

1480 S. Curry St | LAND FOR SALE

Property Summary



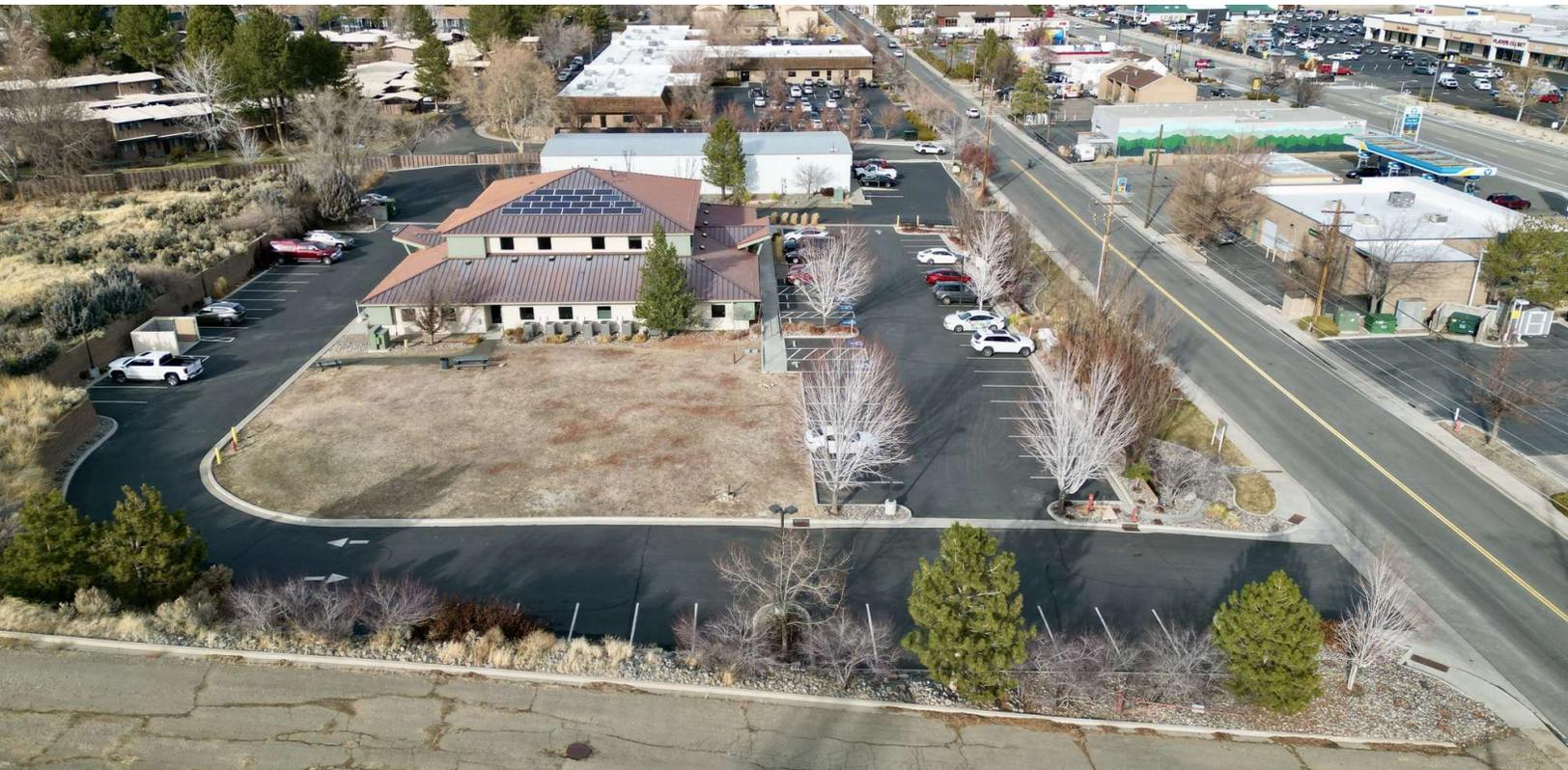
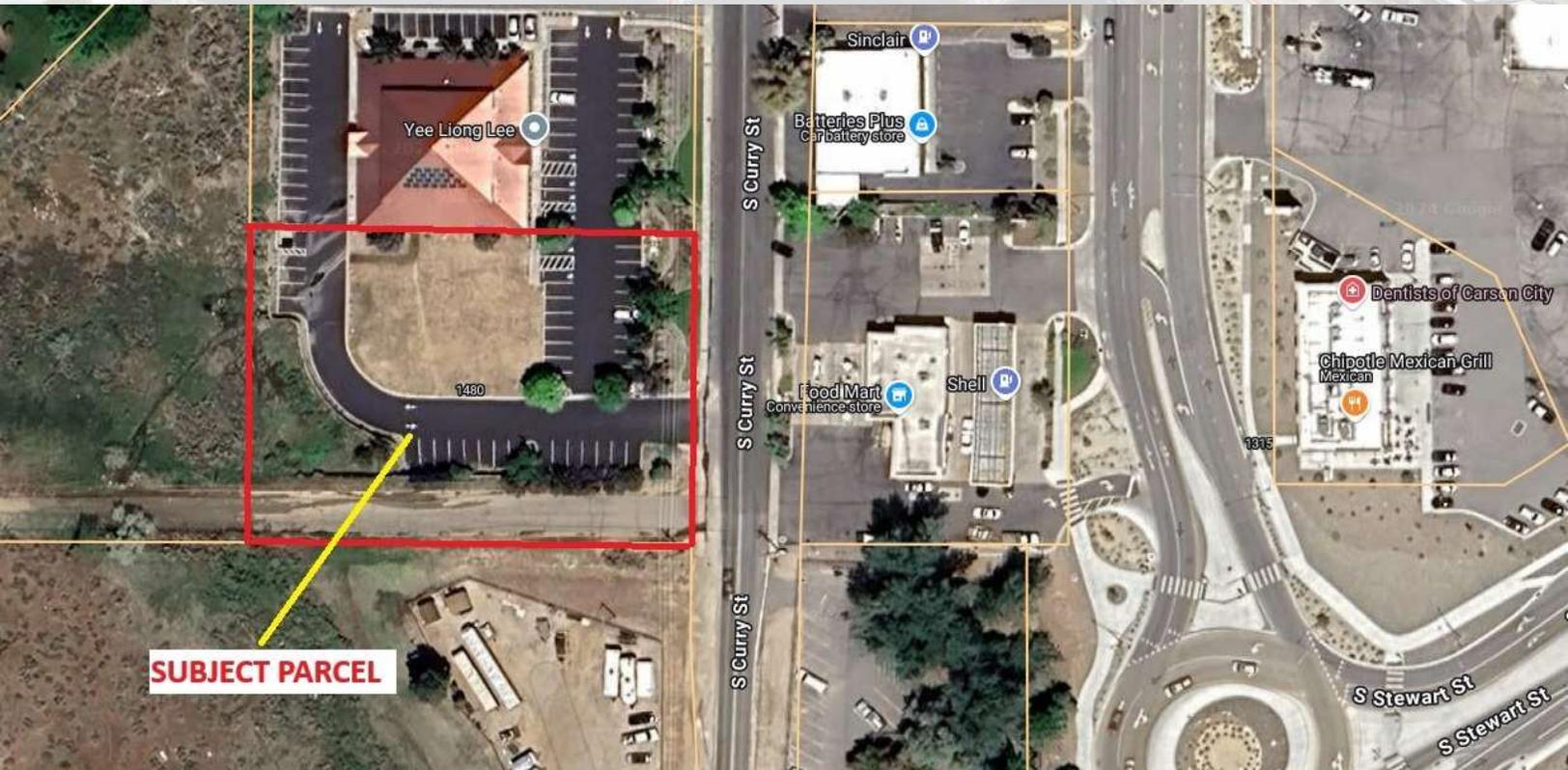
GREAT SOUTH CARSON LOCATION!

- 1.137 Acres of Land For Sale \$500,000
- Buildable up to 14,500 SF
- Zoned Retail Commercial (RC)
- All improvements in place
- All utilities on site
- Parcel allowable uses: Office, Retail & Medical
- APN: 003-064-15
- Neighboring building is leased by Carson Tahoe Regional Health



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Additional Photos

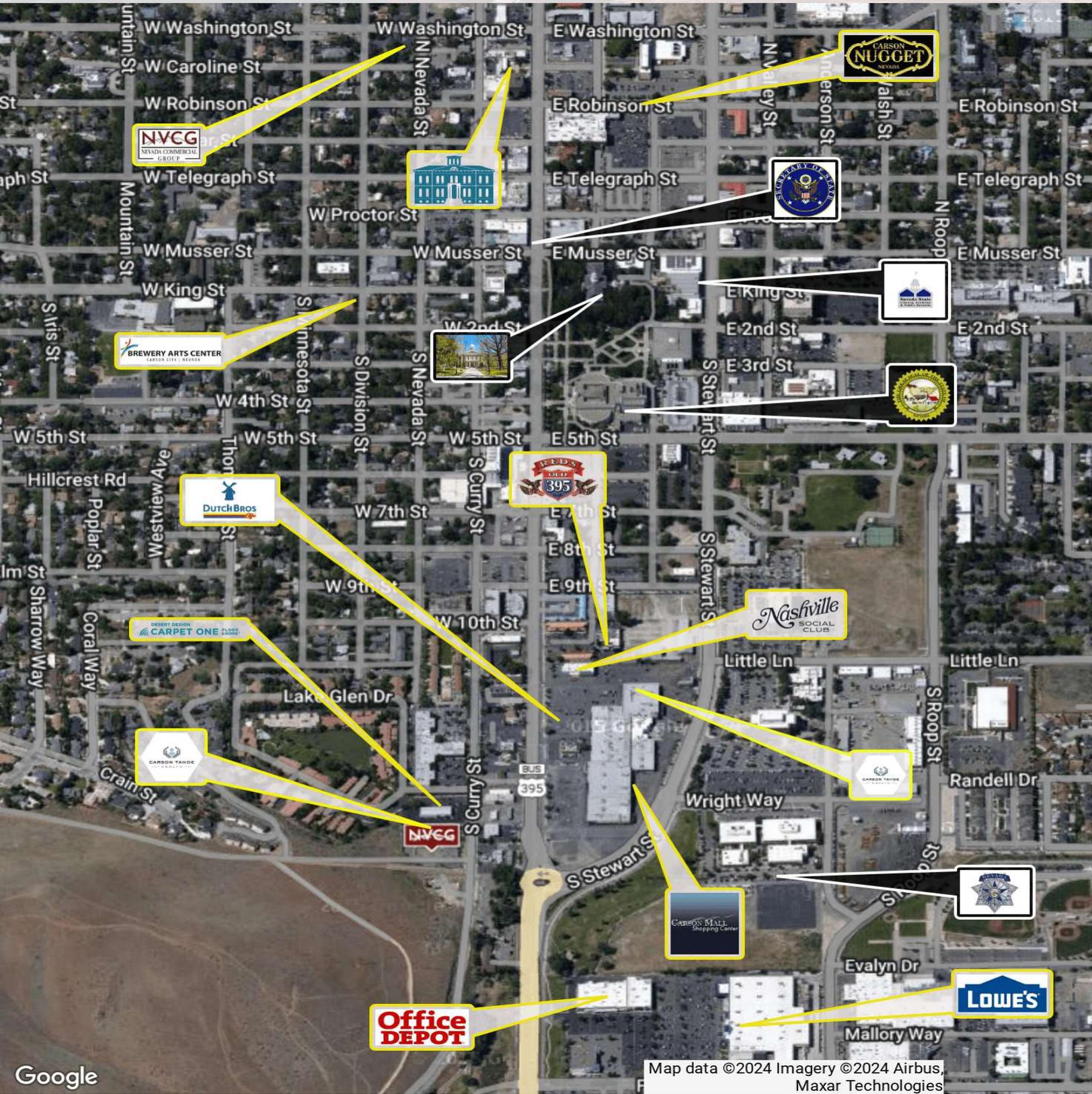


Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertson@NVCG.US
Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCG.US
Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.US

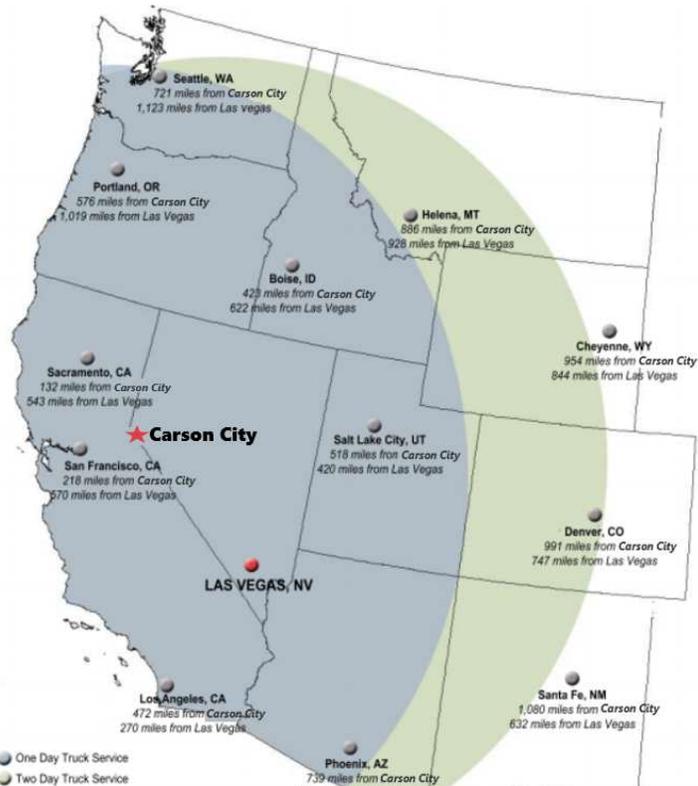


Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896

Location Map



The Nevada Advantage



Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

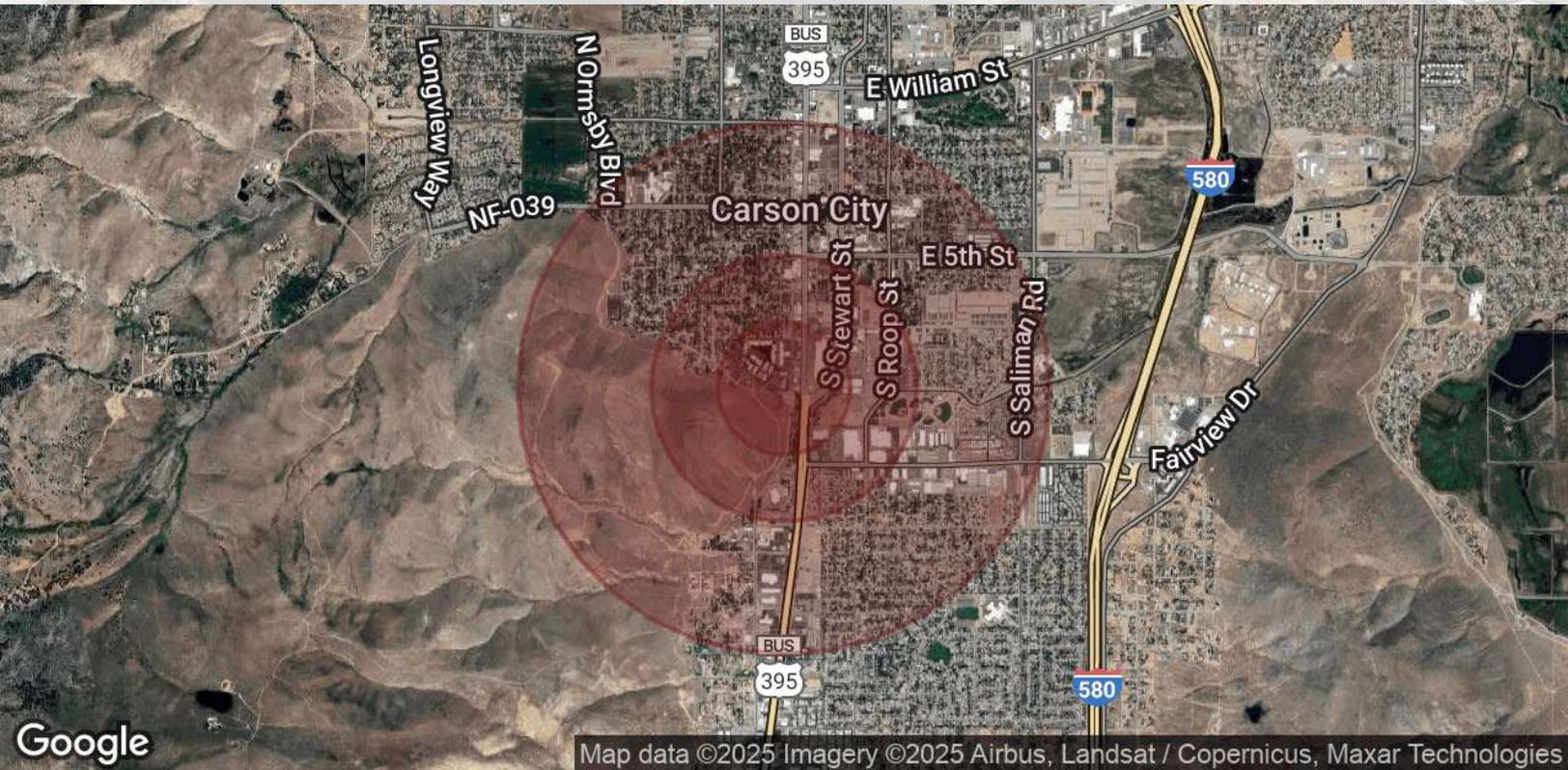
Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	609	2,217	7,644
Average Age	48.1	46.8	44.1
Average Age (Male)	50.0	47.4	43.3
Average Age (Female)	45.0	44.5	43.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	373	1,302	3,849
# of Persons per HH	1.6	1.7	2.0
Average HH Income	\$50,783	\$51,183	\$58,714
Average House Value	\$284,912	\$279,797	\$269,294

* Demographic data derived from 2020 ACS - US Census