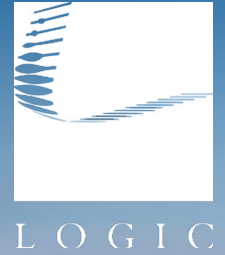


For Sale

± 6 Acre Land on N. McCarran Blvd.



Point of contact

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Listing Snapshot



\$1,000,000
Sale Price



\$3.83 PSF
Price Per Square Foot



± 6 AC
Total Acreage



001-190-12
Parcel Number (APN)

Property Highlights

- Site located along high-traffic N. McCarran Blvd. which sees ± 28,500 CPD
- Ideally located for street visibility and strong surrounding demographics
- Zoned General Commercial (GC)
- ± 1,000 feet of frontage on N. McCarran Blvd.
- ± 1.65 miles to the University of Nevada, Reno
- New traffic signage at Keystone Ave. & S. McCarran Blvd.
- Potential GC Zoning Uses:
 - General Retail
 - Restaurant
 - Majority of Education uses
 - General Office
 - Event Center

Demographics

	1-mile	3-mile	5-mile
2026 Population	10,190	94,925	212,096
2026 Average Household Income	\$118,885	\$103,954	\$110,461
2026 Total Households	4,148	40,785	88,702



Vicinity Map

The land is strategically located in a dense and mature residential area servicing ± 40,064 residents with an average household income of \$98,732 within a 2-mile radius.



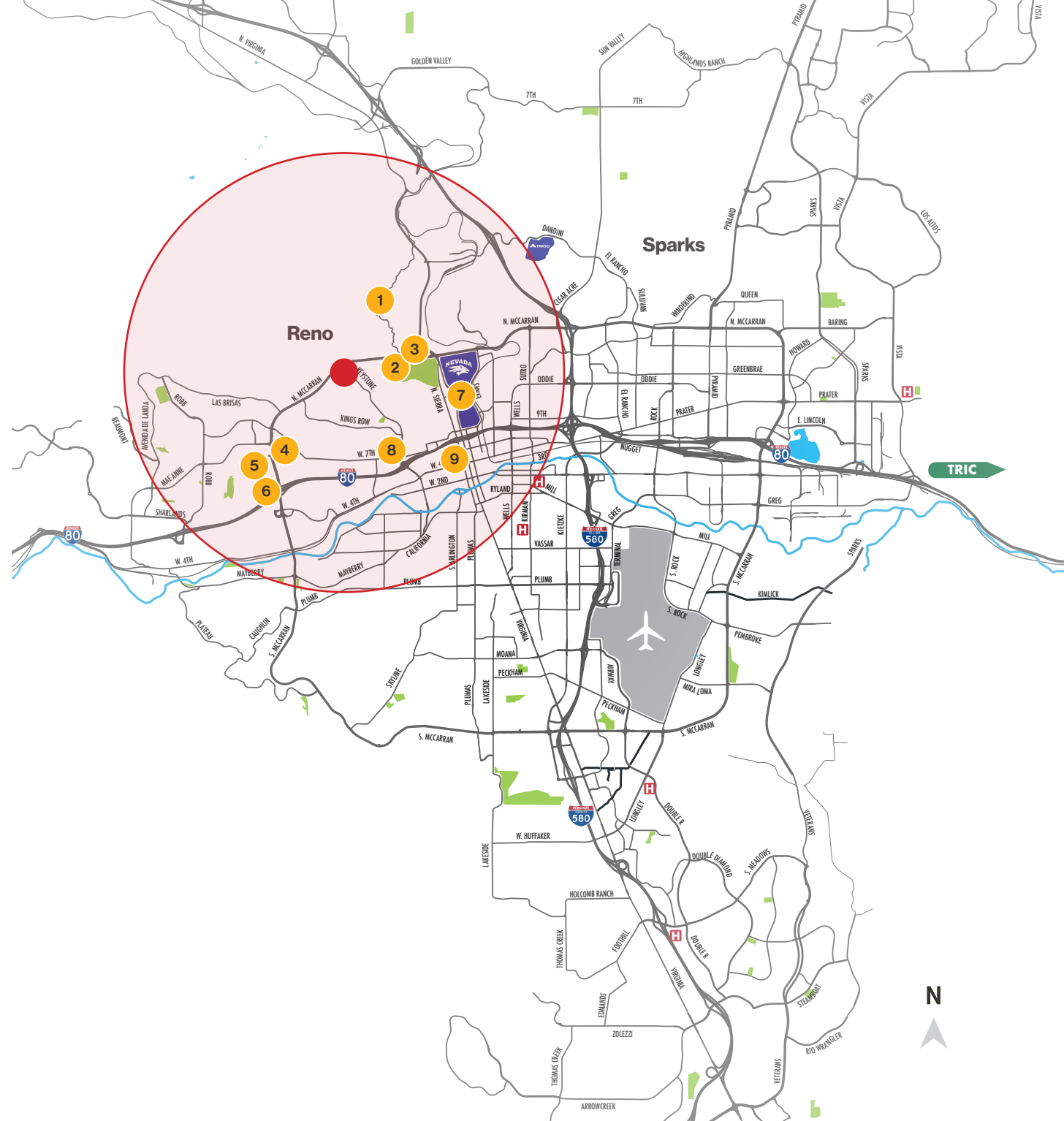
± 40,064
Residential Area



\$98,732
Average Household Income

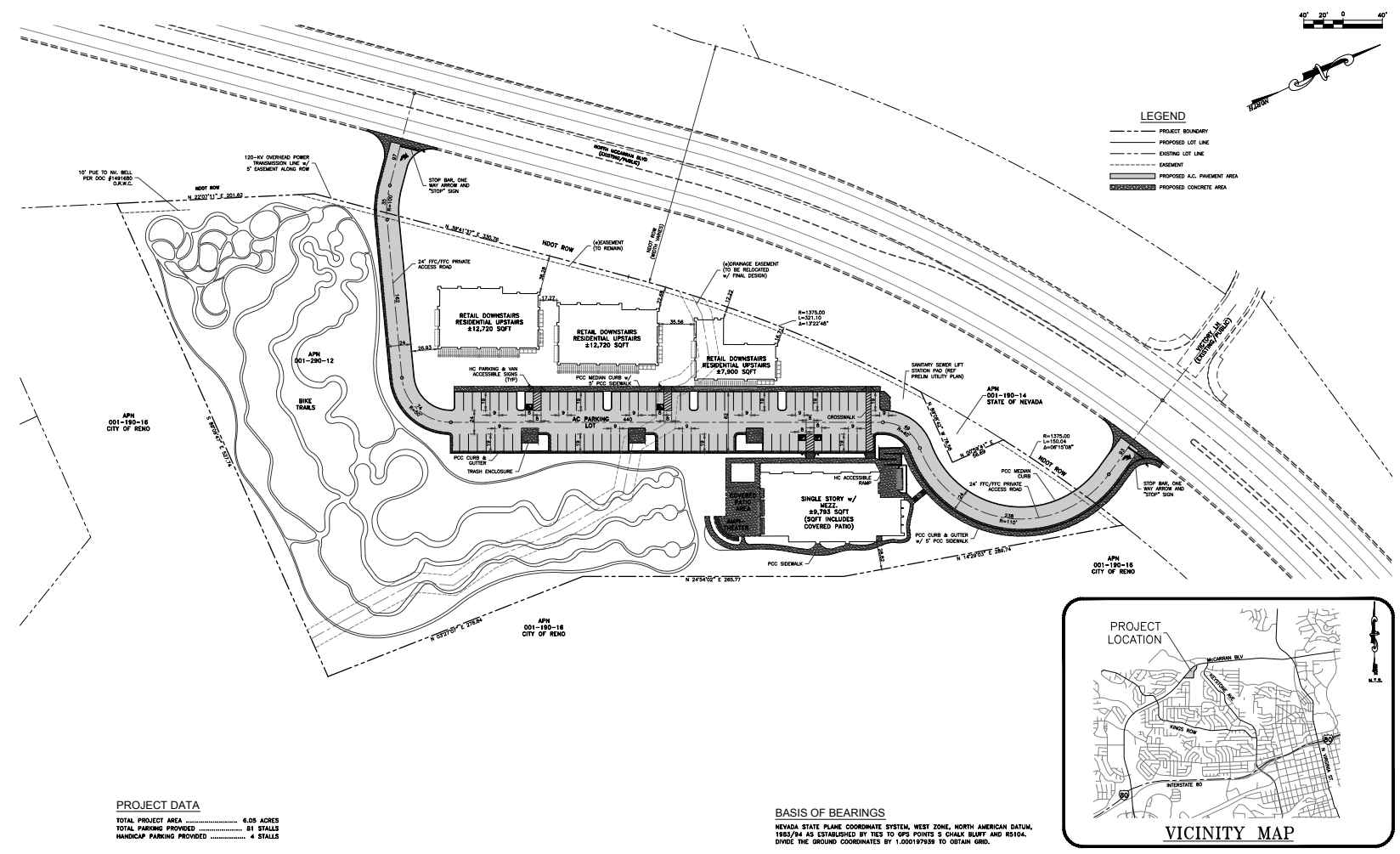
Amenities within a 2-mile radius

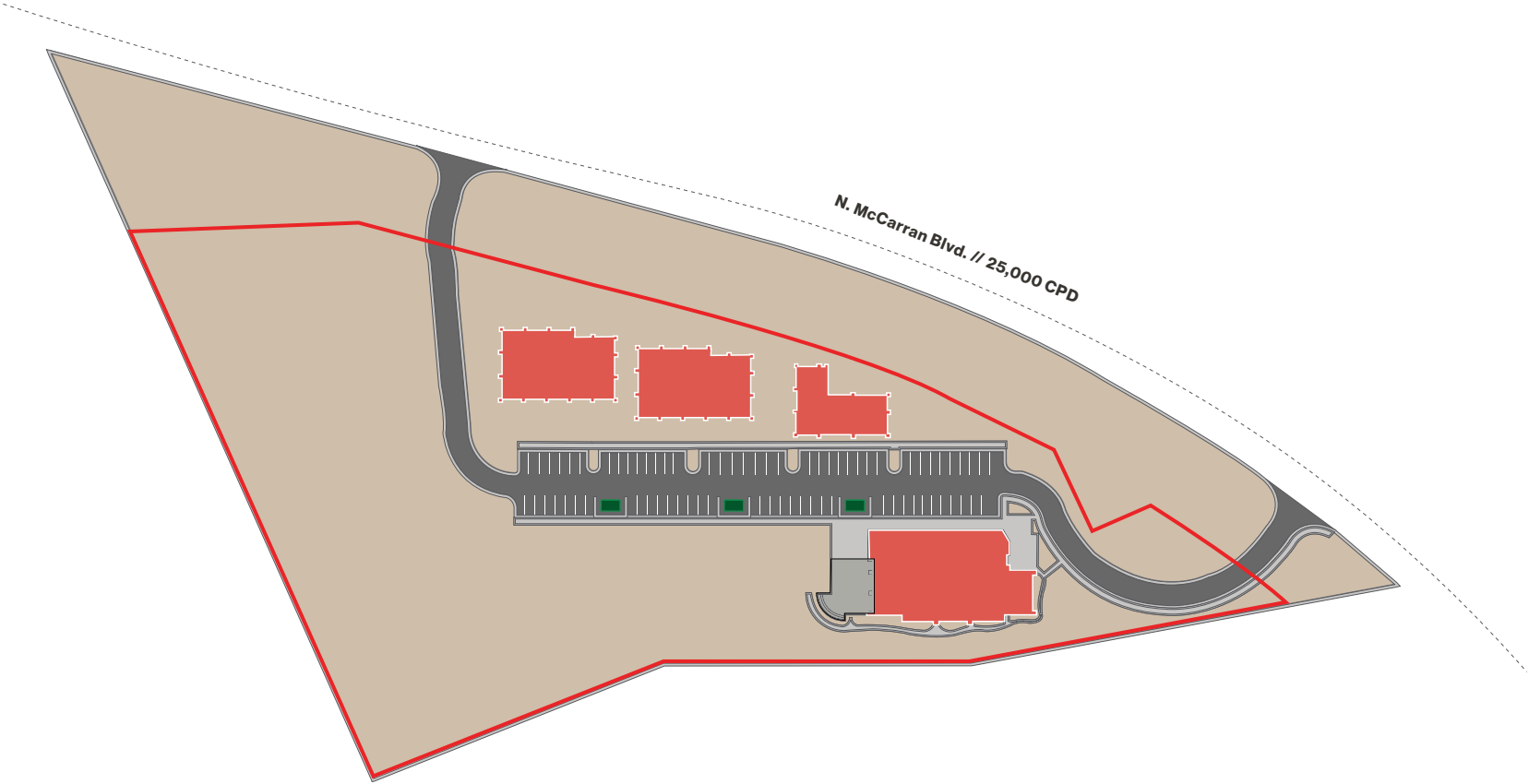
- 1 **East Keystone Trailhead**
-0.08 miles
- 2 **Rancho San Rafael Regional Park**
-1.05 miles
- 3 **Rancho San Rafael Nature Trail**
-1.30 miles
- 4 **Canyon Center**
-1.39 miles
- 5 **Walmart Supercenter**
-1.43 miles
- 6 **Ridgeview Plaza**
-1.62 miles
- 7 **University of Nevada, Reno**
-1.65 miles
- 8 **Raley's**
-2.30 miles
- 9 **Saint Mary's Regional Medical Center**
-2.90 miles





Preliminary Site Plan







LOGIC Commercial Real Estate

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The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

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For inquiries please
reach out to our team.