

FOR SALE

±5.33 ACRES RESIDENTIAL LAND

2070 FARM DISTRICT ROAD, FERNLEY, NEVADA



SITE

Silverada Middle School

Cottonwood Elementary School

FARM DISTRICT ROAD

MAIN STREET

UNION PACIFIC MAINLINE/BNSF

NEVADA PACIFIC PARKWAY

Tahoe/Reno Industrial Center Key Tenants: Tesla/Panasonic, eBay, PetSmart, Walmart, Zulily (13 miles)

To Reno/San Francisco

Notable Retailers:

BURGER KING
JACK IN THE BOX
McDonald's
TACO BELL
SCOLARI'S FOOD & DRUG COMPANY
Starbucks
Wells Fargo

To Las Vegas/Phoenix

To Salt Lake City

LEGEND

- | | |
|---------------------------|------------------------------|
| 1..... Sherwin Williams | 8..... MSC Industrial |
| 2..... Flying J | 9..... Fram Group |
| 3..... Walmart | 10..... Honeywell |
| 4..... Lowe's | 11..... Deceunick N. America |
| 5..... Trex Manufacturing | 12..... ARE Accessories |
| 6..... Agru America | 13..... Feldmeier Equipment |
| 7..... Quad Graphics | 14..... Johns Manville |

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PROPERTY HIGHLIGHTS

This 5.33 acre site is flat abutting Farm District Road to the south. It is located near new residential development and less than a quarter mile to the new Silverada Middle School. Original plans called for a 21 unit subdivision. Water rights were deeded to the City of Fernley. The parcel is level.

SALE DETAILS:

- + **Sale Price:** \$575,000
- + **APN:** 020-691-01
- + **Size:** 5.33 acres
- + **Water Rights:** 24 acre feet
- + **Zoning:** NR1
- + **Flood Zone:** X (outside of the 100-year flood zone)

INVESTMENT HIGHLIGHTS:

- + Flat development parcel
- + Located in growing area with new homes and schools
- + Water rights dedicated to the City of Fernley for Development
- + Ideal for small residential development



CONTACT US

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SITE PHOTO



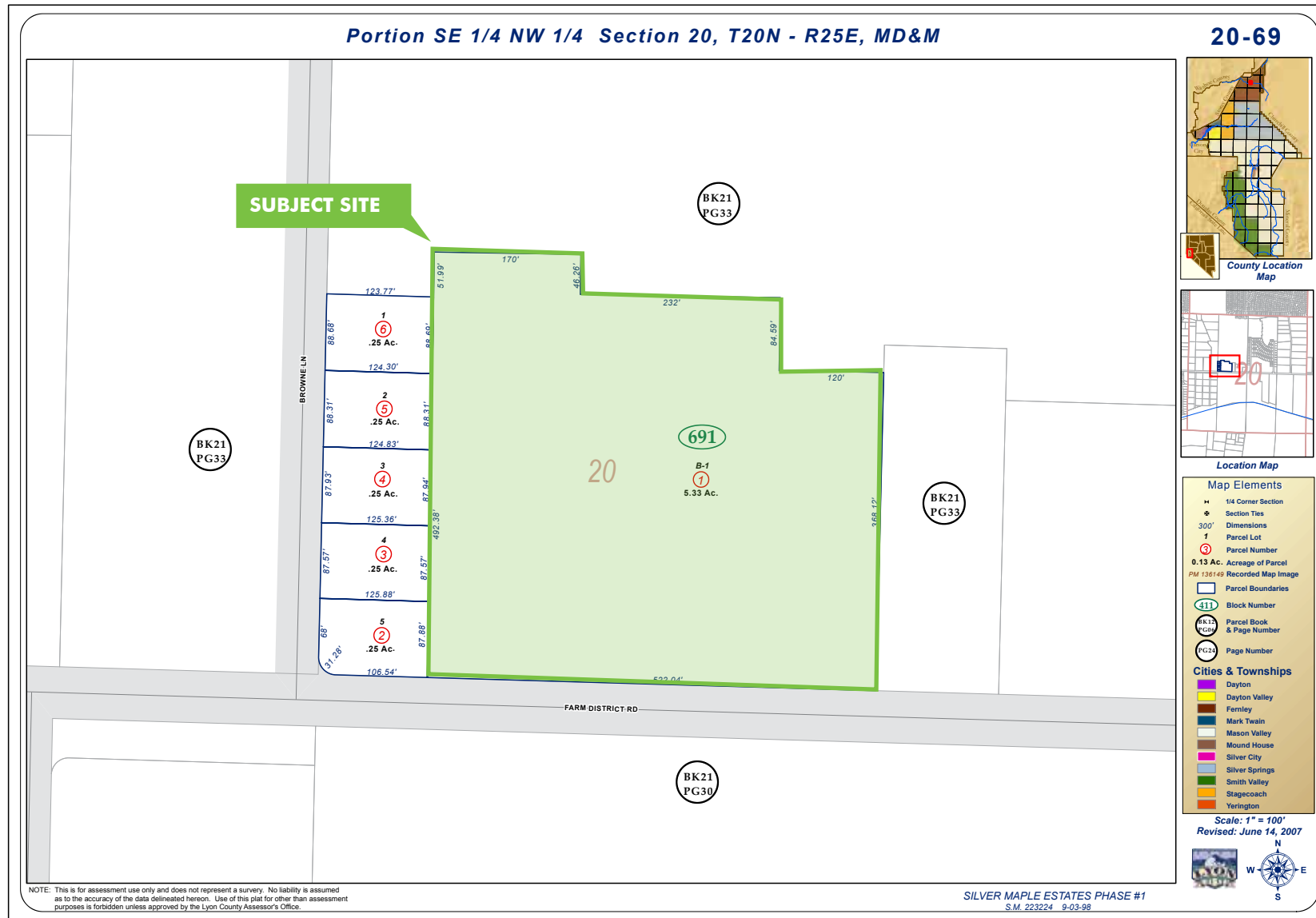
Looking north from Farm District Road

www.cbre.com/reno

CBRE

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LOCATION OVERVIEW

Just 28 miles east of Reno/Sparks and 60 miles from Lake Tahoe, Fernley is located in the western Nevada region, county of Lyon, at the convergence of three major arteries: Highway 95A (North-South), Interstate 80 (East and West) and Highway 50 (East-West). Fernley is a distribution and transportation hub with a highway and railway system employing the Union Pacific Railroad's main line and Burlington Northern Santa Fe rail that reaches major western markets within a day and is 30 minutes from the Reno-Tahoe International Airport.

The residential population of Fernley is currently 20,000 and its population is projected to grow to 30,000 by 2025. Fernley is one of the fastest growing areas in the USA according to the Nevada State Demographer. The City holds firmly to its bluecollar, agricultural, ranching and mining roots, while embracing some of the most innovative manufacturing and clean energy industries.

Nevada's advantageous tax structure offers NO corporate, personal income, unitary, or inventory taxes. Fernley has various industrial areas, some of which specialize in Clean Energy production. Fernley qualifies as a Foreign Trade Zone. Located just 13 minutes from the new Tesla site and 30 minutes from the Reno-Sparks metropolitan area several Fortune 500 companies have discovered Fernley's affordable industrial parks, large land parcels with access to transportation systems serving the major West Coast markets.



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AREA EMPLOYERS MAP



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