

For Sale

± 1.75 AC of Land in North Valleys



LOGIC



0 North Hills Blvd.
Reno, NV 89506

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Listing Snapshot



\$1,150,000
Sale Price



± 1.75 AC
Total Acreage



\$15 PSF
Price Per Square Foot



General Commercial (GC)
Zoning

Property Highlights

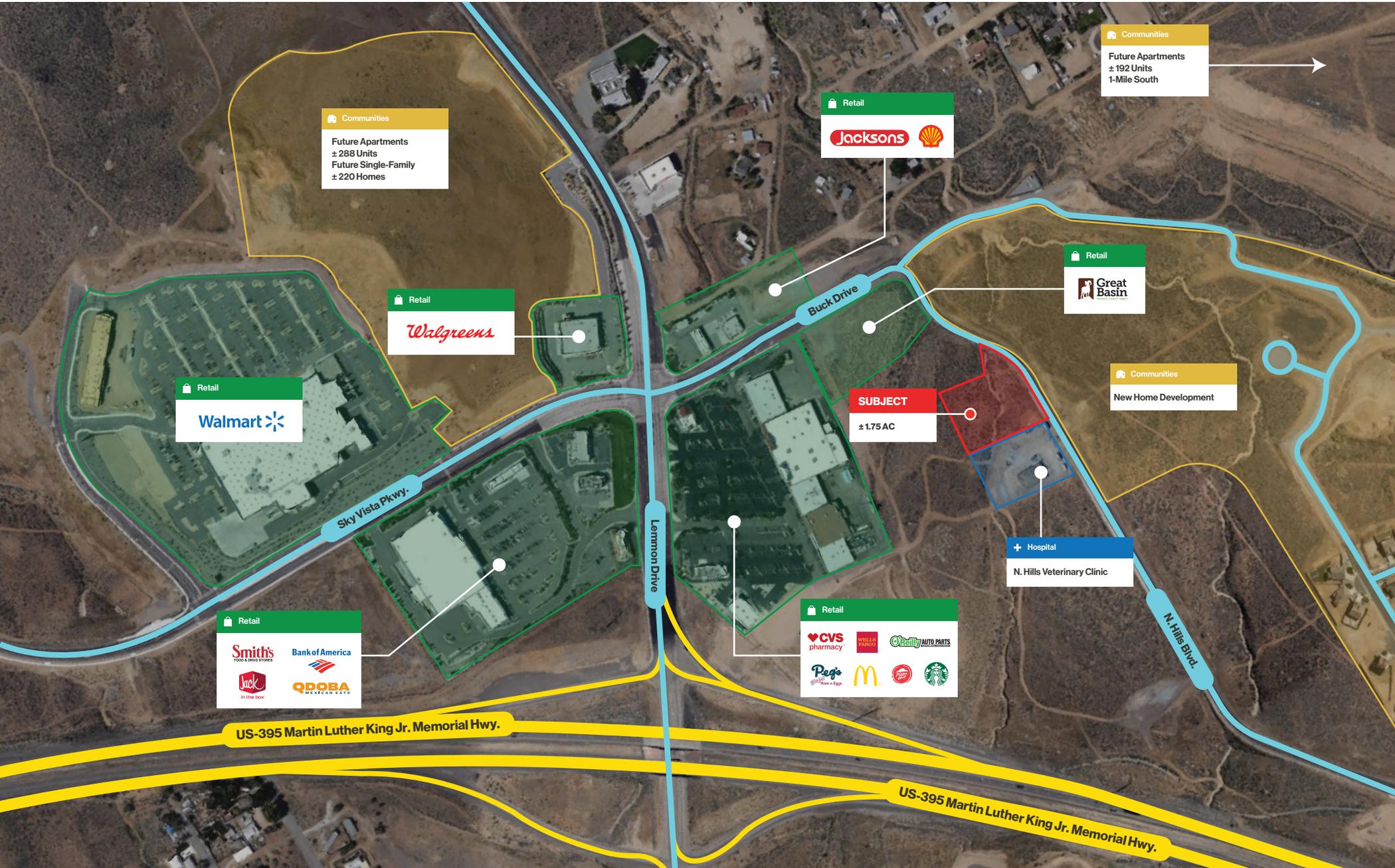
- Property contains two (2) separate parcels APN: 552-141-18 & 552-141-20 cannot be sold separately
- The combined ± 1.75 AC includes APN: 552-141-18 with ± 0.828 AC and APN: 552-141-20 with ± 0.93 AC
- Located between expanding industrial, retail, and residential developments
- Zoned GC (General Commercial) allowing for a variety of uses
- Drive time is less than 15-minutes to central Reno or Sparks
- Freeway visibility from Hwy. 395 N. at Lemmon Dr.
- Multiple planned multifamily developments in the surrounding area

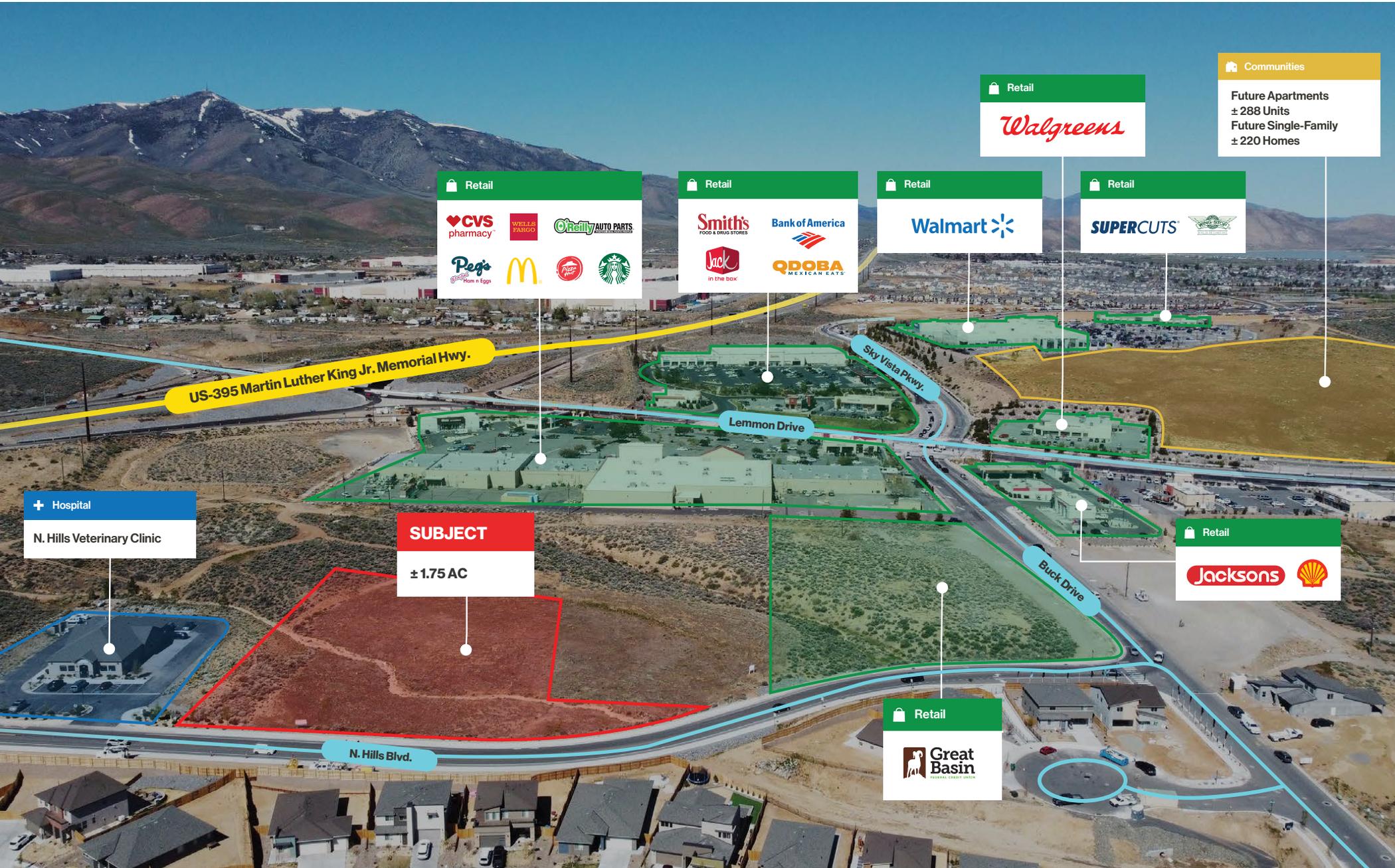
Demographics

	1-mile	3-mile	5-mile
2025 Population	6,161	38,707	123,392
2025 Average Household Income	\$131,251	\$107,844	\$95,433
2025 Total Households	2,246	13,261	43,376









US-395 Martin Luther King Jr. Memorial Hwy.

Lemmon Drive

Sky Vista Pkwy.

Buck Drive

N. Hills Blvd.

SUBJECT
±1.75 AC

Hospital
N. Hills Veterinary Clinic

Retail
CVS pharmacy
WELLS FARGO
O'Reilly AUTO PARTS
Pegs
McDonald's
Popeyes
Starbucks

Retail
Smith's FOOD & DRUG STORES
Bank of America
Jack in the box
QDOBA MEXICAN EATS

Retail
Walmart

Retail
Walgreens

Retail
SUPERCUTS

Communities
Future Apartments
±288 Units
Future Single-Family
±220 Homes

Retail
Jacksons

Retail
Great Basin
FEDERAL CREDIT UNION

Aerial Housing Development Aerial

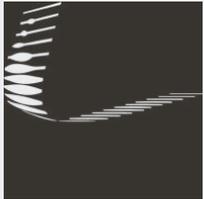


Property Photos



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