

"THE NEXT MAJOR INDUSTRIAL PARK DEVELOPMENT IN NORTHERN NEVADA"

BUCKEYE INDUSTRIAL PARK
MINDEN, NV 89423



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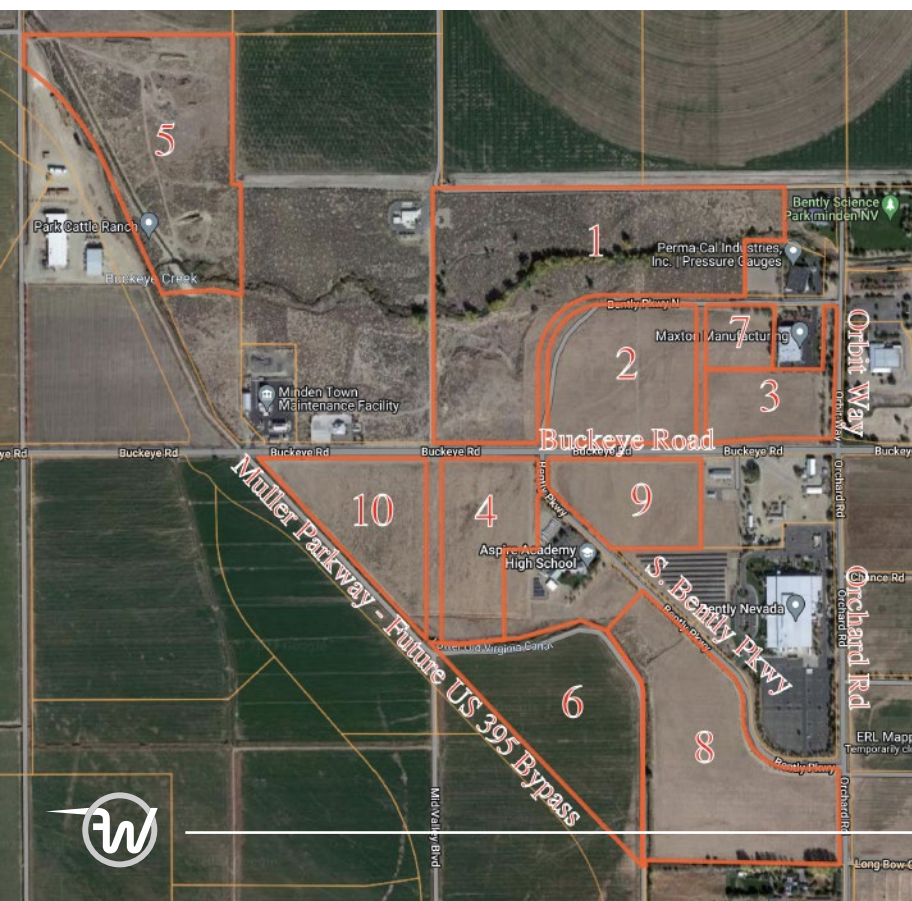


BUCKEYE INDUSTRIAL PARK

MINDEN, NV 89423

This property is designated as a “Sierra Region Certified Site - Turnkey Industrial Properties Reduce Risk and Streamline Due Diligence” Designation reduces the risk often associated with development by providing detailed and current information about the site.

- Property title is clear
- Properly zoned
- Adequate transportation access for distribution and logistics
- Possesses sufficient utilities and other infrastructure required for commercial use
- Information about environmental concerns & potential site development challenges



	ADDRESS	APN	ACRES
1	1700 Buckeye Road	1320-27-001-021	49.27+/-
2	1720 Buckeye Road	1320-27-001-010	18.84+/-
3	1740 Buckeye Road	1320-27-001-007	9.33+/-
4	1701 Buckeye Road	1320-27-002-033	13.81+/-
5	Muller Parkway	1320-28-000-042	33.76+/-
6	Muller Parkway	1320-27-002-040	23.45+/-
7	1731 Vector Drive	1320-27-002-009	4.10+/-
8	1620 South Bently Pkwy	1320-27-002-004	31.89+/-
9	1675 South Bently Pkwy	1320-27-002-026	11.15+/-
10	1450 Mid Valley Blvd	1320-27-000-007	14.33+/-



PROPERTY BREAKDOWN:

10 parcels ranging from 4.1 acres to 49.27 acres

210+/- Deeded Acres Total

Light Industrial Zoning (L-1)
(Manufacturing, Warehouse, Office, Research & Development and more...)

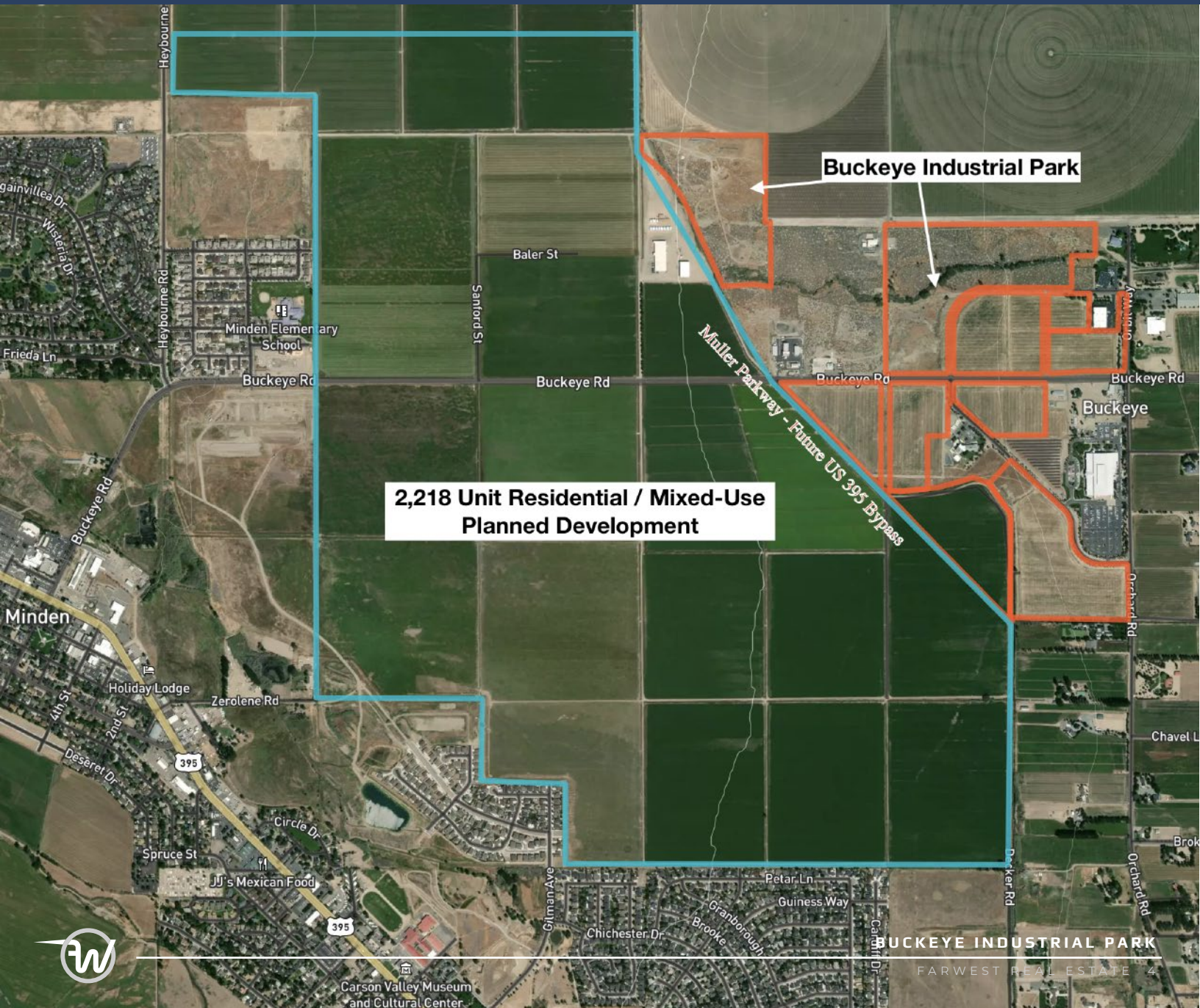
Sewer and Water hookups to site with "Will Serve" from Town of Minden

Gas, Electricity and Fiber at street

The Site is located in a very flat, low-slope area. No areas of greater than 15% slope exist on the Site.

The Property is adjacent to the Buckeye Farm Agrihood - A fully entitled 2,218 unit residential and mixed-use development

More information on file - call or email



**2,218 Unit Residential / Mixed-Use
Planned Development**

Buckeye Industrial Park



LOCATION:

Located along Buckeye Road and Muller Parkway - Major US-395 Bypass (projected completion December, 2024)

The Muller Parkway is the long promised “bypass road” to get around Minden and Gardnerville. It will allow cars and trucks traveling on US-395 to bypass the slow haul through downtown Minden and Gardnerville. It is currently in the Douglas County Master Plan and scheduled to be completed by December 2024.



Less than 1 hour to Reno Tahoe International Airport. Just 10 Minutes to Minden Airport

The Site is located approximately 2-miles east of U.S. Highway 395, which is connected to the Site by Buckeye Road.

U.S. Highway 395 intersects Interstate 80 approximately 40-miles north in Reno, Nevada.

Commercial Air Freight is available at the Reno Tahoe International Airport, located approximately 35-miles north of the Site.

The Tahoe-Minden Airport (MEV) is located approximately 2-miles northwest of the Site. MEV is a 990-acre facility with two asphalt runways: 7,400 ft X 100 ft and 5,300 X 75 ft. Servicing private, corporate, sport and emergency services aviation.



UTILITIES:

Water for Domestic Use and Fire Suppression for this site will require connections to the present system owned and operated by the Town of Minden Water Company and the East Fork Fire Protection District, respectively. The Town of Minden Water Company currently services adjacent properties.

Sanitary sewer services will be provided by the Minden Gardnerville Sanitation District (MGSD). MGSD currently services adjoining properties.

NV Energy is the electricity provider to the Douglas County area. Nearby power infrastructure currently exists for portions of the Site, which includes the Buckeye Substation and transmission lines served by the Tracy Power Plant.



Southwest Gas is the provider for Natural Gas in the Douglas County area. Natural gas is currently provided to adjoining properties.

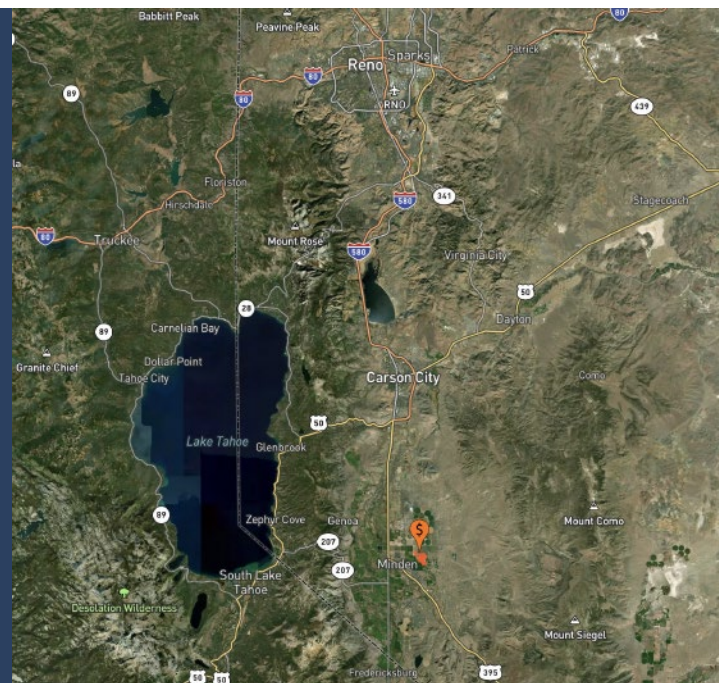
The Site is serviced by Charter Spectrum Telecommunications and Broadband services. Charter Spectrum provides high speed and fiber connections to adjoining properties.



ABOUT DOUGLAS COUNTY:

Douglas County is the fifth most populated county in Nevada with approximately 49,000 residents and seasonal populations that can exceed 65,000 due to its proximity to Reno, Carson City (state capital) and northern California.

The county's proximity to the Sierra Nevada Mountains creates one of the most comfortable daily temperature ranges in the continental United States. Generally, the climate is arid, with warm summers, moderate winters, and cool evening temperatures year-round.



Major Douglas County employers are leaders in the fields of technology, advanced manufacturing, and research. Several dozen technology entrepreneurs and advanced manufacturers are located in the Carson Valley including Baker Hughes, a GE company, North Sails (makers of the America's Cup sails) and Starbucks Roasting Plant and Distribution Center. With the proximity to Lake Tahoe, tourism plays a major role in employment. Thirty percent of the workforce is employed in the tourism and leisure industry. Larger resorts at Stateline include Harrah's and Harvey's Casinos, Edgewood, the Hard Rock Hotel & Casino, MontBleu and Heavenly Mountain Resort.



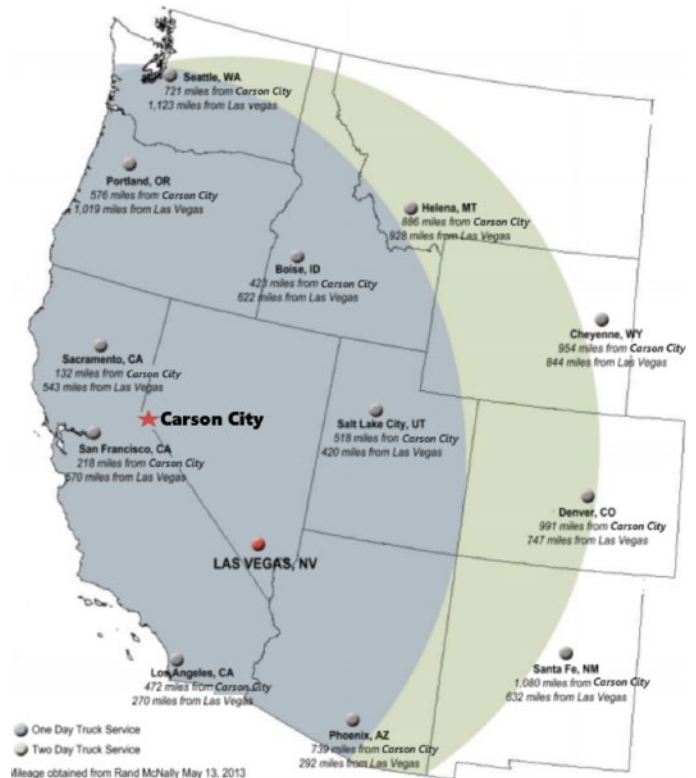
WHY NEVADA?

GEOGRAPHIC LOCATION - PROXIMITY TO MAJOR MARKETS:

Nevada has easy access to California's markets, a superior infrastructure, logistic & distribution network, telecommunications and utilities.

LOGISTICS HUB

- Reach nearly 60,000,000 customers within a one-day truck transit
- Close proximity to the Western U.S. and U.S. deep water seaports serving the Pacific Rim
- Easy access to the state's multi-modal transportation infrastructure
- More than 50 freight carriers and 65 trucking companies offer transcontinental fast-freight and van-line shipping



LIFESTYLE ADVANTAGES:

Fast-paced cities, comfortable, family-based communities, arts, culture, diversity, quality education, dependable public services, and diverse recreational opportunities.

source: EDAWN.ORG, Nevada Commission on Economic Development

CORPORATE ADVANTAGES:

It is also one of the top states in which to operate because of its well-established reputation for business-friendly laws, an accessible regulatory environment, legal systems that work in favor of business, and economic development incentive programs.

ADVANTAGES THAT MAKE NEVADA POPULAR FOR BUSINESS OPPORTUNITY INCLUDE:

Low Cost - Nevada is one of the lowest cost states in which to incorporate.

Nevada's Tax Structure:

- **NO** Corporate Income Tax
- **NO** Personal Income Tax
- **NO** Inventory Tax
- **NO** Unitary Tax
- **NO** Estate and/or Gift Taxes o **NO** Franchise Tax
- **NO** Inheritance Tax
- **NO** Special Intangible Tax

STATE INCENTIVE PROGRAMS:

- Sales & Use Tax Abatement –on eligible machinery and equipment; under abatement rate would be 2%
- Sales Tax Deferral –setting up interest free payment plan for taxes in the equal monthly payments over 60 months period (5Yrs)
- Modified Business Tax (Payroll Tax) Abatement–50% for 4 Yrs on new jobs
- Personal Property Tax Abatement –up to 50% abatement of personal property tax for up to 10 years on eligible equipment
- In addition to tax incentives, the State of Nevada offers training program incentives:
 - Train Employees Now (TEN)-training administered and conducted in partnership with Nevada’s community colleges
 - On the Job Training –administered by Nevada Department of Employment Training and Rehabilitation (DETR)
 - Job Placement -Nevada Job Connect recruitment and employee search/job placement services are available at no cost to the employer

source: NNDA.org - Northern Nevada Development Authority



**ADDITIONAL DUE DILIGENCE INFORMATION
AVAILABLE TO INTERESTED BUYERS OR
BUYERS REPRESENTATIVES.**

**CALL 775-829-2122 FOR PRICING
AND MORE INFORMATION**



**F A R W E S T
REAL ESTATE**

PETE NEVIN

REALTOR®

NV LIC. S.21537 CA LIC. S.1119120

MORGAN NEVIN

REALTOR®

NV LIC. BS.146211 LIC. CA S.2085556

242 Stewart Street, Reno, NV 89501

WWW.FARWESTREALESTATE.COM

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