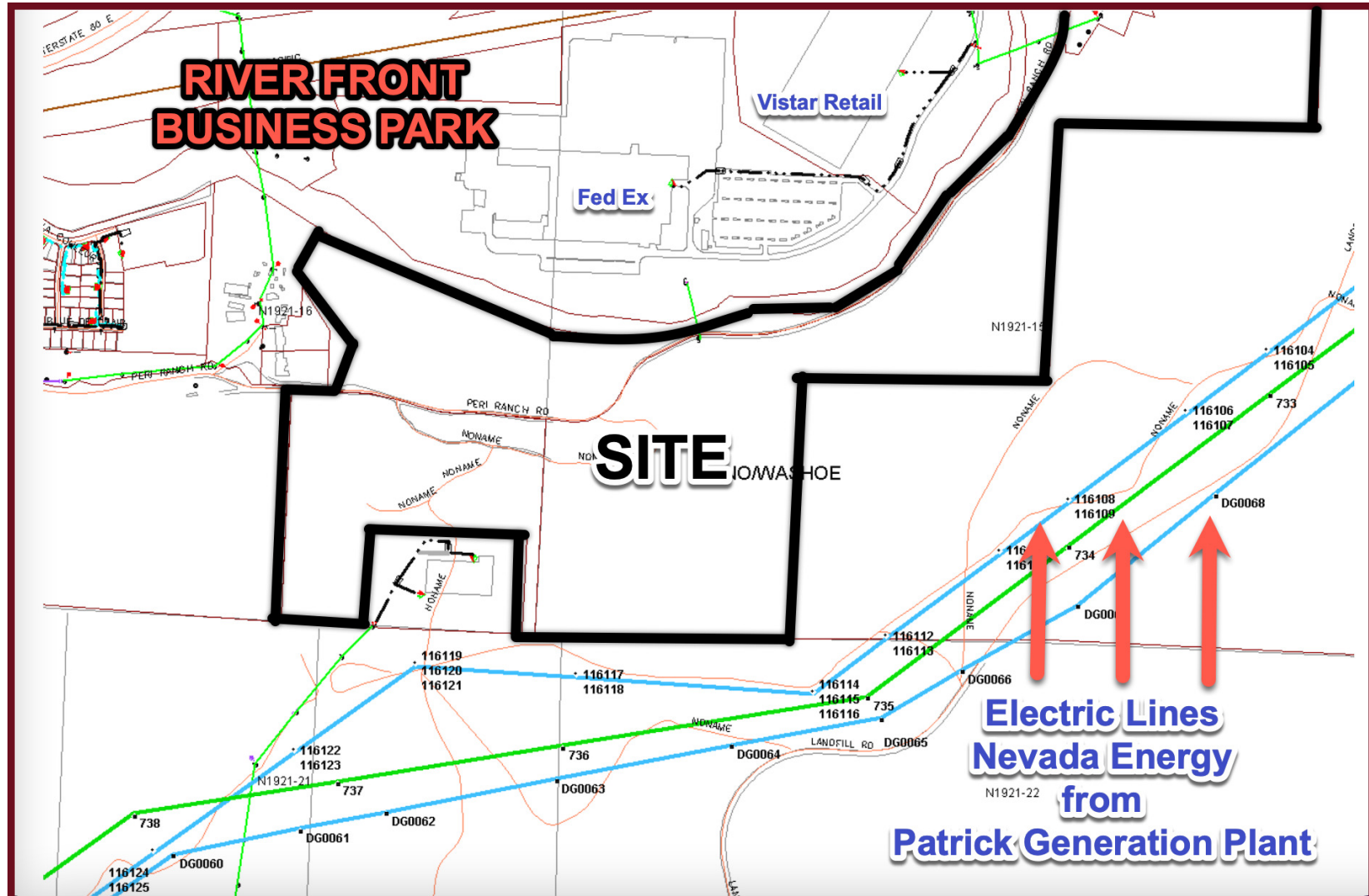
This information is per the Assessor and Recorder

Map Info #	Parcel #	Acreage	Square Feet	Sales Price/ LOT	SALES PRICE	\$ 7,000,000	
					Price / SF	\$ 0.95	
PARCEL 3	004-111-43	9.11	396,832	\$ 376,691			
INT-1A	004-111-44	27.11	1,180,912	\$ 1,120,976			
PARCEL 1A	004-111-47	31.94	1,391,306	\$ 1,320,692			
PAR OBR1	004-111-48	6.16	268,330	\$ 254,711			
PAR 2A	004-111-49	94.97	4,136,893	\$ 3,926,930			
	TOTAL	169.29	7,374,272	\$ 7,000,000.00			

Note: The totals are remaining accurate but some of the parcels are being Adjusted..

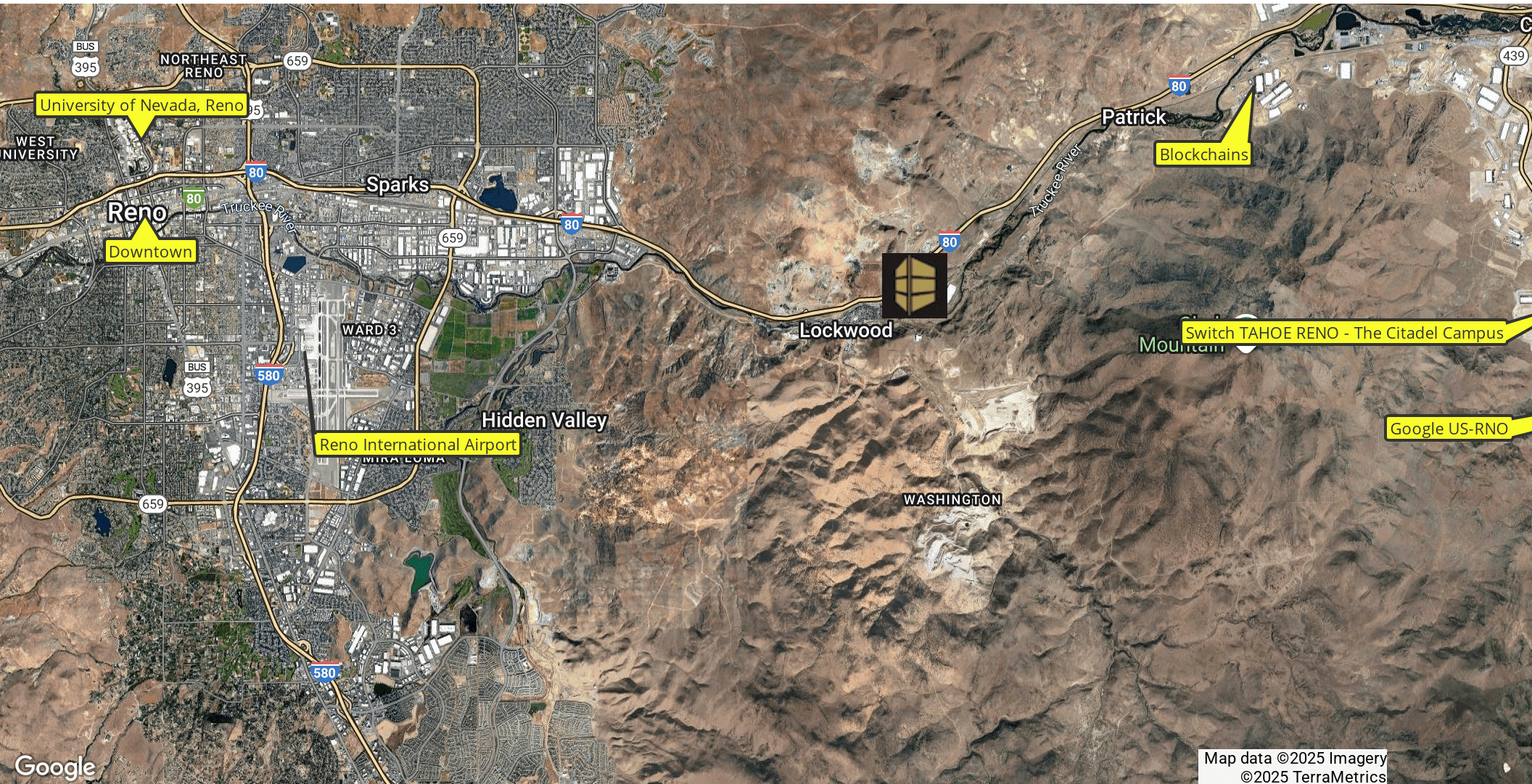
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ADDITIONAL PHOTOS



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LOCATION MAP



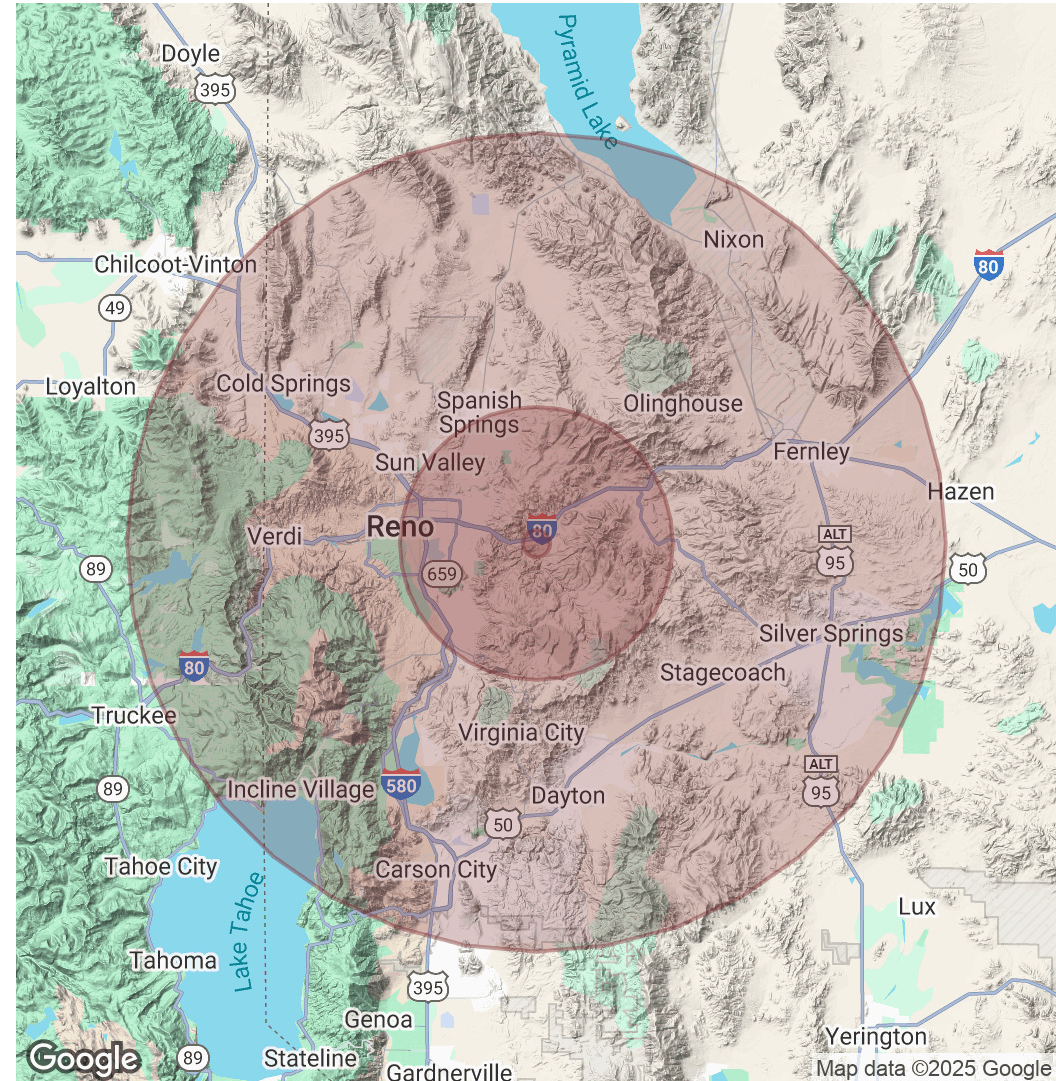
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	13	140,677	642,998
Average Age	50.8	37.5	37.3
Average Age (Male)	50.6	37.0	36.3
Average Age (Female)	50.7	37.9	38.0

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	5	54,234	247,762
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$87,960	\$71,988	\$72,333
Average House Value	\$314,340	\$346,253	\$344,520

2020 American Community Survey (ACS)



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ADVISOR BIO 1



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Principal & Broker of Record

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