

3001 Conestoga Drive

Land For Sale | Carson City, NV 89706

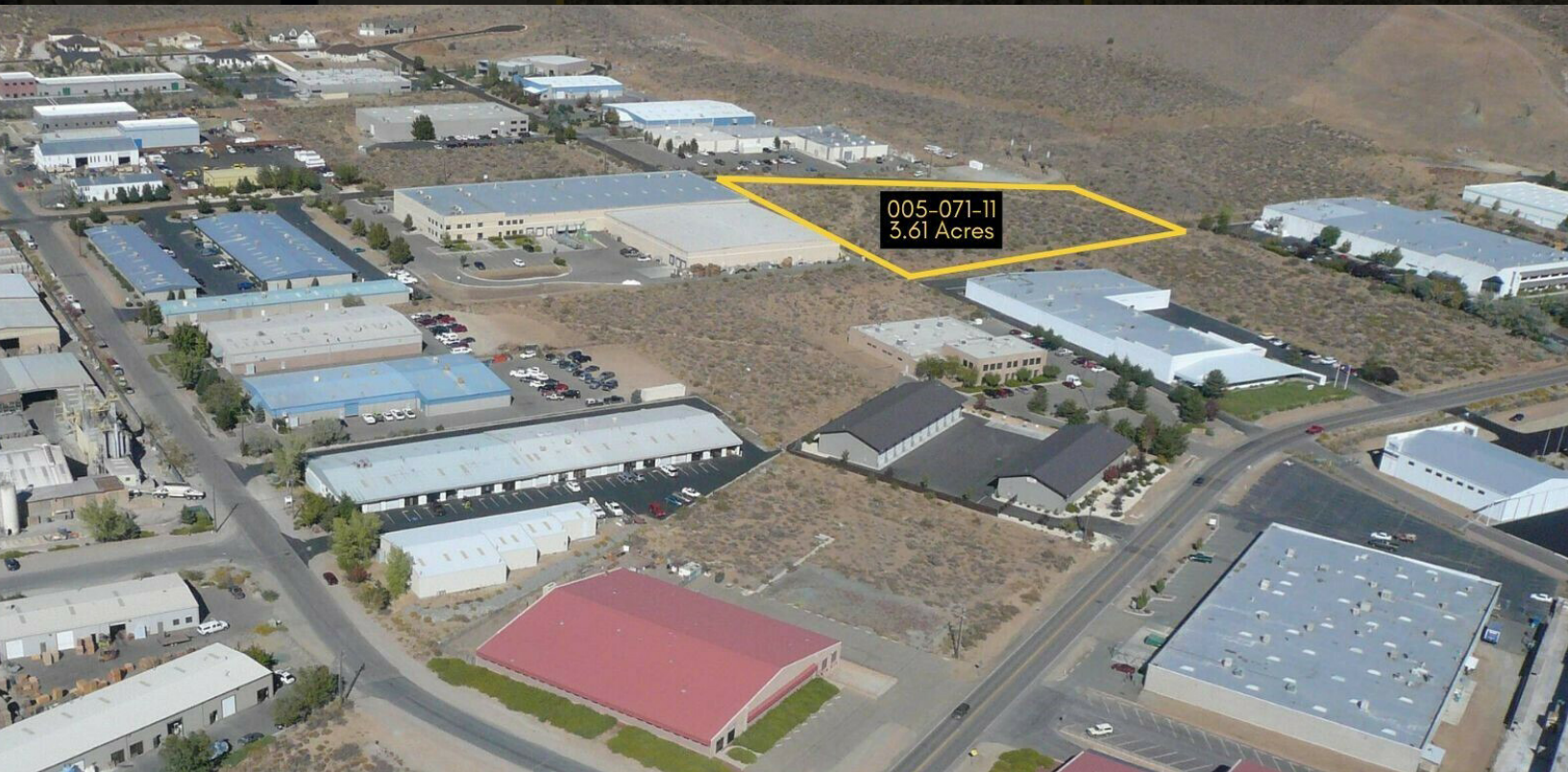


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Property Summary



Property Description

Located in north Carson City industrial park, just north of the airport. Its an excellent location 30 minutes from Reno-Tahoe International Airport and from the Reno/Interstate 80 corridor makes it a great distribution as well as manufacturing location to service the entire western states region with overnight truck delivery to eleven states. Also, very accessible via College Parkway.

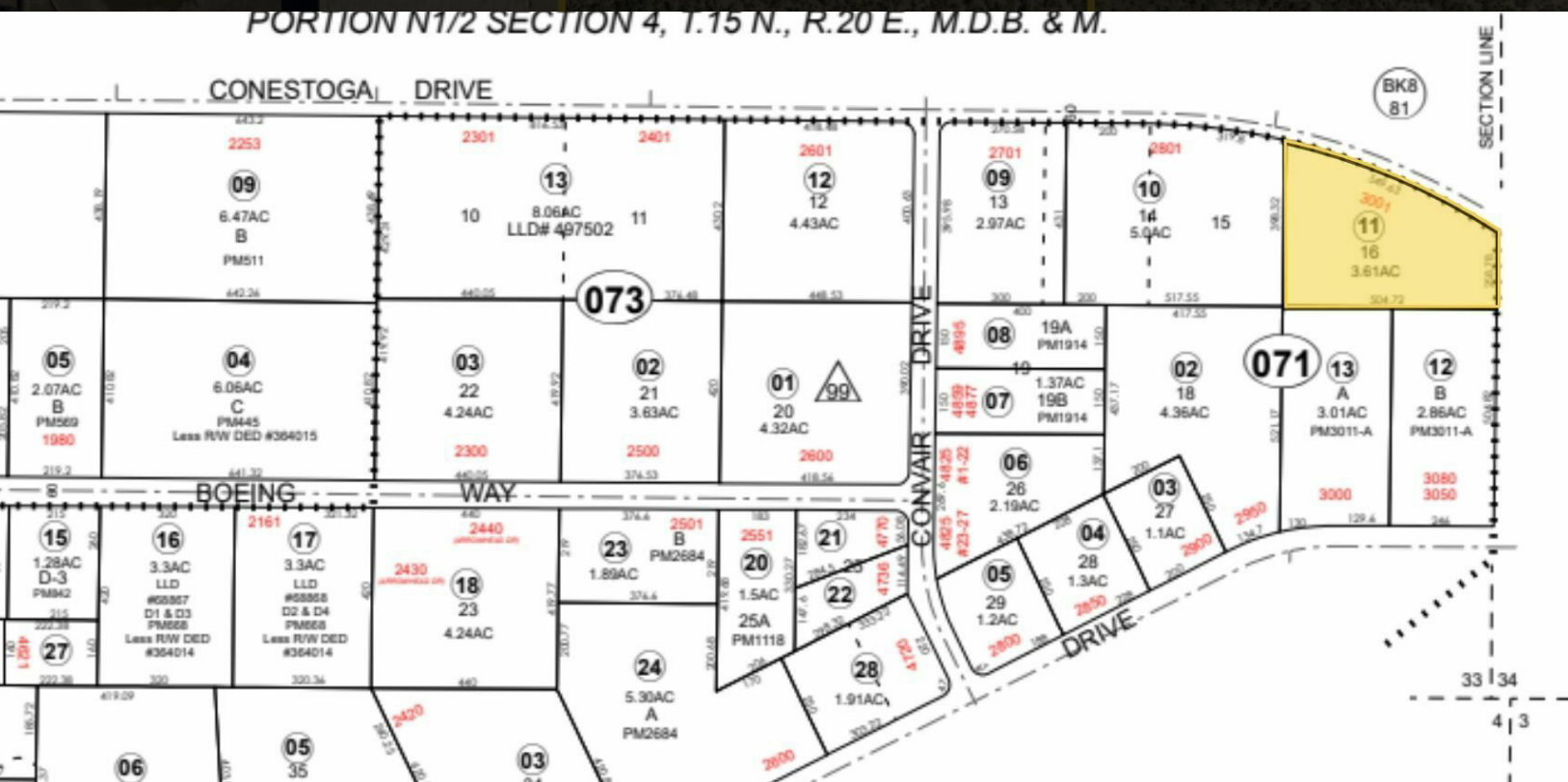
Property Highlights

- All public utilities located just off site. Mostly level site. Conestoga Drive ends at the east property line.

Offering Summary

Sale Price:	\$1,100,000
Lot Size:	3.61 Acres
Zoning:	GIA - Vacant Industrial
Price/SF:	\$7.00

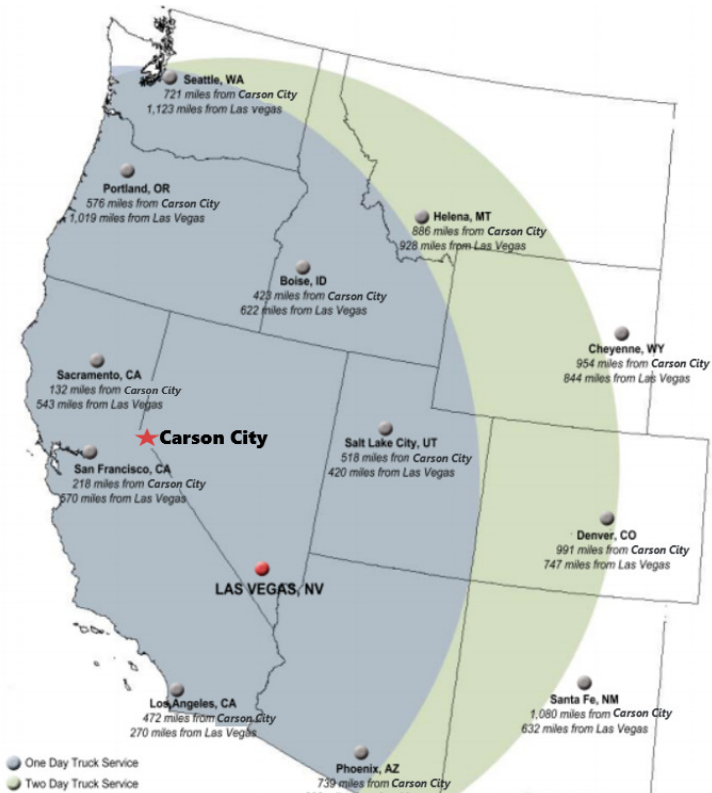
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	6	40	378
Total Population	14	98	899
Average HH Income	\$130,182	\$126,630	\$100,464



Location Map



The Nevada Advantage



Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

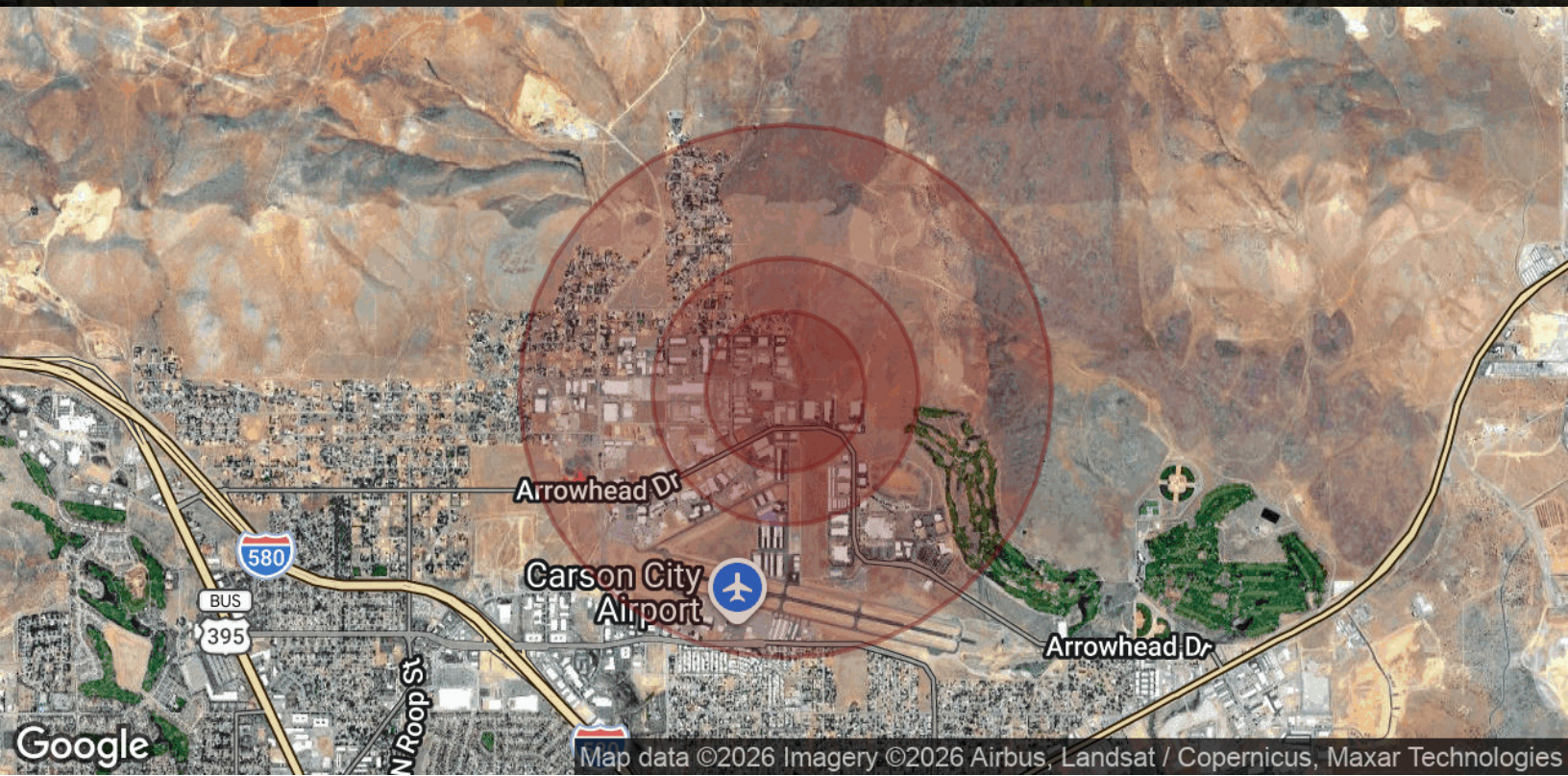
Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	14	98	899
Average Age	48	47	48
Average Age (Male)	47	47	46
Average Age (Female)	49	48	50
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	6	40	378
# of Persons per HH	23	25	24
Average HH Income	\$130,182	\$126,630	\$100,464
Average House Value	\$619,748	\$596,369	\$398,667

2020 American Community Survey (ACS)