

2 Acres on Rhodes St.

Land For Sale | Carson City, NV 89703



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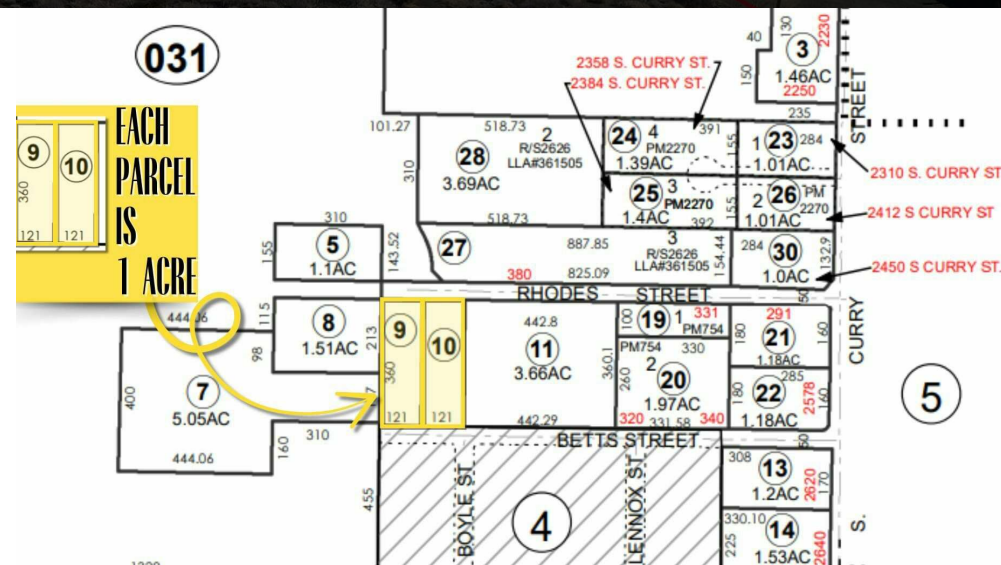
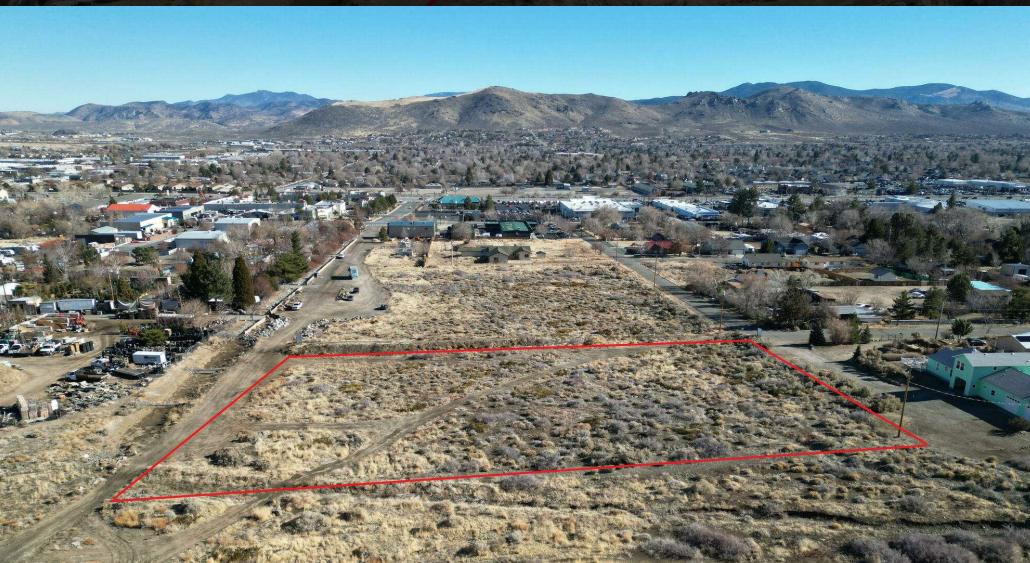
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Property Summary



Property Description

Great South West Carson City Location at the base of C-Hill!!

Don't Miss This Chance To Secure Land In A Prime Area!

Could be rezoned to Multi-Family with up to 25 Units/Acre.

Easy access to Carson St & I-580

Multiple Development Options:

- Industrial
- Multifamily

Offering Summary

Sale Price: \$700,000

Lots Available: 2

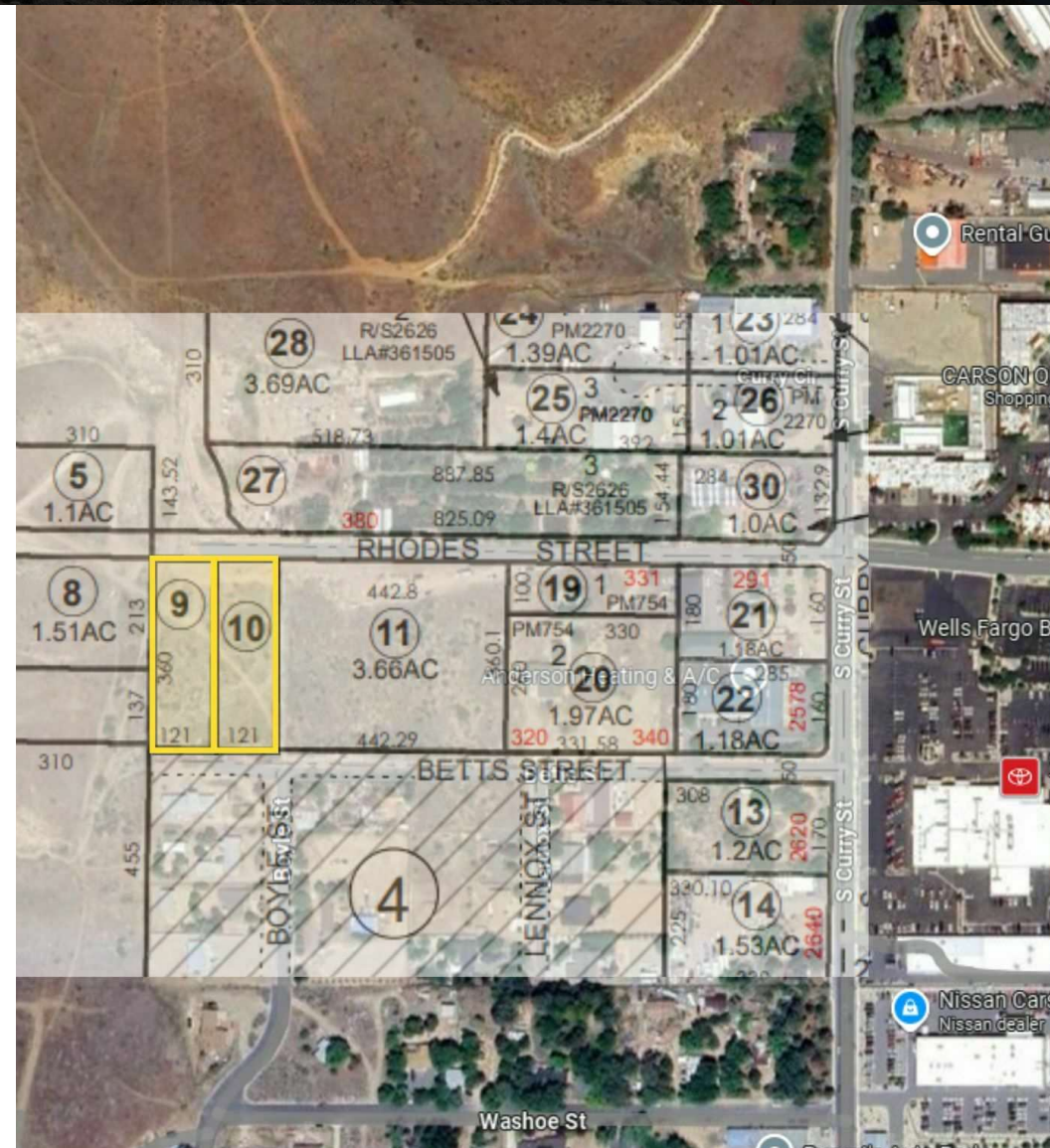
APN#	ACREAGE	ZONING	LAND USE
009-031-09	1 Acre	Zoning: SF 12	150 - Vacant Industrial
009-031-10	1 Acre	Zoning: SF 12	150 - Vacant Industrial

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Aerial & Parcel Maps



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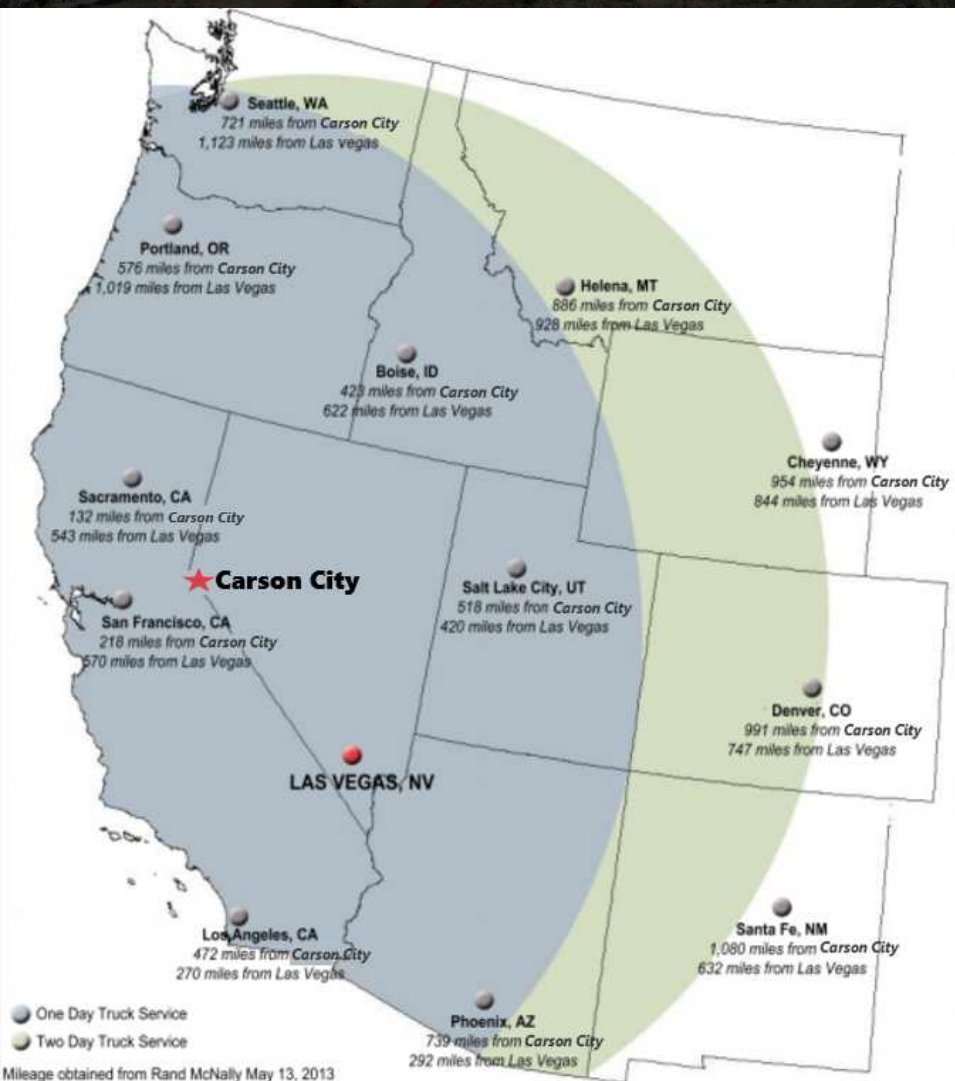
Location Map



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THE NEVADA ADVANTAGE



NEVADA STATE TAX SYSTE

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

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.

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.

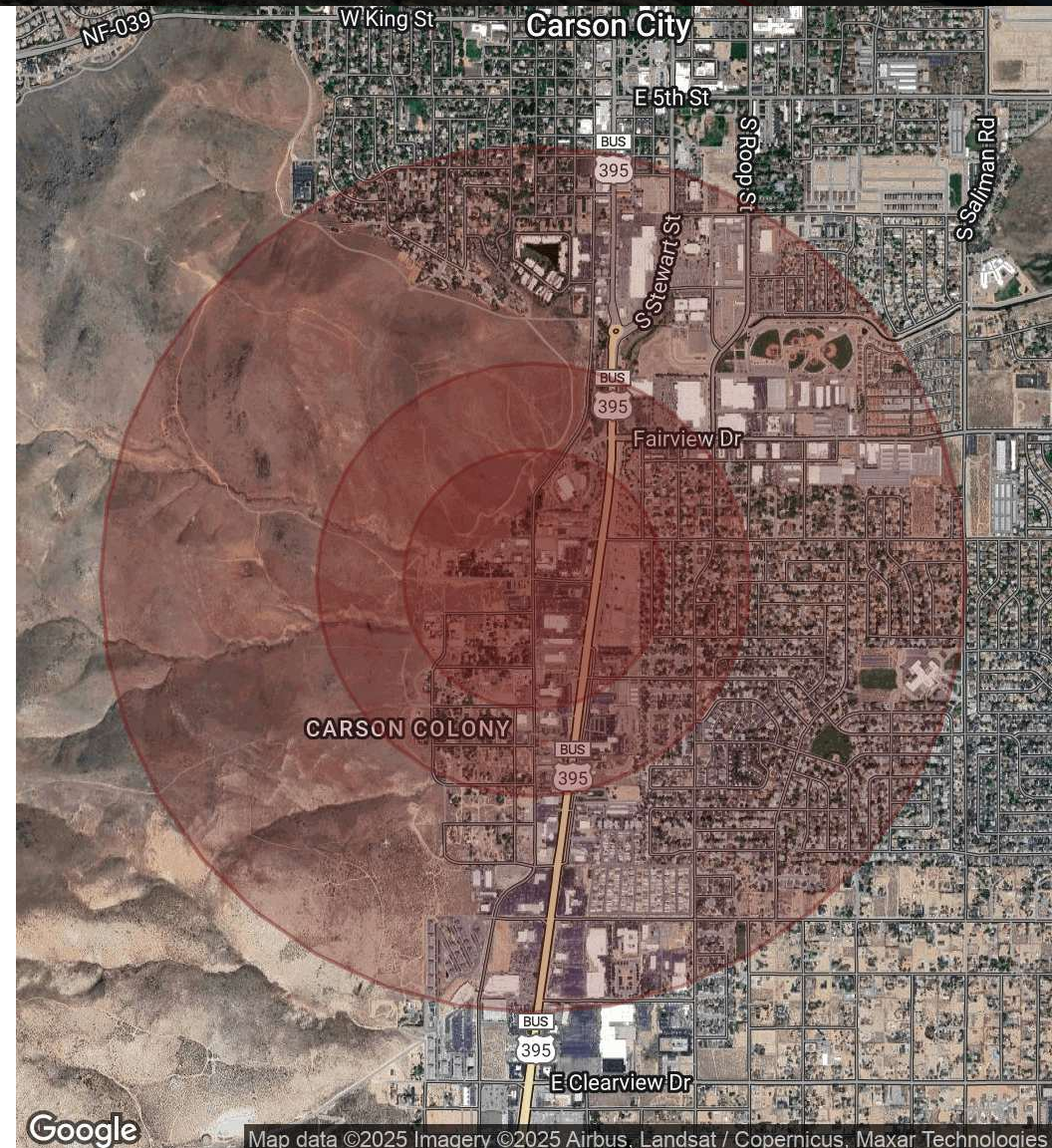
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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	174	1,419	7,427
Average Age	47	45	45
Average Age (Male)	47	45	43
Average Age (Female)	47	46	46
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	72	618	3,189
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$97,003	\$85,787	\$92,569
Average House Value	\$539,768	\$418,725	\$404,589

Demographics data derived from AlphaMap



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