

For Sale



Property Description

Fernley Gardens represents a residential development opportunity in the heart of Fernley, Nevada, one of the fastest-growing communities in the Reno-Sparks metropolitan region. Can be developed as a multifamily rental home community or a townhome subdivision. This offering includes 16.88 acres of entitled land with approved zoning (NR-2), Preliminary architectural plans by Lewis Zaumeyer Architect, a stamped traffic impact study, geotechnical report, and a clean title.

Property Highlights

- 16.88 acres of entitled, zoned land (NR-2)
- 93.8 AC/FT water rights available seperately
- Preliminary architectural plans (5 floor plans, site plan) for a townhome subdivision available.
- Stamped traffic impact study (March 2026)
- Geotechnical investigation & report
- Professional boundary & topographic survey (July 2025)
- Clean title report (January 2026)

Offering Summary

Sale Price:	\$2,500,000.00
Lot Size:	16.88 Acres
APN:	021-103-61

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	553	1,746	3,064
Total Population	1,377	4,418	8,034
Average HH Income	\$92,756	\$95,680	\$96,320

For Sale

Community Vision

Architectural renderings by Lewis Zaumeyer Architect for Altmann Builders



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LANDSCAPE DATA

SITE AREA: 180,000 SQ FT (15.17 ACRES)
JURISDICTION: FERNLEY
APN: 21-0546

ZONING: MFC-04 (MULTIFAMILY TO ENVELOPING UNIT/LANDSCAPE MAX)

REQUIRED LANDSCAPE AREA: 132,960 SQ FT

(70% OF TOTAL SITE AREA)

PROVIDED LANDSCAPE AREA: 132,960 SQ FT MIN

REQUIRED TREES: 449 MIN

(1 TREE PER 300 SQ FT OF REQUIRED LANDSCAPE AREA) = 149

(1 TREE PER 7 PARKING SPACES (50 PROPOSED)) = 8

REQUIRED SHRUBS: 2,094 MIN

(0.50 SHRUB PER REQUIRED TREE)

LEGEND

DECIDUOUS TREES - LARGE/MEDIUM

EVERGREEN TREES - LARGE/MEDIUM

DECIDUOUS & EVERGREEN TREES - COLUMNAR/SKINN

DRYLAND LANDSCAPE AREAS

PET AREA

AMENITY AREA

AMENITY LEGEND

★ AMENITIES FROM THE FOLLOWING LIST

MAY BE PROVIDED THROUGHOUT THE

PROJECT:

• ROCKY COURT

• HORSESHOE COURTS

• POULTRILL COURTS

• EXPOSURE EQUIPMENT

• PICKUP AREAS TO INCLUDE TABLES

• NOT WAREHOUSE

• LUSH AREAS FOR FIELD GAMES

GENERAL NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.

2. TREES

• DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES

• EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 6 FEET

• ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE PROVIDED AT THE DISCRETION OF THE OWNER.

3. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES.

ALL TREES WILL BE PLANTED TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1995).

4. ALL SHRUBS MUST RECEIVE 2" DEPTH MULCH WITH WEED CONTROL.

5. ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP-IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A PROPOSED PRESSURE-TYPE BACKFLOW PREVENTER SHALL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

6. PLANTING PLAN IS CONCEPTUAL. PLANT QUALITIES INDICATED ARE PER CITY OF FERNLEY CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS.

7. AMENITIES AND AMENITY AREAS ARE CONCEPTUAL. FINAL SELECTION SHALL BE DETERMINED DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS.

PRELIMINARY WATER USAGE ESTIMATE

DROP USAGE GALLONS PER YEAR: 96,000 2.05 AC FEET/AN

TREES:

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LANDSCAPE ARCHITECTURE

1000 S. MAIN ST. SUITE 100

SPRING VALLEY, NV 89415

TEL: 702.735.1111

WWW.LA-STUDIOUNADE.COM

PRELIMINARY LANDSCAPE PLAN

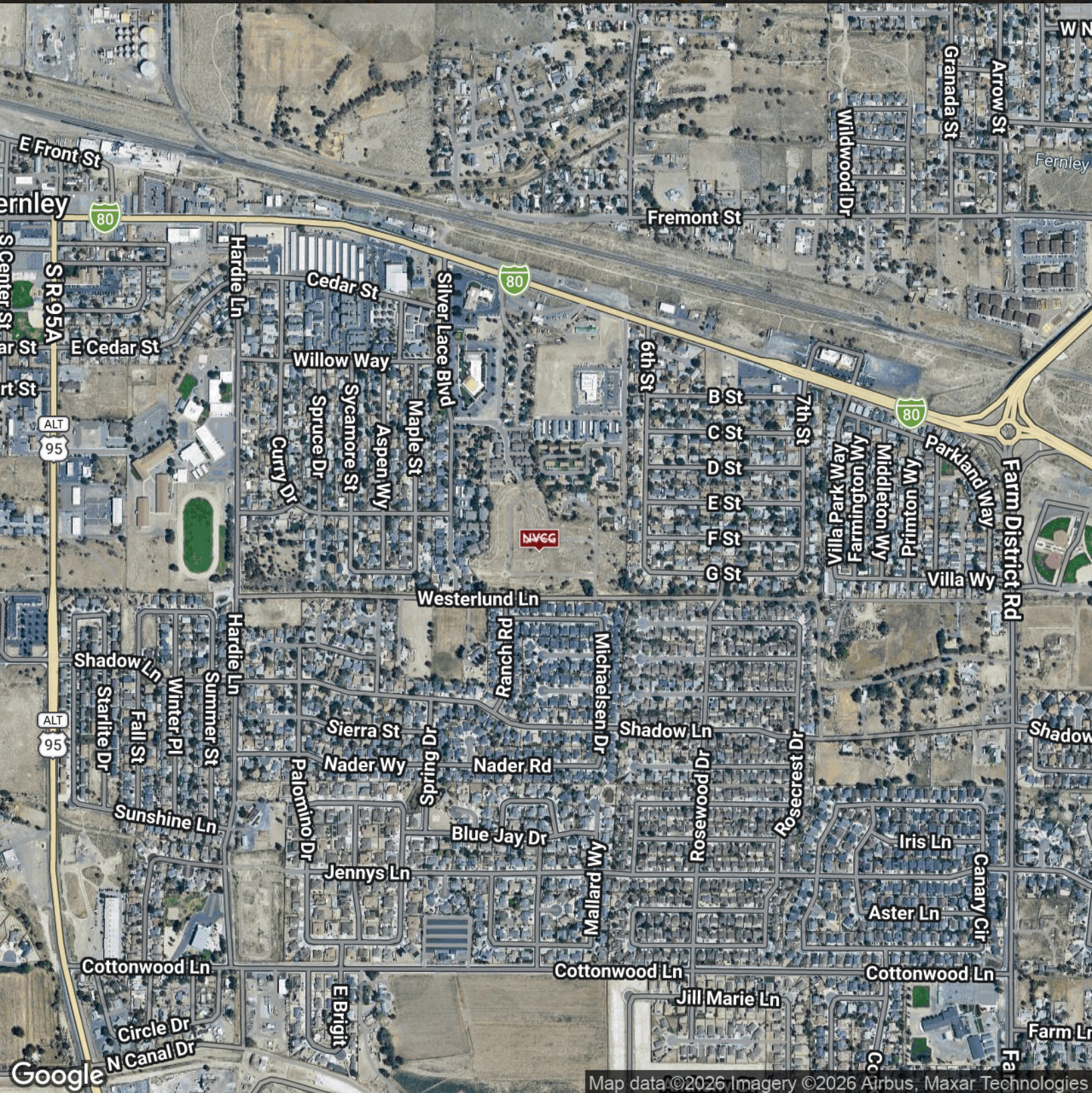
FERNLEY GARDENS TOWNHOMES

Robbison Engineering

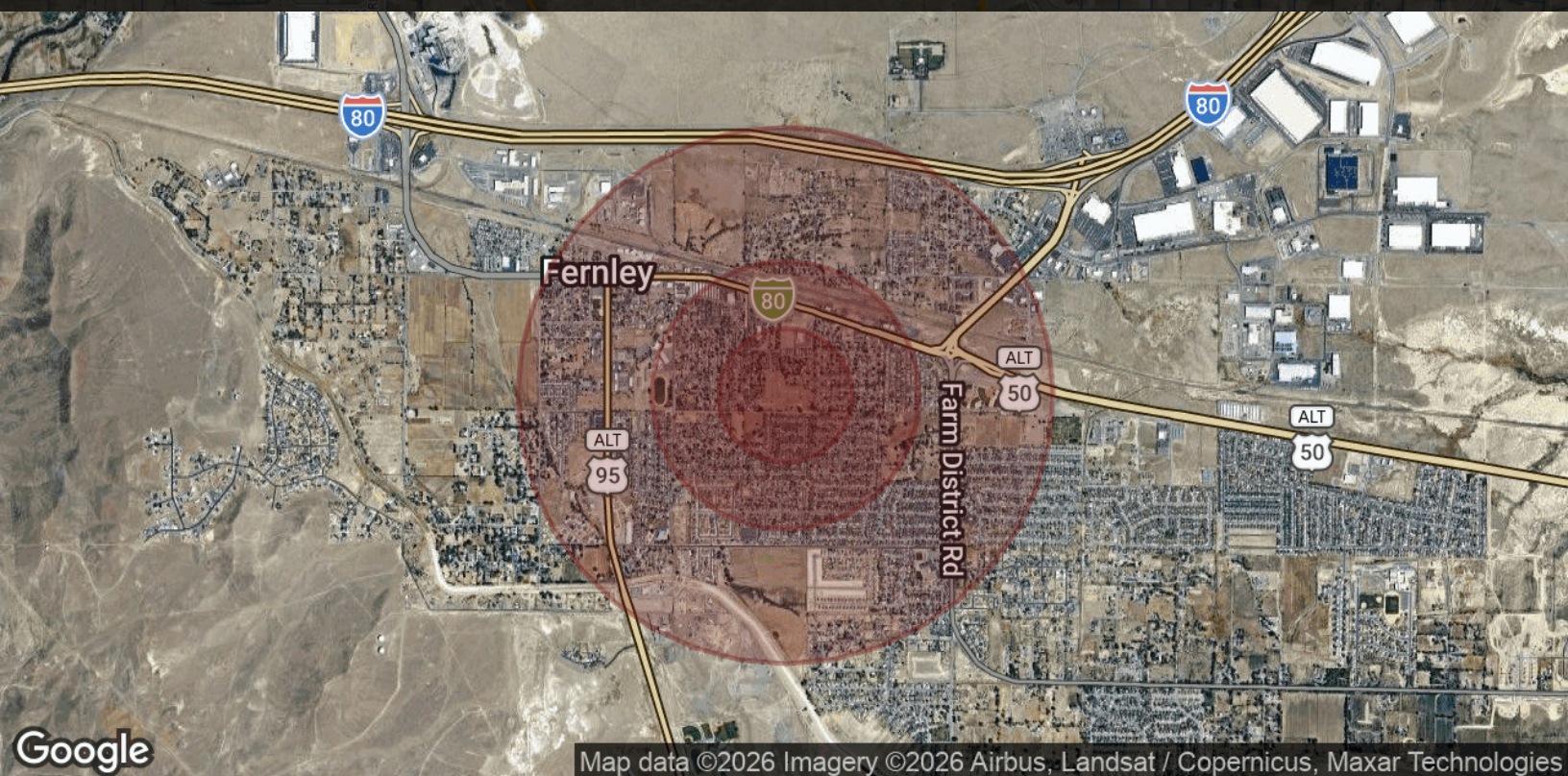
10/1/2018

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Location Map



Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,377	4,418	8,034
Average Age	36.2	35.8	34.6
Average Age (Male)	43.5	41.7	38.7
Average Age (Female)	32.2	32.1	32.0
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	553	1,746	3,064
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$92,756	\$95,680	\$96,320
Average House Value	\$248,706	\$268,577	\$309,175

2023 American Community Survey (ACS)