

Offering Memorandum

± 5.184 AC of Industrial Land



LOGIC



APN: 082-092-17

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Investment Team



Casey Prostinak, SIOR

Vice President

775.813.2866

cprostinak@logicCRE.com

S.0177148.LLC

L O G I C

241 Ridge St.
Suite 100
Reno, NV 89501

775.800.4100
www.LogicCRE.com

Offering Snapshot



\$750,000
Offering Price



\$3.32 PSF
Price Per Square Foot



± 5.184 AC
Available Acreage

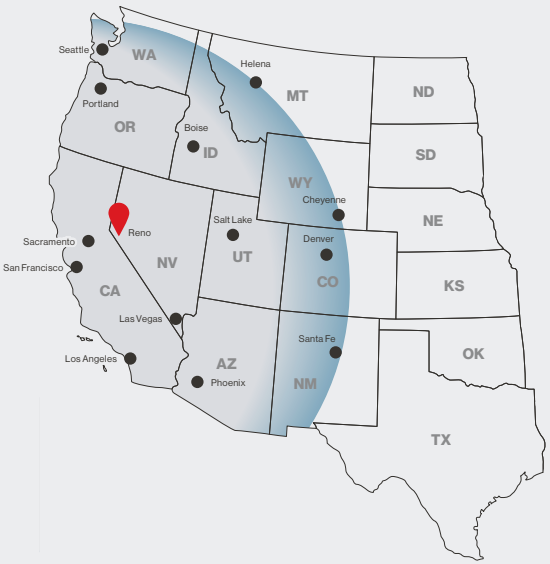


Industrial Commercial (IC)
Zoning

Property Overview

This ± 5.184 acres of land presents a unique opportunity in the North Valleys of Reno. Zoned industrial commercial, the parcel is positioned to be ideal for industrial building and outdoor storage yard space.

Northern Nevada Transit Times

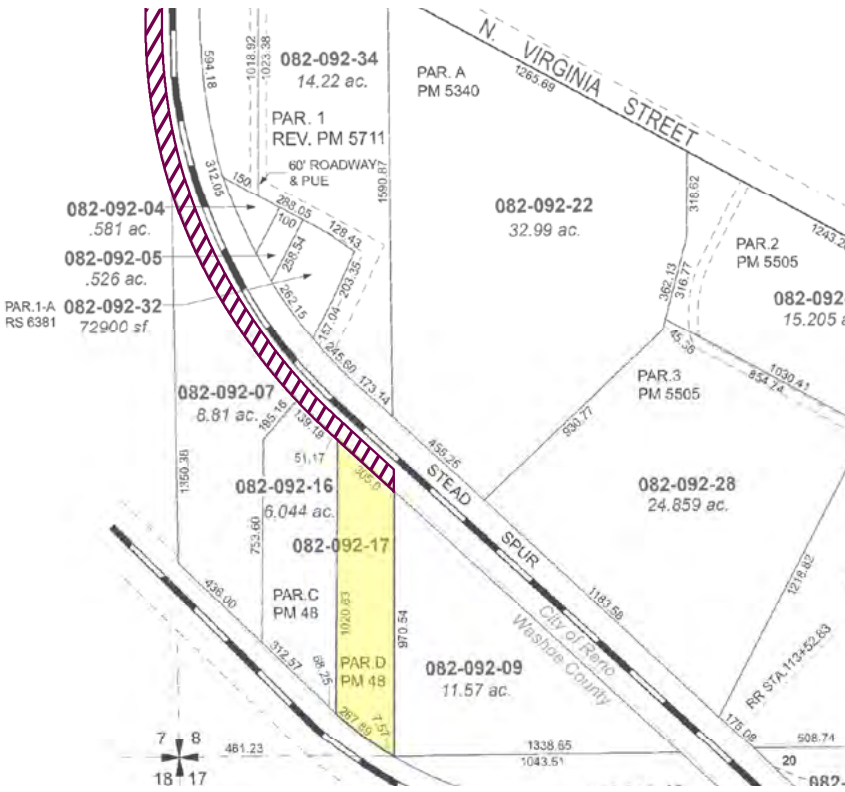


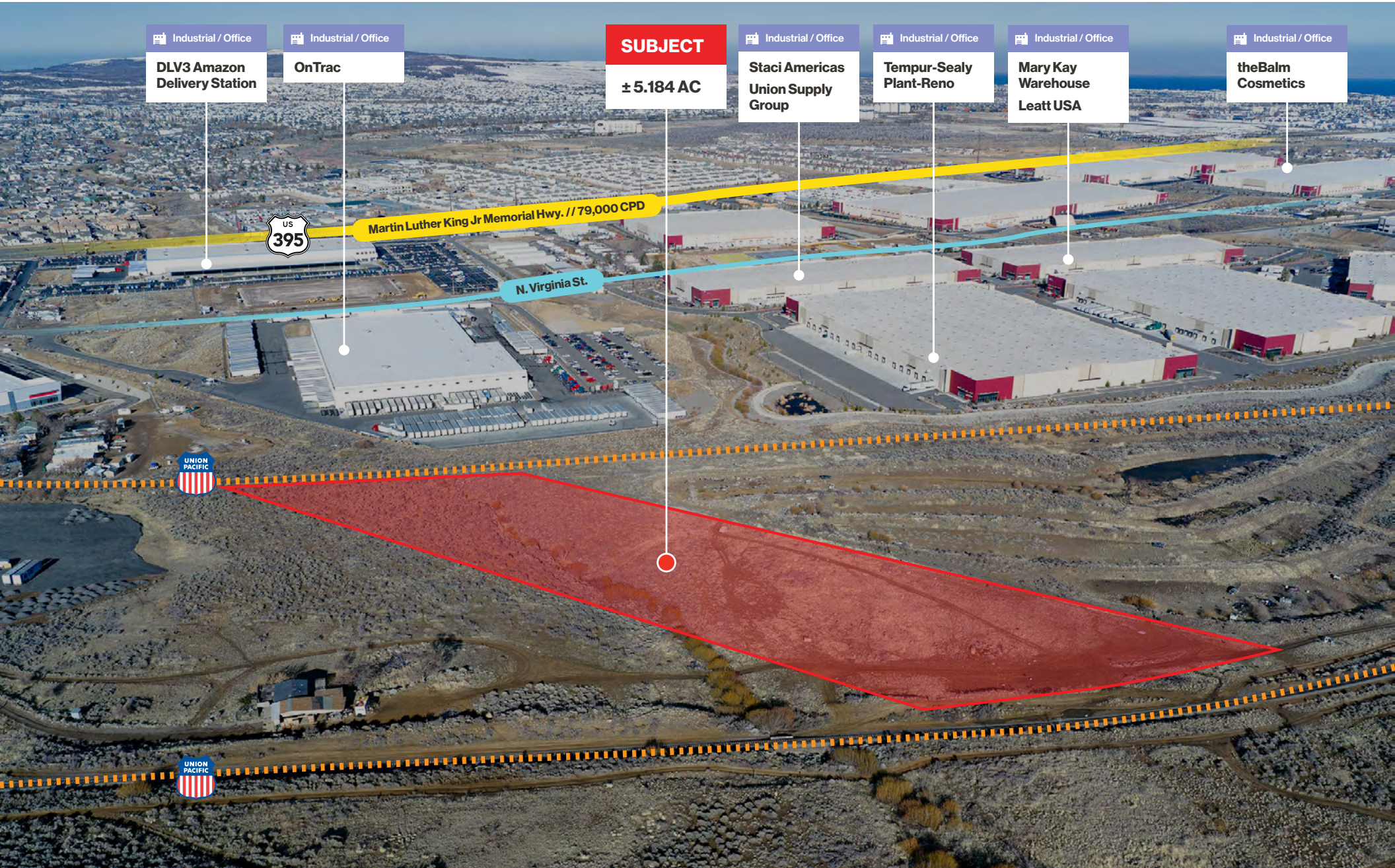
1-Day Truck Service

- San Francisco, CA
- Sacramento, CA
- Los Angeles, CA
- Portland, OR
- Seattle, WA
- Boise, ID
- Salt Lake, UT
- Las Vegas, NV
- Phoenix, AZ

2-Day Truck Service

- Helena, MT
- Cheyenne, WY
- Denver, CO
- Santa Fe, NM



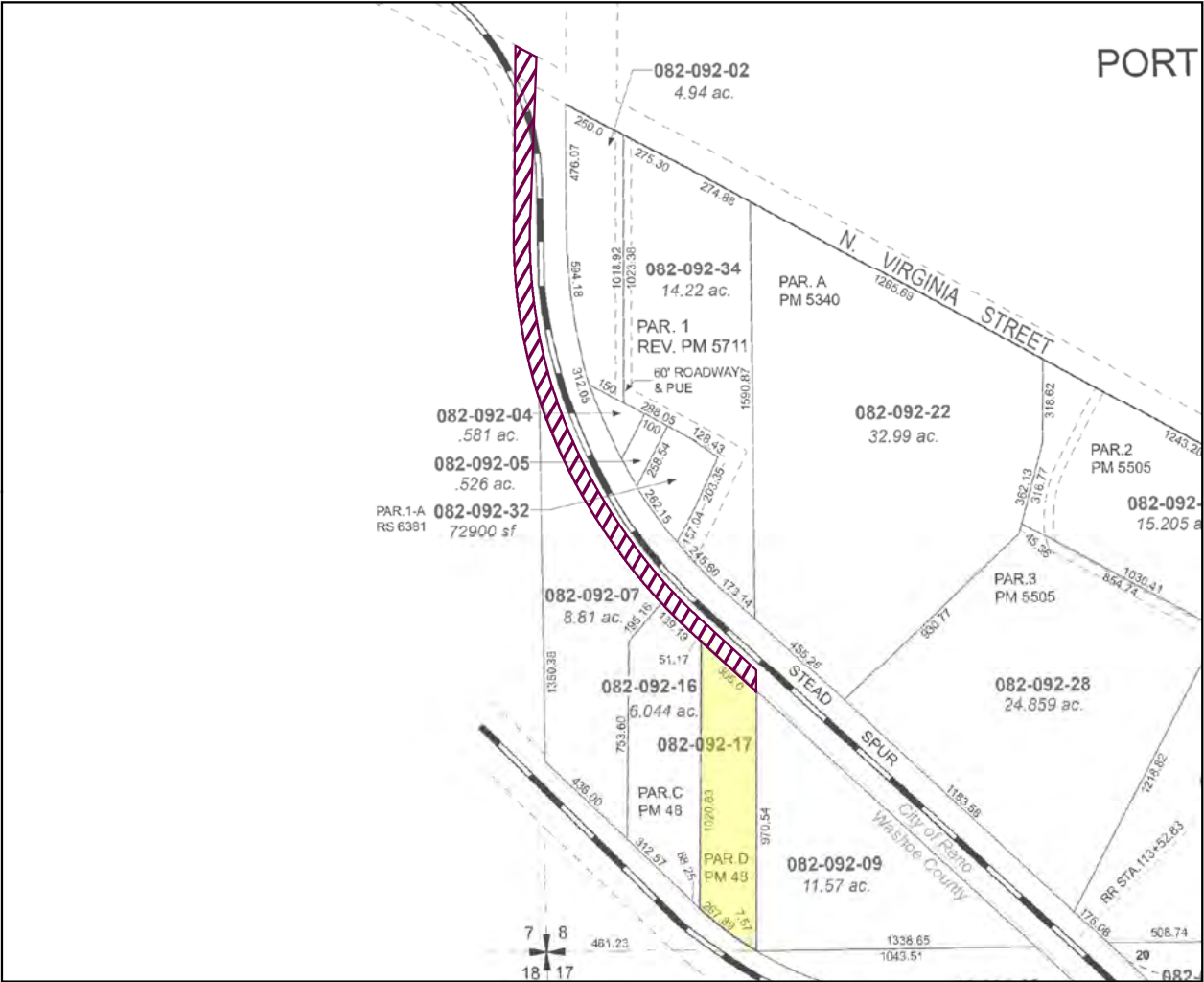




Access Easement

Legend

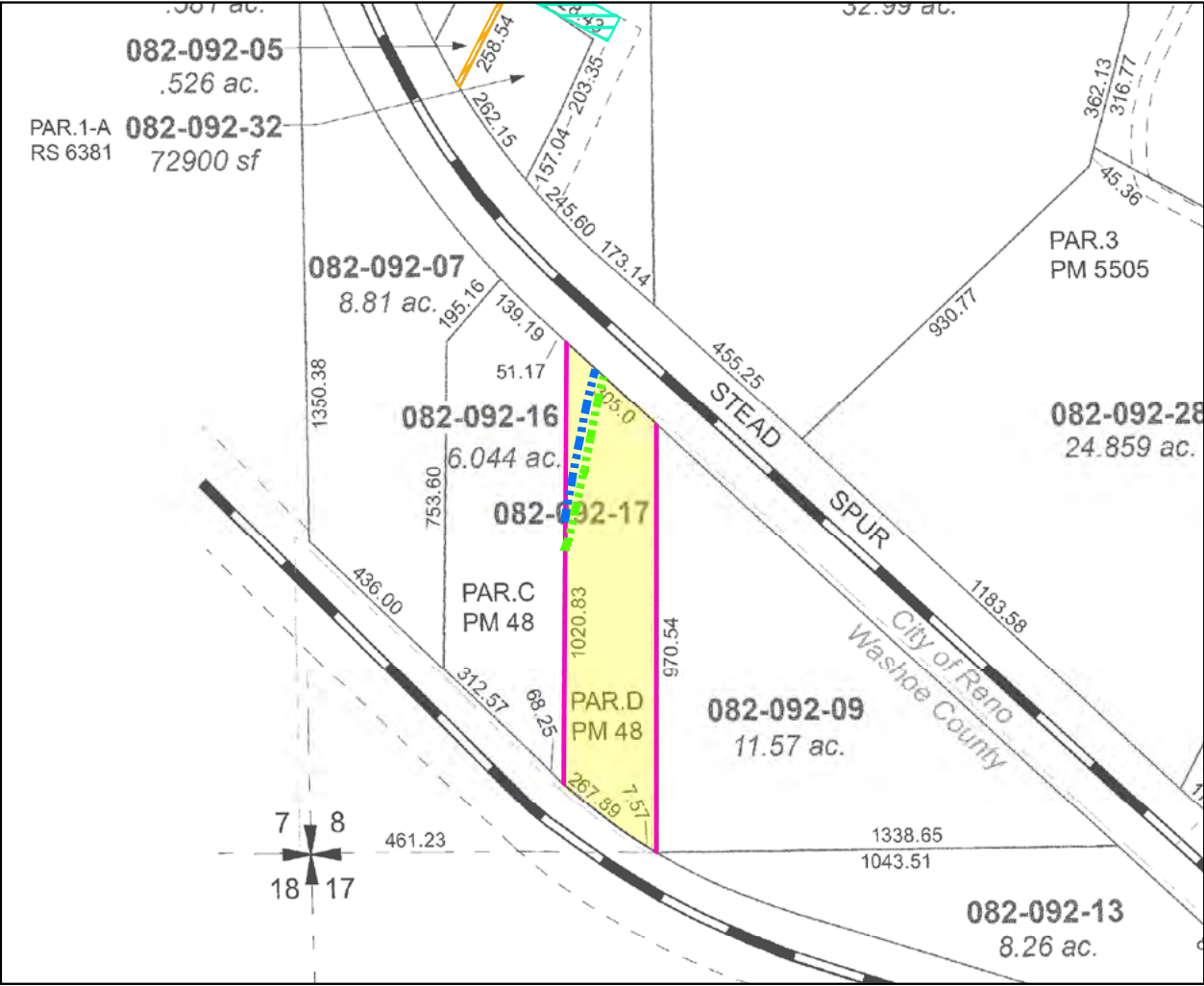
- PARCEL 1 - Property In Question - Fee
- PARCEL 2 - Easement
- Item No. 16 - Easement for Construct, Place, Inspect, Maintain, Repair, Operate, Patrol, Aerial, Underground Wires, Cables & other Electrical Conductors
In 07/08/1942 Inst # 103591 Bk148 Pg319 of Official Records
The exact location of the easement cannot be determined and is not plottable
- Item No. 17 - Easement for Right of Way
In 09/24/1942 Inst # 104824 Bk E Pg178 of Patent Records
The exact location of the easement cannot be determined and is not plottable
- Item No. 18 - Easement for Construct, Place, Inspect, Maintain & Replace Thereon Poles, Anchors & Guys.
In 05/13/1948 Inst # 163361 Bk218 Pg333 of Official Records
The exact location of the easement cannot be determined and is not plottable



Utility Easement

Legend

- PARCEL 1 - Property In Question - Fee
- Item No. 19 - Easement for Construct, Operate & Maintain Communication & Electric Power Line
In 07/07/1971 Inst # 211360 Bk556 Pg559 of Official Records
Affects said portion as described in the document
- Item No. 20 - Easement for Natural Drainage
In # 48 of Parcel Map
Affects said portion as shown on the map
(Centerline of Undisclosed width strip)
- Item No. 20 - Easement for Waterline
In # 48 of Parcel Map
Affects said portion as shown on the map
(Centerline of Undisclosed width strip)
- Item No. 20 - Easement for Utilities & Drainage
In # 48 of Parcel Map
Affects said portion as shown on the map
- Item No. 21 - Easement for Utility & Roadway
In 03/19/1975 Inst # 358421
Bk880 Pg120 of Official Records
Affects said portion as described in the document
- Item No. 21 - Easement for Utility & Drainage
In 03/19/1975 Inst # 358421
Bk880 Pg120 of Official Records
Affects said portion as described in the document



Important Statistics

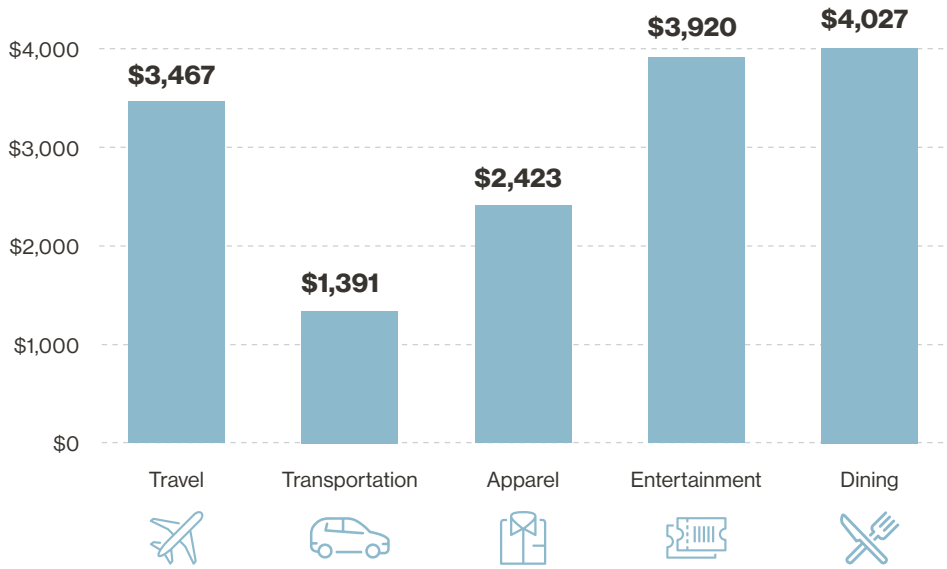
5-Mile Radius



Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	3,837	31,847	54,531
2025 Population	4,856	37,300	60,775
2030 Population	4,984	38,874	64,438
Annual Growth 2020 - 2025	4.59%	3.06%	2.09%
Annual Growth 2025 - 2030	0.52%	0.83%	1.18%
Income			
2025 Average Household Income	\$105,292	\$101,052	\$112,384
2030 Average Household Income	\$118,803	\$113,568	\$126,601
2025 Per Capita Income	\$36,690	\$34,611	\$39,355
2030 Per Capita Income	\$41,683	\$39,146	\$44,719
Households			
2020 Total Households	1,326	10,825	18,780
2025 Total Households	1,673	12,753	21,171
2030 Total Households	1,727	13,374	22,647
Housing			
2025 Total Housing Units	1,846	13,420	22,204
2025 Owner Occupied Housing Units	920	8,830	15,032
2025 Renter Occupied Housing Units	753	3,923	6,139
2025 Vacant Housing Units	173	667	1,033
2030 Total Housing Units	1,851	14,019	23,707
2030 Owner Occupied Housing Units	964	9,438	16,227
2030 Renter Occupied Housing Units	763	3,936	6,420
2030 Vacant Housing Units	124	645	1,060

Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2024

Population

627_k

Northern Nevada Population
Includes Carson City, Plus Washoe, Storey, and Lyon Counties

203%

Manufacturing Employment Growth
1990-2024

24%

Reno/Sparks Employment
Growth in Past 5 Years

58.9_k

Trade, Transportation and Utilities,
Largest Employment Sector 2024



2024

Travel

4.8

Annual Visitors Reno-Tahoe Area

10%



2024 Summer Airport
Passenger Increases

53%

Percentage of
Visitors from California



2024

Visitors

\$1.8_B

Gross Gaming Revenue in Northern Nevada

479_k

Hotel Rooms Available in
Reno-Tahoe Area

84%

Visitors Would Recommend
Reno-Tahoe for Travel



Why Nevada

Considered the 8th most business-friendly state, according to EDAWN, Nevada offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

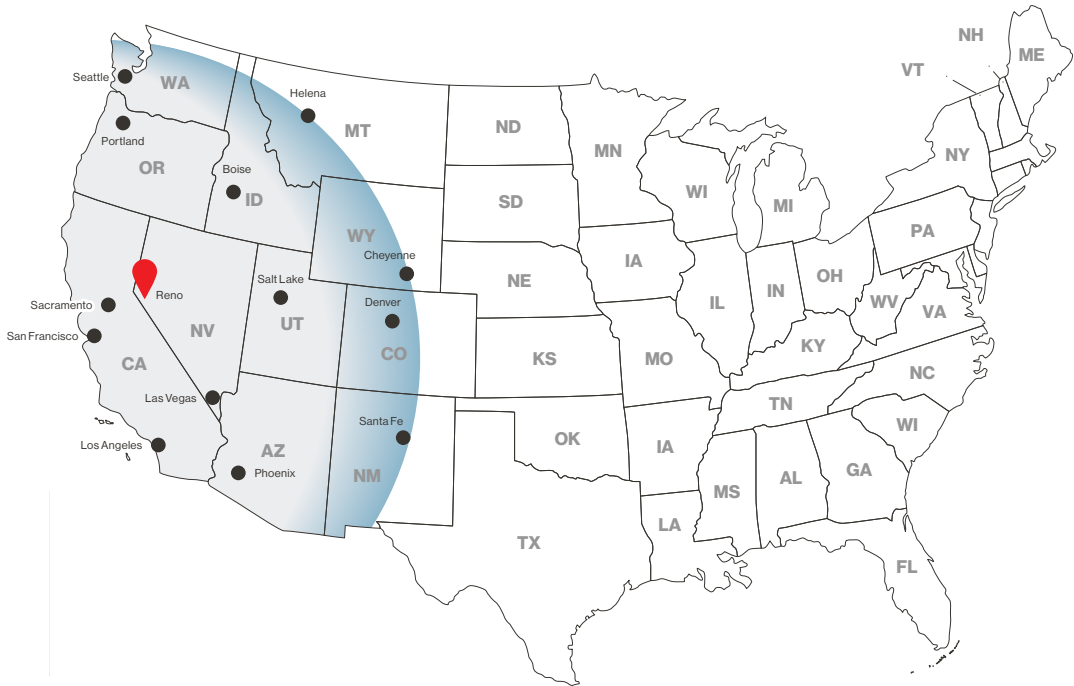
Nevada ranks as the 17th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th, and Utah 16th.

Tax Free Haven

- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax

Northern Nevada Transit Times



1-Day Truck Service

San Francisco, CA
Sacramento, CA
Los Angeles, CA
Portland, OR
Seattle, WA
Boise, ID
Salt Lake, UT
Las Vegas, NV
Phoenix, AZ

2-Day Truck Service

Helena, MT
Cheyenne, WY
Denver, CO
Santa Fe, NM



60MM
Customers

1-Day Truck Service from
Northern Nevada



Power Costs

Nevada: 53% Less Than
California, 25% Below
U.S. Average

Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

Opportunity Zones

61 Areas in Nevada Offer Tax Benefits
on Capital Gains, with Deferrals,
Reductions up to 15%, and Tax-Free
Appreciation after 10 Years

Confidentiality Agreement

Affiliated Business Disclosure

LOGIC Reno, LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **APN: 082-092-17, Reno, NV 89506**, and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Reno, LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Reno, LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Reno, LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or LOGIC Reno, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Reno, LLC.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

Any reliance on the content of this memorandum is solely at your own risk.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither LOGIC Reno, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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