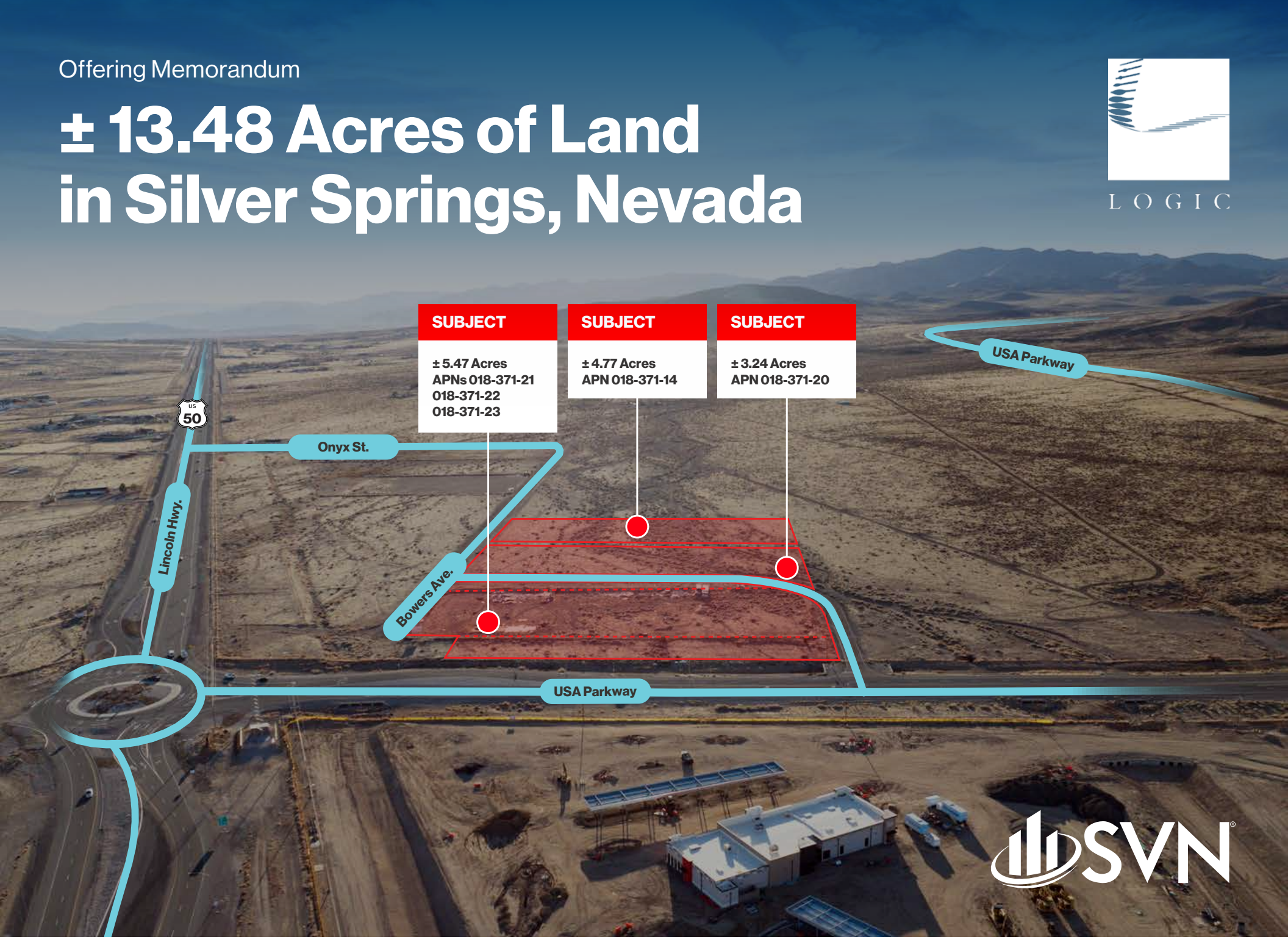
Offering Memorandum

± 13.48 Acres of Land in Silver Springs, Nevada

LOGIC



SVN

3100 Bowers Ave., Silver Springs, NV 89429

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Market Overview

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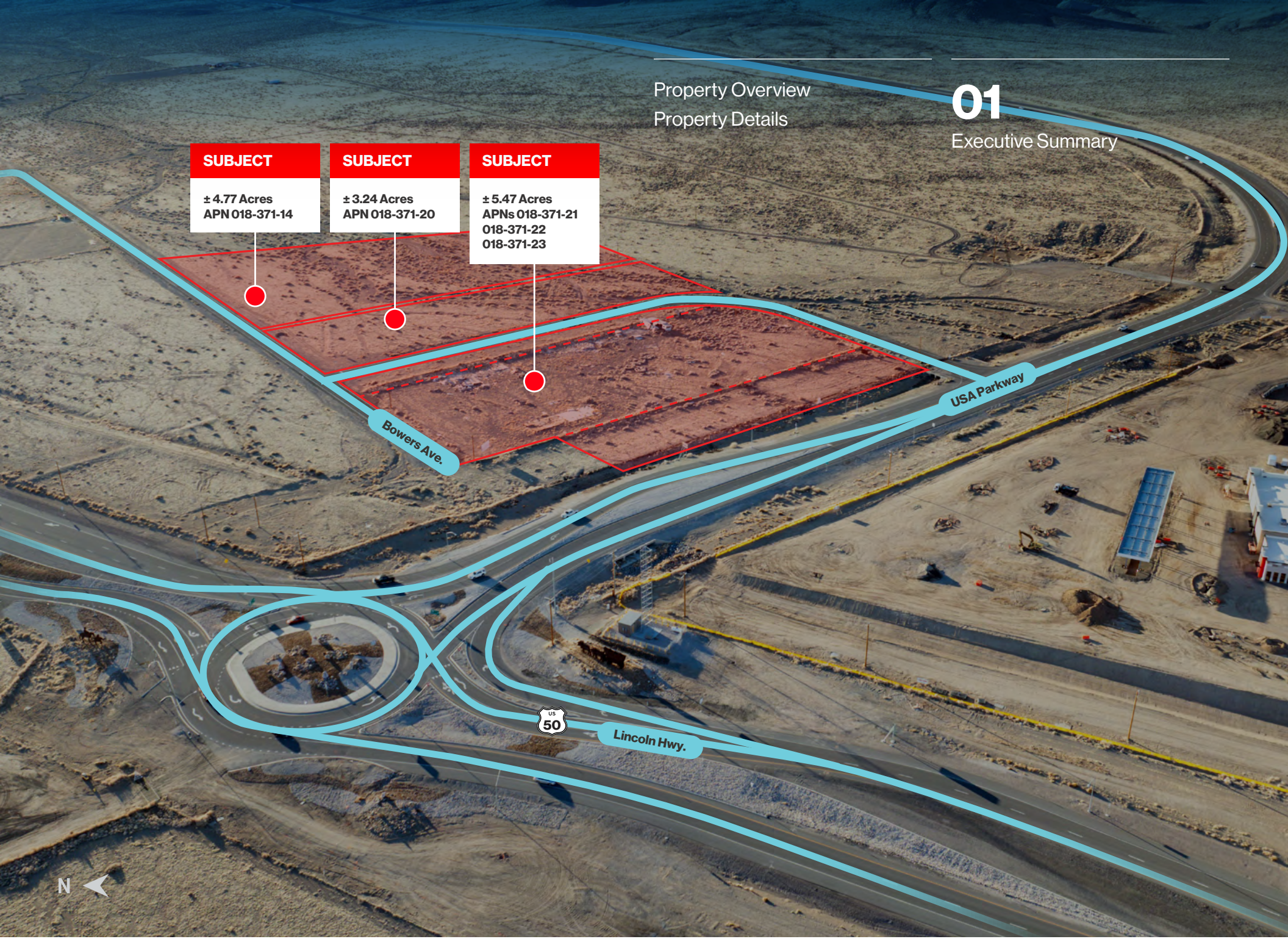

SUBJECT
± 4.77 Acres
APN 018-371-14
SUBJECT
± 3.24 Acres
APN 018-371-20
SUBJECT
± 5.47 Acres
APNs 018-371-21
018-371-22
018-371-23
Bowers Ave.
USA Parkway
US 50
Lincoln Hwy.
N

Offering Snapshot

Contact Broker
Offering Price

± 13.48 AC
Total Acreage

SI
Service Industrial Zoning

Water Rights
Available

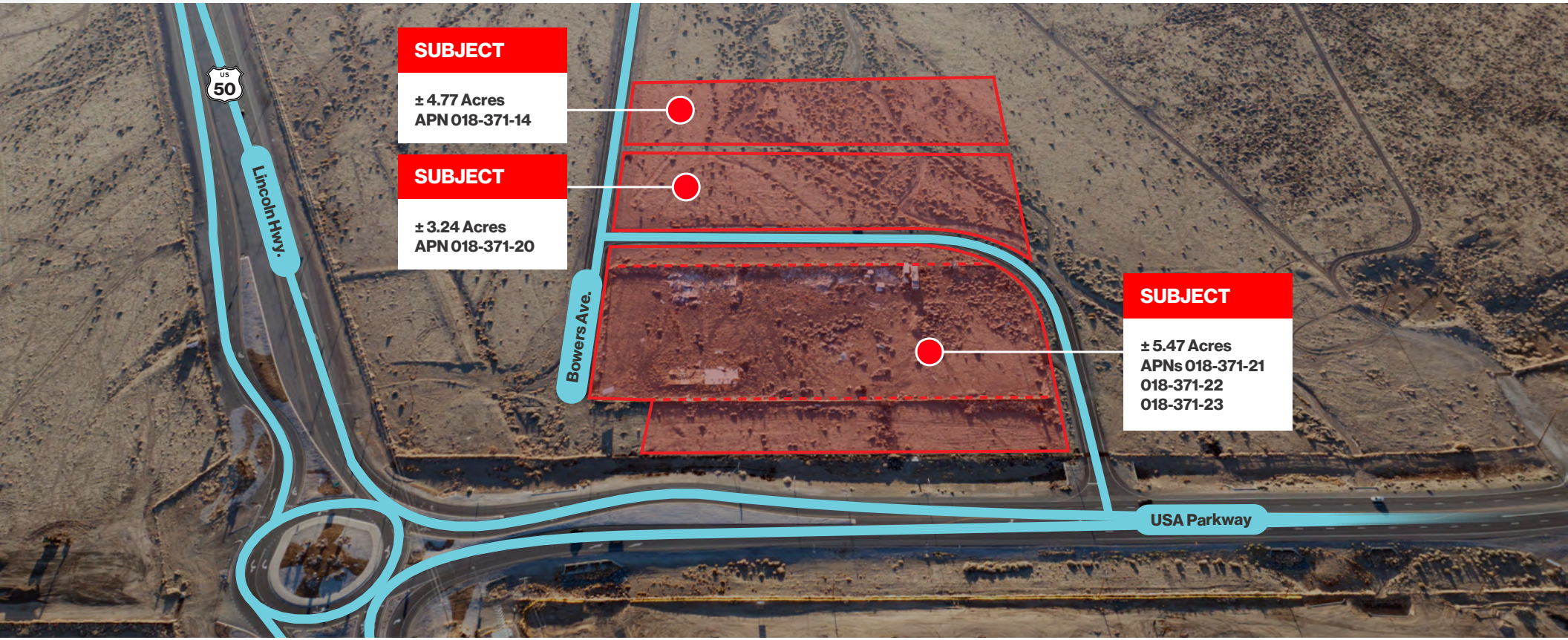
Property Overview

This land development opportunity located at the south entrance of the Tahoe Reno Industrial Park is a prime investment for a developer looking to capitalize on the growth potential of this rapidly expanding area. The property is located in a qualified opportunity zone, which offers significant tax benefits to investors and owner-users, making it an even more attractive opportunity.

The property is located west of the Silver Springs Airport and contains ± 13.48 total acres. The total land area is divided by a brand new NDOT frontage road, which was completed in July 2020. This frontage road provides easy access to the property and allows for convenient ingress/egress with a left turn in and out from USA Parkway. Through construction of the roadways, multiple utility sleeves were installed improving the utility infrastructure and ability to easily bring more to the sites.

The site has minimal topography with frontage on USA Parkway, which is a major arterial road that connects Reno, Sparks, and Carson City with the Tahoe Reno Industrial Park. The location of the property, combined with its easy access to USA Parkway, makes it an ideal site for a variety of commercial or industrial uses.

The property is divided into 3 sections that can be purchased together or separately, providing flexibility for investors and developers. The property is now zoned commercial, allowing various commercial and industrial uses by right.



Property Details

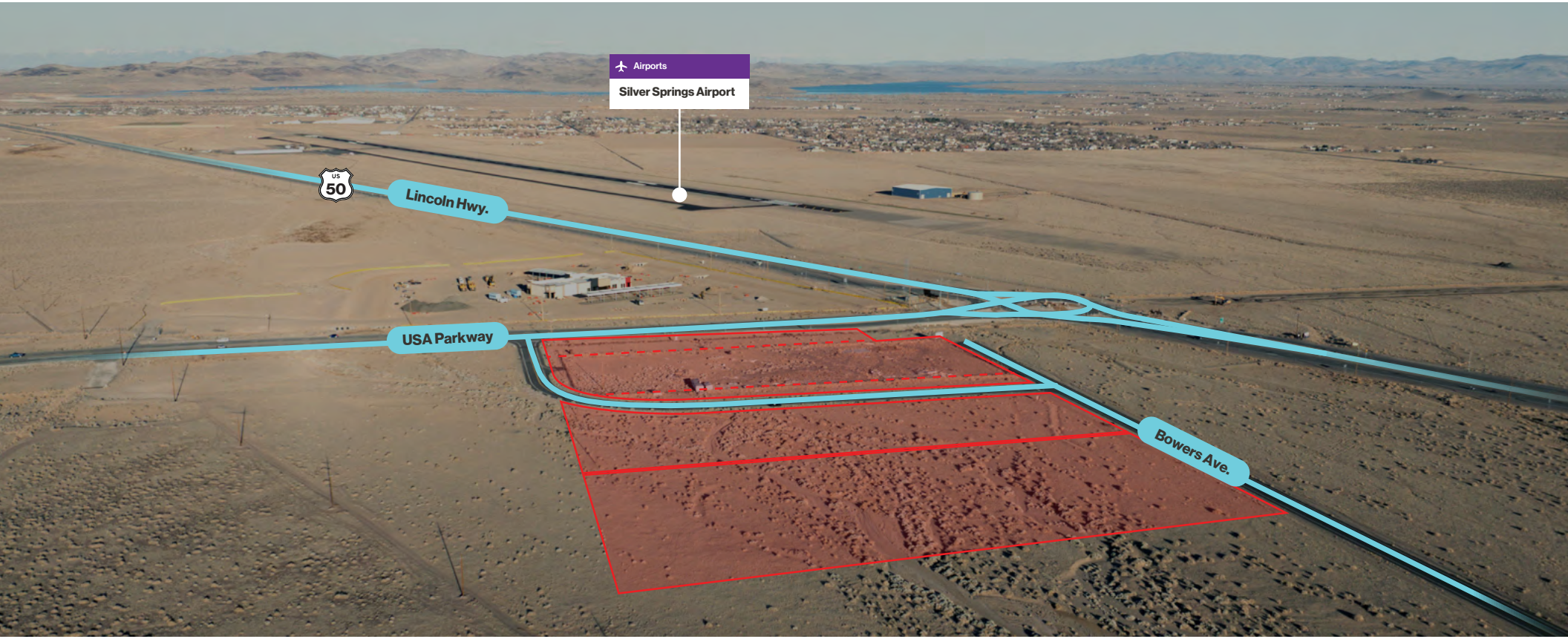
Location
3100 Bowers Ave.
Silver Springs, NV 89429

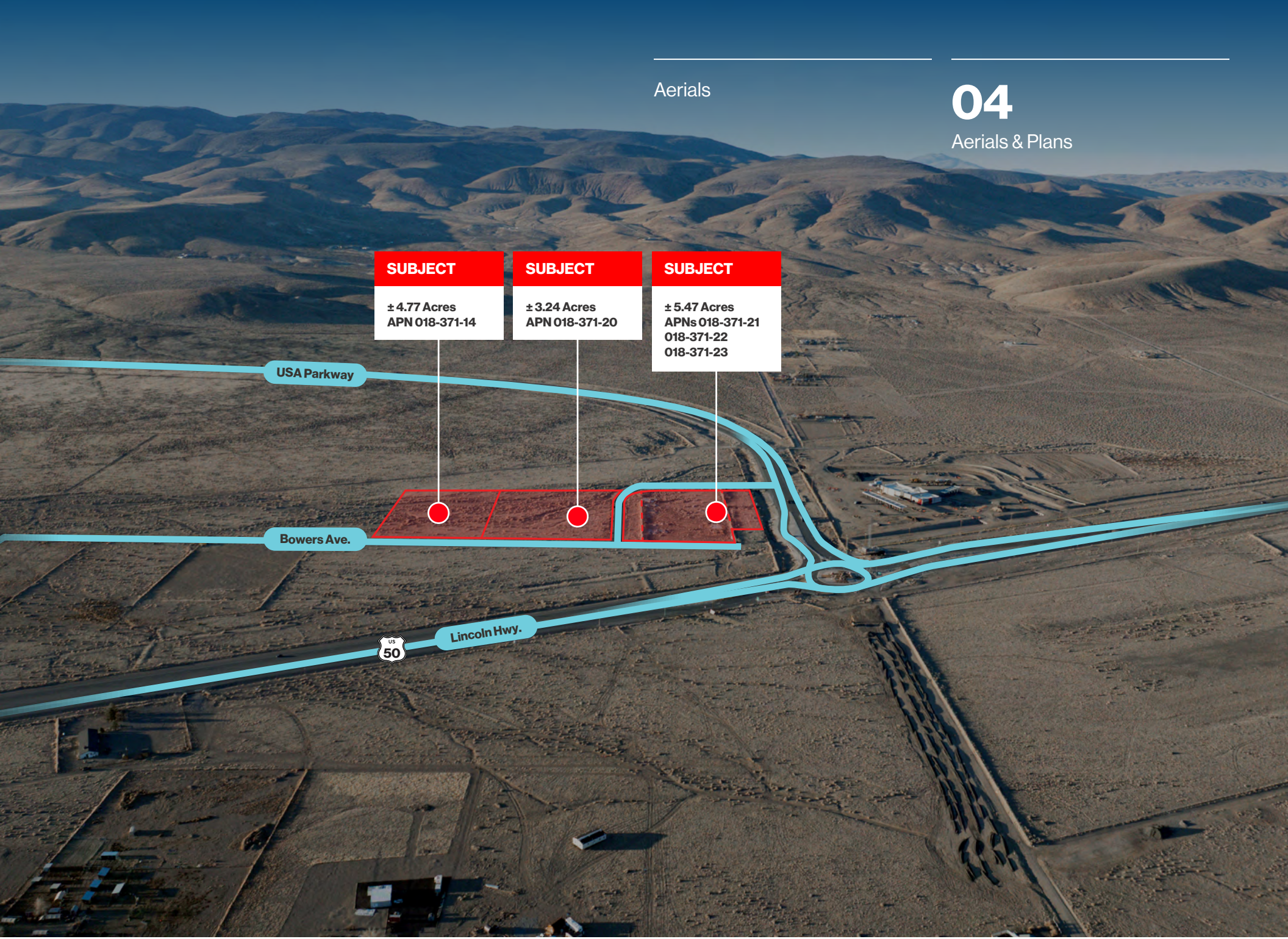
Parcel Number(s)
- 018-371-14 (± 4.77 AC)
- 018-371-20 (± 3.24 AC)
- 018-371-21
- 018-371-22 (± 5.47 AC)
- 018-371-23

Total Property Size
± 13.48 AC

Construction & Zoning
- SI - Service Industrial

Total Available Water Rights
- 4.3425 Acre Feet




SUBJECT
± 4.77 Acres
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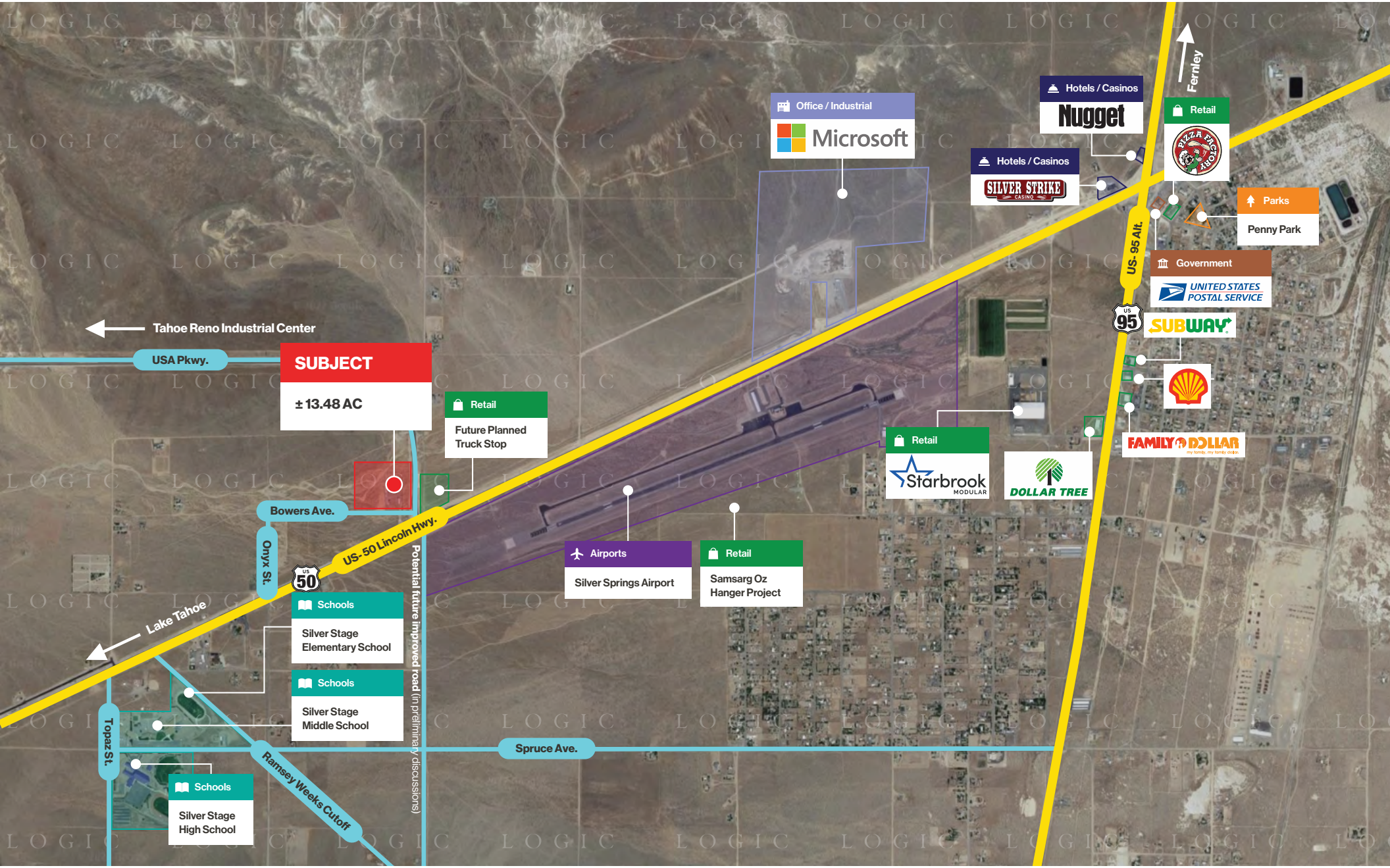
SUBJECT
± 3.24 Acres
APN 018-371-20
SUBJECT
± 5.47 Acres
APNs 018-371-21
018-371-22
018-371-23
USA Parkway
Bowers Ave.
Lincoln Hwy.
US
50

Aerial

Parks | Schools | Retail | Hotels / Casinos | Airports | Government | Office/Industrial



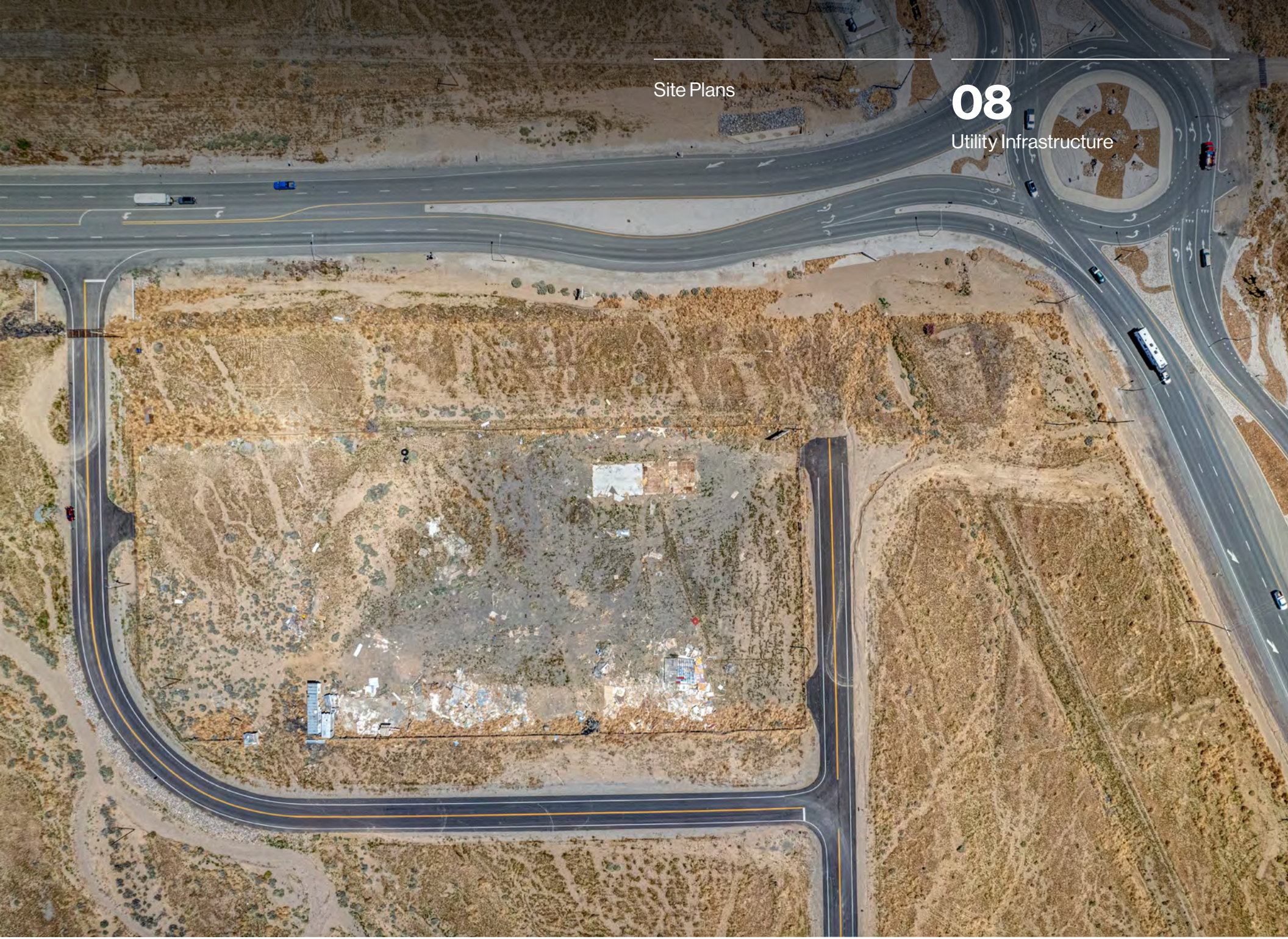
Aerial | Tahoe Reno Industrial Center

Retail | Office/Industrial

Aerial

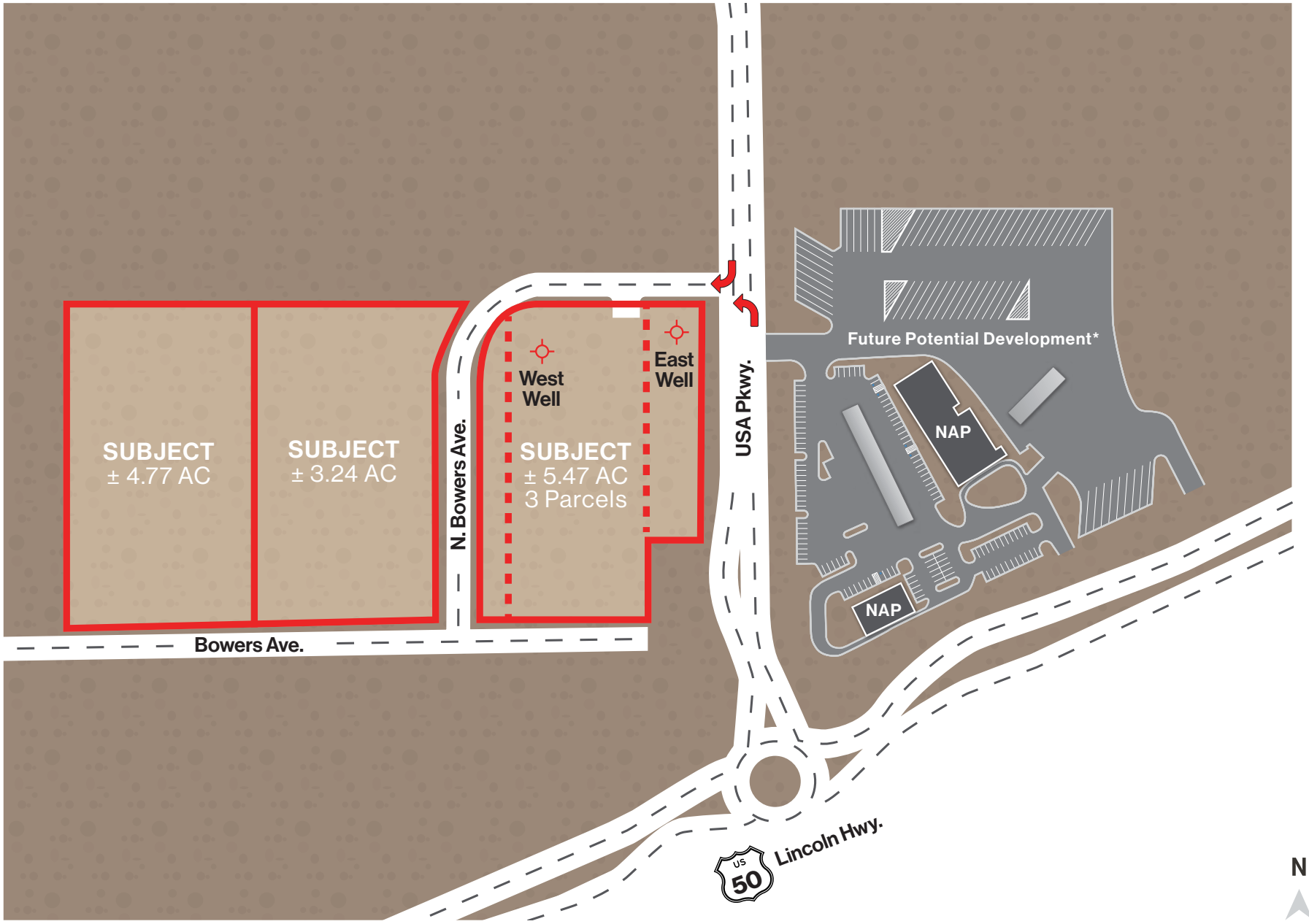
Airports | Office/Industrial | Communities

08
Utility Infrastructure



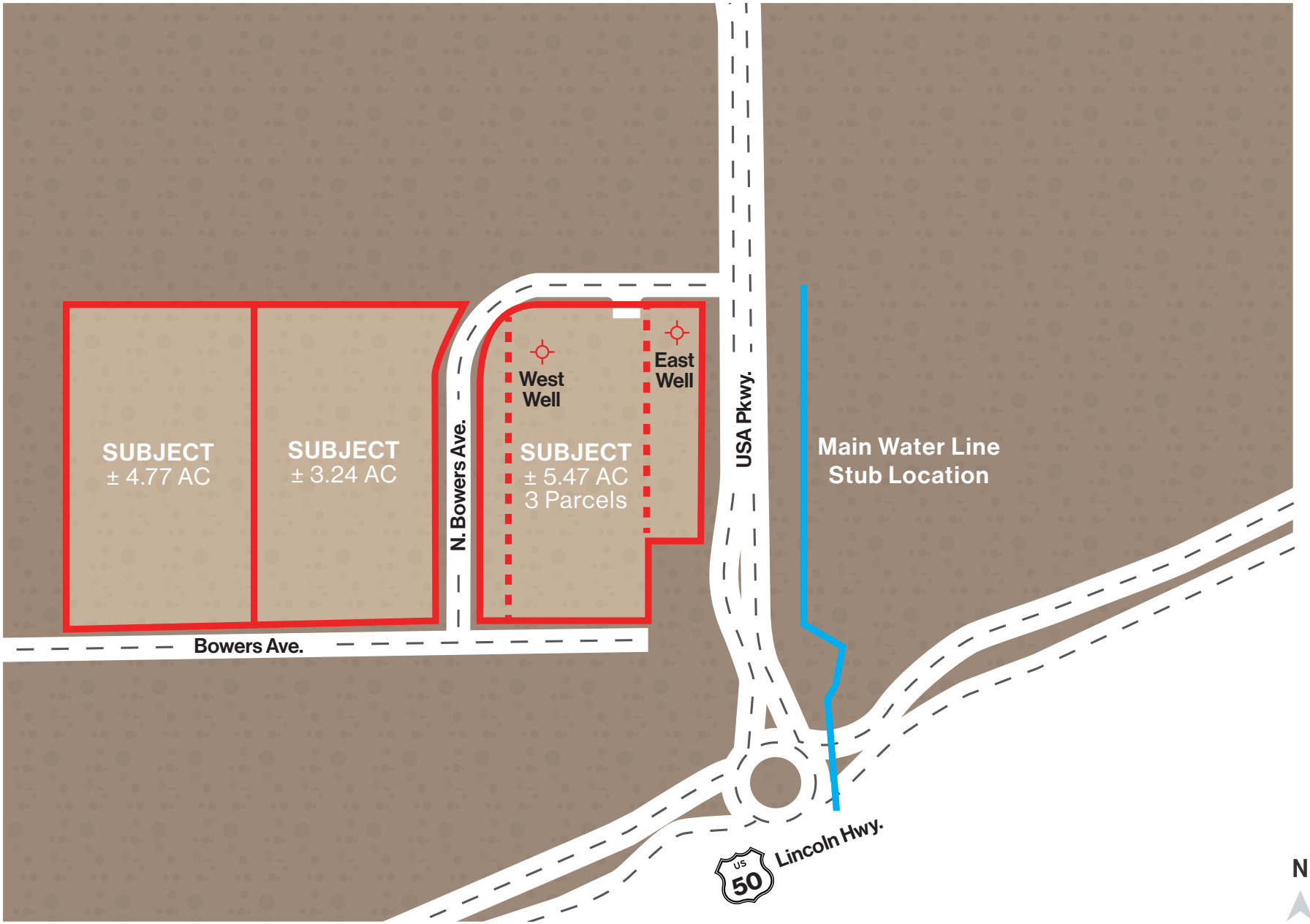
Site Plan

Subject NAP



*Well status to be verified by buyer
*Tentative site design

Planned Future Main Water Line

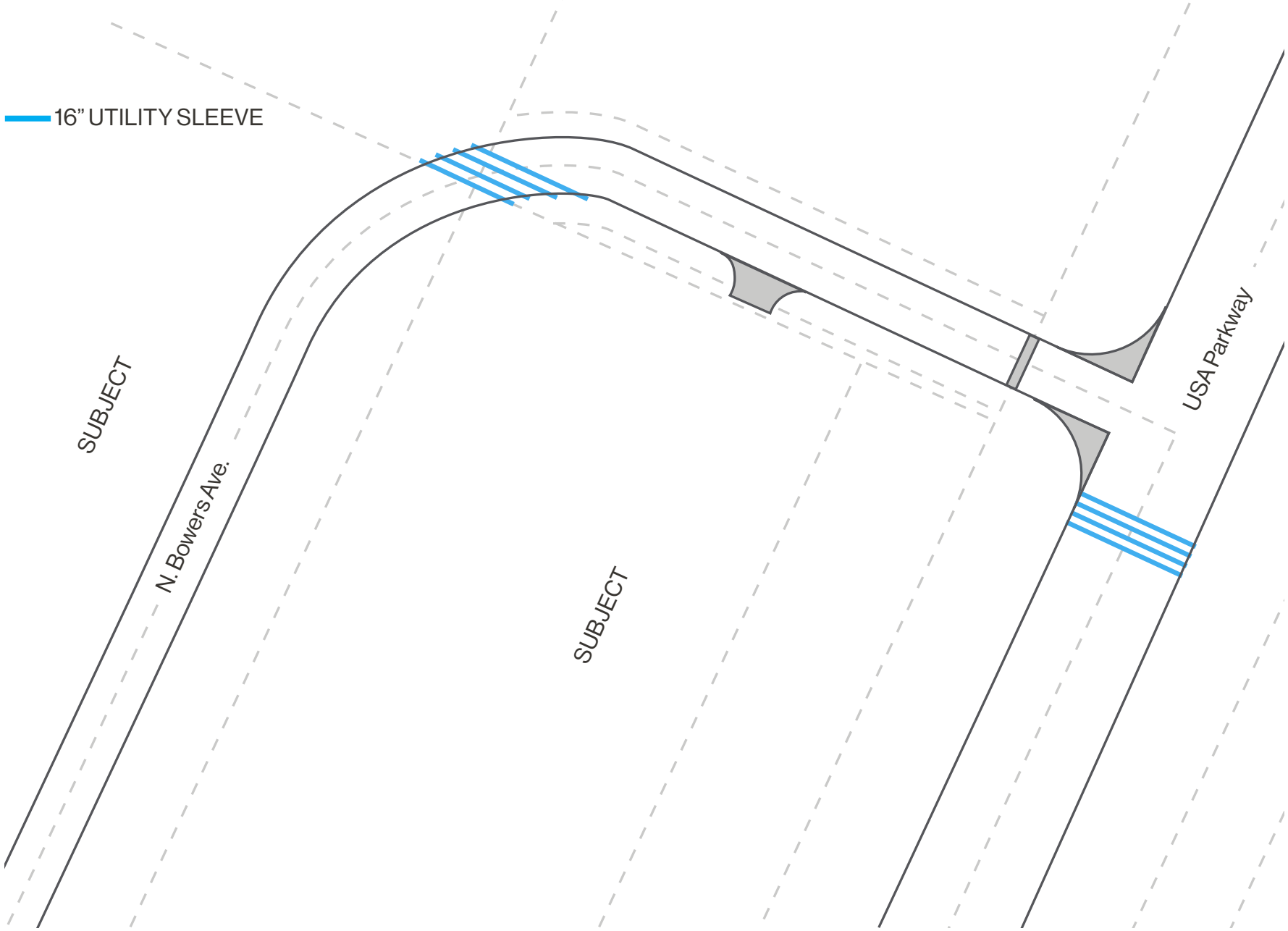


*Provided by the Silver Springs Water District. Buyer shall be solely responsible for verifying all utility locations.

Natural Gas Existing High-Pressure Steel Pipelines

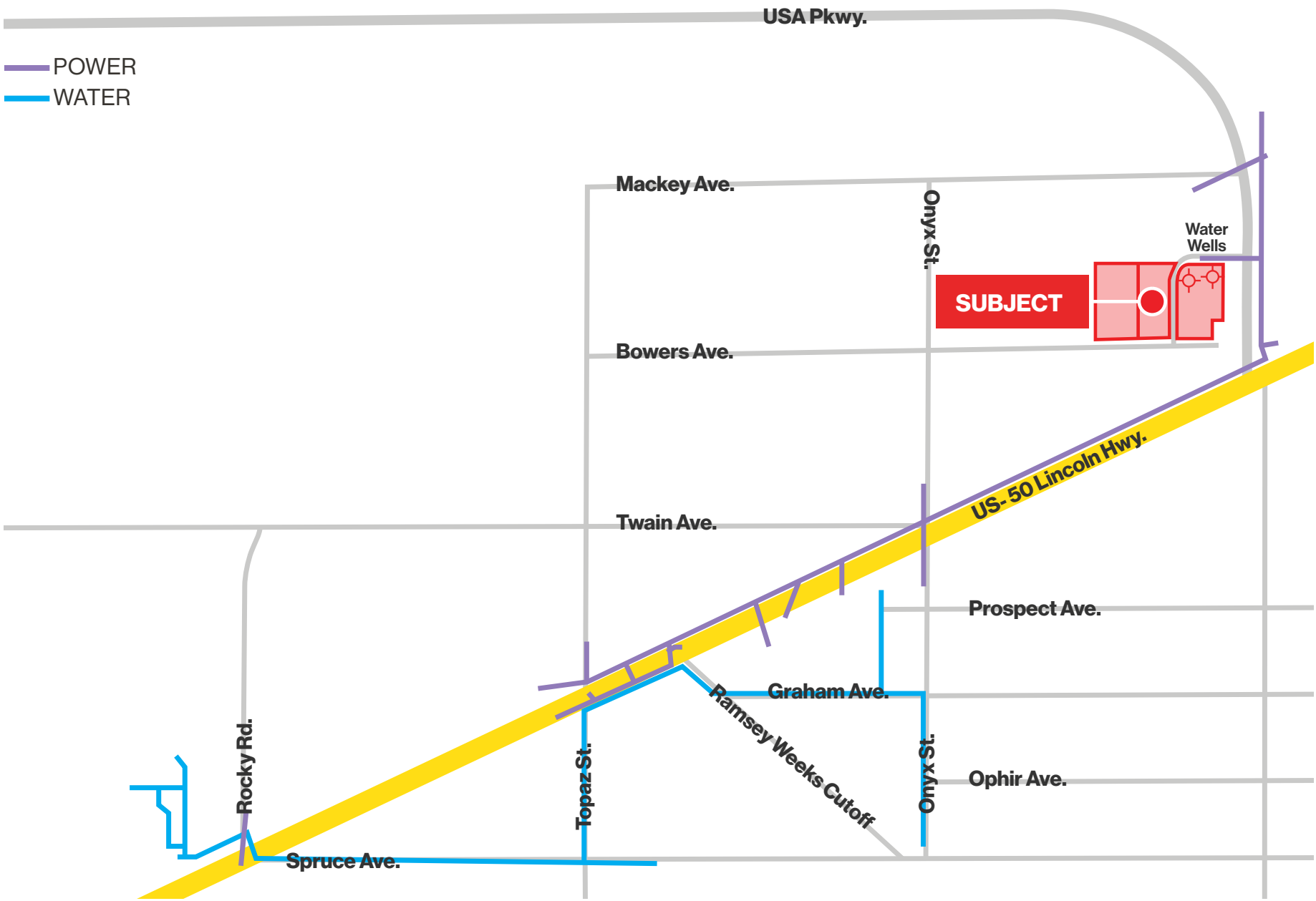
Provided by Great Basin Gas Transmission Company

Existing Utility Sleeves

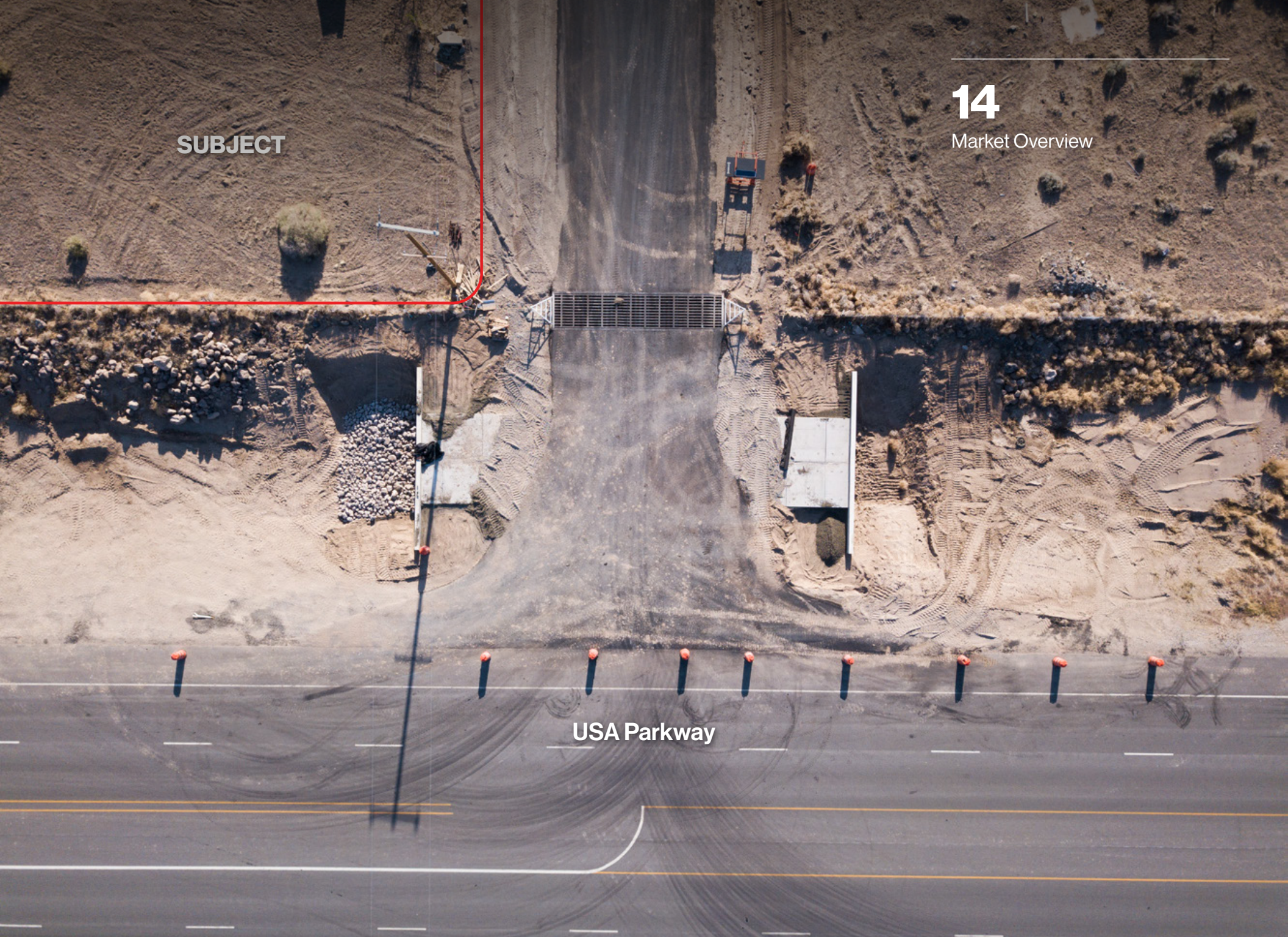


**The main water line is 12", and it needs an 8" star collar around it to fit in the sleeve. Buyer shall be solely responsible for verifying all utility locations.*

Utility Map



Source: Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P. NGA, USGS. Buyer shall be solely responsible for verifying all utility locations.


SUBJECT
USA Parkway

Key Figures of Northern Nevada

The city of Reno and Northern Nevada have seen exponential population and employment growth over the past 5 years. These increases are a direct reflection of the community, culture, and economy that Nevada has to offer.

2023 Population

724k
Northern Nevada Population

50k+ CA Residents Move to Northern Nevada

24% Reno/Sparks Employment Growth in Past 5 Years

2023 Travel

3.9MM
Annual Visitors Reno-Tahoe Area

64% Repeat Visitors to Northern Nevada

54% Percentage of Visitors from California

2023 Visitors

469k
Hotel Rooms Available in Reno-Tahoe Area

$1.04B Gross Gaming Revenue in Northern Nevada

$887B Visitor Recreation Spending in Washoe County

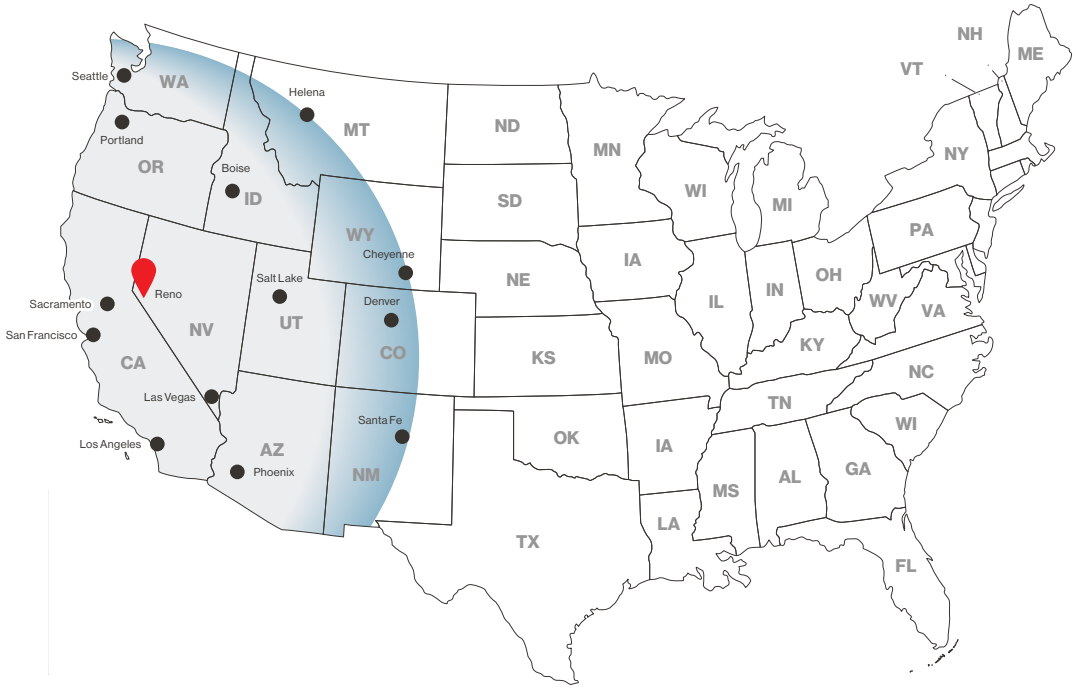
Why Nevada

Nevada is one of the most business-friendly states as it offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the 7th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th, and Utah 8th.

Northern Nevada Transit Times



1-Day Truck Service

San Francisco, CA
Sacramento, CA
Los Angeles, CA
Portland, OR
Seattle, WA
Boise, ID
Salt Lake, UT
Las Vegas, NV
Phoenix, AZ

2-Day Truck Service

Helena, MT
Cheyenne, WY
Denver, CO
Santa Fe, NM

Tax Free Haven

- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

60MM Customers

1-Day Truck Service from Northern Nevada

Power Costs

Nevada: 53% Less Than California, 25% Below U.S. Average

Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

Opportunity Zones

61 Areas in Nevada Offer Tax Benefits on Capital Gains, with Deferrals, Reductions up to 15%, and Tax-Free Appreciation after 10 Years

A Look at Northern Nevada

TRIC

The Tahoe-Reno Industrial Center (TRIC), the world's largest industrial park at **over 15,000 acres**, lies just nine miles east of Reno/Sparks. Accessible via I-80 and Hwy. 50, thanks to the USA Parkway expansion into Silver Springs, TRIC offers expedited shipping to seven western states within a day and the remaining four within two days.

SouthEast Connector

Completed in 2018, the SouthEast Connector offers an alternative transportation route between east Sparks and south Reno, comprising a new 5.5-mile arterial road, seven bridges, two signalized intersections, and a multi-use path for recreational users. This new roadway serves as a bypass from the congested US-395/I-580 freeway and the southwest section of McCarran Blvd.

Carson City

Carson City, the capital of Nevada, lies just south of Washoe County and boasts an estimated **population of 56,798 in 2024**. During the day, the population swells to over 63,000, driven by government employees commuting from Washoe and Douglas counties. Recent downtown renovations have spurred business growth and foot traffic, complementing Carson City's rich history and scenic allure, which consistently attract tourists year-round.

Douglas County

Douglas County, positioned along the Nevada/California border just south of Carson City, encompasses the towns of Minden, Gardnerville, and Genoa, hosting a **population exceeding 48,946 residents**. The area's ample land has attracted numerous manufacturing companies, such as Starbucks Roasting Plant, GE, and North Sails, establishing a robust industrial presence in the region.

Confidentiality Agreement

Affiliated Business Disclosure

LOGIC Reno, LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **3100 Bowers Ave., Silver Springs, NV 89429**, and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Reno, LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Reno, LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Reno, LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Affiliated Business Disclosure

Receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or LOGIC Reno, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Reno, LLC.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

Any reliance on the content of this memorandum is solely at your own risk.

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