

For Sale

Fernley Development Land



LOGIC



0 Chisholm Trail & 0 Financial Way
Fernley, NV 89408
Lyon County

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Listing Snapshot



\$315,000 - \$995,000
Asking Price



021-272-28, -29 & -30
Parcel Numbers



± 0.48 - 1.52 AC
Land Size

Property Highlights

- Three (3) individual parcels ranging from ± 0.48 to 1.52 AC
- Build-to-suit opportunity available
- Parcels are level and at grade with Chisholm Trail and Financial Way
- Level topography with utilities readily available
- Zoned C2 and Industrial
- Close proximity to I-80 and Hwy. 50
- Traffic counts over ± 29,500 CPD along the I-80/Hwy. 50 connector

Demographics

	1-mile	3-mile	5-mile
2025 Population	8,819	21,954	25,874
2025 Average Household Income	\$99,734	\$97,059	\$99,159
2025 Total Households	3,167	7,930	9,375






 Retail

Fernley Village Market

 Hotels / Casinos

Silverado Casino





I-80 Freeway // 29,800 CPD



 Retail

 **DOLLAR TREE**

 **KFC** 


 **O'Reilly AUTO PARTS**
PROFESSIONAL PARTS PEOPLE

Fernley Farm District Rd. // 29,500CPD

Penny Ln.

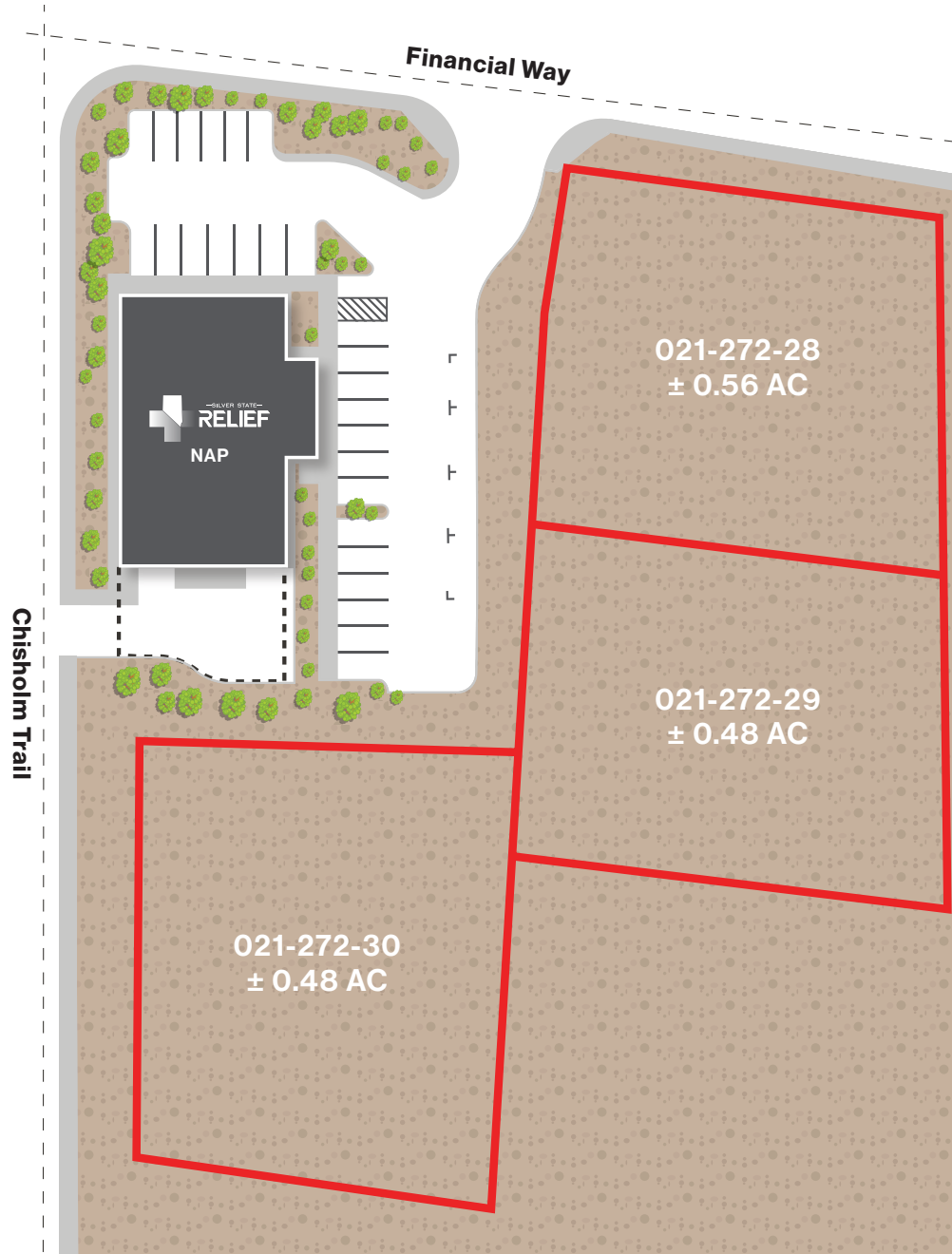
SUBJECT

± 0.48 - 1.52 AC

 Retail

 **TACO BELL**  **Auto Zone** 

Chisholm Trail



Pricing Summary

Property #1	
Address:	Financial Way, Fernley, NV 89408
APN:	021-272-28
Size:	± 0.56 AC
Zoning:	Commercial
Price:	\$365,000
Price PSF:	\$15 PSF
Property #2	
Address:	Financial Way, Fernley, NV 89408
APN:	021-272-29
Size:	± 0.48 AC
Zoning:	Commercial
Price:	\$315,000
Price PSF:	\$15 PSF
Property #3	
Address:	Chisholm Trail, Fernley, NV 89408
APN:	021-272-30
Size:	± 0.48 AC
Zoning:	Commercial/Industrial
Price:	\$315,000
Price PSF:	\$15 PSF
Total	
Size:	± 1.52 AC
Price:	\$995,000
Price PSF:	\$15 PSF



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