

Property Summary



**Property Description**

- Flat Topography
- Utilities Available At The Site
- Directly Adjacent To Carson City Airport (KCXP)
- Potential For Through The Fence (TTF) Access To Carson City Airport
- Property Taxes (2026): \$10,422.95

**Offering Summary**

Sale Price:	\$3,950,000
Lot Size:	11.255 Acres
APN:	005-111-09
Zoning:	GI

<b>Demographics</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	91	434	1,943
Total Population	313	1,286	5,268
Average HH Income	\$96,471	\$86,501	\$77,711

*For Sale* | 2980 La Motte Drive, Carson City, NV 89706

Additional Photos



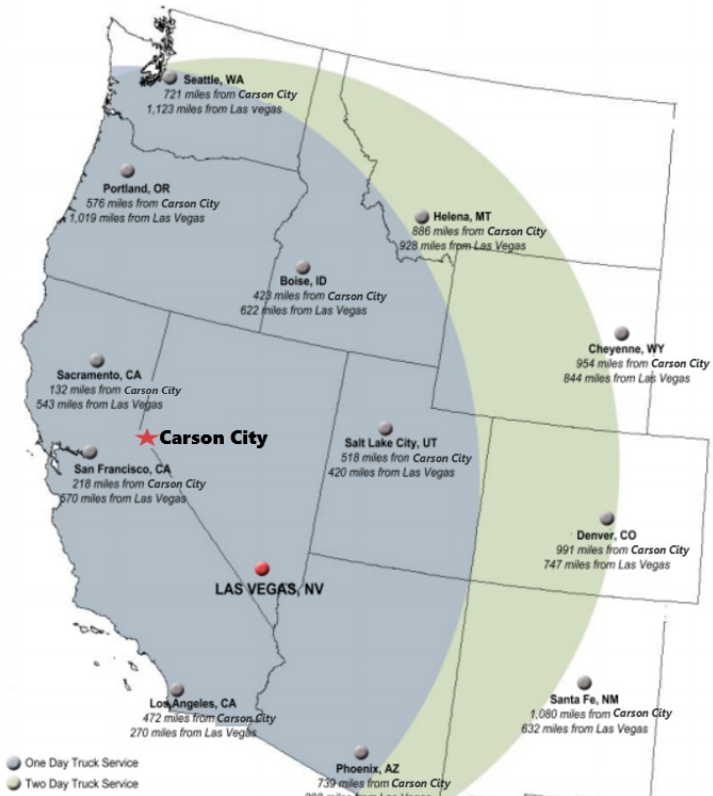
**Samuel Douglass, CCIM** Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896





The Nevada Advantage



## 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!

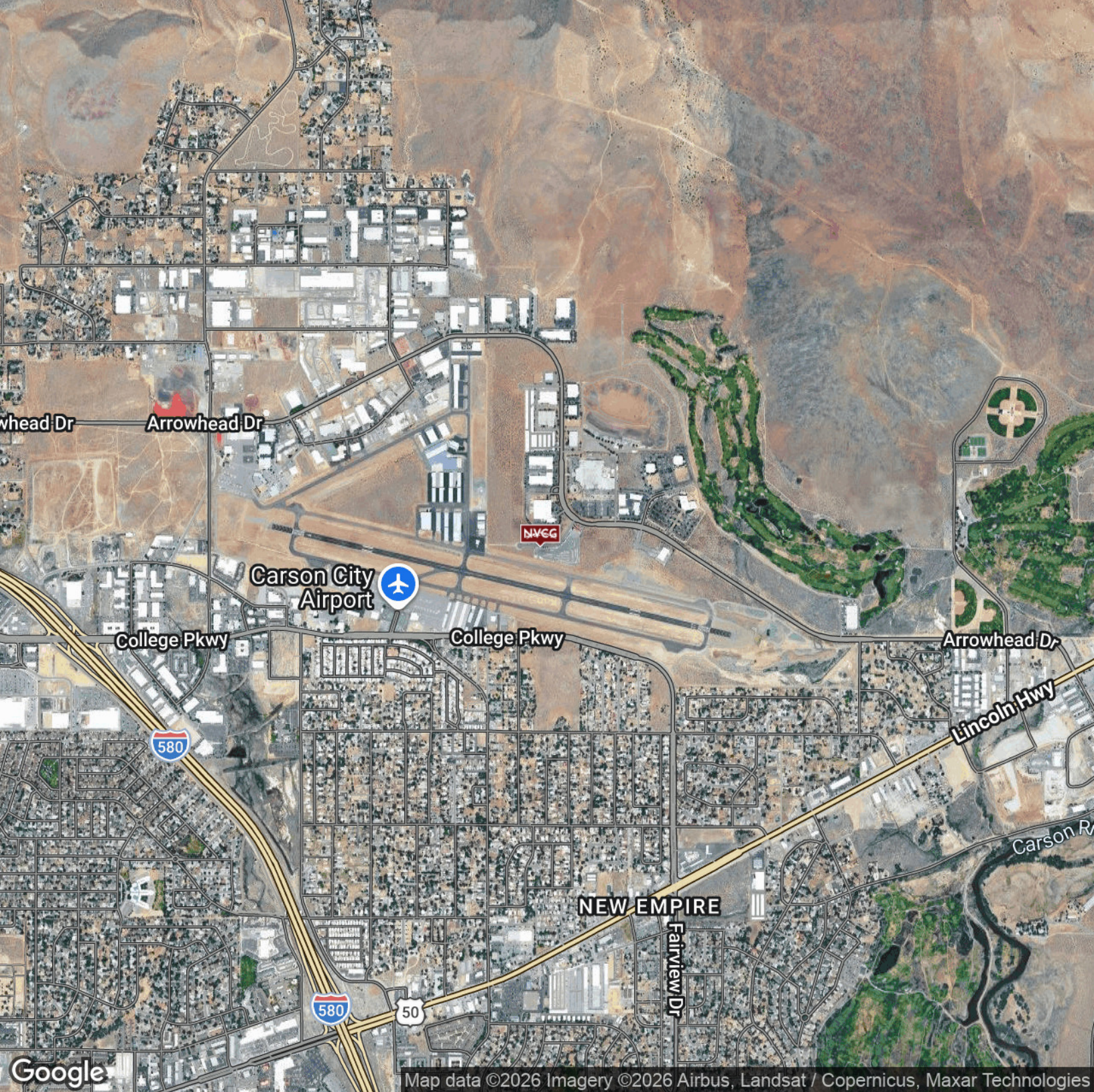
## Geographic Location & Infrastructure

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.

Location Map



Demographics Map & Report



<b>Population</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	313	1,286	5,268
Average Age	31.4	34.6	38.2
Average Age (Male)	29.2	28.4	33.7
Average Age (Female)	33.6	38.5	40.4
<b>Households &amp; Income</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	91	434	1,943
# of Persons per HH	3.4	3.0	2.7
Average HH Income	\$96,471	\$86,501	\$77,711
Average House Value	\$359,759	\$286,713	\$272,525

2023 American Community Survey (ACS)