

Tierra Del Sol Pkwy, Spanish Springs, NV 89432

Commercial Land

FOR SALE

± 26.65 acres New Urban
Development Land - Multiple Parcels



STONEBROOK WEST

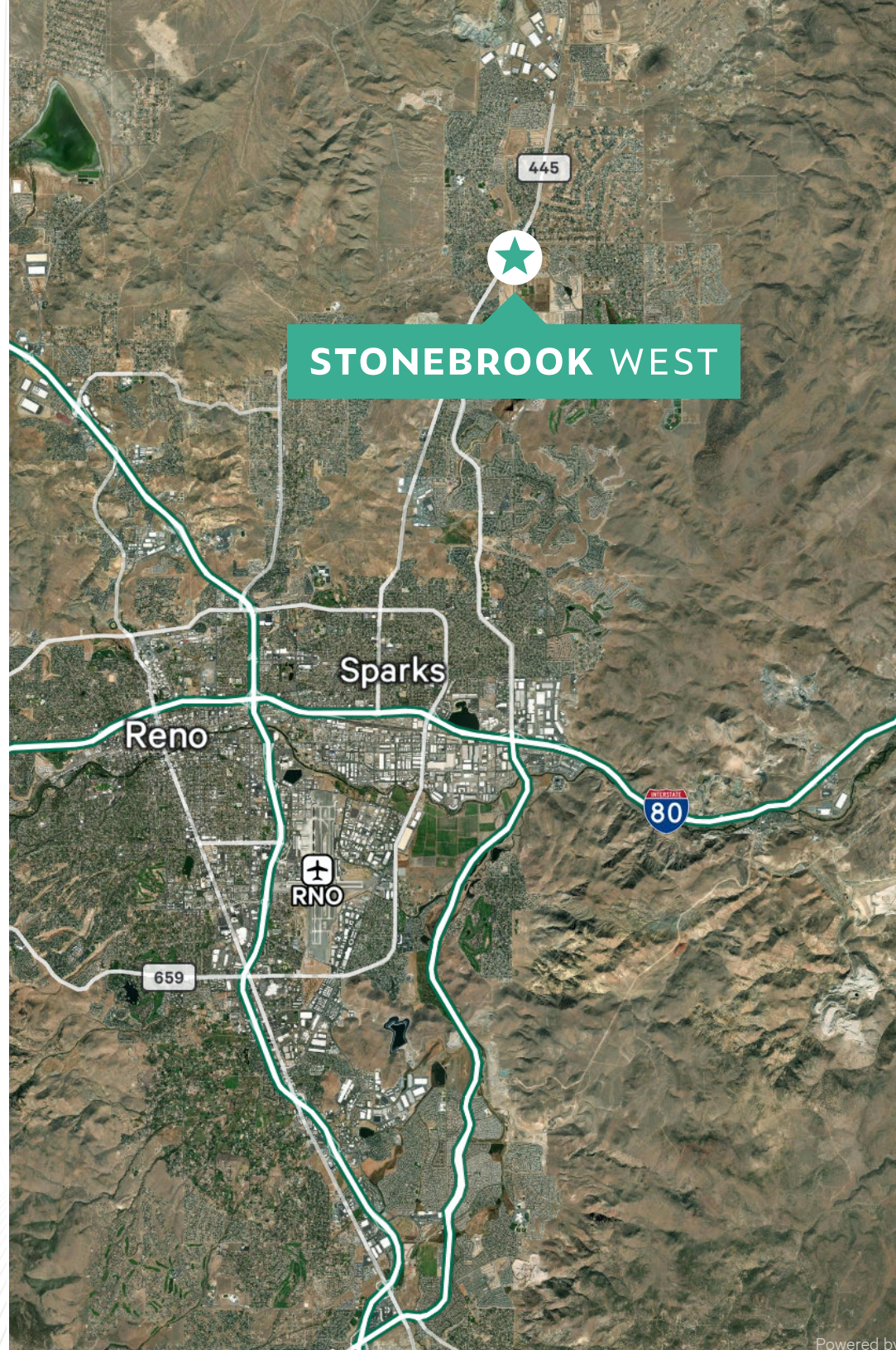
CBRE

LOCATION OVERVIEW

Spanish Springs, Nevada

Located just north of Sparks and 10 minutes from I-80 and US Highway 395 is Spanish Springs, one of the most active and expanding housing markets in the region. This trade area has a population of 100,000 plus as of the 2024 census and has since grown rapidly due to the construction of multiple housing developments.

Home builders include Toll Brothers, Lennar, DR Horton and Artisan Communities. There is also an abundance of open space and public lands nearby including Pyramid Lake recreation area which is only 15 minutes away and Lake Tahoe, only 45 minutes away.



STONEBROOK WEST- NEIGHBORS AND ACCESS

Tierra Del Sol Pkwy, Spanish Springs, NV 89432



5 MILES

2.5 MILES

STONEBROOK WEST

DEMOGRAPHICS

Demos	2.5 Miles	5 Miles
2024 Population	37,240	92,401
2024 Average Household Income	\$136,843	\$129,101
2024 Businesses	246	857
2029 Population Projection	40,863	98,595

STONEBROOK WEST AVAILABLE SITES



Site	Size	Zoning
Parcel I- 528 602 09	0.91 Acres	NUD - New Urban Development
Parcel J- 528 602 10	1.02 Acres	NUD - New Urban Development
Parcel K-628 602 11	1.17 Acres	NUD - New Urban Development

USE MAP



Sites	Use
Parcels I, K	Commercial
Parcel J	Business Park

STONEBROOK WEST AVAILABLE PROPERTIES

Site	Size	Zoning/Use
528-603-03	10.9 Acres	NUD - New Urban Development, Business Park
528-612-03	12.65 acres	NUD - New Urban Development, Business Park

528-612-03
12.56 acres

528-603-03
10.9 acres

Pyramid Highway

STONEBROOK WEST

Contact

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The CBRE logo is displayed in white, bold, sans-serif capital letters on a teal rectangular background. The background of the entire slide is an aerial photograph of a suburban area with a grid of streets, surrounded by rolling hills and mountains under a clear sky. The top of the slide features a decorative pattern of thin, wavy lines in a light tan color.