

For Sale

\$5,900,000

**COLDWELL
BANKER
COMMERCIAL****BUSINESS
PROPERTIES****SUBJECT** →**PEAVINE
RD.****STEAD BLVD.****N. VIRGINIA ST.****N. VIRGINIA ST & PEAVINE RD, RENO, NV 89506
APN: 082-083-07**

Property Information

APN: 082-083-07

LOT SIZE: 239.292 Acres (Gross)

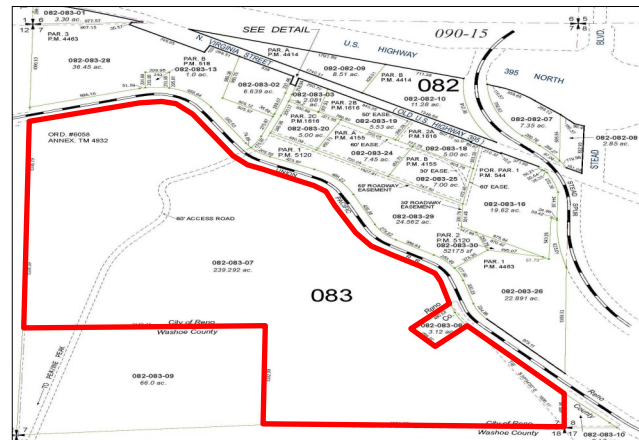
SALES PRICE: \$5,900,000

ZONING: I/GC

PROPERTY DESCRIPTION: With rare Industrial and General Commercial zoning this site can offer multiple uses. The site offers possible rail, and the owner is willing to look at JV or carry options.

AREA DESCRIPTION: This site is located in one of the most preferred areas in Reno (North Valleys). The land is one of the only remaining larger parcels left in the immediate Reno/Sparks market.

Zoning	Lot Size
Industrial	70.14 Net Acres
General	74.63 Net Acres
Commercial	

**Kyle P. Eigenman****775-823-3337****keigenman@cbcreno.com****WWW.CBCRENO.COM**

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**Coldwell Banker Commercial
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5011 Meadowood Mall Cir. Ste. 301
Reno, NV 89502
Office: 775-829-5900
Fax: 775-829-5909
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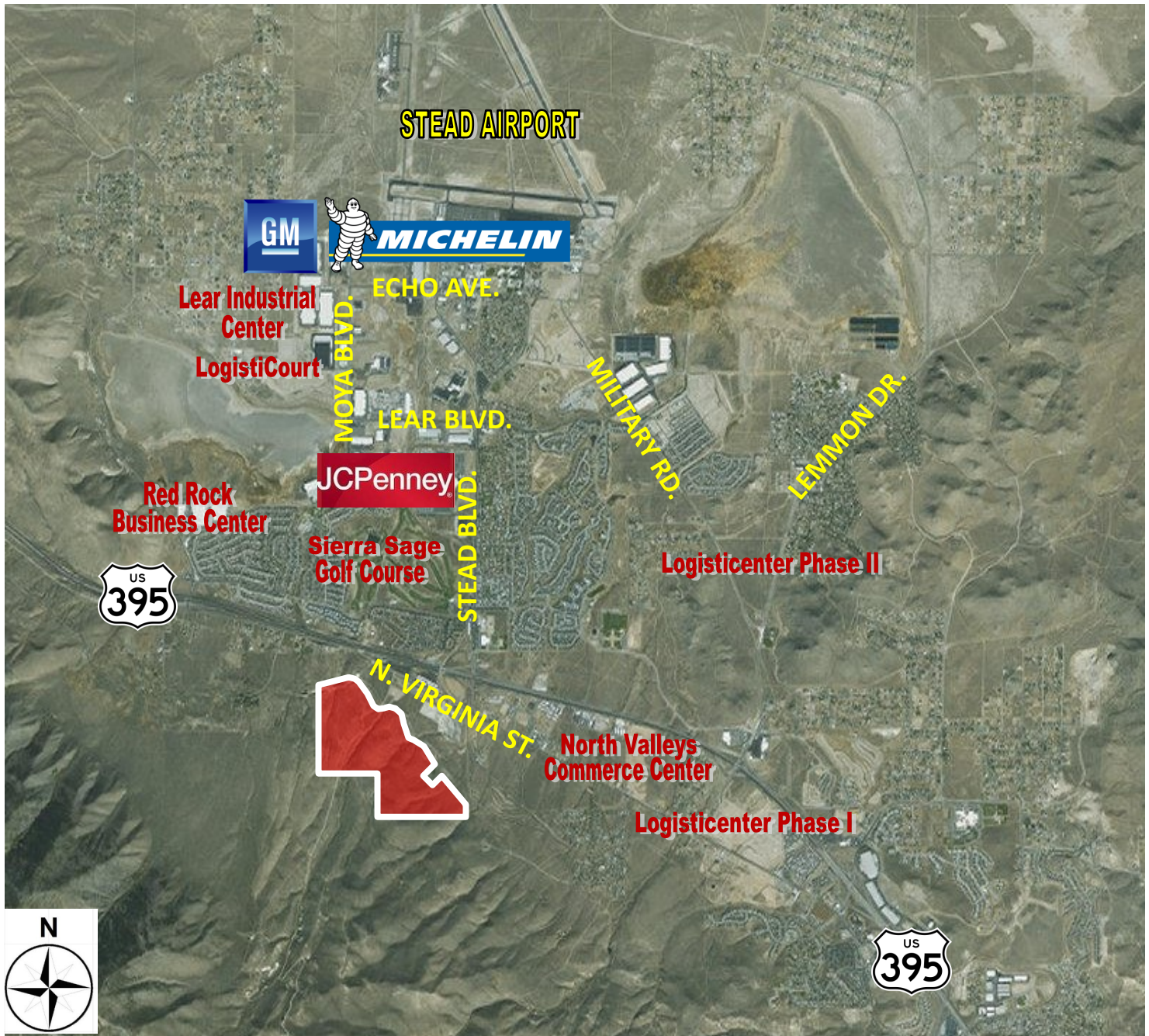
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**BUSINESS
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	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2015 POPULATION			
Total Population	2,710	24,168	45,408
Male Population	1,376	12,298	23,434
Female Population	1,335	11,870	21,974
Median Age	31.2	31.3	33.4
2015 INCOME			
Median Household Income	\$42,066.00	\$53,729.00	\$55,979.00
Average Household Income	\$55,276.00	\$62,354.00	\$66,903.00
Per Capita Income	\$20,320.00	\$20,620.00	\$23,452.00
2015 HOUSEHOLDS			
Total Households	1,038	8,018	14,881
Average Household Size	2.61	3.01	2.98
2015 HOUSING			
Owner Occupied Housing Units	36.9%	55.2%	61.4%
Renter Occupied Housing Units	52.2%	33.2%	29.4%
Vacant Housing Units	10.8%	11.6%	9.3%
POPULATION			
2000 Population	1,594	15,093	29,422
2010 Population	2,625	23,686	44,026
2015 Population	2,710	24,168	45,408
2020 Population	2,826	24,924	47,003
2015-2020 Annual Rate	0.84%	0.62%	0.69%
HOUSEHOLDS			
2000 Households	625	5,161	9,912
2010 Households	1,010	7,947	14,589
2015 Households	1,038	8,018	14,881
2020 Households	1,083	8,254	15,387
2015-2020 Annual Rate	0.85%	0.58%	0.67%
MEDIAN HOUSEHOLD INCOME			
2015 Median Household Income	\$42,066	\$53,729	\$55,979
2020 Median Household Income	\$50,054	\$58,924	\$62,598
AVERAGE HOUSEHOLD INCOME			
2015 Average Household Income	\$55,276	\$62,354	\$66,903
2020 Average Household Income	\$63,722	\$70,252	\$75,767
POPULATION BY EMPLOYMENT			
Total Businesses	35	395	731
Total Employees	269	5,105	10,010

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