

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

The Johnson Group is pleased to present for sale approximately 1.94 acres of industrial-zoned land in Minden, Nevada, located less than two miles from Highway 395. This prime property lies just 10 miles south of Carson City and 45 miles south of Reno, offering excellent access to Northern Nevada's major transportation corridors. Positioned just one block from the approximately 1.1 million square-foot Starbucks roasting facility, the site benefits from its proximity to significant industrial activity.

Ideal for a variety of potential developments such as office/warehouse, distribution, or mini-storage, this parcel offers a strong opportunity in a growing industrial hub.

### PROPERTY HIGHLIGHTS

- 1.94 acres of vacant industrial land
- Sellers have conceptual plans for Mini Storage
- Light Industrial (LI) zoning



### OFFERING SUMMARY

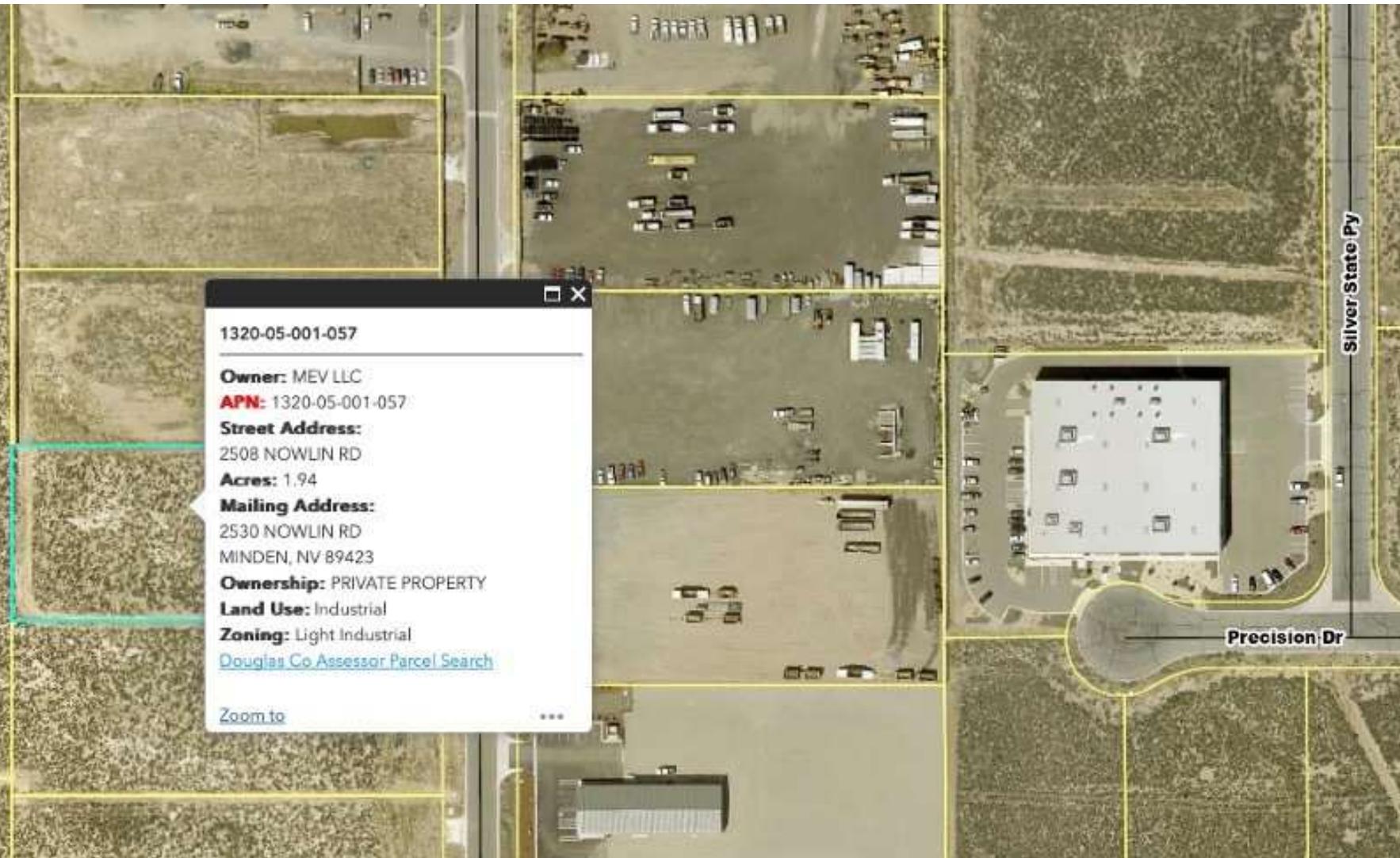
Sale Price:	\$575,000
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Lot Size:	84,986 SF
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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	3	171
Total Population	0	7	403
Average HH Income	\$164,831	\$160,544	\$121,709

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## ADDITIONAL PHOTOS



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

## LOCATION MAP



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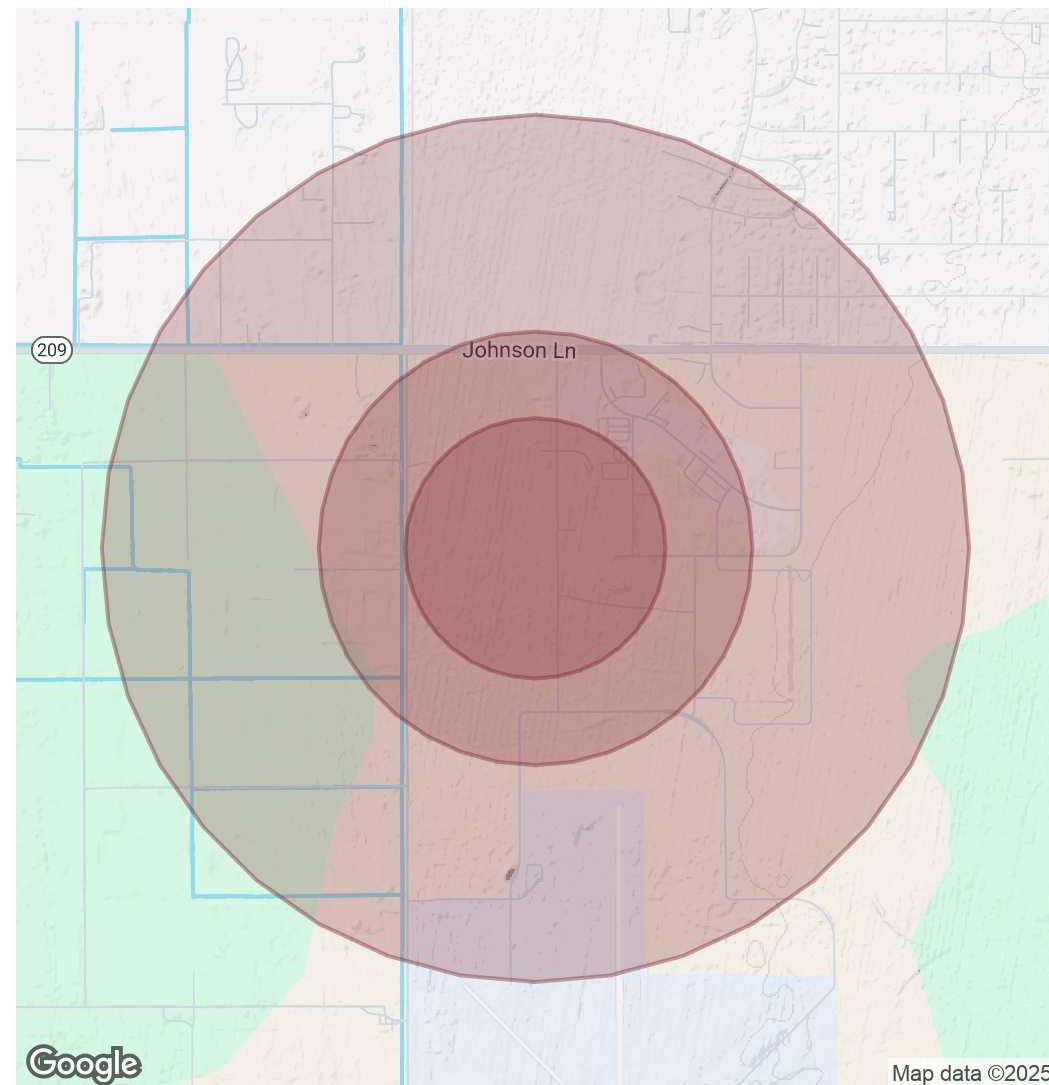
## DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	7	403
Average Age	51	51	54
Average Age (Male)	50	50	54
Average Age (Female)	52	52	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	3	171
# of Persons per HH	0	2.3	2.4
Average HH Income	\$164,831	\$160,544	\$121,709
Average House Value	\$853,470	\$838,994	\$707,864

Demographics data derived from AlphaMap



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## ADVISOR BIO 1



**RYAN JOHNSON, CCIM**

Principal

Ryan@johnsongroup.net

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### 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 \$575 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 Northern NV Chapter

CCIM for over 15 years

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