

Pioneer East Business Park Commercial Lots for Sale

10400 Pioneer Trail, Truckee, California

Fully Entitled Lots



Rare opportunity to acquire fully entitled lots ready for immediate development. Positioned in a prime Truckee location, this property offers exceptional visibility and convenient access. Surrounded by thriving residential neighborhoods and established commercial centers, the site is ideally situated to capitalize on strong local growth and demand.

An outstanding investment opportunity in one of the region's most desirable markets.

- Proximal to several large developments (residential & commercial)
- 1 mile from downtown Truckee
- Access to bike path infrastructure
- Fully Entitled Lots
- All infrastructure complete (including underground utilities)
- (Water, electric, sewer, low voltage) located and available at each lot
- All parking, drainage, stormwater retention and trash enclosures installed
- Landscaping complete
- All workforce and affordable housing requirements on one lot (construction scheduled for Summer 2026)
- Common area monument signage approved and installed
- Preliminary architectural plans submitted and approved for Lots 1,4,5,9,10,11
- Lots 2,3,6,7, do not require public hearing for approvals for uses within the CS Zoning.
- CS Zoning is a highly favorable and flexible zoning designation (variety of uses not allowed in other zoning districts)
- Lot 11 approved for sit down dining (not typically allowed in CS Zone)
- Additional sit down dining allowance on other lots available.
- Inquire for current availability

Mancuso Real Properties

Listing Broker: Katie Mancuso

DRE #01207230

| (530) 559-4299 |

Email: mancusorealproperties@gmail.com