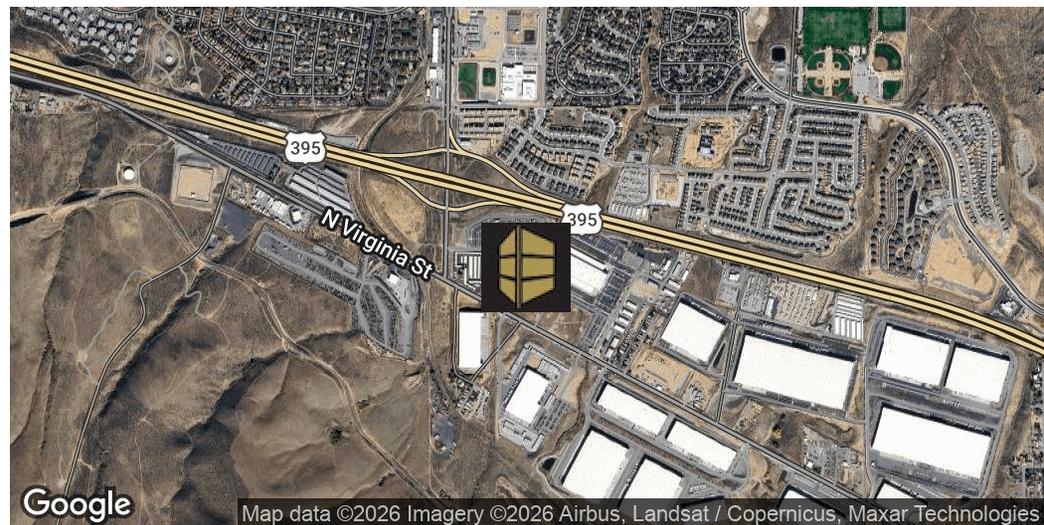


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Johnson Group is please to offer for sale a rare Investment Opportunity in Northern Nevada's Fastest-Growing Industrial Hub. This 3+ acre property is strategically located adjacent to the new Amazon distribution center and OnTrac. The parcel offers easy freeway access and proximity to North Reno's rapidly growing market.

PROPERTY HIGHLIGHTS

- Over 3 acres of IC ZONED LAND
- Easy Freeway access

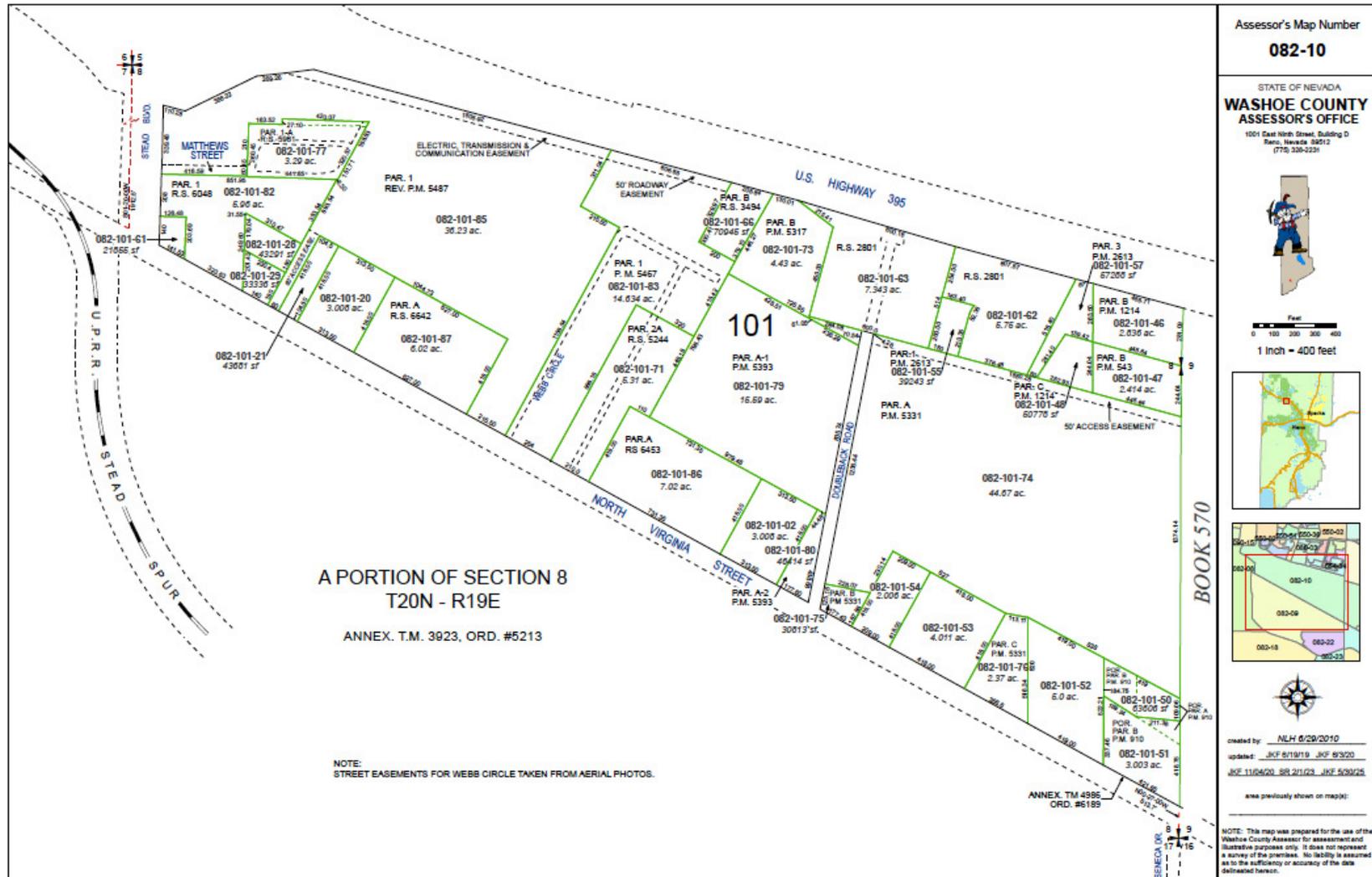
OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	3.008 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,707	59,596	103,237
Total Population	21,158	137,924	250,035
Average HH Income	\$73,910	\$80,016	\$92,028

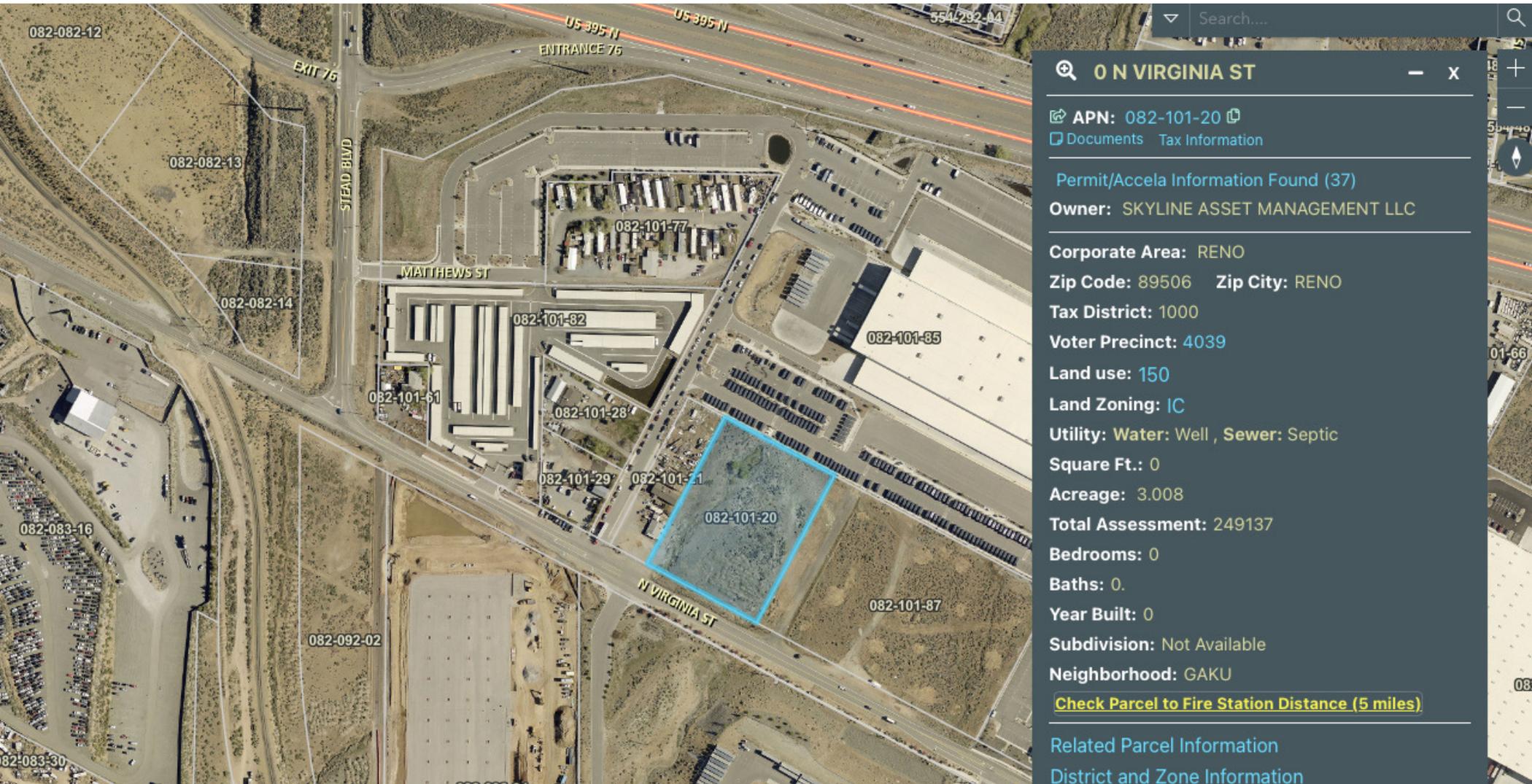
RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

PARCEL MAP



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ADDITIONAL PHOTOS



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LOCATION MAP



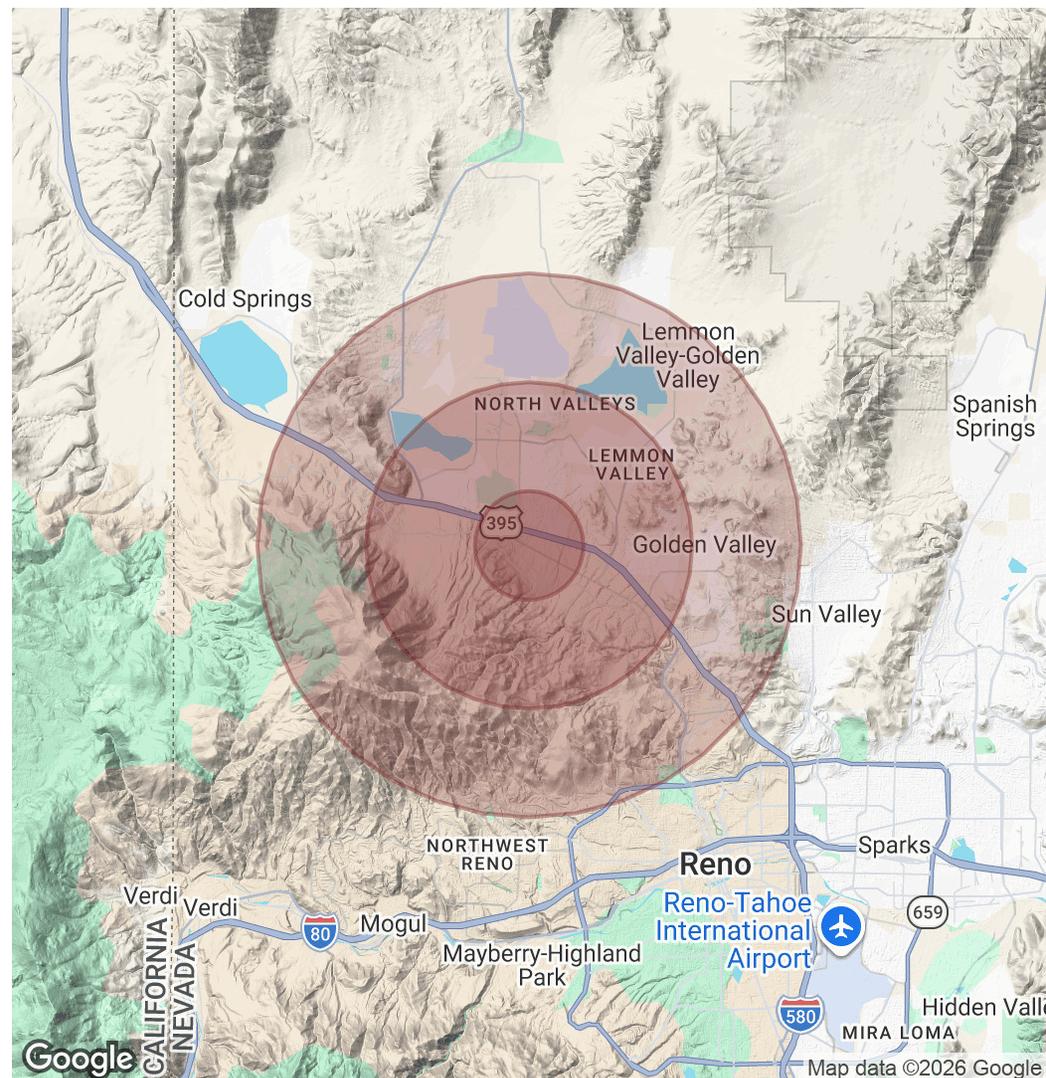
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,158	137,924	250,035
Average Age	43	39	39
Average Age (Male)	43	38	39
Average Age (Female)	42	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,707	59,596	103,237
# of Persons per HH	1.8	2.3	2.4
Average HH Income	\$73,910	\$80,016	\$92,028
Average House Value	\$574,077	\$487,809	\$512,921

Demographics data derived from AlphaMap



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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$600 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner

2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems

CCIM certification earned May 2007

MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter

CCIM for over 15 years

JOHNSON GROUP COMMERCIAL

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