



Buckskin Rd

Carson City, NV 89703

**LAND
FOR SALE**

±146 ACRES



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Carson City, NV 89703

SALE PRICE | \$10,500,000



ABOUT THE PROPERTY

- 145.6 acres of pristine elevated terrain strategically positioned on the saddle between Carson City and Washoe Valley, offering a rare convergence of panoramic views, seclusion, and accessibility.
- Unparalleled 270° vistas encompassing the Sierra Nevada mountain range to the west, Washoe Lake to the north, and the Carson City valley floor to the east.
- Situated within the prestigious Lakeview development, one of the region's most recognized and sought-after addresses.
- A naturally formed bowl topography upon entry creates an immediate sense of arrival, privacy, and exclusivity — a setting that simply cannot be engineered or replicated.
- The property's elevated saddle position delivers commanding views while maintaining a sheltered, private enclave feel rarely found at this scale.
- An exceptional canvas for an upmarket luxury residential community or an ultra-private estate compound — one of the last opportunities of its kind in the greater Lake Tahoe / Carson City corridor.



APN | 007-092-13

- 22.91 AC
- Links assemblage; adds northern view frontage
- Elevated outlook toward Washoe Lake

APN | 007-092-11

- 24.80 AC
- Center Parcel Main Bowl
- Views towards Carson Valley and the airport

APN | 007-092-10

- Size | 97.92 AC
- Elevated Parcel
- Panoramic views

PARCEL AND ZONING INFORMATION

Offered as three contiguous parcels totaling 145.6 acres, providing flexibility for phased development or acquisition by a single private buyer.

Zoned SF1A (Single Family Residential) at one dwelling unit per acre.

SF1A zoning aligns naturally with a low-density, high-value residential product — ideal for estate-sized lots commanding premium pricing.

Three-parcel structure offers strategic flexibility: develop as a unified master-planned community, retain parcels for separate phased releases, or preserve one as a private estate.

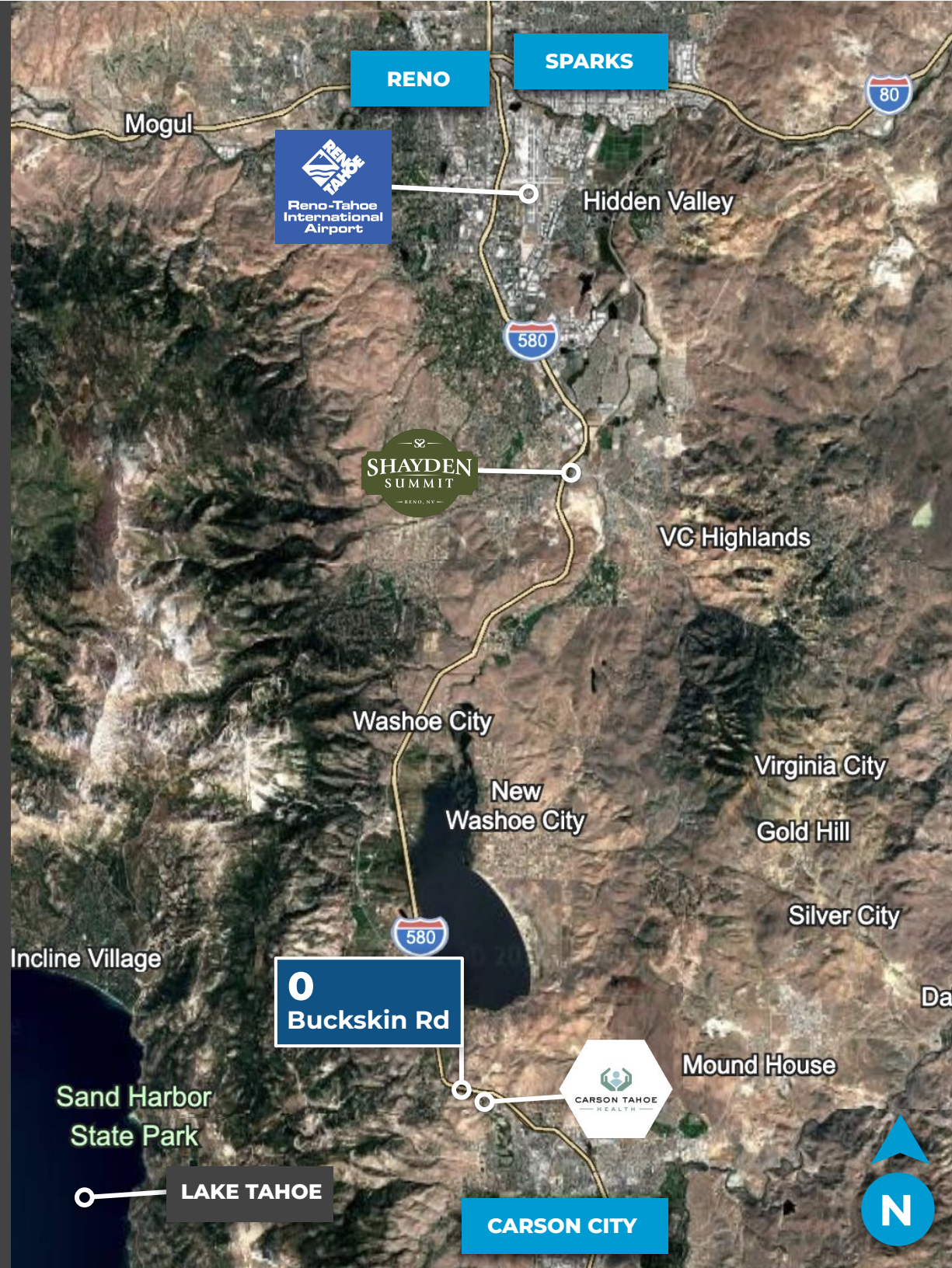


SALE PRICE | \$10,500,000



LOCATION HIGHLIGHTS

- A Convenient access to I-580, placing the property within the heart of the Carson City / Reno corridor without sacrificing privacy or seclusion.
- Just 4 miles to downtown Carson City, Nevada's capital, offering dining, services, and amenities.
- 10 miles to Sierra Summit Mall, providing convenient retail and everyday conveniences.
- 24 miles to Reno-Tahoe International Airport — exceptional connectivity for an estate or luxury residential community of this caliber.
- World-class outdoor recreation at your doorstep — direct access to Sierra Nevada hiking trails and iconic Lake Tahoe just a 25-minute drive away.
- A lifestyle address that balances mountain serenity with urban convenience — a rare combination that defines true luxury living.



NORTH



EAST



CARSON CITY & NORTHERN NEVADA MARKET OVERVIEW

Carson City, Nevada, which is the capital city named after Kit Carson and one of the nation's most business-friendly states, excels in areas like taxes, electricity costs, workers' compensation, low crime rates, right-to-work policies, and state minimum wage. The city's historical ties include its connection with the Virginia and Truckee Railroad. In 1969, Ormsby County merged with Carson City, creating the Consolidated Municipality of Carson City and extending its city limits to the California state line in Lake Tahoe.

Carson City boasts one of the most diversified and balanced economies in Nevada, with over 1,800 business establishments employing more than 27,380 people. The services sector, employing 28,500, is the largest single employment category, followed by government (state and local) with over 11,500 employees. Retail trade ranks as the third-largest employer, with manufacturing following closely.

Key employers in the area include Carson Tahoe Hospital (1,000+ employees), Western Nevada Community College (400+ employees), and Fandango Casino (300+ employees). Carson City is also home to notable employers such as Walmart Stores, Inc., Chromalloy Nevada, Environmental Professional, Costco, Harley Davidson Credit Corp., Southwest Gas Corp., and Sierra Surgery & Imaging, LLC.

Northern Nevada has drawn innovative companies, including Apple and Tesla. Apple is in the process of constructing a \$1 billion, 300-acre data center in Reno Technology Park, primarily serving iCloud and internet services. Additionally, they've established a \$4 million warehouse in Downtown Reno to support logistics.

Since 2014, Tesla has operated a Gigafactory in the region, producing more battery power than all other car companies combined, with over 7,000 employees. Tesla's vision includes making it one of the world's largest buildings, fully powered by renewable energy.



**YOUR
COMPETITIVE
ADVANTAGE**

NORTHERN NEVADA A SMART CHOICE FOR GROWTH



**HOME TO
INDUSTRY
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



**America's
DATA & TECH**
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

- U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

- US News (2024)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF
Tesla Gigafactory

1.3M SF
7.2M SF Planned
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%





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