

DEVELOPERS OPPORTUNITY

Silver Springs Development
4900 Hwy 95A

**COLDWELL
BANKER** 

SELECT REAL ESTATE

Each office is independently owned and operated.

BOB FREDLUND

(775) 720-8501

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Note: All information is gathered from sources deemed reliable, but is not guaranteed by the Agent. Therefore, Buyer is advised to independently verify any information or any items that would influence their decision to buy.

DIRECTIONS

USA Parkway to 4900 Hwy 95A



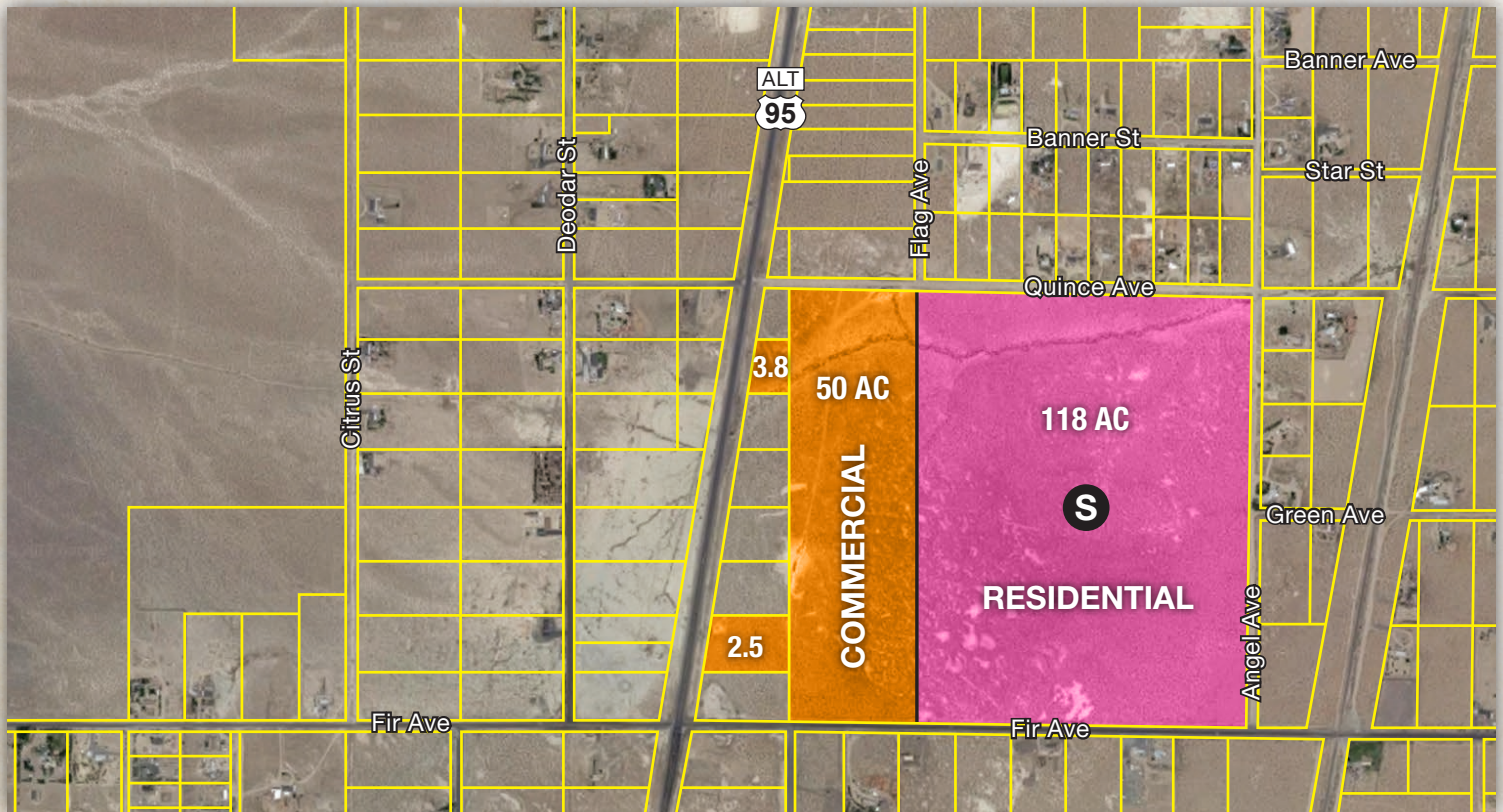
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SILVER SPRINGS DEVELOPMENT

- Offering 174 acres land
- 50 acre feet of water rights that's booked with the Silver Springs Water
- Two Parcels that offer 2.5 acres and 3.5 acres direct access to Highway 95A for entrances into commercial portions and single family developments
- 5 Miles to the New USA Parkway, or 2.5 Miles to US HWY 50 and 95A
- 56 acres zoned commercial
- 118 acres zoned single family homes
- Great for box stores / strip malls
- Direct Access to Lake Lahontan
- Priced at \$3,500,00.00



WHO'S MOVING TO NORTHERN NEVADA, AND WHAT ARE THEY FINDING?

Source: Kim Barrows, KRNV NBC Reno

"So in terms of a pattern of migration, we're not seeing a pattern from any other state. But I will tell you with the Tesla relocations, because they are largely hiring a number of employees, they are coming from all over the country," she said. "We're seeing more of the 25-35-year-old's moving into this area than any other population range."

Realtors say Tesla, Google and Panasonic employees are moving to the Reno area and buying houses. And the businesses are making big news for other companies to move here too.

"We see a lot of the e-commerce, the dot.com businesses. So for example, Chewy.com has moved in, Zazzle is one of the newer ones, [as well as] Zulily," said Thoran Towler, the Chief Executive Officer for Nevada Association of Employers and former Nevada Labor Commissioner.



Google

James Hardie

ACH
FOAM TECHNOLOGIES

PETSMART

1-800-flowers.com

KUEHNE+NAGEL

chewy.com

Panasonic

FedEx
Supply Chain

Walmart
Save money. Live better.

PPG
PITTSBURGH
PAINTS

BATTERY SYSTEMS
The Single Source Solution

THRIVE
- MARKET -

TIRE RACK
.com



Zazzle

MARS

Jet

Fulcrum
BIOENERGY

BARRICK

U.S. ORDNANCE
DEFENSE SYSTEMS
MANUFACTURING

switch

OTHER VALUED TENANTS

Ahern Rentals, Inc • American Arms Delta • American Red Cross • Ames Construction, Inc • Amplus, Inc • AP Stainless Manufacturing • Aqua Metals Reno, Inc
Ardagh Metal Packaging USA, Inc • Asia Union Electronic Chemicals • Associated Concrete Pumping • Associated Crane & Oil Field Logistics • AZZ Incorporated
Reno • Benco Dental Supply Company • BI Nutraceuticals, Inc • Bush Industries, Inc • Cascade Drilling LP • Chart, Inc • Chicken Hawk Transport, LLC
Commscope, Inc. of North Carolina • Comstock Builders • Conco Storage, LLC • Consolidated Asset Management Services • Conus Transportation
Contract Flooring & Interiors Services • Desert Ordnance, LLC • Desert Valley Dental of TRI, Inc • Duraflex International Corp. • Dynamic Isolation Systems, Inc
Dynarex Corporation • EMM Equipment & Properties, LLC • Eagle Picher Filtration & Minerals • Easy Rooter • First National Collection Bureau
Food Bank of Northern Nevada • Golden Gate/SET Petroleum • Gopher Construction • H&T Nevada, LLC • Harris Industrial Gases • Insurance Auto Auction
J.C.'s Xpress • Joy Engineering • Kunaki, LLC • L. Lance Gilman Commercial Real Estate • Lainer One, LP • Laborers Training Fund for Northern Nevada
Lambertson Industries, Inc • MDB Trucking, LLC • MEPT USA Parkway Distribution Center, LLC • MNBOO, LLC • Nevada Distribution Services • NEVCAL Trucking
Northern Nevada Rebar • Northgate Express • Panasonic Procurement Corporation • Petrosolutions, LLC • Philly's NV • Pioneer Nut Company, LLC
Port of Subs • Prologis • Propak Logistics • Quidsi Logistics • Radial, Inc • Raindance Enviroscape • RANDA Accessories • Reno Engineering Corp - TRI
Renown Health • Rich Doss, Inc • Ritchie Brothers Auctioneers • Roc-Tek Corporation • Rod Hall Events, LLC • SACO Defense • Saginaw Control & Engineering
Schwabe No America, Inc - Natures W • Scougal Rubber Corporation • Shore Management & Development • Sierra Tree Care, LLC • Silver State Minerals, LLC
Southland Industries • SSUSA West • Stampede Construction, Inc • Stormo Properties, LLC • Subway • TMW Technologies, LLC • Tachikara USA, Inc
Thybar Corporation • TNT Acution of Nevada, Inc

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