

FOR SALE



### Property Approved For Storage Units!

A prime investment opportunity on Farm District Road in Fernley, NV. This property, zoned C2, comes with the added advantage of pre-approval for storage unit development. Strategically located in the thriving Fernley area, this site offers endless potential for a variety of commercial and office development opportunities.

- \*Special Use Permit in Place
- \*Seller Financing Available

### Offering Summary

Sale Price:	\$762,300
Price Per Square Foot:	\$3.50/SF
Lot Size Total:	5 Acres
Zoning:	C2
APN:	020-351-08

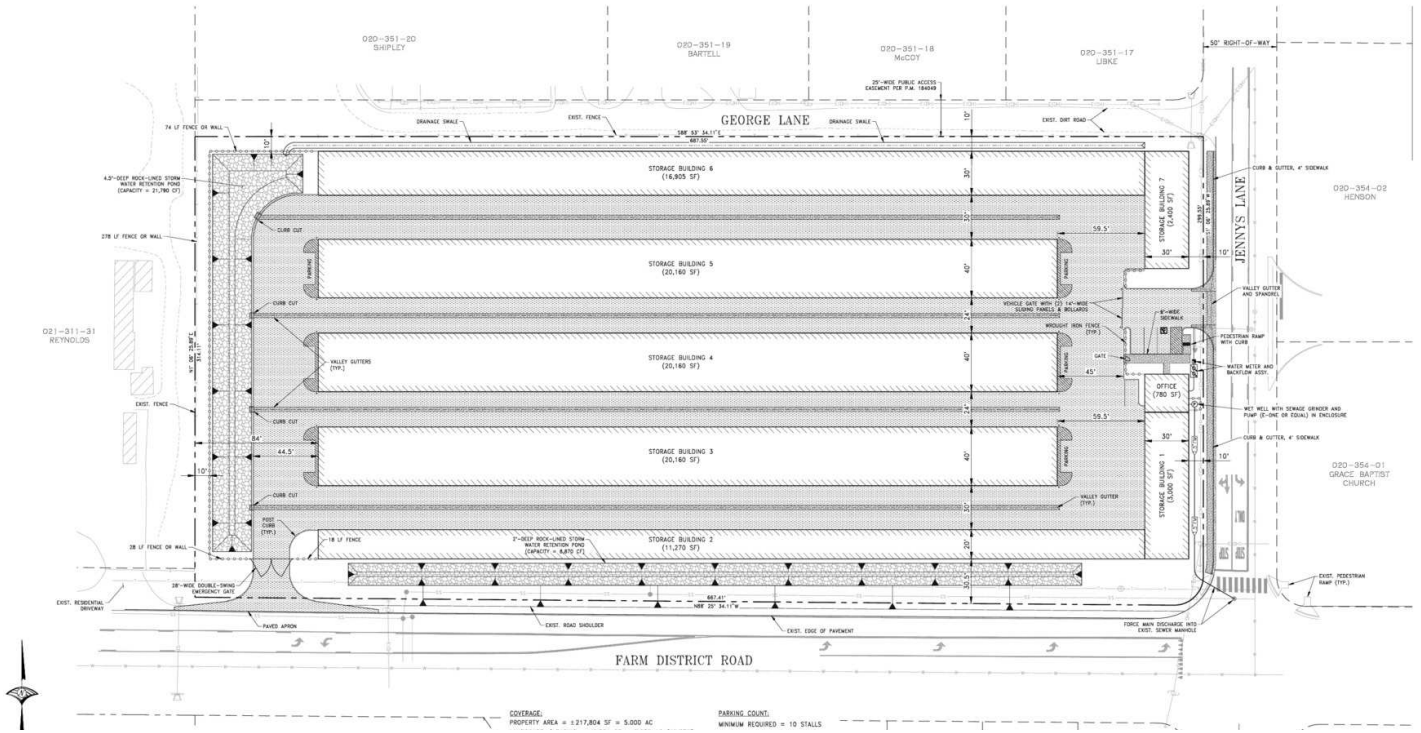
Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	79	286	828
Total Population	252	876	2,449
Average HH Income	\$138,462	\$129,041	\$119,228

Additional Photos

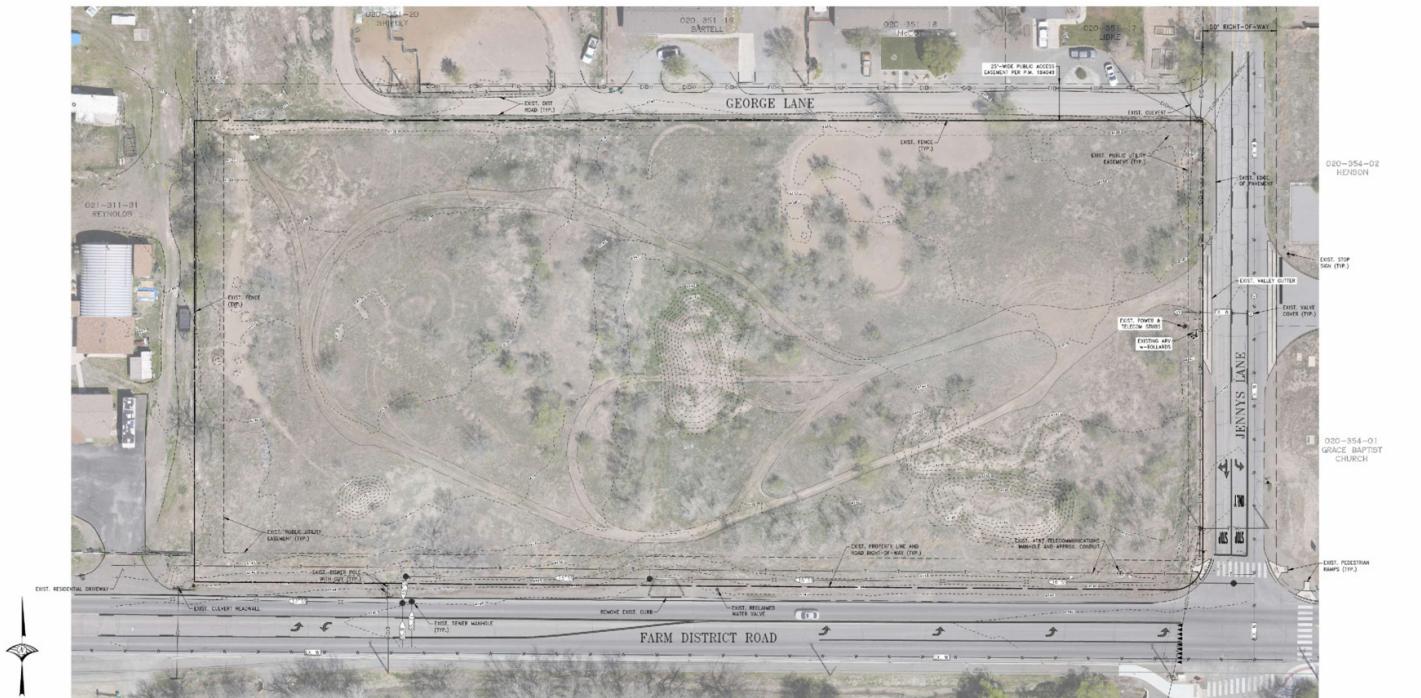


SITE PLAN

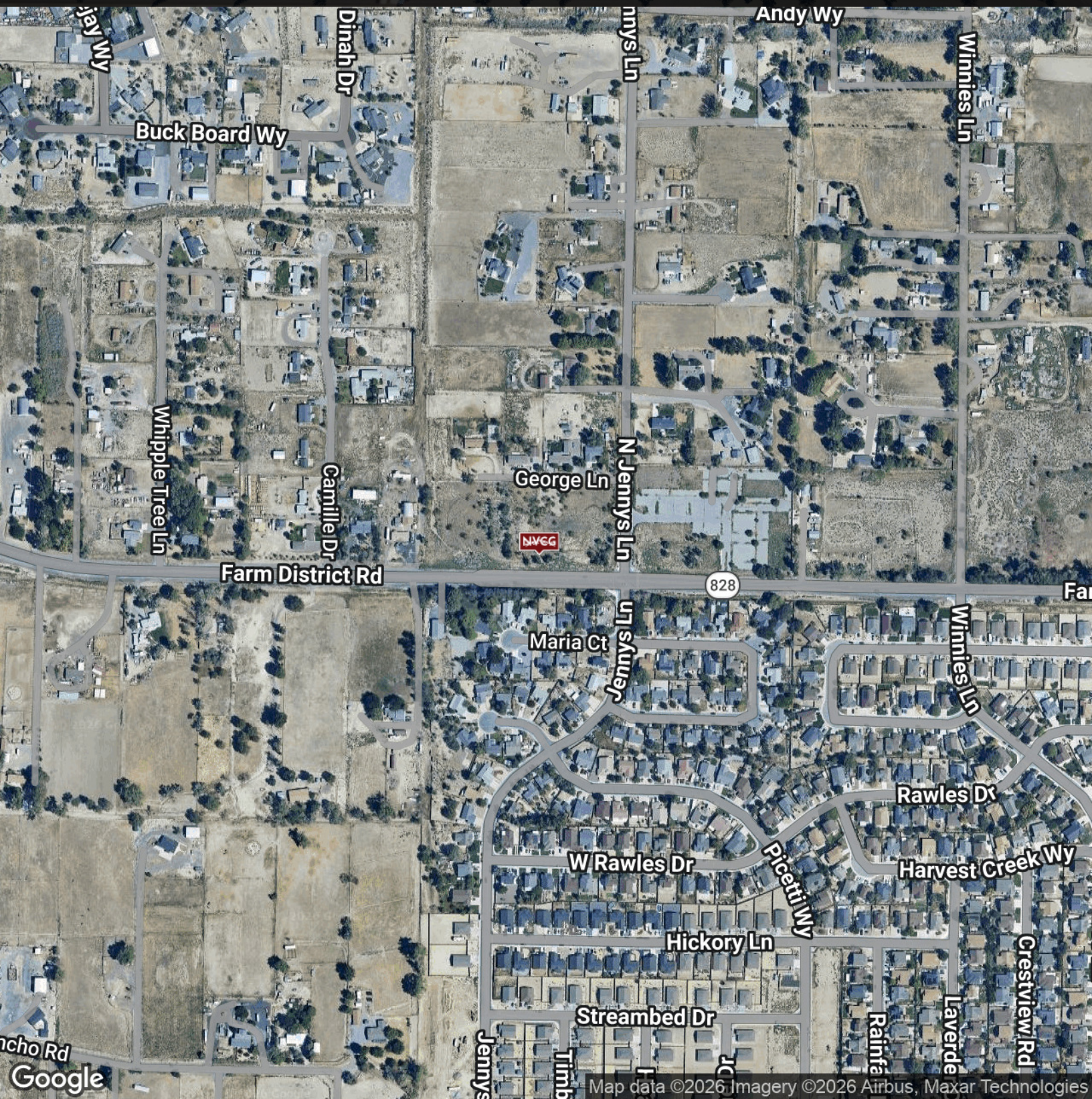
DOUGLASS DEVELOPMENT, LLC  
 FERNLEY NEVADA  
 DECEMBER 2024



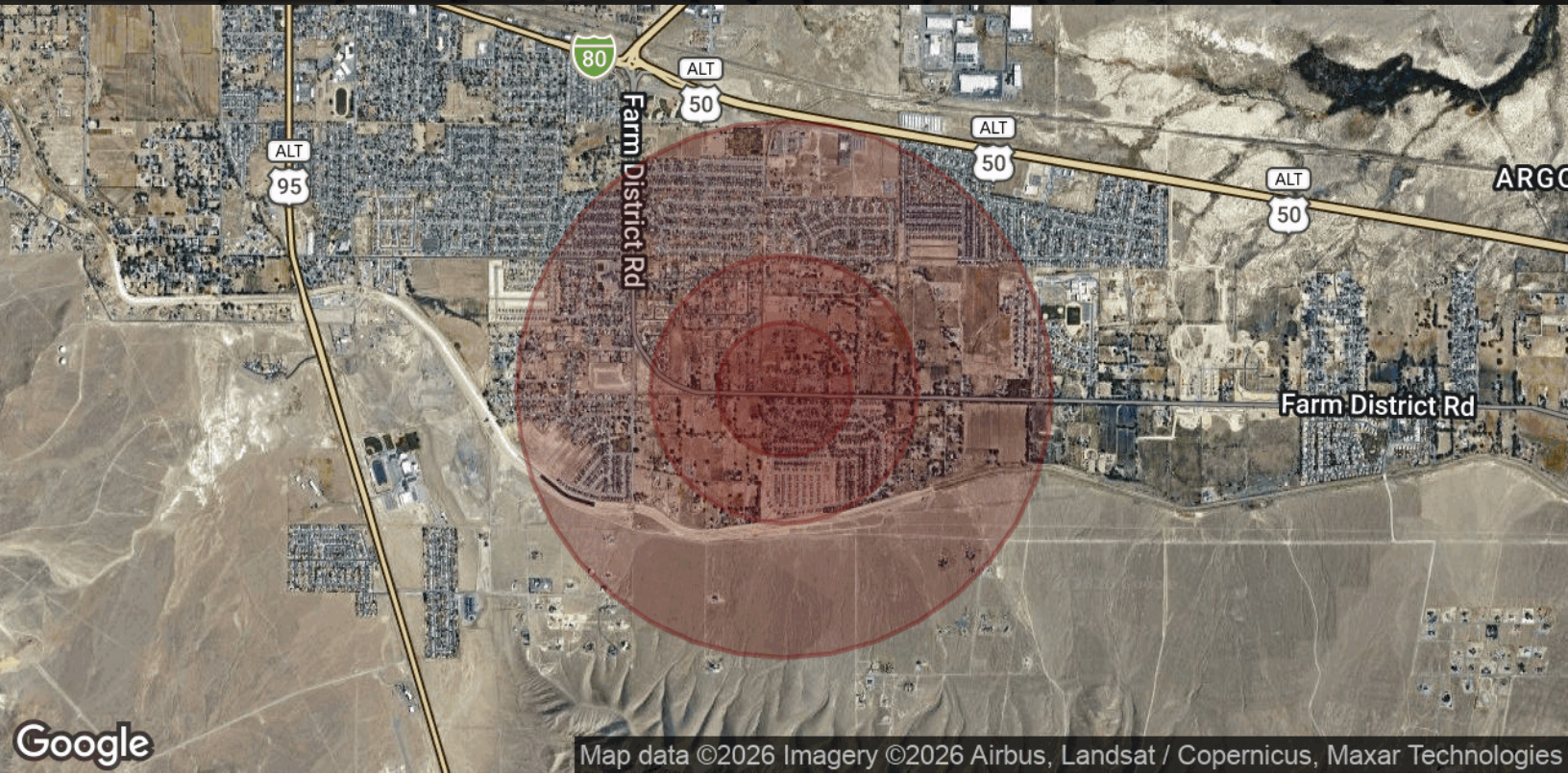
DOUGLASS DEVELOPMENT, LLC  
 FERNLEY NEVADA  
 JULY 2024



Location Map



Demographics Map & Report



<b>Population</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	252	876	2,449
Average Age	41.0	40.4	39.5
Average Age (Male)	38.9	38.3	37.6
Average Age (Female)	42.8	42.3	41.5
<b>Households &amp; Income</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	79	286	828
# of Persons per HH	3.2	3.1	3.0
Average HH Income	\$138,462	\$129,041	\$119,228
Average House Value	\$376,419	\$383,223	\$390,907

2023 American Community Survey (ACS)