

Land For Sale

0.73 Acres | 31,736 SF

Colliers

0 Mae Anne Avenue, Reno, NV 89523

APN: 204-020-30

Recently Reduced Sale Price: \$317,552.40 (\$10/PSF)



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**Prime NW Reno Intersection with
Visibility from Mae Anne Avenue**

5405 Mae Anne Avenue

The property is owned by a different ownership group but is currently listed for sale and would make an outstanding assemblage for a development site or a user requiring more acreage.

0 Mae Anne Avenue

Mae Anne Avenue

Quail Run Road

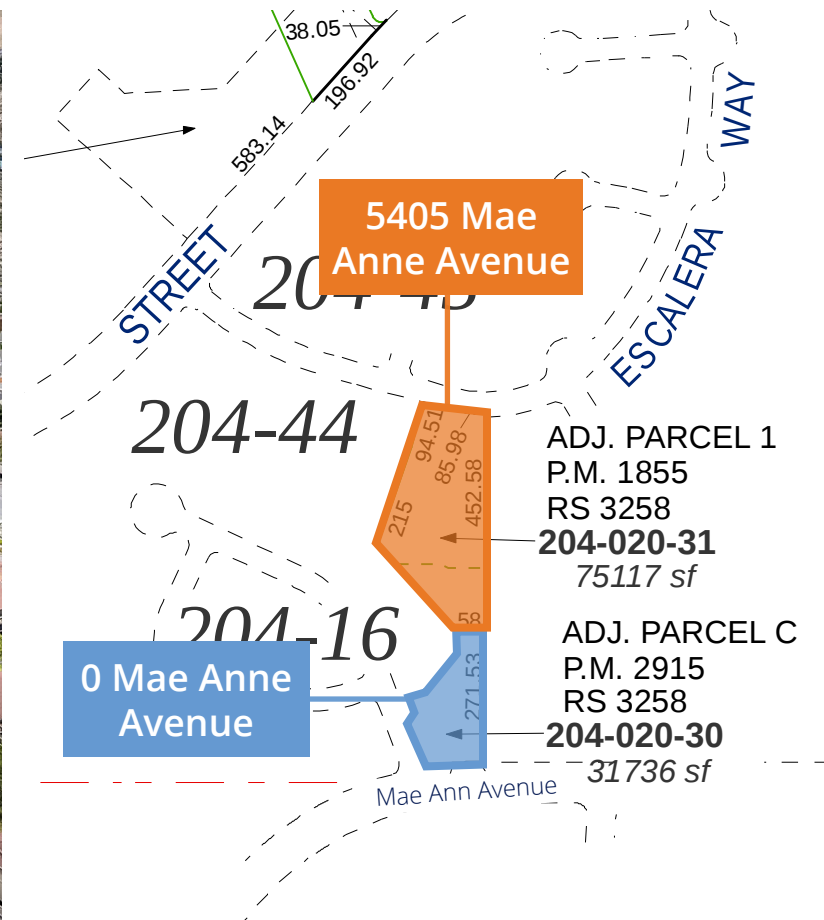
Opportunity

Located at the northeast corner of Mae Anne Avenue and Morning Star Drive in northwest Reno, this land parcel offers excellent accessibility to I-80 and McCarran Boulevard, providing convenient drive times to all parts of Reno and Sparks, including the Reno-Tahoe International Airport. The site is surrounded by a dense population base and numerous retail and shopping options, and is also near the University of Nevada, which boasts a student body of nearly 22,000. Adjacent to the parcel is 5405 Mae Anne Avenue, a 19,286 SF office building exclusively listed by Colliers. While the properties are owned by separate entities, their contiguous positioning presents a unique opportunity to acquire a larger footprint in this well-located area.

Property Highlights

Recently Reduced Sale Price: \$10/PSF

- Located at the northeast corner of Mae Anne Avenue & Morning Star Drive in northwest Reno.
- Well located near dense population and retail and shopping options.
- Location offers convenient access to I-80 and the McCarran Boulevard ring road.
- Convenient drive times to all parts of Reno/Sparks including the Reno Tahoe International Airport.
- Currently zoned Professional Office (PO) but a zone change may be a possibility.
- Located near the University of Nevada campus with a student body of nearly 22,000.
- Colliers exclusively represents the building listed located at 5405 Mae Anne Avenue, a 19,286SF office, in which this land parcel is adjacent to. They are owned by different ownership groups but are contiguous and is an opportunity to own a larger portion.



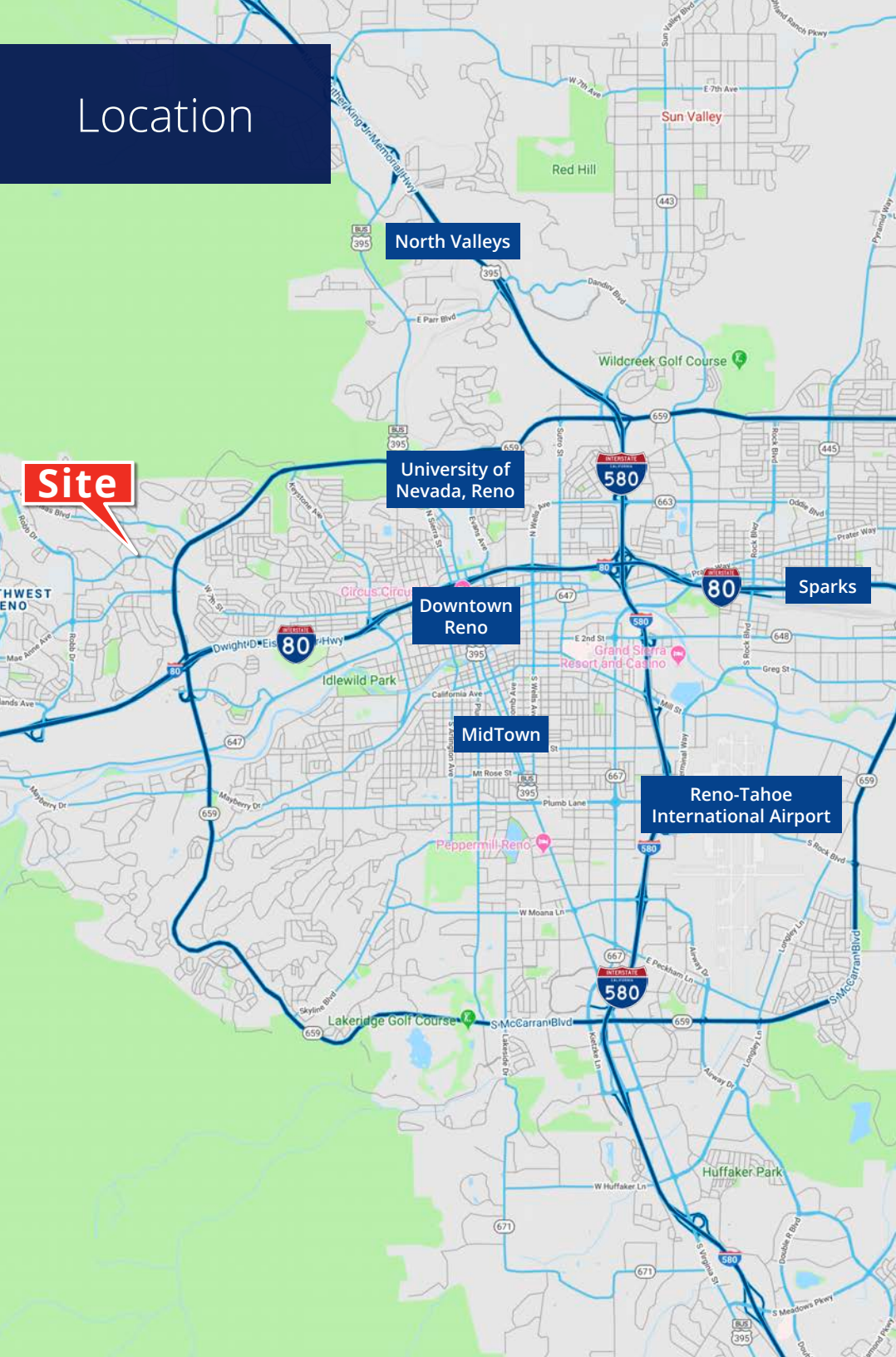
Land Pad Photograph



Surrounding Area



Location

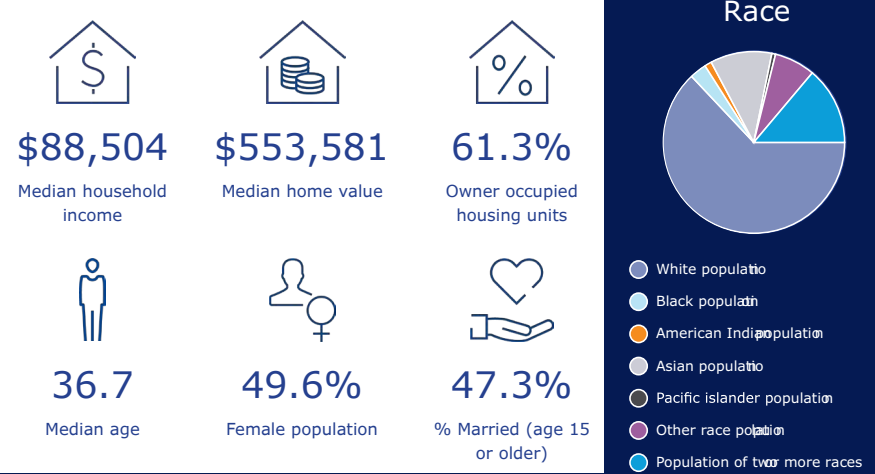


Demographics & Traffic Counts

	1 mile	3 mile	5 mile
2025 Population	14,530	72,032	166,609
Daytime Population	10,751	55,180	180,312
Average Household Income	\$115,388	\$123,092	\$110,878
Total Households	5,749	31,174	71,995

2024 Traffic Counts - NDOT
Mae Anne Avenue, East of Mae Anne Avenue: 14,600 ADT
SR659, East of Mae Anne Avenue: 28,600 ADT
Mae Anne Avenue, West of Mae Anne Avenue: 9,650 ADT
I-80, South of Mae Anne Avenue: 57,500 ADT

3 Mi Household & Population Data



Regional Area Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching! As the announcements of large and recognizable companies that are moving to the area are publicized, businesses, investors and developers from all over the country are rushing to jump on the bandwagon. Companies are finding that the ease of doing business, coupled with favorable taxes and incentives, is creating an unparalleled motivation for business leaders to focus on Northern Nevada. In fact, the Economic Development Authority of Western Nevada (EDAWN) reported some 30 companies relocated to or expanded in the Reno/Sparks region in 2020. These companies brought with them nearly 2,300 new jobs and 11 new corporate headquarters. With the area including major cities such as Reno, Sparks, Carson City, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal proximity to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

With Nevada having the seventh most business-friendly tax structures in the country, it opened up many possibilities for out-of-state companies to locate facilities here, including Google, Tesla, Switch, Apple, Blockchain and most recent newcomer, New Deantronics. Construction is underway for the medical supply company's 200,000 square foot research/development and manufacturing facility. The company estimates that they will invest more than \$40 million and generate over 200 jobs for the area. Blockchain recently purchased over 68,000 acres in the Tahoe Reno Industrial Center for their new corporate headquarters and software design research center. Google also purchased 1,210 acres of land in TRIC, making them both neighbors with Tesla and Switch. Tesla Motors also invested in Nevada and is currently building the world's largest lithium-ion battery factory that is scheduled to have an 18 million square foot footprint, with 5.3 million square feet already built. This \$10 billion lithium battery plant is projected to employ 10,000 people and 16,000 indirect jobs within the next few years. In addition, the Las Vegas based tech company, Switch, is investing \$1 billion in a 7.2 million square foot data center. The first building in the Switch Campus recently opened its doors and became the world's largest single data center, measuring 1.3 million square feet. Finally, Apple also chose Reno to invest over \$2 billion for their massive iCloud data facility. Also, they recently finished building a 27,000 square foot shipping warehouse in downtown Reno. Apple has created 8,000 data and retail jobs in Nevada and is expected to generate roughly 700 more construction jobs and other permanent positions.

In addition to the larger companies moving to Reno, many manufacturers have already established their sites in Northern Nevada. Amazon moved one of their distribution warehouses into a 680,000 square foot e-commerce, high clearance building that employs 600 associates. While Amazon has become established in Reno, the pioneer of bringing tech companies to Northern Nevada is Microsoft. Microsoft moved its licensing office here in 1997 and is one of the only three Microsoft Regional Operation Centers in the world. With companies making the decision to move their operations into friendlier tax states becoming more frequent, Northern Nevada has become a hot spot for tech companies looking to expand. To learn more on the area, you can visit WhyReno.org.



Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2023 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.8%

UNEMPLOYMENT RATE
AS OF APRIL 2025

258,017

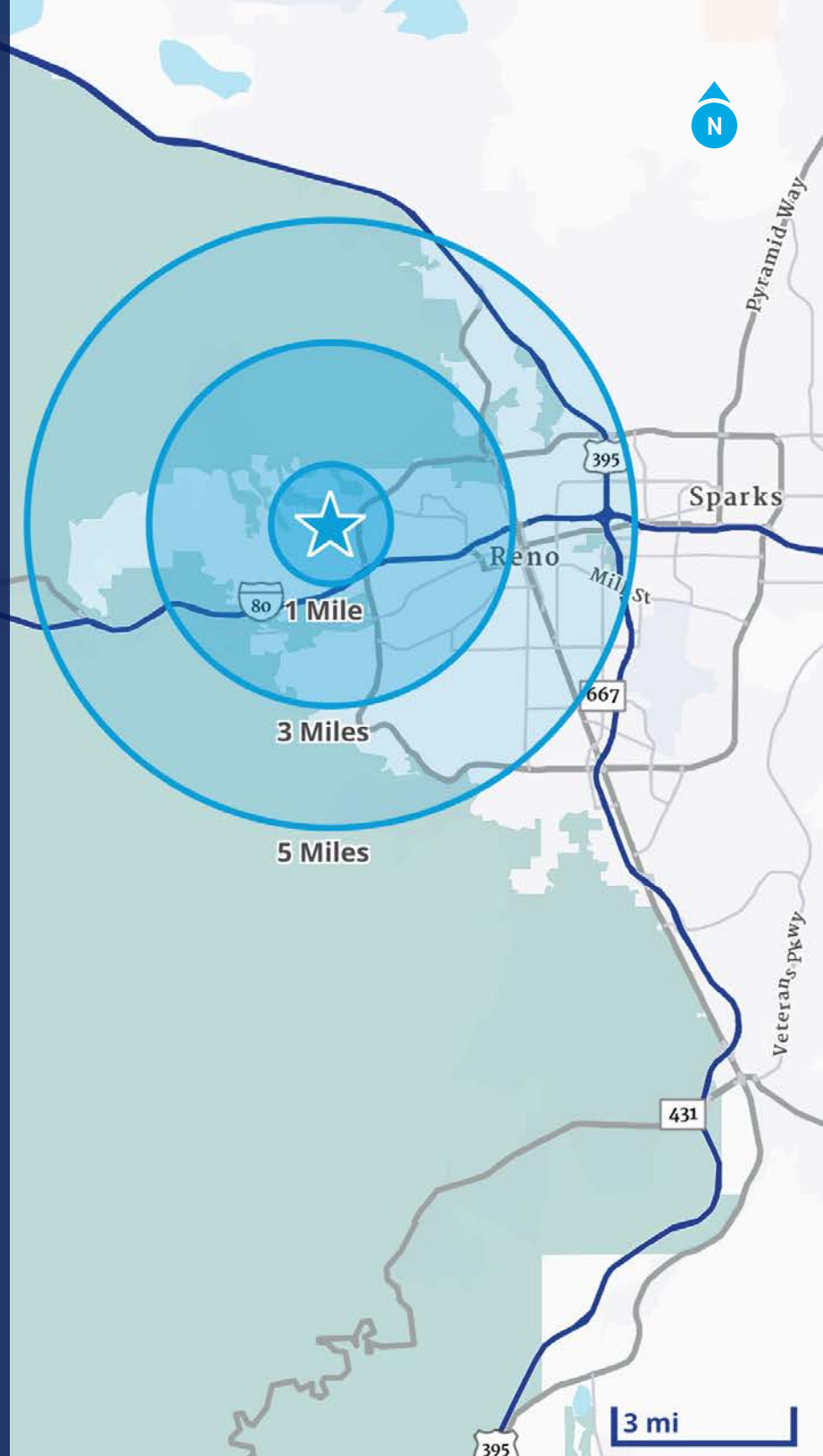
WASHOE COUNTY
EMPLOYMENT AS OF 2024

514,332

WASHOE COUNTY
POPULATION AS OF 2024

\$567,000

MEDIAN HOME PRICE
AS OF FEBRUARY 2025



0 Mae Ann Avenue Reno, NV 89523

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