

FOR SALE

700-710 VENICE DR



Vacant Land
PRODUCT TYPE



±2.3
AVAILABLE AC



\$11.00
PRICE PSF



TRIC
LOCATION

SUBJECT

USA PKWY



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NAI Alliance



Land

PRODUCT TYPE



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AVAILABLE AC



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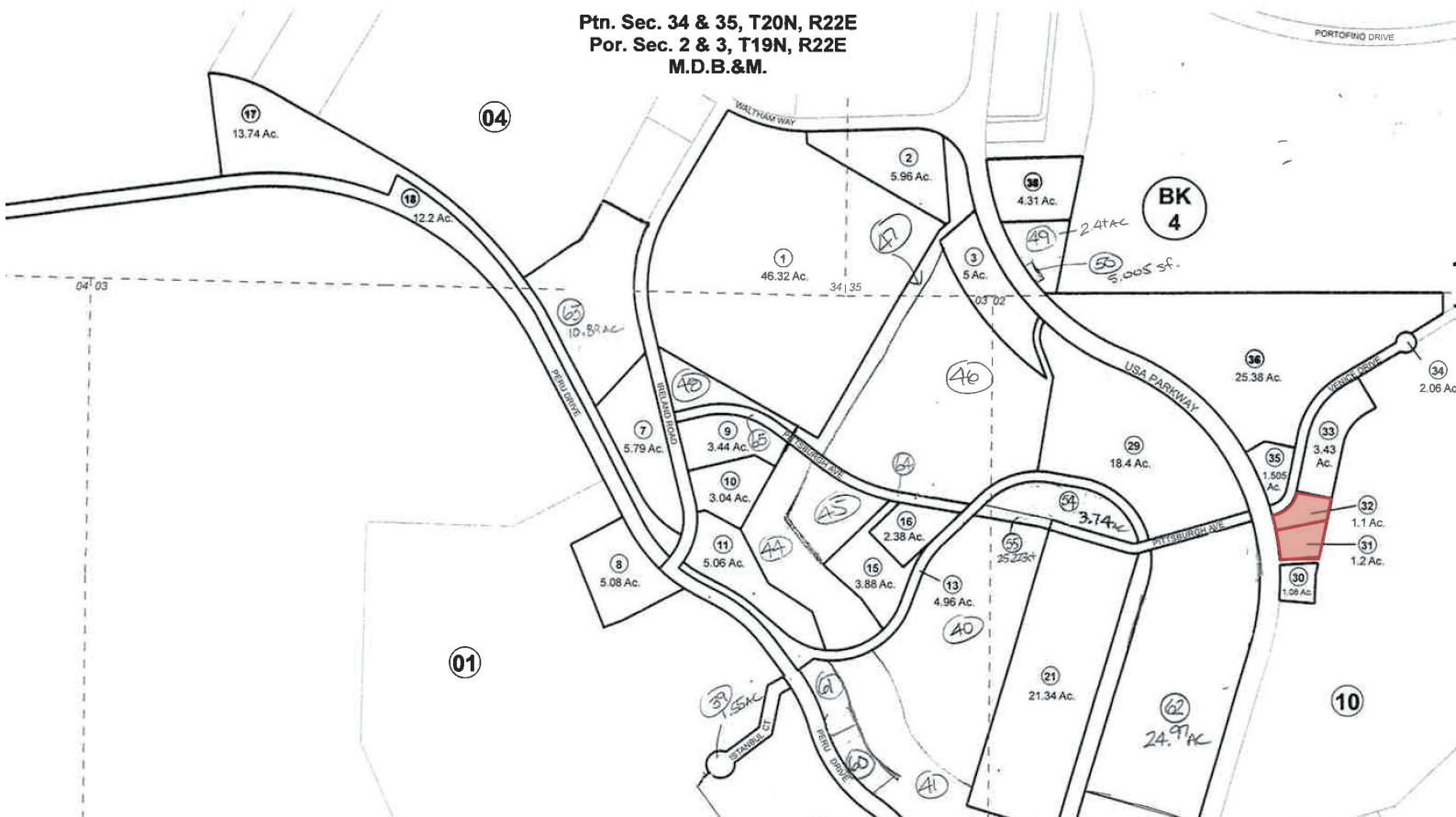
PRICE PSF



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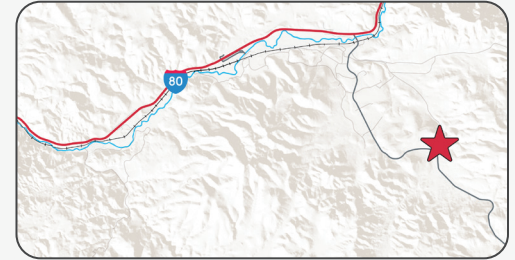
Ptn. Sec. 34 & 35, T20N, R22E
Por. Sec. 2 & 3, T19N, R22E
M.D.B.&M.



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Property Highlights

The Subject Property includes two parcels of vacant land located on USA Parkway and Venice Drive. The parcels total 2.3 AC and both are zoned I-2 (Industrial) / C (Commercial), which provides a wide range of allowed uses including retail, industrial, outdoor storage, and hospitality.

The address of the Subject Property is 700-710 Venice Drive located in the Tahoe Reno Industrial Center submarket. Storey County APN are 005-051-32 and 005-051-31. The site is adjacent to Town Center Lake conveniently located less than a 2-minute drive from Interstate 80.

Property Details

Full Address 700-710 Venice Dr,
Sparks, NV 89437

Lot Size ±2.3 AC

APN 005-051-32, 005-051-31

Zoning I2 - Industrial / C - Commercial

Neighborhood Industrial

Aerial Map + Property Highlights



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Kunaki Llc



DISTANCE FROM SUBJECT

NEAREST ON-RAMP	3.2 MI 7 MIN DRIVE
RENO-TAHOE AIRPORT	25 MI 30 MIN DRIVE
SOUTH RENO	28 MI 33 MIN DRIVE
CARSON CITY	49 MI 50 MIN DRIVE

Area Map



Land

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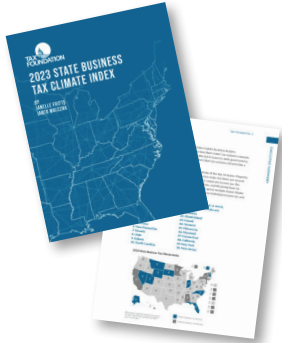
PRICE PSF



TRIC

LOCATION

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

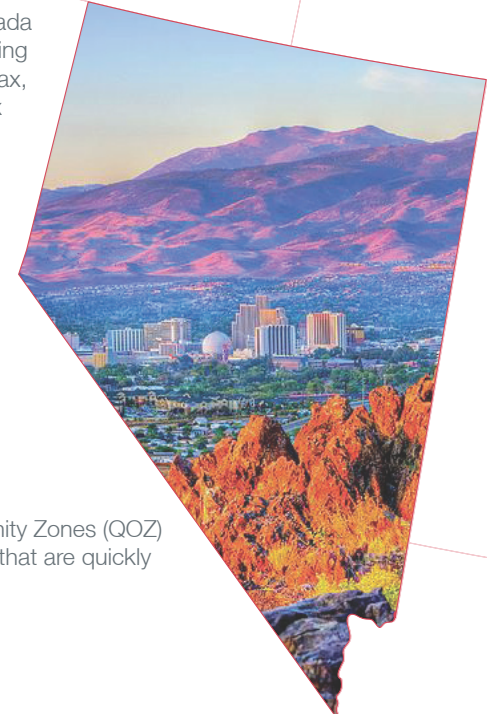
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

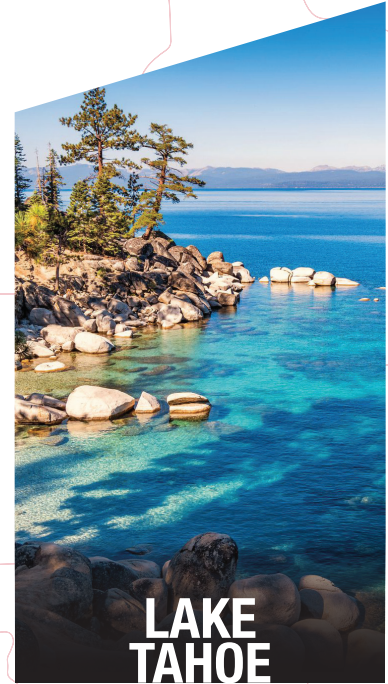
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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