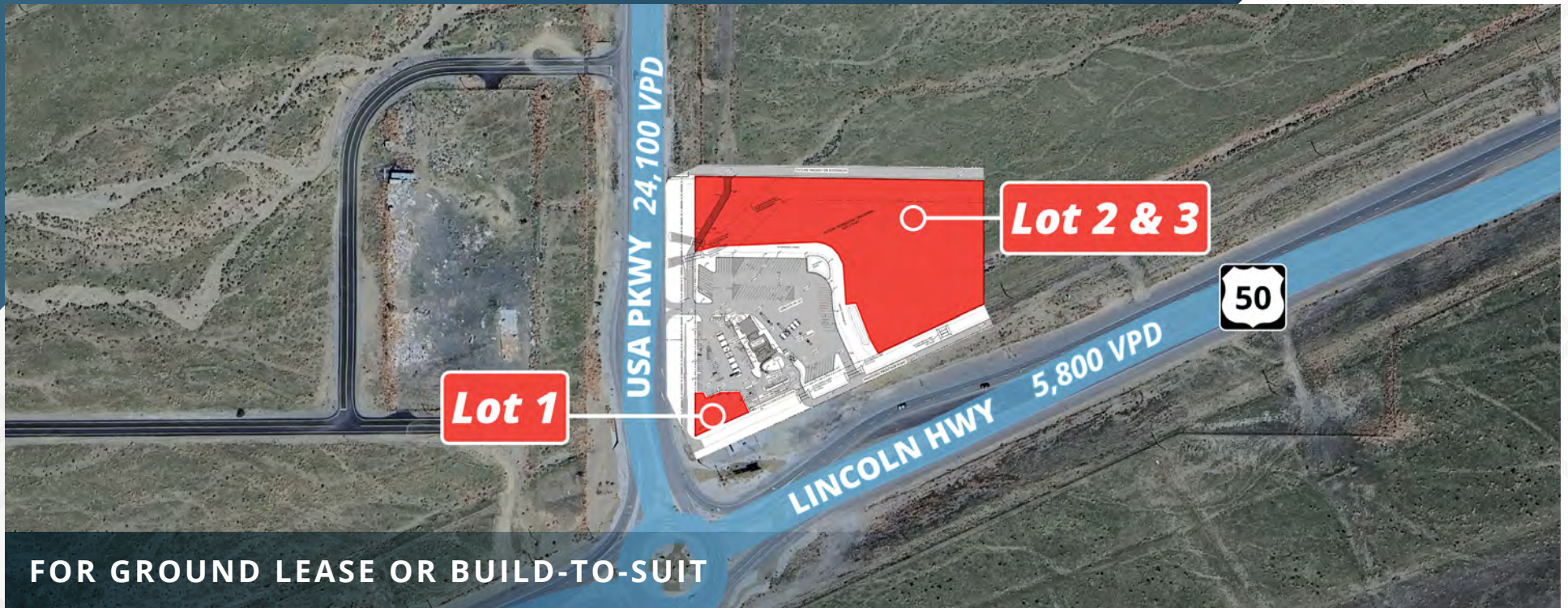


# Silver Springs Land

NEC USA Parkway & Highway 50 | Silver Springs, Nevada 89429



## AVAILABLE

Lot 1: ±1.43 AC  
Lot 2: ±10.48 AC  
Lot 3: ±12.12 AC

## ZONING

Mixed Use

## RATE

Contact Broker

## CONTACT

Tami Lord  
303.390.5244  
tami.lord@srsre.com  
NV #B-1001815

## ABOUT THE PROPERTY

- Two land sites available for ground lease or build-to-suit
  - Lot 1: ±1.43 AC with hard corner
  - Lot 2 & 3: ±22.6 AC next to truck stop
- Pads to be developed
- Location advantage: ±10 miles from Tahoe-Reno Industrial Center – home to Google, Walmart, Tesla, and other Fortune 500 companies
- Global industrial tenants fueling growth in the area
- Positioned just outside Reno, a major distribution hub with access to **60 million people in 7 states within one day's drive**

## DEMOGRAPHICS

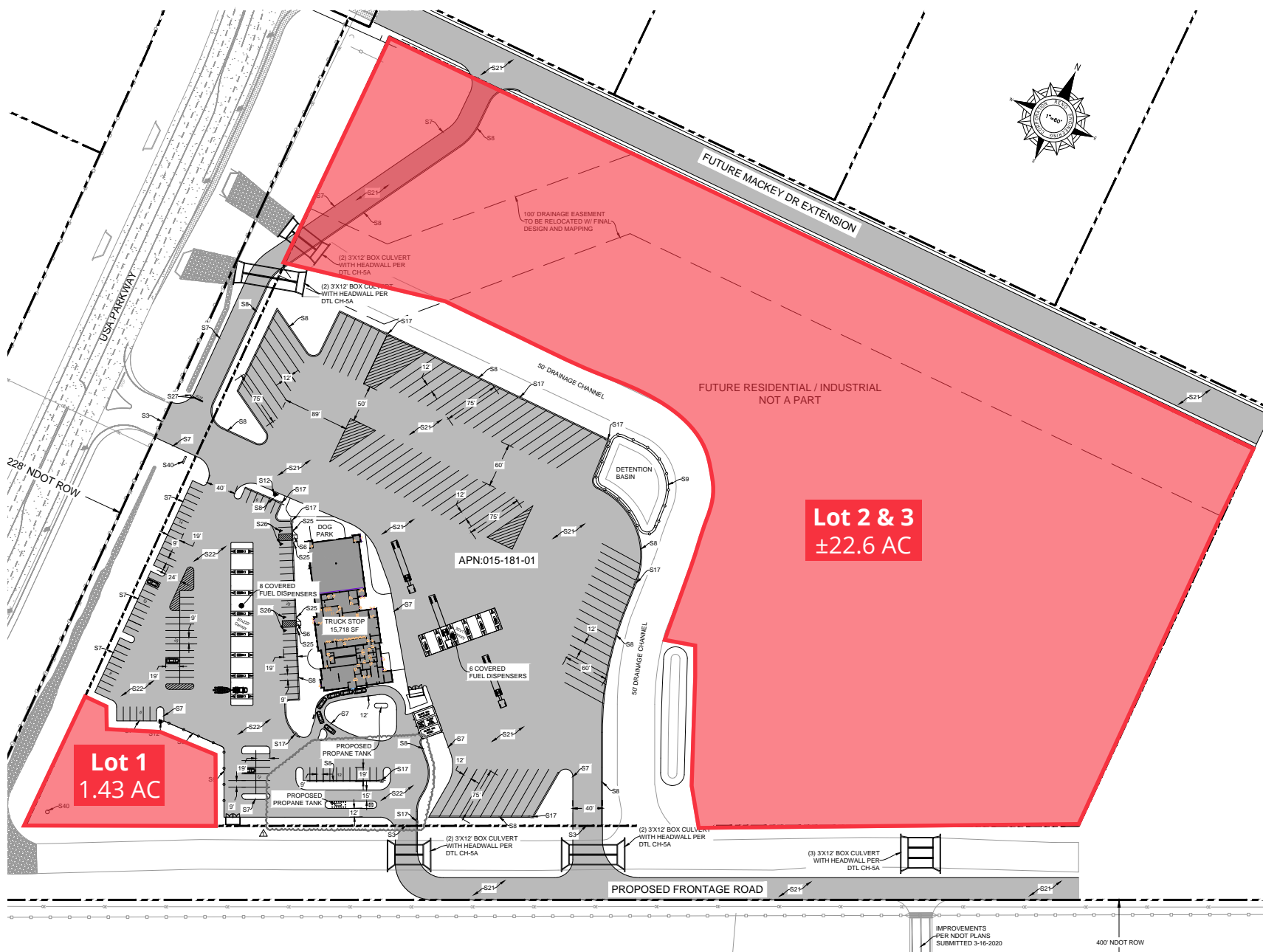
	5 Mile	7 Miles	10 Miles
Population	4,527	7,608	8,363
Daytime Population	3,997	6,292	7,161
Avg. Household Income	\$71,537	\$81,276	\$82,470
Estimated Households	1,742	3,006	3,292

Year: 2025 | Source: Esri

## TRAFFIC COUNTS

Highway 50	5,800 VPD
USA Parkway	24,100 VPD

Year: 2025 | Source: Esri





# Trade Area

NEC USA Parkway & Highway 50 | Silver Springs, Nevada 89429





# Tahoe-Reno Industrial Center

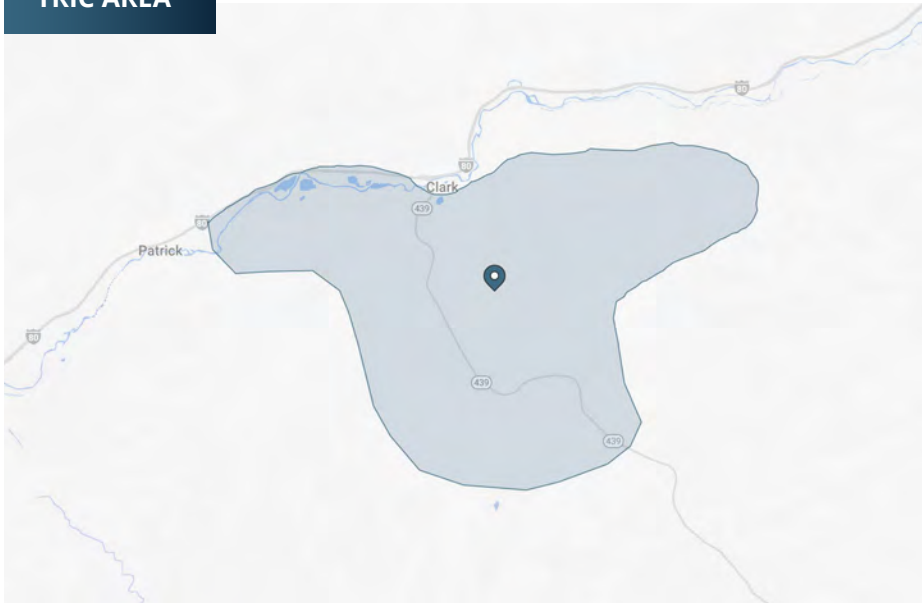
NEC USA Parkway & Highway 50 | Silver Springs, Nevada 89429



## ABOUT THE TRADE AREA

Tahoe-Reno Industrial Center (TRIC) is one of the largest industrial parks in the world, spanning over 100,000 acres and home to major companies such as Tesla, Google, and Switch. Located just ±10 miles from the site, TRIC serves as a powerful economic engine for the region, attracting a steady flow of employees, vendors, and supporting businesses. Its presence has fueled significant growth and commercial activity throughout the surrounding area, with approximately half of the daily traffic coming from the South.

### TRIC AREA



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Placer.ai

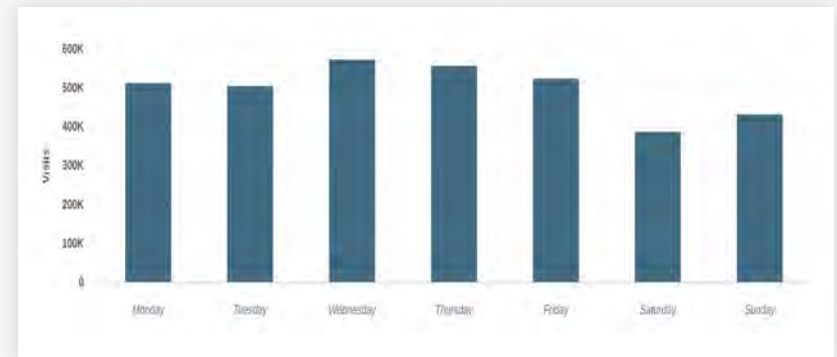
## MOBILE DATA & FOOT TRAFFIC INSIGHTS

### Estimated Annual Visits

08/01/2024 - 07/31/2025

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
448K	3.5M	7.8

### Daily Visits



### Customer Journey

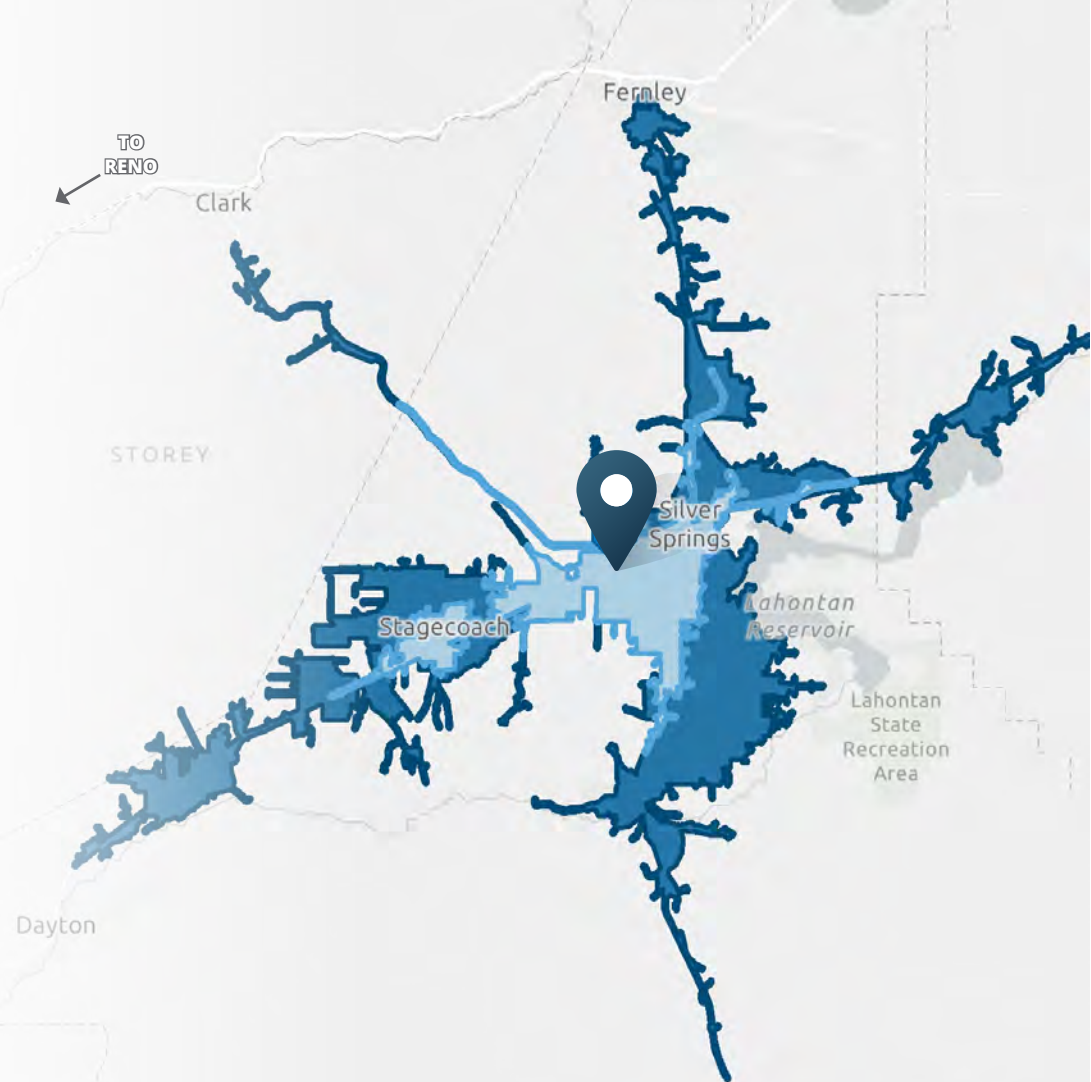


## DEMOGRAPHIC HIGHLIGHTS

Population	5 Mile	7 Miles	10 Miles
2025 Estimated Population	4,527	7,608	8,363
2030 Projected Population	4,774	8,025	8,816
Proj. Annual Growth 2025 to 2030	1.07%	1.07%	1.06%
<b>Daytime Population</b>			
2025 Daytime Population	3,997	6,292	7,161
Workers	693	991	1,414
Residents	3,304	5,301	5,747
<b>Income</b>			
2025 Est. Average Household Income	\$71,537	\$81,276	\$82,470
2025 Est. Median Household Income	\$52,974	\$60,555	\$61,763
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,742	3,006	3,292
2030 Estimated Households	1,840	3,175	3,474
Proj. Annual Growth 2025 to 2030	1.10%	1.10%	1.08%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	79%	79%	79%
2025 Est. Black or African American	1%	1%	1%
2025 Est. Asian or Pacific Islander	2%	2%	2%
2025 Est. American Indian or Native Alaskan	2%	2%	2%
2025 Est. Other Races	17%	17%	17%
2025 Est. Hispanic (Any Race)	12%	11%	11%

## DRIVE TIME MAP

10 MINUTES 20 MINUTES



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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