

Incline Village, NV - 2.0± Acres

NINE⁴⁷TAHOE

Luxury Condominium Development Opportunity



PRICE: \$8,900,000 (\$102 PSF)

CONFIDENTIAL OFFERING MEMORANDUM

Listed by:

AMANDA EASTWICK SIOR, CCIM

NV Lic BS 0146113



**CUSHMAN &
WAKEFIELD**

Executive Summary

Cushman & Wakefield is pleased to present NINE 47 Tahoe, a fully-entitled, shovel-ready 40-unit condo development opportunity located in the heart of Incline Village, the most desirable community along Lake Tahoe's shoreline. Totaling 95,433 SF, the project is comprised of 2 to 4 bedroom units, with square footages ranging from 1,522 to 4,440 SF.

After three years of meticulous pre-development work, the project is primed to meet the growing demand for luxury living in Incline Village. The offering provides multiple strategic options, including i) proceeding as fully entitled, ii) value engineering the design to maintain the existing footprint while increasing unit count, or iii) pursuing a full redesign with new TRPA approvals. With limited inventory and high barriers to entry, this is a rare opportunity in one of Lake Tahoe's most desirable markets.





Why Incline Village

Incline Village distinguishes itself with its blend of luxury real estate, upscale amenities, and breathtaking natural beauty. What sets it apart from other mountain resort communities is its thoughtfully planned infrastructure and exclusive access to services through the Incline Village General Improvement District (IVGID).

Residents enjoy a suite of first-class amenities that include:

- 3 Private beaches with pristine lakefront access
- 2 Championship golf courses set against stunning alpine backdrops
- State-of-the-art recreation & fitness centers
- Diamond Peak Ski Resort, offering family-friendly slopes and panoramic views
- An all age & skill levels friendly BMX Track
- The Incline Village Disc Golf course
- 15 court Incline Village Tennis & Pickleball center

These benefits, catered towards Incline Village property owners, create a lifestyle experience unmatched by other high-end resort areas. For developers, this translates into a highly desirable market with strong demand for premium properties like NINE47 Tahoe.

The Incline Village Advantage

OVERVIEW

Incline Village stands apart as one of Lake Tahoe's most coveted luxury enclaves, where refined mountain living meets extraordinary natural beauty. Nestled along Tahoe's pristine northeast shore, the community offers a rare combination of sophisticated real estate, world class recreation, and a sense of exclusivity that few resort destinations can match. From private beaches with crystal clear waters to championship golf courses, a state of the art recreation center, and immediate access to premier skiing and trails, Incline Village delivers a lifestyle defined by both elegance and adventure.

What truly distinguishes Incline Village from other luxury mountain communities is its meticulously planned infrastructure and unparalleled access to amenities through the Incline Village General Improvement District (IVGID). Homeowners in the community enjoy resident only privileges—such as private beaches, discounted recreational facilities, and well maintained public services—that enhance both quality of life and long term value. Combined with Nevada's tax advantages, exceptional privacy, and year round four season appeal, Incline Village offers a rare blend of natural splendor, convenience, and exclusivity that sets it in a class of its own.



FOUR TRUE SEASONS



WORLD-CLASS OUTDOOR LIFESTYLE



PRIVATE UPSCALE AMENITIES



HIGH-QUALITY COMMUNITY



MEANINGFUL TAX ADVANTAGES



LAKE TAHOE SKI RESORTS

Lake Tahoe is home to numerous Ski Resorts including, Diamond Peak, Mt. Rose, North Star, and Palisades. All of these high end resorts are located just a short drive away from Incline Village.

Perched above Incline Village on the north shore of Lake Tahoe, Diamond Peak sits in the heart of a region that boasts the highest concentration of ski resorts in North America. While Tahoe is home to world-famous destinations, Diamond Peak stands out as a beloved hidden gem—a community-owned resort celebrated for offering Tahoe’s best views, exceptional value, and a welcoming, laid-back atmosphere. It’s a favorite among skiers and riders who want to escape the crowds and corporate feel of larger resorts without sacrificing quality terrain or scenery. IVGID residents receive special discounted rates on multi-day lift tickets and recreation passes for the resort.



INCLINE VILLAGE CHAMPIONSHIP AND MOUNTAIN GOLF COURSES

The Incline Village Championship Golf Course is an iconic 18-hole public course set against the breathtaking backdrop of Lake Tahoe. Designed by legendary architect Robert Trent Jones Sr., this par-72 layout seamlessly blends classic architecture with sweeping lake and mountain views to create an elegant, championship-caliber experience. Complementing it is the Incline Village Mountain Course, a scenic course that offers a more intimate, nature-immersed round highlighted by dramatic elevation changes and serene forest surroundings. Meticulously renovated in 2003, the Championship Course is celebrated for its immaculate conditions and refined design, consistently earning top national and state honors—including a #17 ranking among the best courses in the U.S. on GolfPass Golfers’ Choice and multiple accolades from Golf Digest, Golfweek, and GolfAdvisor—solidifying its status as one of North Lake Tahoe’s premier golf destinations.

Investment Highlights

STRONG MARKET FUNDAMENTALS & HIGH BARRIERS TO ENTRY

Over the past five years, Incline Village has seen exceptional price growth, with median condo sales prices increasing 67.5%—driven by limited supply and sustained demand. The average condo was constructed in the 1970s and today sells for \$1.24M, while luxury single-family homes average \$3.33M, underscoring the area’s continued appeal. This growth is set against the backdrop of a heavily restricted development environment in the Tahoe Basin, where 90% of the land is publicly owned and new projects face regulatory hurdles. Unlike most developments, NINE 47 Tahoe has already navigated the complex entitlement process, positioning it as a rare and possibly final opportunity for luxury condominium development in Incline Village—one of Lake Tahoe’s most exclusive residential communities.

PREMIER LOCATION

Incline Village, on Lake Tahoe’s quiet northeast shore, is an exclusive community just 25 miles from Carson City and 35 from Reno. With 8,700 residents, it offers small-town charm, upscale restaurants and amenities, 2 grocers, and a tranquil alternative to the busier south shore—ideal for those seeking refined, scenic Tahoe living.

TURNKEY LUXURY WITH EXCLUSIVE ACCESS

NINE 47 Tahoe offers a turnkey, low-maintenance ownership experience designed for the ultimate in convenience and comfort. Ideal for those seeking a hassle-free, “lock-and-leave” lifestyle, the property delivers all the benefits of luxury Tahoe living without the upkeep.





Barriers to Entry

SCARCITY

Approximately 87% of the land surrounding Lake Tahoe is protected as National Forest Land, where development is prohibited, making the remaining 13% of land—spread across the lake’s 192 square miles—highly scarce and tightly regulated. The two-acre site for NINE 47 Tahoe is the only unimproved parcel within Incline Village where entitlements permit the development of four-story, luxury condominiums at the desired density, underscoring its rare and unique opportunity for development in an otherwise constrained market.

SPECIAL AREA 1

Special Area 1 encompasses properties with prime frontage along State Route 28 and the south side of Alder Avenue on both sides of Village Boulevard. This area is envisioned as the heart of Incline Village’s “traditional downtown” and is designated for the concentration of restaurants, retail, and mixed-use development. Notably, it is the only Special Area in Incline Village that allows residential development. NINE 47 Tahoe represents the last remaining undeveloped parcel within this sought-after zone, offering a rare opportunity to build a luxury condominium project in the village’s most vibrant and coveted location.

TRPA

Founded in 1969, the Tahoe Regional Planning Agency (TRPA) is the nation’s first bi-state environmental planning agency, created in response to the rapid development of the 1960s that threatened Lake Tahoe’s future. TRPA’s mandate is to set and enforce long-term environmental goals, overseeing regional planning, development, and redevelopment while implementing programs for environmental protection and restoration across the Lake Tahoe Region. On May 26, 2021, TRPA adopted the Tahoe Area Plan, approved by Washoe County, to revitalize key areas around the lake, particularly the Incline Village Town Center. This plan resolves zoning conflicts between Washoe County and TRPA, and will amend height, coverage, and density requirements to facilitate and support the redevelopment of the Town Center.



NINE⁴⁷TAHOE

SPECIAL AREA 1

Development Timeline



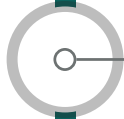
FALL 2021

Application to Washoe County for the project and subdivision map and to TRPA for the project



JUNE 2022

TRPA Governing Board approvals



JULY 2022

Application to Washoe County to amend Special Area 1 amendment to allow single-family condos



JANUARY 2023

Board of County Commissioners approved amendment to allow single-family condos



AUGUST 2023

Submitted subdivision application to TRPA



SEPTEMBER 2023

Washoe County Planning Commission approved the tentative subdivision map



APRIL 2024

Final map approved



JULY 2024

Permit extended for four years



Project Details (As Entitled)

40

UNIT COUNT

1,522-
4,400

UNIT SIZE RANGE (SF)

2,386

AVERAGE UNIT SIZE (SF)

96,267

TOTAL BUILDING SIZE (SF)





The Building

Ample Access.

Serene Setting.

Abundant Amenities.

NINE 47 TAHOE

The Residences

Strategically planned to maximize the use of space, the residences are efficiently designed to maximize living space in aesthetically pleasing layouts. With an emphasis on highlighting the sweeping views of Tahoe's landscape, the residences include large windows, and color schemes that complement their surroundings. The timeless modern architectural design features three different interior and furniture packages, Timberline, Snowline, and Waterline, to go with 18 different unit layouts.





Property Overview

ADDRESS

947 Tahoe Blvd
Incline Village, NV 89451

APN(s)

132-630-(01-10), 132-631-01,
132-632-(01-13), 132-633-(01-13),
132-634-(01-05)

SIZE

1.99 Acres (86,619 SF)

JURISDICTION

Tahoe Regional Planning
Authority (TRPA)

TRPA PERMIT

Expires: June 22, 2028

ZONING

Special Area 1 (SA1)

UTILITIES:

All believed to be to the site

[CLICK TO VIEW PHOTOS](#)





Strategic Options

BUILD AS FULLY ENTITLED

Exceptional opportunity to acquire a shovel-ready project that has successfully navigated three years of complex predevelopment work—an arduous process in the Tahoe region due to its challenging regulatory environment and limited availability of land for new development. This extensive groundwork positions the project for a smooth transition into construction, offering significant time and cost savings for the developer.

VALUE ENGINEER

The existing entitlements offer an opportunity to thoughtful redesign the layout—all within the approved building footprint. By reconfiguring floor plans, optimizing layouts, and adjusting finishes a developer could explore the potential to decrease cost while increase unit count and improving efficiency,

REIMAGINE THE PROJECT

NINE 47 Tahoe presents the opportunity for a complete redesign, allowing a developer to reimagine the project from the ground up and pursue new TRPA approvals. The new vision would continue to benefit from the site's 2.0± acre premier location within supply constrained Incline Village.



Incline Village Amenities

The **Incline Village General Improvement District (IVGID)** is a special district that provides utility services and manages a wide range of recreational amenities exclusively for residents and property owners in Incline Village and Crystal Bay. Residents enjoy exclusive access to four private beaches, two stunning golf courses, and a state-of-the-art Recreation Center featuring indoor pools, fitness facilities, and group classes. Additional amenities include tennis and pickleball courts, scenic parks, athletic fields, bike parks and year-round recreational programs. IVGID offers premier services creating a vibrant, well-supported mountain community.

LEGEND AMENITIES

- 1 Aspen Grove Community Center
- 2 BMX Bike Course
- 3 Burnt Cedar Beach
- 4 Championship Golf Course
- 5 Diamond Peak Ski Resort
- 6 Disc Golf Course
- 7 Incline Beach
- 8 Incline Bike Park
- 9 Ridgeline Park Fields
- 10 Incline Skate Park
- 11 Mountain Golf Course
- 12 Preston Field
- 13 IVGID Recreation Center
- 14 Ski Beach
- 15 Tennis & Pickleball Center
- 16 The Chateau at Incline Village
- 17 The Grille at the Chateau
- 18 Village Green





431

11



MOUNTAIN COURSE

MT. ROSE HWY

VILLAGE BLVD



INCLINE FLUME TRAILHEAD



LAKE TAHOE SCENIC OVERLOOK



4
16
17

CHAMPIONSHIP COURSE

THWOOD BLVD

COUNTRY CLUB DR

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5

SOUTHWOOD BLVD

9

INCLINE FITNESS REC CENTER



INCLINE VILLAGE FITNESS COURSE

6
15
8
13

2



INCLINE BEACH

7

SKI BEACH BOAT LAUNCH

14



Neighboring Amenities

MT. ROSE HWY

431



NORTHWOOD BLVD

TAHOE BLVD



SOUTHWOOD BLVD



Burnt Cedar Beach Snack Bar



BURNT CEDAR BEACH



INCLINE BEACH

VILLAGE BLVD

COUNTRY CLUB



CHAMPIONSHIP COURSE



NINE47TAHOE



Big Water Grille



RIDGELINE PARK



INCLINE FITNESS REC CENTER



Regional Amenities



DRIVE TIMES (MINUTES)		
12	30	40
North Lake Tahoe	Truckee, CA	South Lake Tahoe

Whether it's Winter, Spring, Summer, or Fall - Lake Tahoe's Got It All!

Lake Tahoe is a year-round paradise offering an endless variety of activities for all ages and interests. Whether you're skiing and snowboarding on world-class slopes during the winter and spring, enjoying thrilling water sports and serene kayaking on the crystal-clear lake in the summer, or exploring picturesque hiking and biking trails surrounded by vibrant fall foliage, Lake Tahoe is an adventure destination that promises something unforgettable every season. With breathtaking natural beauty and a wide range of outdoor recreation, it's a place where cherished memories are made year-round.

LAHOE



NINE⁴⁷TAHOE

Incline Village, NV

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PRICE: \$ 8,900,000 (\$102 PSF)

PROPERTY TOURS:

All property tours must be coordinated through listing agent

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