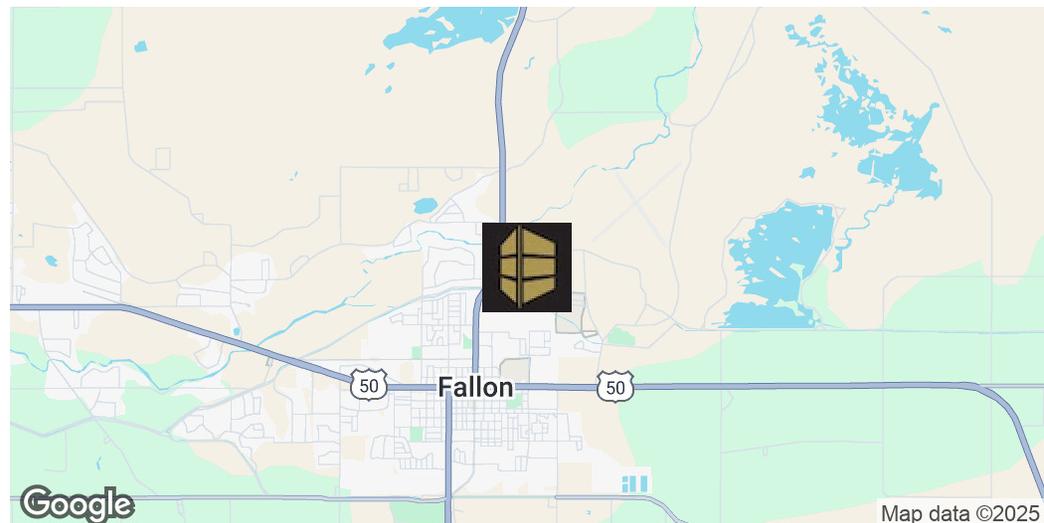
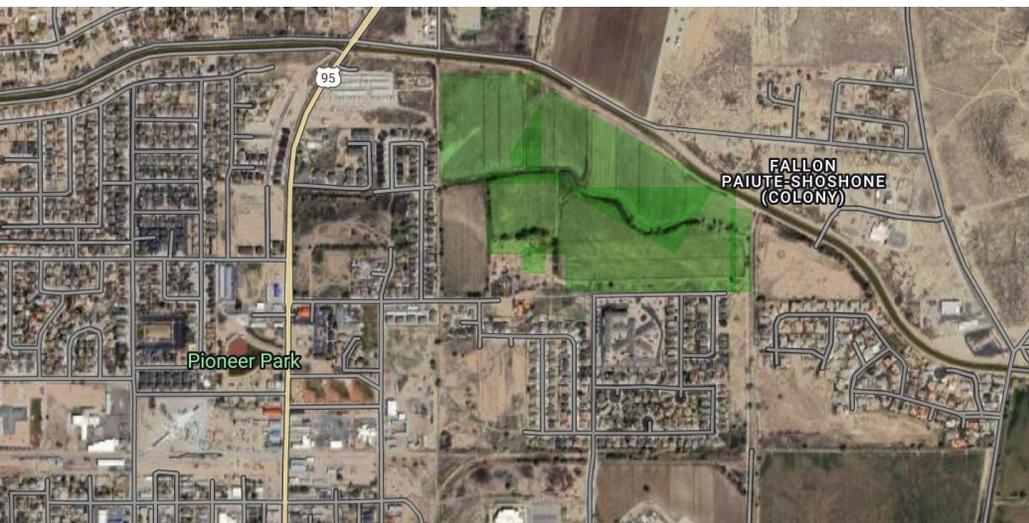


# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Johnson Group Commercial is please to present an exceptional investment opportunity in the heart of Fallon, NV. This prime property boasts versatile zoning, catering to SF, multifamily, and commercial development. Situated within the city limits, it offers convenient access to all essential utilities, making it an ideal prospect for both land and residential investors. The level and easily developable land provide a canvas for potential high return on investment. With its strategic location and immense potential, this property presents an enticing opportunity for those seeking to capitalize on the thriving Fallon area's growth and development. No water rights included in sale.

## PROPERTY HIGHLIGHTS

- Versatile zoning for SF, multifamily, and commercial development
- Prime location within Fallon City Limit
- All utilities already available at the site. No water rights included in sale.

## OFFERING SUMMARY

Sale Price:	\$5,500,000
Lot Size:	82.85 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,850	8,173	9,721
Total Population	6,747	20,422	24,606
Average HH Income	\$82,297	\$94,104	\$94,452

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## ADDITIONAL PHOTOS



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | [RYAN@JOHNSONGROUP.NET](mailto:RYAN@JOHNSONGROUP.NET)

# LOCATION MAP



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

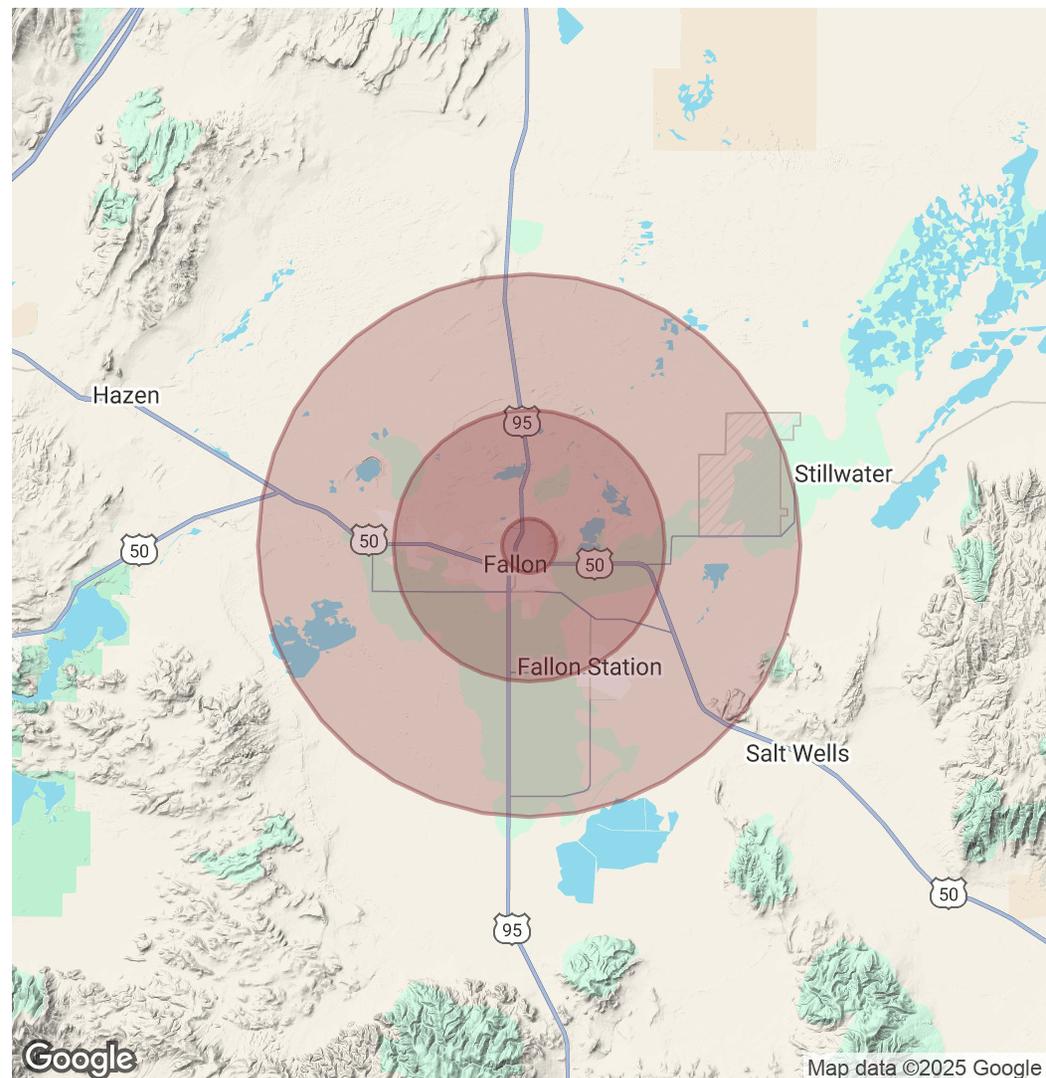
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,747	20,422	24,606
Average Age	39	41	42
Average Age (Male)	38	41	41
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,850	8,173	9,721
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$82,297	\$94,104	\$94,452
Average House Value	\$269,751	\$306,406	\$313,247

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

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