

FOR SALE

±19.92 ACRES MIXED USE ZONED LAND

SENECA & N. VIRGINIA, RENO, NV 89506

North Valleys Submarket: Per EDAWN's EPIC Report, the North Reno submarket is set to experience growth of ±8,054 people and ±4,932 jobs by 2019. Nearly 18,000 residential units currently proposed and/or under construction

SITE

North Valleys Commerce Center
1.4MM Marys Gone Crackers, Exxel Outdoors

LogistiCenter I - 1.2MM
Amazon, Lasco Valves

STEAD BLVD.

Lemmon Valleys Shopping Center



Walmart Supercenter

395

LEMMON DR

North Valleys Shopping Center



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INVESTMENT SUMMARY

This ±19.92 acre site presents an opportunity for many potential uses in the burgeoning North Valleys region. The region is home to numerous Fortune 500 companies.

Since the announcement of the new Tesla/Panasonic Giga Factory in September of 2014, a multitude of additional notable companies have announced the establishment or expansion of Reno area operations including Koch Business Solutions IT (data, cloud, and cyber security); Ghost Systems and Black Ridge Technologies, both cyber security companies; Immy Inc. a 3D leader in augmented reality and virtual reality imaging; AECOM; Clear Capital; Outdoor Adventure Gear Company; Cascade Designs; Grand Rounds, manufacturer of pioneering healthcare technology; Aqua Metals the world's first clean battery recycling facility; Teleperformance Inc., among others.

In total, the Economic Development Authority of Western Nevada is projecting ±50,000 new jobs to the area by 2020, and estimating the need for an additional ±50,000 housing units.

- + **Sale Price:** \$1,920,000
- + **APN:** 082-092-11
- + **Size:** 19.92 Acres
- + **Zoning:** Mixed Use : (includes residential, warehousing, and distribution uses)
- + **Flood Zone:** X (outside of the 100-year flood zone)
- + **Water-8", Sewer-12" and Natural Gas to site**



View of site facing north, from SEC of Seneca and N. Virginia



CONTACT US

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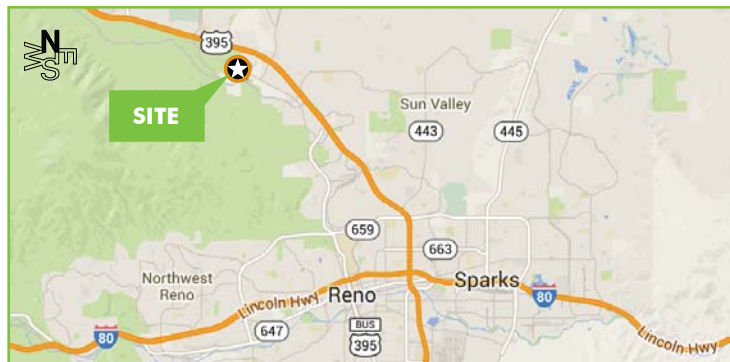
PROPERTY FEATURES

INVESTMENT HIGHLIGHTS

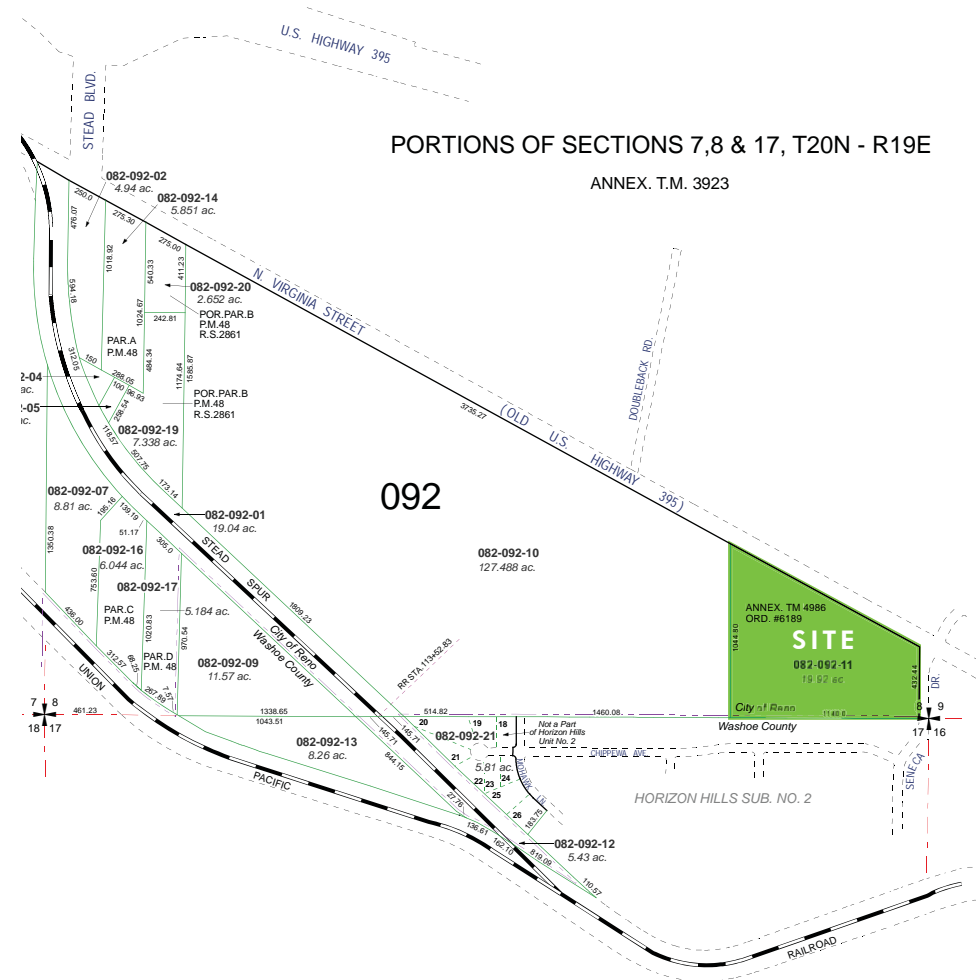
- + Located less than ¼ mile from the new major Internet retail facility
- + Approximately 3 ½ million square feet new construction
- + ¼ mile to Lemmon Drive/US 395 Intersection (Internet retail facility)
- + Zoning allows for many potential uses
- + Gentle topography

LOCATION

The site is located in North Reno just off US 395 at the Lemmon Drive Exit. Lemmon Drive is less than 10 minutes north of the transcontinental Interstate 80. US 395 goes north to Spokane and US 395 south connects to Los Angeles. Interstate 80 west terminates in San Francisco and east to the Atlantic.



MIXED USE ZONED LAND



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NEW EMPLOYERS & RESIDENTIAL PROJECTS IN THE NORTH VALLEYS SUBMARKET

