

2582 Wildhorse Drive

Land For Sale | Minden, NV 89423



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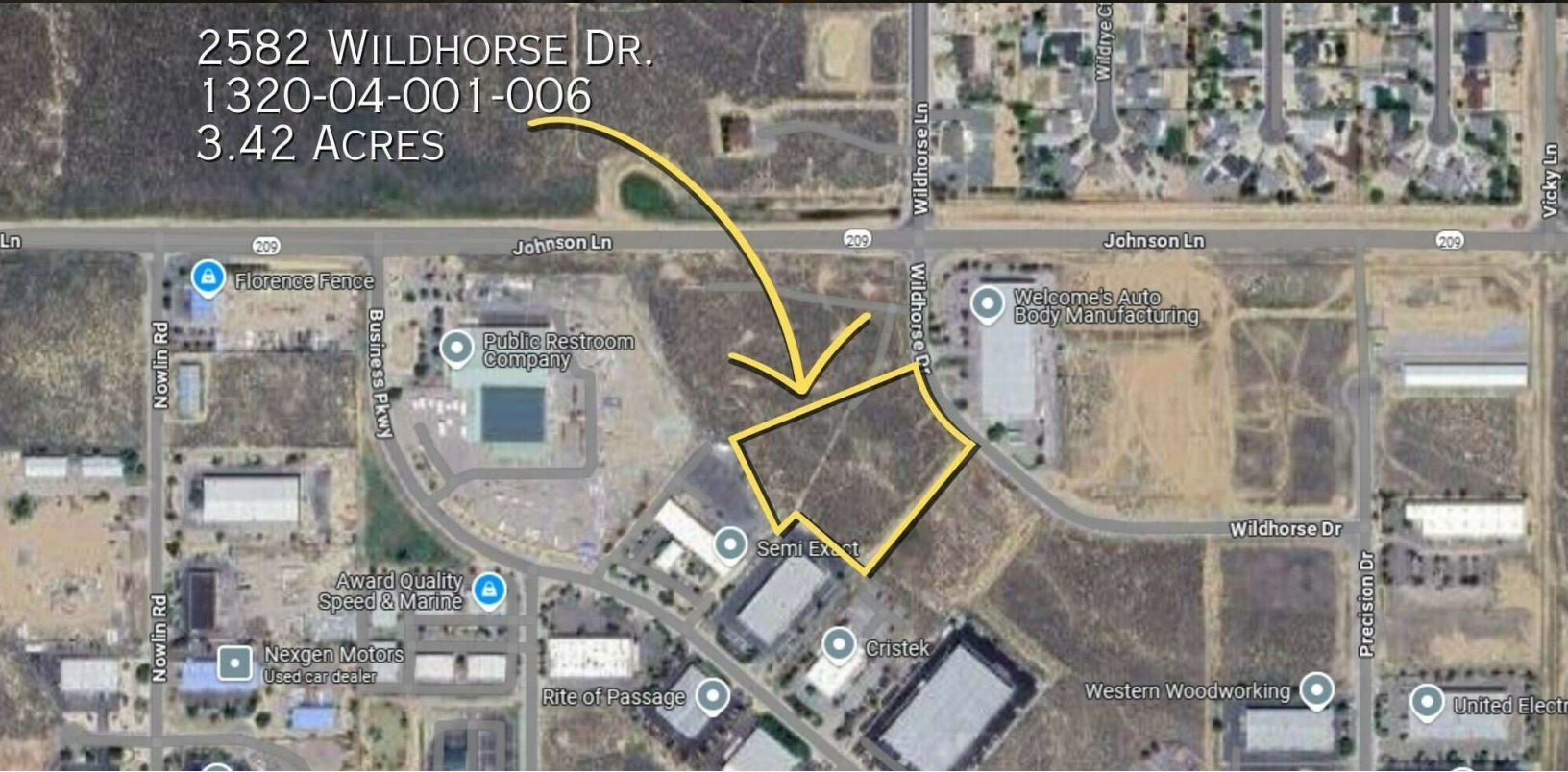
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Property Summary

2582 WILDHORSE DR.
1320-04-001-006
3.42 ACRES



Property Description

Perfect for a savvy Land / Industrial investor, 2582 Wildhorse Drive in Minden, NV offers an exceptional opportunity. This property, zoned Commercial, boasts an ideal location in the thriving Minden area. With its prime zoning status, this versatile space is ready to accommodate a wide range of potential industrial ventures. Invest in a property that holds the potential for high returns and strategic positioning in a bustling commercial market.

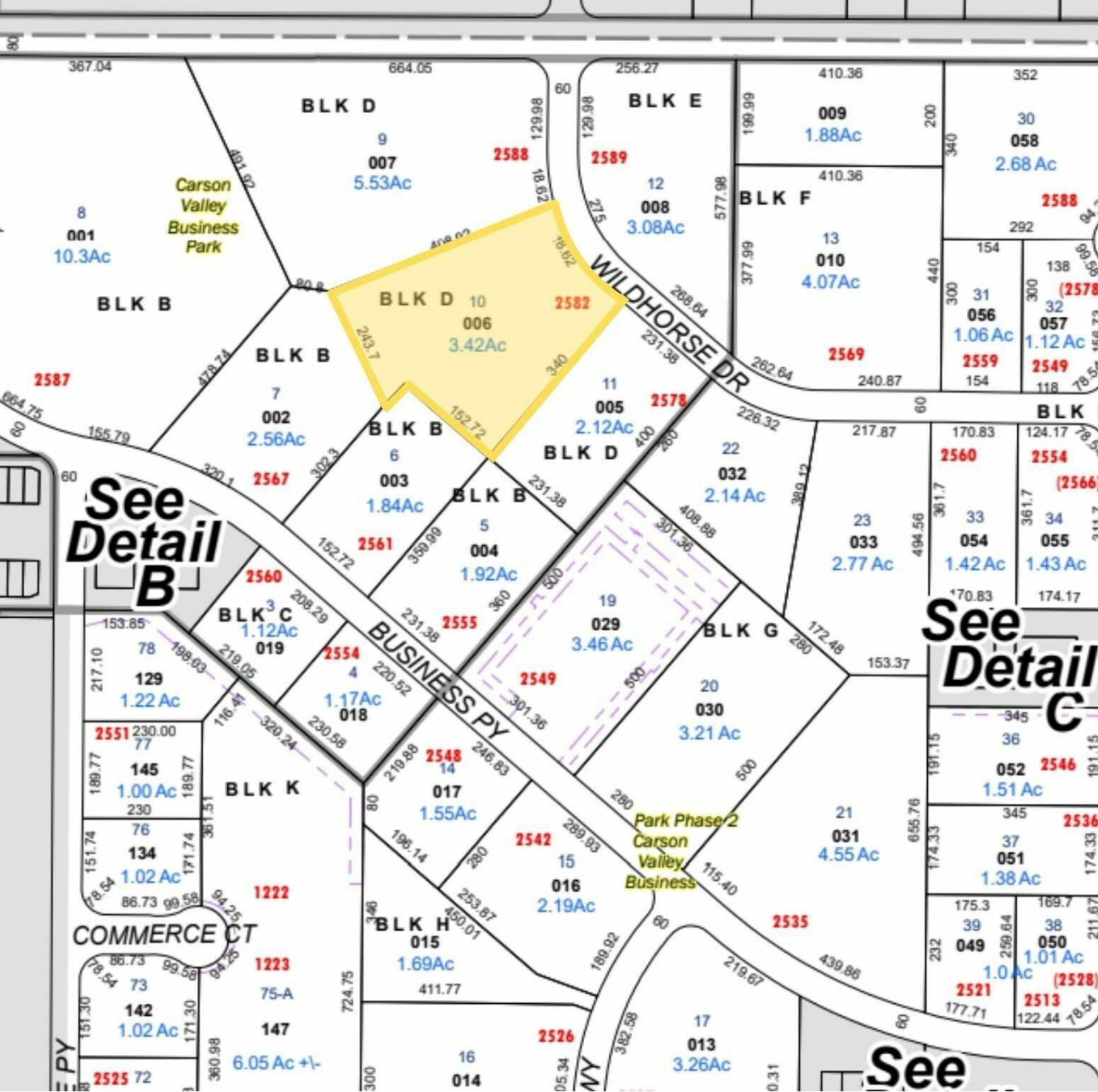
Property Highlights

- Carson Valley Business Park
- Access to US 395
- Level Parcel
- Zoning: Industrial Commercial (IC)

Offering Summary

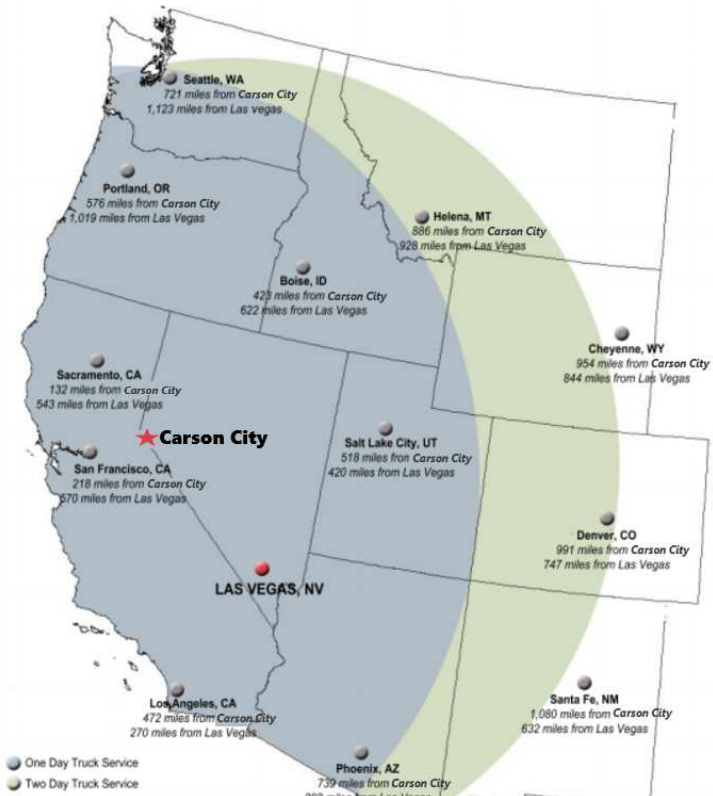
Sale Price:	\$799,000
Lot Size:	3.42 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	18	143	484
Total Population	42	335	1,142
Average HH Income	\$119,153	\$119,131	\$124,770



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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

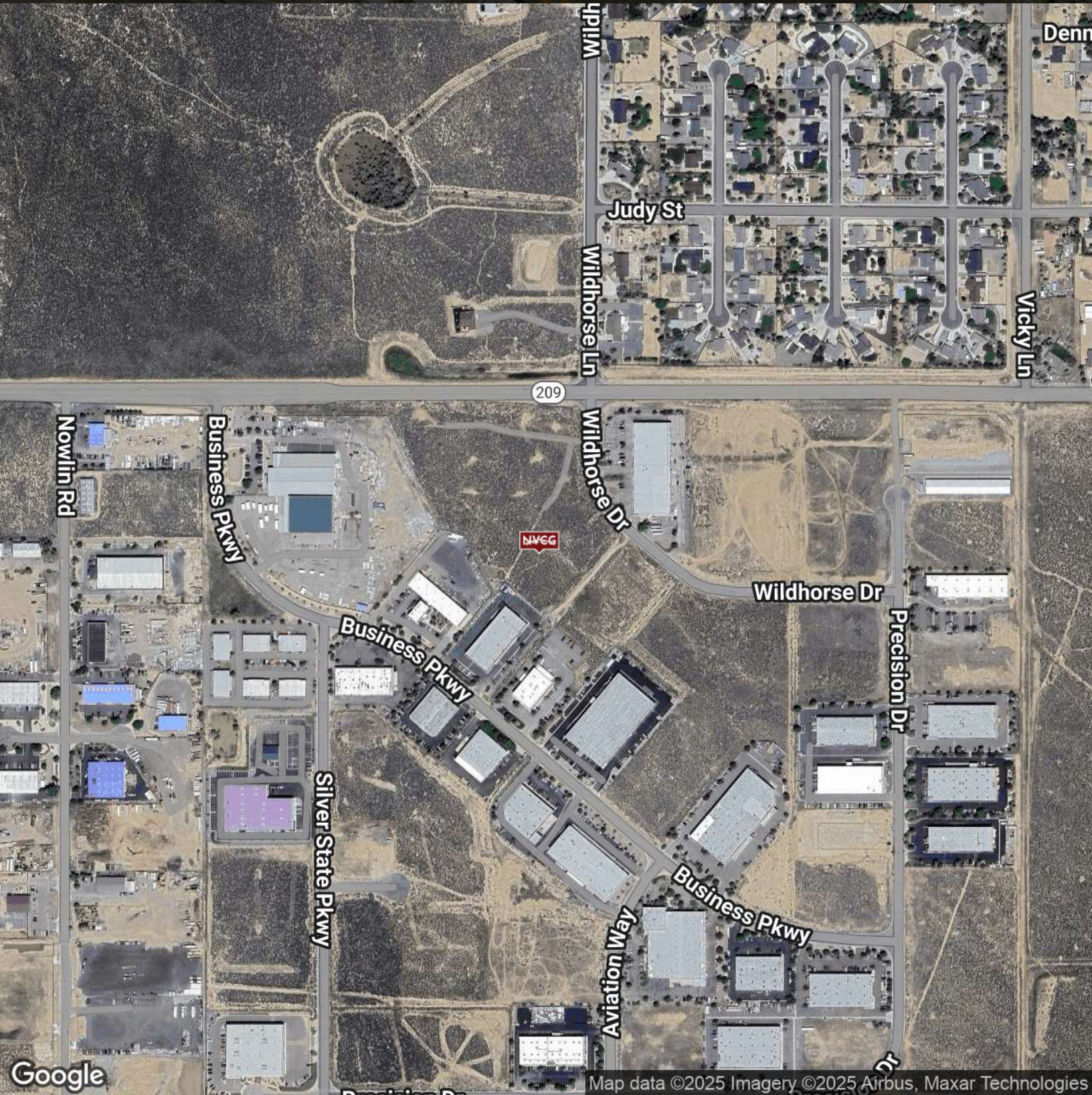
- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe 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.

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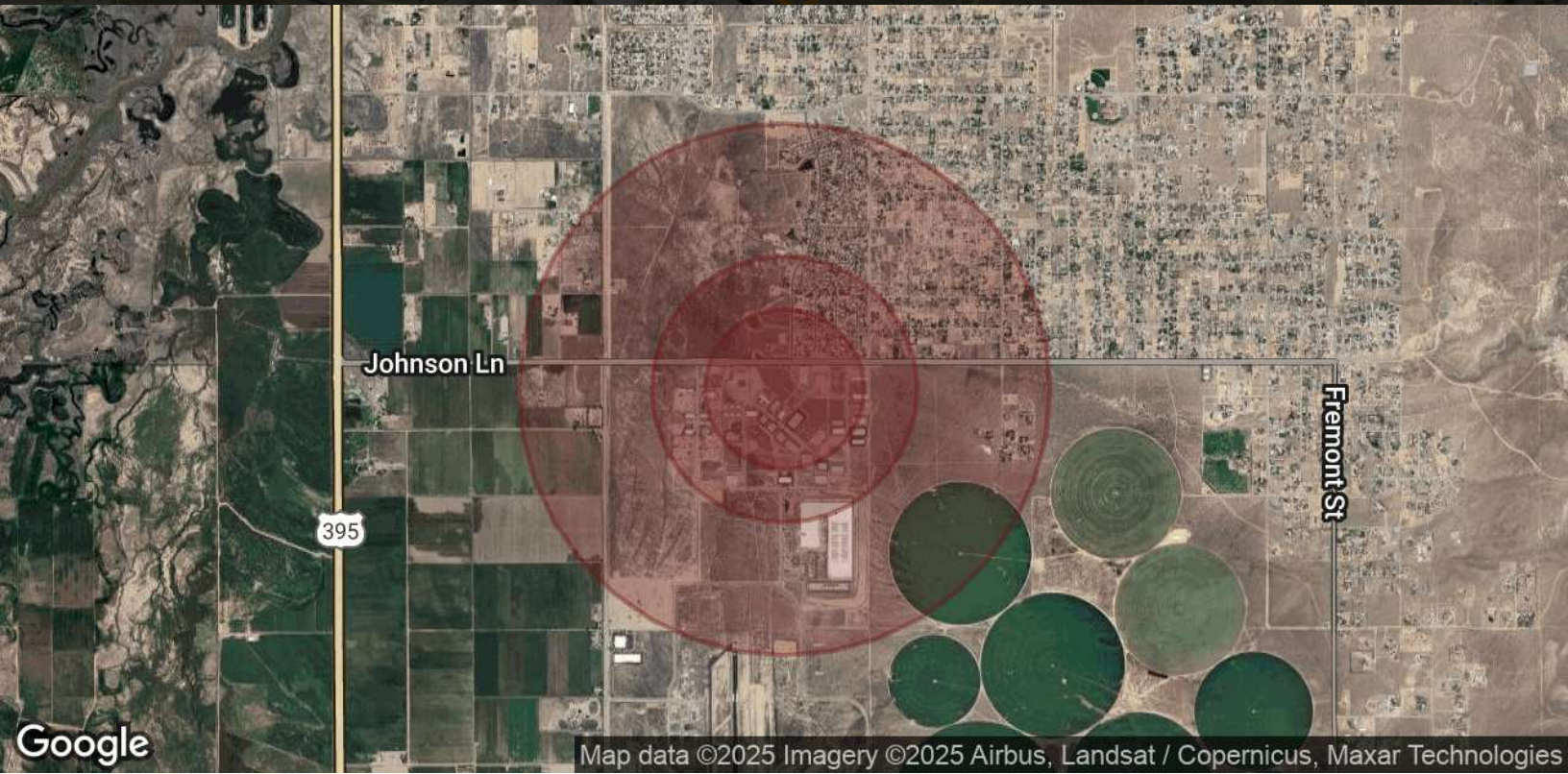
Location Map



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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	42	335	1,142
Average Age	54	54	54
Average Age (Male)	54	54	54
Average Age (Female)	53	53	53

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	18	143	484
# of Persons per HH	23	23	24
Average HH Income	\$119,153	\$119,131	\$124,770
Average House Value	\$699,233	\$699,157	\$715,685

Demographics data derived from AlphaMap

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