

AVAILABLE FOR SALE

STONEBROOK PAD I ±0.909 ACRES FOR SALE

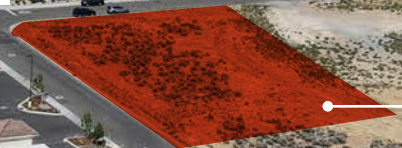
7943 TIERRA DEL SOL, SPARKS, NV 89436



COMING SOON



34,500 ADT



SUBJECT
PROPERTY



*For Sale Newly Approved
Entitled Mixed Use Medical,
Office and Retail Building*

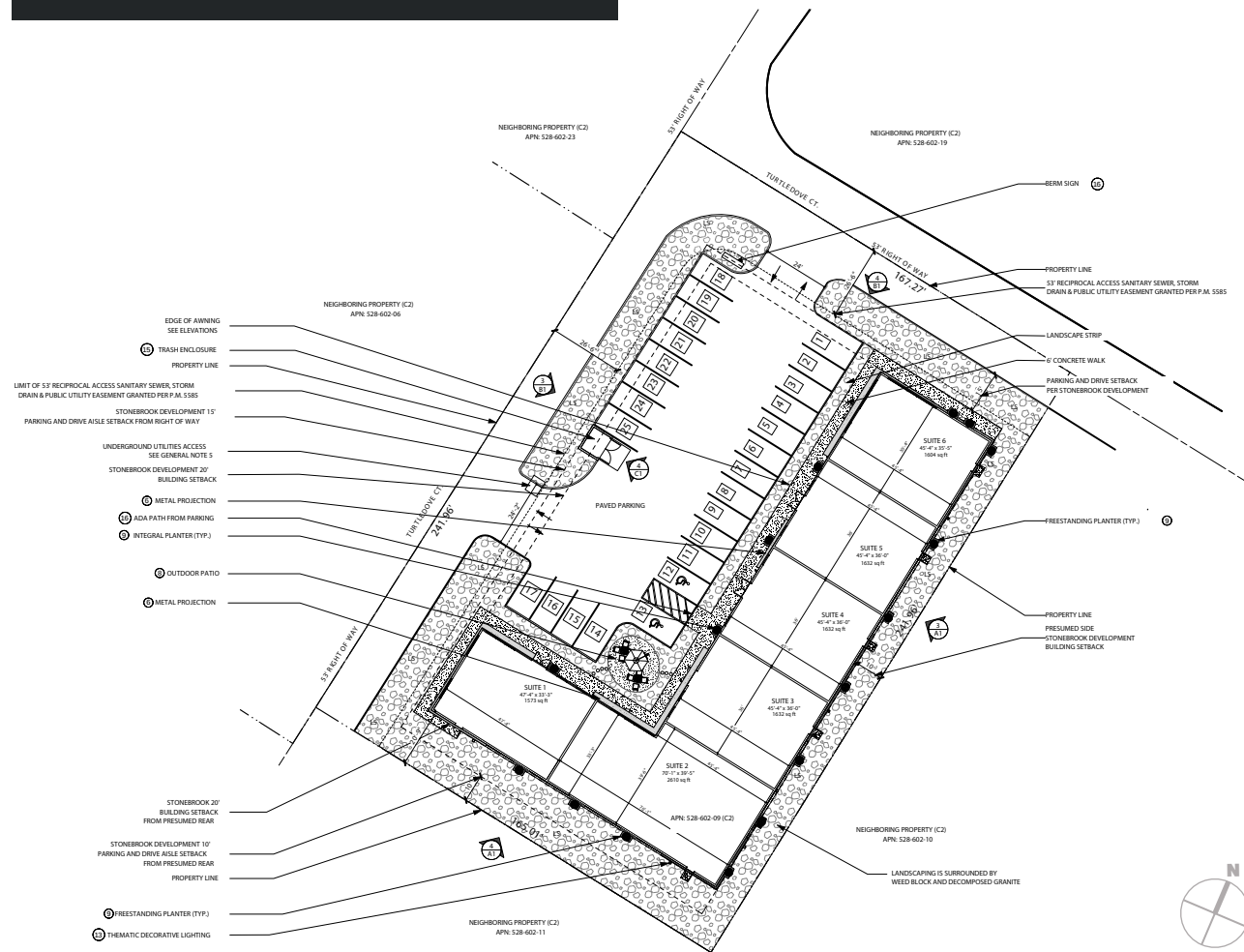
MARK KEYZERS
775.470.8875
mark.keyzers@kidder.com
LIC N° BS.0044999

KIDDER.COM

km Kidder
Mathews

SITE PLAN

*APPROVED COMMERCIAL
BUILDING READY FOR PERMIT!*



+11,214 SF

TOTAL BUILDING

SIX

SUITES

25

PARKING SPACES

PROPERTY HIGHLIGHTS

Land for Sale in the rapidly growing Spanish Springs area

Join Winco, Panera, Roberto's Taco Shop, Stonebrook Dental, Wendy's, Les Schwab, Surf Thru Car Wash, Jiffy Lube, Kinder Care and Northern Nevada Medical Center

With a nearby Save Mart, Chase Bank, AutoZone, McDonald's, Starbucks, Chevron, 7-11, and Bully's Sports bar

Newly approved site plan and building elevation for a new 11,214 square foot commercial building

0.909-acre site (APN: 528-602-09)

Located at 7943 Tierra Del Sol Pkwy

Zoning is NUD (New Urban District Stonebrook) zoning district

TENANT MAP



CURRENT RETAIL DEVELOPMENT PROCESS



3D RENDERINGS

Front of Building



3D RENDERINGS





CONVENIENT
LOCATION
NEAR MAJOR
THOROUGHFARES



OFF OF MAIN
COMMUTER
ARTERIAL



DAILY TRAFFIC
COUNTS OVER
39,000

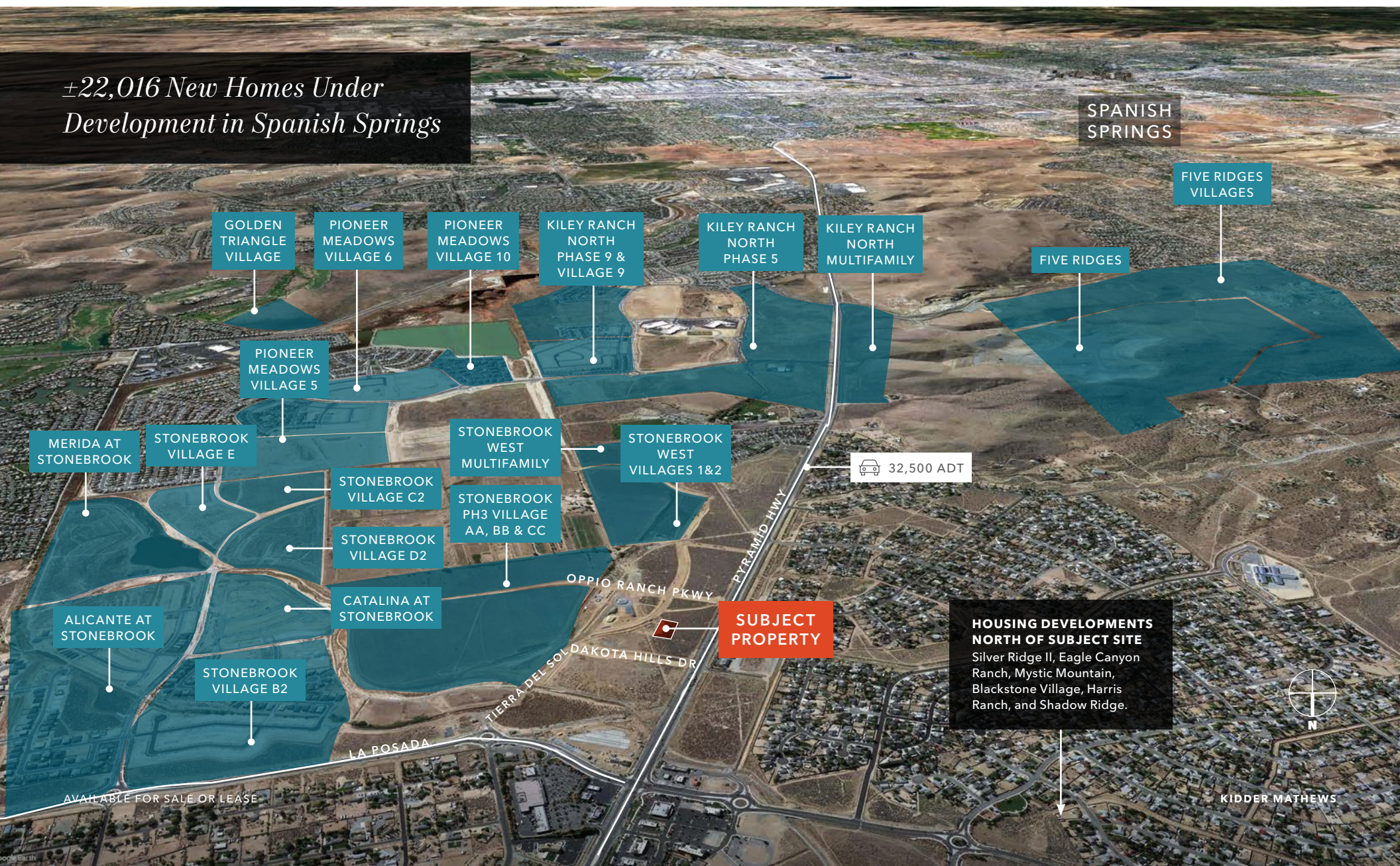


RESIDENTIAL
UNITS UNDER
DEVELOPMENT



NEW HOUSING DEVELOPMENTS

±22,016 New Homes Under Development in Spanish Springs



AVAILABLE FOR SALE OR LEASE

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED	9,006	49,008	88,012
2031 PROJECTED	11,697	55,533	94,445
PROJ GROWTH (2026-2031)	2,691	6,525	6,433
HISTORICAL GROWTH (2020-2026)	4,678	8,329	6,645

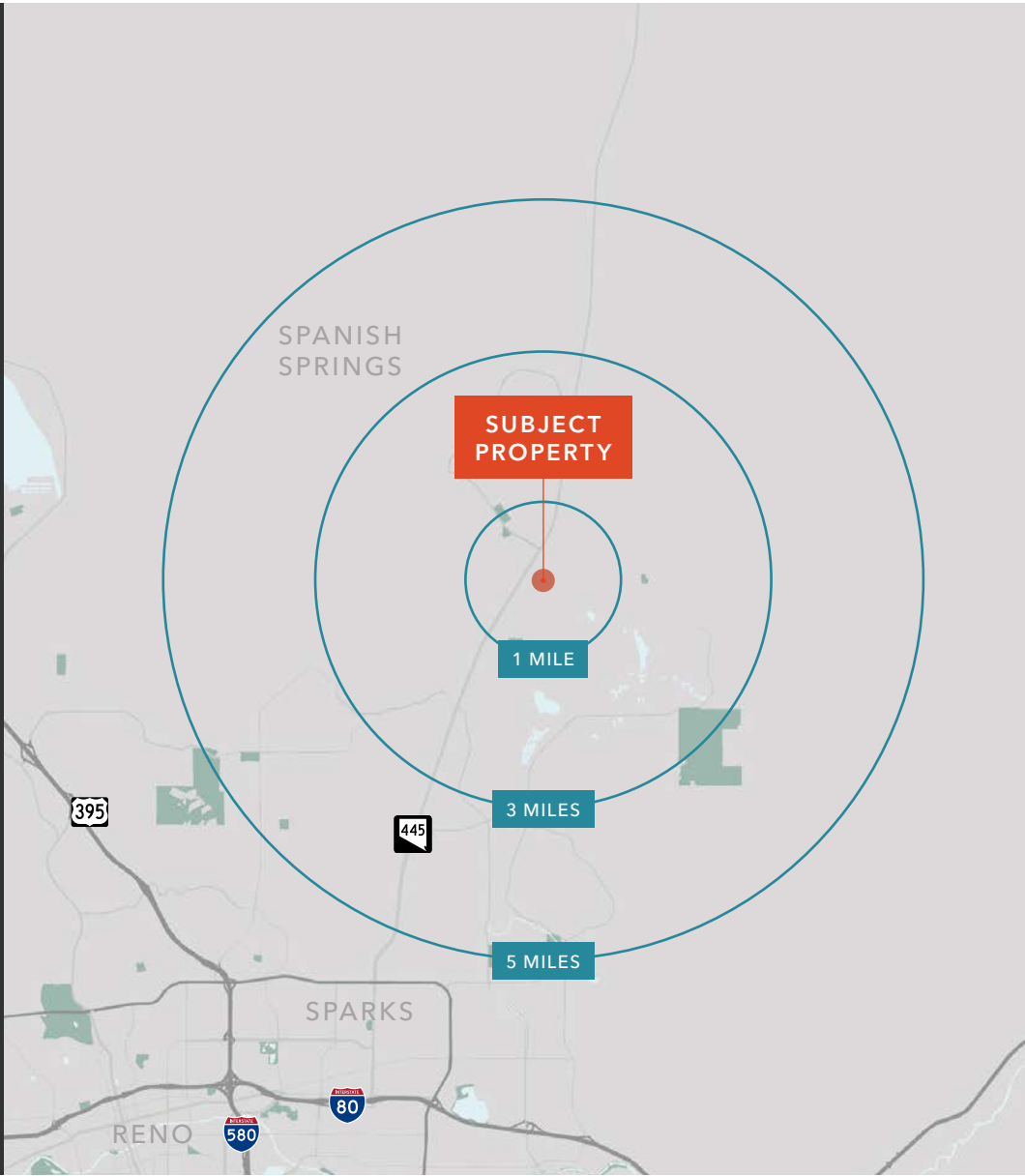
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	39.2	39.9	39.5
% FEMALE	49.5%	50.2%	49.9%
% MALE	50.5%	49.8%	50.1%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$133,978	\$124,571	\$117,889
2031 MEDIAN PROJECTED	\$138,716	\$125,701	\$119,481
2026 AVERAGE	\$167,770	\$154,841	\$146,477
2031 AVERAGE PROJECTED	\$172,871	\$156,344	\$148,830

Data Source: ©2026, Regis Online



MARK KEYZERS

Senior Vice President



Clients that Mark has represented include Baskin Robbins, Blaze Pizza, Blue Wave Car Wash, C-III Capital Partners, CAV Strategies, Centennial American Properties, Cold Stone Creamery, Cost Cutters, Cycle Gear, Del Taco, Deutsche Asset & Wealth Management, Discount Tire, Dunkin Donuts, Eden Management, FITE Development, Fitness 19, Furniture Row, Gabrielson & Company, Hudson Properties, GNC, Grateful Gardens, Hallmark, It's A Grind, Jimmy Johns, Keva Juice, Lewis Retail Centers, Panera Bread Company, Picerne Group, Pet Station, Quickstop Gas Stations, Quizno's Subs, Selective Real Estate Investments, Sonic, Supercuts, Subway, Surf Thru Car Wash, Sywest Development, Regis Hair Salons, RREEF Real Estate, T-Mobile, Verizon Wireless, Wall Street Property Company, World Savings Bank and World of Beer.

Mark began his real estate career in 1993 as an analyst and assistant manager for The Macerich Company (MAC). While there, he was a member of the acquisitions and transitions teams responsible for adding over 30 million square feet to the portfolio and the company becoming a publicly traded REIT on the New York Stock Exchange. He also had positions in management, leasing, marketing, and construction management for the shopping center properties in Fresno and Reno totaling more than 5.3 million square feet.

Mark moved to commercial brokerage in 1998 joining

Grubb & Ellis as an associate. In 2005, Mark became a partner, principal and senior vice president with NAI Alliance Commercial Real Estate Service. Mark has earned numerous top producer and service awards for each company and member affiliation he has been with.

EDUCATION

BA in Finance and Real Estate with a Minor in Business Law, New Mexico University

AWARDS & AFFILIATIONS

Licensed Nevada Real Estate Broker/Salesman

Member of CCIM, 2005 to Present

Member of ICSC (International Council of Shopping Centers), 1993 to Present

Government Affairs Chairman State of NV for ICSC, 2016 to present & 2004-2014

Alliance Committee Member ICSC, 2006-2012

Director Junior Achievement, 2004-2008

SELECT CLIENT LIST

Blaze Pizza

Cold Stone Creamery

Del Taco

Deutsche Asset & Wealth Management

Discount Tire

Grateful Gardens

Inspire Brands

Jimmy Johns

Lewis Retail Centers

Panera Bread Company

Quizno's Subs

Regis Hair Salons

Sonic

Sywest Development

Verizon Wireless

Wall Street Property Company and World Savings Bank

World of Beer

STONEBROOK PAD I



Exclusively leased by

MARK KEYZERS
775.470.8875
mark.keyzers@kidder.com
LIC N° BS.0044999

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

