

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing a prime development opportunity in the vibrant North Valley area of Reno, NV! This property can be **Neighborhood Commercial or Industrial** per Washoe County. Strategically located on Reno Park Blvd., this parcel presents an enticing prospect for commercial and/or residential due to a burgeoning market in this sought-after area. Access (and thus address change) would be on Reno Park Blvd.

PROPERTY HIGHLIGHTS

- Washoe County will change zoning to Commercial or Industrial, Currently it is LDS.
- Washoe County indicated that they would agree to multiple zoning
- Prime North Valley location with Access to both US 395, North and US 395 South
- Unique opportunity for various uses and zoning upgrade. Can divide the parcel.
- Priced below market. Entitled, Price Opinion would be in the \$800,000 to \$1,050,000.

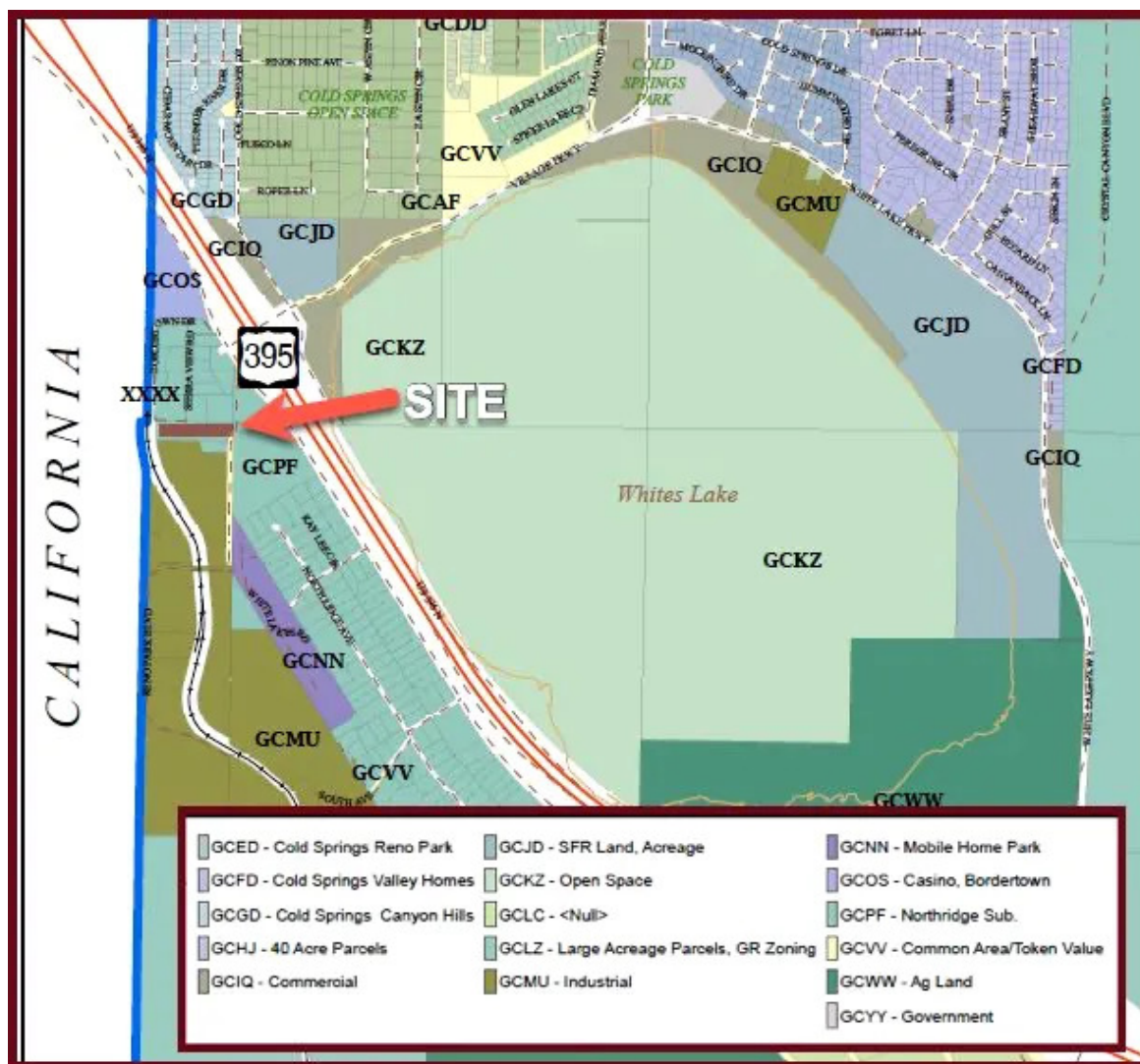
OFFERING SUMMARY

Sale Price:	\$329,750
Lot Size:	5 Acres

DEMOGRAPHICS	1 MILE	4 MILES	5 MILES
Total Households	46	3,505	4,383
Total Population	106	10,401	13,105
Average HH Income	\$112,054	\$98,540	\$101,113

RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

ADDITIONAL PHOTOS



RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

Bordertown Casino

SITE

Zoned : NC/GR

Commercial Industrial

Industrial

Light Commercial

White Lake

US-95

Village Pkwy

North Ave

South Ave

Truck Parking

Private

087-282-01

087-281-06

087-281-07

087-281-01

087-010-21

081-140-16

081-131-31

081-131-41

081-131-44

081-121-58

081-121-53

081-121-32

081-121-59

081-121-54

081-131-16

081-131-17

081-131-18

081-131-19

081-131-20

081-131-21

081-131-22

081-131-23

081-131-24

081-131-25

081-131-26

081-131-27

081-131-28

081-131-29

081-131-30

081-131-31

081-131-32

081-131-33

081-131-34

081-131-35

081-131-36

081-131-37

081-131-38

081-131-39

081-131-40

081-131-41

081-131-42

081-131-43

081-131-44

081-131-45

081-131-46

081-131-47

081-131-48

081-131-49

081-131-50

081-131-51

081-131-52

081-131-53

081-131-54

081-131-55

081-131-56

081-131-57

081-131-58

081-131-59

081-131-60

081-131-61

081-131-62

081-131-63

081-131-64

081-131-65

081-131-66

081-131-67

081-131-68

081-131-69

081-131-70

081-131-71

081-131-72

081-131-73

081-131-74

081-131-75

081-131-76

081-131-77

081-131-78

081-131-79

081-131-80

081-131-81

081-131-82

081-131-83

081-131-84

081-131-85

081-131-86

081-131-87

081-131-88

081-131-89

081-131-90

081-131-91

081-131-92

081-131-93

081-131-94

081-131-95

081-131-96

081-131-97

081-131-98

081-131-99

081-131-100

081-131-101

081-131-102

081-131-103

081-131-104

081-131-105

081-131-106

081-131-107

081-131-108

081-131-109

081-131-110

081-131-111

081-131-112

081-131-113

081-131-114

081-131-115

081-131-116

081-131-117

081-131-118

081-131-119

081-131-120

081-131-121

081-131-122

081-131-123

081-131-124

081-131-125

081-131-126

081-131-127

081-131-128

081-131-129

081-131-130

081-131-131

081-131-132

081-131-133

081-131-134

081-131-135

081-131-136

081-131-137

081-131-138

081-131-139

081-131-140

081-131-141

081-131-142

081-131-143

081-131-144

081-131-145

081-131-146

081-131-147

081-131-148

081-131-149

081-131-150

081-131-151

081-131-152

081-131-153

081-131-154

081-131-155

081-131-156

081-131-157

081-131-158

081-131-159

081-131-160

081-131-161

081-131-162

081-131-163

081-131-164

081-131-165

081-131-166

081-131-167

081-131-168

081-131-169

081-131-170

081-131-171

081-131-172

081-131-173

081-131-174

081-131-175

081-131-176

081-131-177

081-131-178

081-131-179

081-131-180

081-131-181

081-131-182

081-131-183

081-131-184

081-131-185

081-131-186

081-131-187

081-131-188

081-131-189

081-131-190

081-131-191

081-131-192

081-131-193

081-131-194

081-131-195

081-131-196

081-131-197

081-131-198

081-131-199

081-131-200

081-131-201

081-131-202

081-131-203

081-131-204

081-131-205

081-131-206

081-131-207

081-131-208

081-131-209

081-131-210

081-131-211

081-131-212

081-131-213

081-131-214

081-131-215

081-131-216

081-131-217

081-131-218

081-131-219

081-131-220

081-131-221

081-131-222

081-131-223

081-131-224

081-131-225

081-131-226

081-131-227

081-131-228

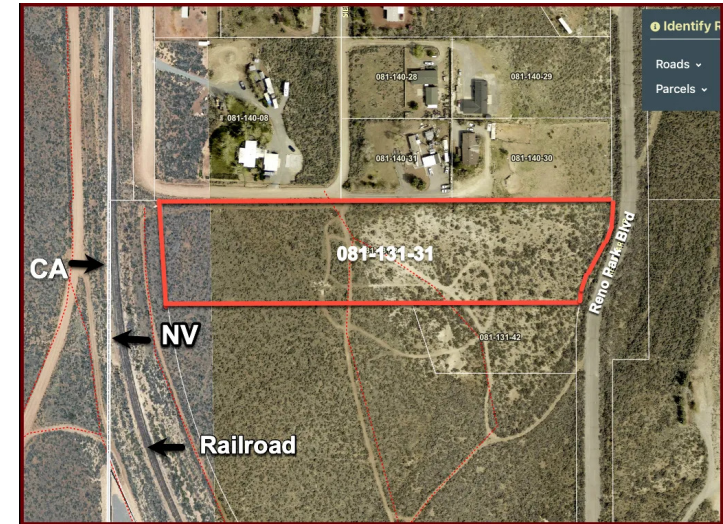
081-131-229

081-131-230

081-131-231

081-131-232

081-131-233



JOHNSON GROUP
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCATION MAP



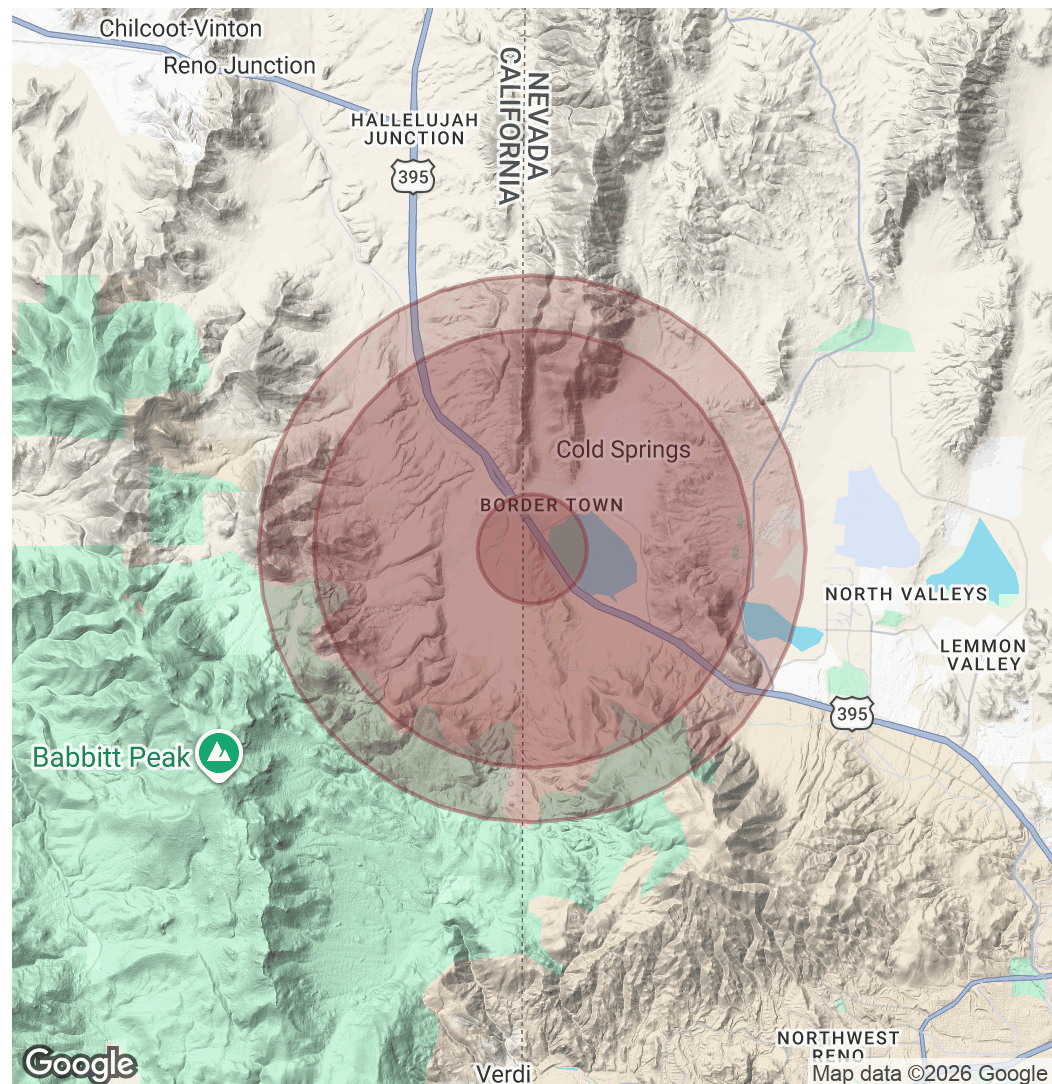
RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	4 MILES	5 MILES
Total Population	106	10,401	13,105
Average Age	57.8	39.2	39.3
Average Age (Male)	56.4	38.1	36.3
Average Age (Female)	58.8	40.3	40.9

HOUSEHOLDS & INCOME	1 MILE	4 MILES	5 MILES
Total Households	46	3,505	4,383
# of Persons per HH	2.3	3.0	3.0
Average HH Income	\$112,054	\$98,540	\$101,113
Average House Value	\$419,673	\$402,441	\$415,443

2023 American Community Survey (ACS)



RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

ADVISOR BIO 1



RICHARD JOHNSON

Principal & Broker of Record

dick@johnsongroup.net

Direct: 775.823.8877 x201 | Cell: 775.741.0829

NV #B.58025

JOHNSON GROUP COMMERCIAL

5255 Longley Lane, Suite 105
Reno, NV 89511
775.823.8877

RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET