



OFFERING MEMORANDUM

17 COWEE DR

Mound House, NV 89706

Marcus & Millichap

17 COWEE DR

**EXCLUSIVELY
LISTED BY**

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Marcus & Millichap



OFFERING SUMMARY

17 COWEE DR



Listing Price
\$975,000



Building Size
6,000 SF



Price/SF
\$162.50

FINANCIAL

Listing Price	\$975,000
Price/SF	\$162.50
Occupancy	Offered Vacant (Subject to 6-Month Sale-Leaseback at \$4,500/mo.)

PROPERTY

Square Feet	6,000 SF
Office Percentage	16% (1,000 SF)
Current Floor Area Ratio	0.15
Lot Size	0.9 Acres (39,204 SF)
Year Built	1993
Zoning	GI - General Industrial
Construction Type	Metal
Grade-Level Roll-Up Doors	(3) 12' x 14' & (1) 12' x 12'
Utilities	On-Site Septic; Municipal Power & Water
HVAC	Central in Office; Reznor Heaters in Warehouse
Roof	Metal
Power	est. 200 Amps / 208V (May be more - to be verified by Buyer)





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INVESTMENT OVERVIEW

The Subject Property, 17 Cowee Drive, is a 6,000 square-foot industrial building on 0.90 acre(s) of land located in Mound House, Nevada. The building is well located just east of Carson City, is only 0.3 miles from Highway 50, and has favorable industrial zoning that allows for a wide range of uses.

The Property will be offered vacant, subject to a 6-month leaseback by the Seller. It is a versatile metal building constructed in 1993, and has a large 0.90 acre lot that provides a secure fenced yard for exterior storage. It is comprised of a favorable mix of 1,000 square feet of office, and 5,000 square-feet of warehouse area. There are four grade-level roll up doors, which could accommodate driving through the building. In addition, there is an existing vehicle lift and an overhead 5-ton crane that can be included at list price.

Mound House has increasingly become one of the more desirable industrial submarkets in Northern Nevada due to its lenient Industrial Zoning. The municipality is much more inviting to heavy industrial uses when compared to the surrounding markets. Some of the nearby uses include outdoor storage, manufacturing and machine shops, automotive, and many more.

Mound House is just 5 miles outside of Carson City (the state capital), and 7 miles from Highway 395. It is conveniently located 38 miles southeast of Downtown Reno, and just 25 miles east of Lake Tahoe. The entire Northern Nevada Region, including Mound House, has seen tremendous growth in recent years due to an influx of companies seeking the business-friendly tax climate and laws. The addition of companies with an international presence in Technology, Manufacturing, Distribution, Medical, and more has given Northern Nevada a robust, diversified economy.

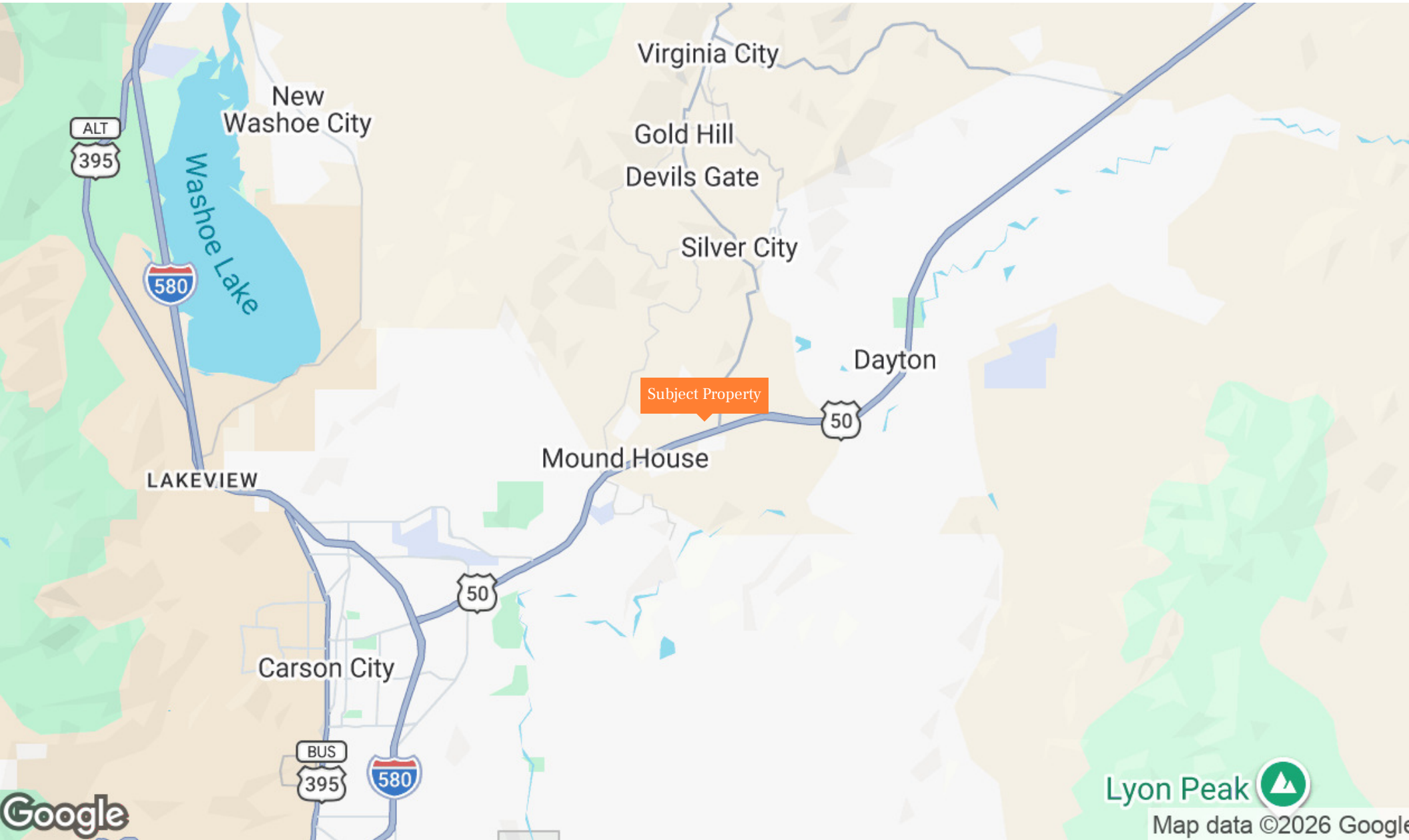
Priced at \$975,000, or \$162.50 per square-foot, this property offers a purchaser the opportunity to acquire a versatile asset in one of the fastest growing corridors of Northern Nevada.

INVESTMENT HIGHLIGHTS

- **Nearby Access to Highway 50 (25,000 Cars Per Day)**
- **Large 0.90 Acre Lot with Secure Fenced Yard**
- **(4) Roll-Up Doors Offering Ability To Drive Through Building**
- **Sold With Vehicle Lift and Overhead Crane at Asking Price**

17 COWEE DR

REGIONAL MAP





Dayton
4 Miles

Dayton Valley
Airpark
6.8 Miles

25,600
Cars per Day

US Route 341

US Route 50



Subject property

Carson City

8 Miles

Reno

38 Miles

Virginia City

7.7 Miles



AMECO



Subject property

Affonso Dr

Cowee Dr



~0.9 Acres

17 COWEE DR

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2030 Projection			
Total Population	2,358	10,694	87,998
2025 Estimate			
Total Population	2,301	10,424	85,639
2020 Census			
Total Population	2,238	10,017	81,906
2010 Census			
Total Population	2,061	8,967	75,655
Daytime Population			
2025 Estimate	2,292	9,180	81,514
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2030 Projection			
Total Households	984	4,231	35,968
2025 Estimate			
Total Households	954	4,104	34,823
Average (Mean) Household Size	2.5	2.5	2.4
2020 Census			
Total Households	898	3,866	32,654
2010 Census			
Total Households	812	3,439	29,344

HOUSEHOLDS BY INCOME	3 Miles	5 Miles	10 Miles
2025 Estimate			
\$200,000 or More	2.8%	3.6%	6.9%
\$150,000-\$199,999	7.6%	9.0%	8.1%
\$100,000-\$149,999	19.1%	24.7%	19.0%
\$75,000-\$99,999	25.0%	18.7%	14.6%
\$50,000-\$74,999	16.6%	16.5%	18.2%
\$35,000-\$49,999	12.5%	10.3%	11.5%
\$25,000-\$34,999	7.7%	6.8%	7.0%
\$15,000-\$24,999	3.6%	5.4%	7.1%
Under \$15,000	5.0%	4.9%	7.5%
Average Household Income	\$85,939	\$91,857	\$94,692
Median Household Income	\$78,518	\$83,009	\$77,896
Per Capita Income	\$35,306	\$36,449	\$38,882
POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population By Age			
2025 Estimate Total Population	2,301	10,424	85,639
Under 20	20.3%	22.1%	21.1%
20 to 34 Years	18.6%	18.9%	18.1%
35 to 39 Years	5.3%	6.3%	6.5%
40 to 49 Years	11.2%	11.2%	11.3%
50 to 64 Years	20.8%	19.3%	20.2%
Age 65+	23.7%	22.2%	22.8%
Median Age	45.0	42.0	44.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	1,713	7,547	63,033
Elementary (0-8)	8.6%	5.9%	3.6%
Some High School (9-11)	15.3%	9.7%	7.7%
High School Graduate (12)	25.9%	29.0%	26.3%
Some College (13-15)	24.1%	26.5%	28.2%
Associate Degree Only	11.7%	10.9%	11.1%
Bachelor's Degree Only	10.3%	12.6%	15.3%
Graduate Degree	4.2%	5.3%	7.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	30.0	28.0	26.0

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Activity ID #ZAH0420016

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