

FOR SALE

205 DISTRIBUTION DRIVE


Land
PRODUCT TYPE


±2.0 AC
LAND SIZE


\$1,220,000 (\$14/SF)
SALE PRICE


Sparks
LOCATION

DISTRIBUTION DR

SUBJECT

ICIDOR CT

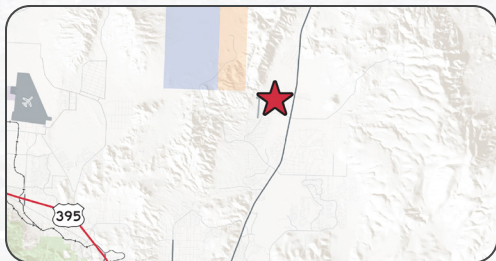


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NAI Alliance



Property Highlights

This ± 2 -acre industrial-zoned vacant land parcel sits on the corner of Academy Way and Distribution Drive in Sparks, Nevada. The site features an existing sidewalk cut access point, with utilities available both on-site and in the street. The parcel has gentle grading and is located approximately one mile from the Calle De Plata and Pyramid Way.

There are ± 2 acre-feet of water rights conveyed total, ± 1 acre-foot for each acre of land. The property has access to an ESFR pump house within the business park, which provides for fire suppression systems capable of supporting high-pile storage.

Property Details

Address	205 Distribution Drive Sparks, NV 89441
Land Size	± 2.0 AC
Sale Price	\$1,220,000
Sale Price/SF	\$14.00
Zoning	I - Industrial
APN	538-182-01



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5-MILE KEY FACTS



45,736
POPULATION



3.7%
UNEMPLOYMENT



2.8
HOUSEHOLD
SIZE (AVG.)



41
MEDIAN
AGE

5-MILE INCOME FACTS



\$124,659 MEDIAN
HOUSEHOLD
INCOME

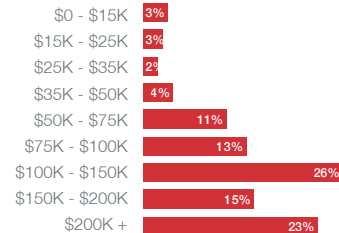


\$54,851 PER CAPITA
INCOME



\$614,949 MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



344
BUSINESSES



4,118
EMPLOYEES

5- MILE EDUCATION FACTS



3%
NO HIGH
SCHOOL
DIPLOMA



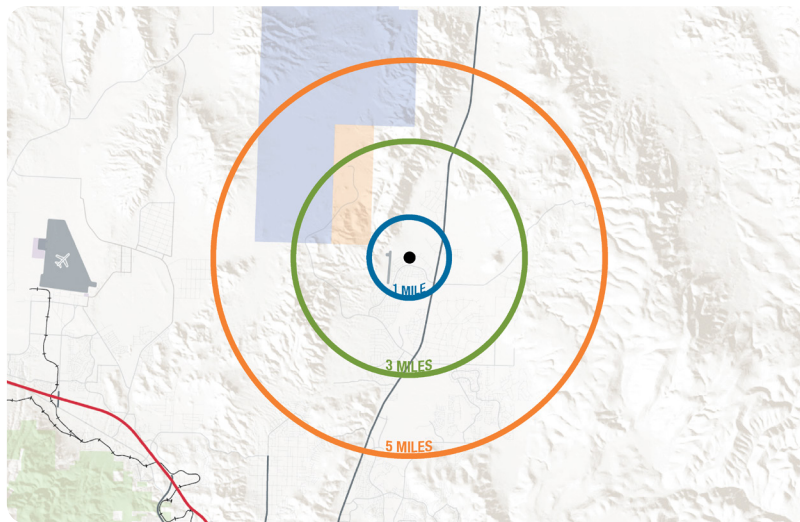
23%
HIGH
SCHOOL
GRADUATE



37%
SOME
COLLEGE



37%
BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR SALE

205 DISTRIBUTION
DRIVE

SUBJECT

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	3 MI 8 MIN DRIVE
RENO-TAHOE AIRPORT	25 MI 30 MIN DRIVE
SOUTH RENO	33 MI 40 MIN DRIVE
DOWNTOWN RENO	23 MI 28 MIN DRIVE

PYRAMID WY

SPANISH
SPRINGS



Nearby Businesses

**Land**

PRODUCT TYPE

**±2.0 AC**

LAND SIZE

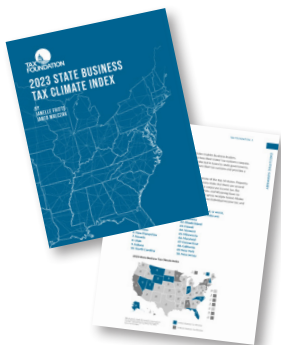
**\$1,220,000 (\$14/SF)**

SALE PRICE

**Sparks**

LOCATION

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

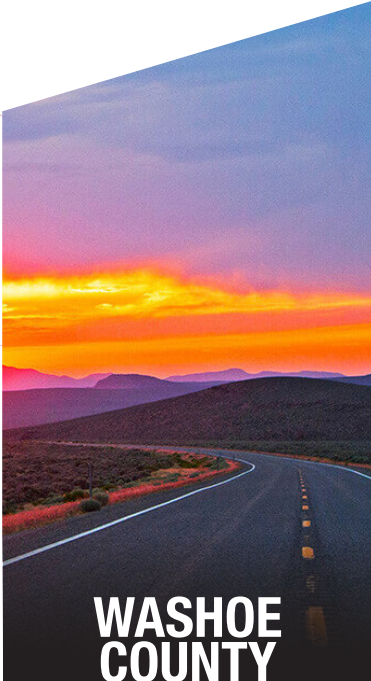
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

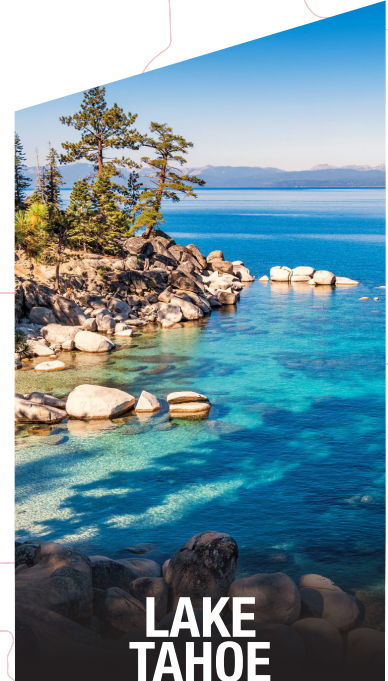
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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