



## 21615 & 21581 Donner Pass Road

Soda Springs, California 95728

### Offering Summary:

NAI Tahoe Sierra is pleased to offer an exceptional development opportunity of two adjacent parcels totaling 1.49 acres in Soda Springs, CA. The site is located on Donner Pass Road, minutes from I-80, Sugar Bowl Resort, and Donner Lake, providing convenient access to year-round outdoor recreation.

The location is well suited for secluded setback single family homes or high visibility commercial uses along Donner Pass road, making this is a rare and versatile opportunity in one of Tahoe's most scenic and accessible submarkets.

<b>Sale Price:</b>	\$395,000
<b>Lot Size:</b>	1.49 Acres
<b>APN:</b>	047-102-021-000 & 047-102-022-000
<b>County:</b>	Nevada
<b>Zoning:</b>	Community Commercial (C2-RC)

### For More Information

**Rob Nation**

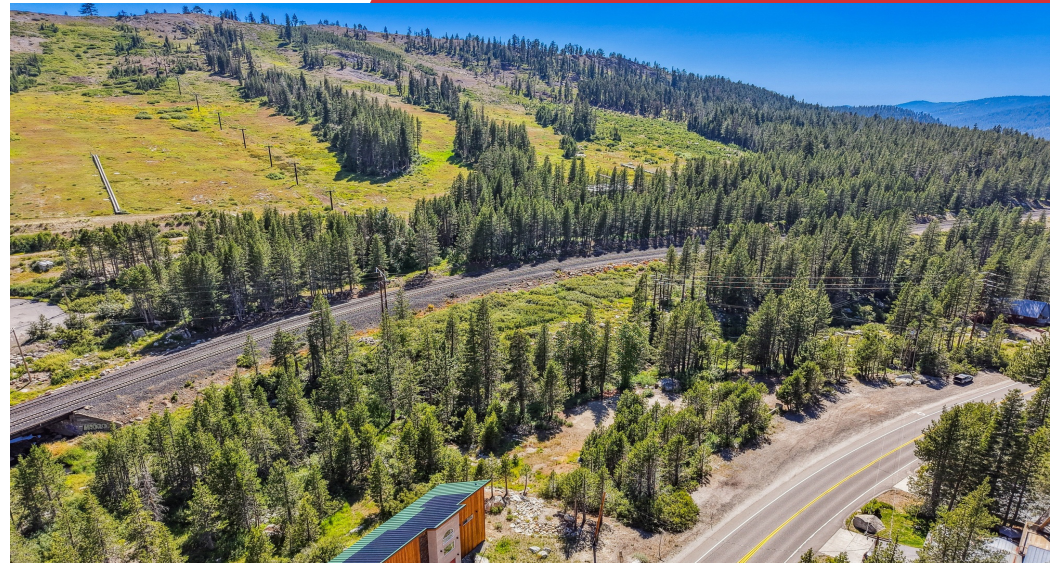
O: 530 606 6255

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### Property Highlights

- **Ideal Location:** The site is located near I-80, providing convenient access to Truckee, Reno, Sacramento, and the Bay Area. It is surrounded by natural beauty and world-class outdoor recreation, including Sugar Bowl Resort (5 minute drive), Donner Ski Ranch, multiple lakes including Donner Lake, and endless hiking and biking trails. Future development could have high visibility along Donner Pass Road or be set further back in a more private setting.
- **Fewer Development Hurdles:** Despite it's proximity to Truckee and Lake Tahoe, the site is located outside the boundaries of TRPA and Town of Truckee, allowing a developer to avoid the complexity, delays, fees, and restrictions associated with these jurisdictions.
- **Flexible Development Options:** The location is well suited for single family homes or other commercial uses, making this is a rare and versatile opportunity in one of Tahoe's most scenic and accessible submarkets. Current zoning allows for nearly any use with appropriate permits and the site is already split into two separate parcels.





We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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### SALES COMPARABLES

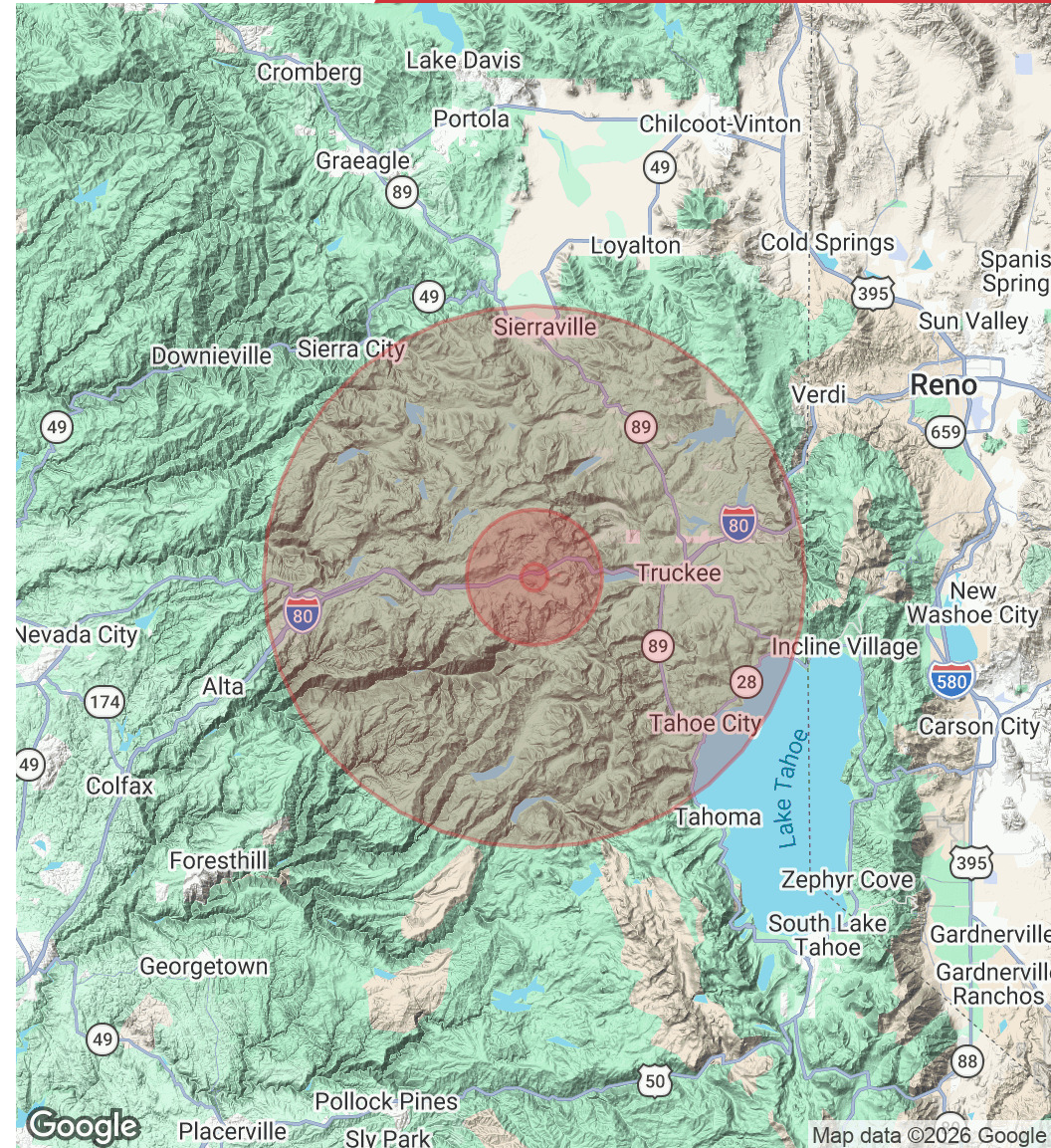
Address	Property Type	Sale Price	Acres	Price/Acre	Sale Date	Submarket	Distance (miles)
50302 Conifer Drive	Land	\$460,000	0.24	\$1,916,667	January 2025	Soda Springs	3.8
10051 Bunny Hill Road	Land	\$149,500	0.27	\$553,704	September 2024	Soda Springs	0.9
10038 Bunny Hill Road	Land	\$143,000	0.26	\$550,000	December 2023	Soda Springs	0.9
51179 Jeffery Pine Drive	Land	\$72,000	0.16	\$450,000	February 2025	Soda Springs	3.0
51228 Jeffery Pine Drive	Land	\$73,000	0.18	\$405,556	March 2025	Soda Springs	3.0



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Population	1 Mile	5 Miles	20 Miles
<b>Total Population</b>	153	807	27,781
<b>Average Age</b>	44	44	42
<b>Average Age (Male)</b>	45	45	42
<b>Average Age (Female)</b>	43	43	42
Households & Income	1 Mile	5 Miles	20 Miles
<b>Total Households</b>	63	350	11,513
<b># of Persons per HH</b>	2.4	2.3	2.4
<b>Average HH Income</b>	\$137,277	\$146,847	\$171,447
<b>Average House Value</b>	\$861,972	\$969,345	\$1,067,301

2020 American Community Survey (ACS)



For Sale

1.49 Acres | \$395,000  
Land / Development



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