

for sale

±320 ACRES

FOR SALE | GENERAL RURAL



0 EUSKERA DRIVE

SPARKS, NV 89441 LOT# 35 | GENERAL RURAL



CHASE
INTERNATIONAL
COMMERCIAL



EXECUTIVE SUMMARY

Nearly 320 acres of expansive Northern Nevada land located just Sparks in Palomino Valley, offering a rare opportunity for development, recreation, or long-term investment. This zoned property allows for a wide range of uses including agricultural operations, recreational development, rural residential living, and potential resource-related uses.

The property features level to gently rolling terrain with sweeping desert and mountain views, providing an ideal setting for a private ranch, off-grid retreat, or future subdivision. Adjacent to BLM land, the site offers exceptional privacy and extended usability. Conveniently located near with public road access, the property is within close proximity to power and major utility infrastructure, enhancing its long-term development potential.

A half section of beautiful land, bordering BLM and approximately 8-10 miles from USA Parkway, 'as the crow flies'. Directly east of La Posada which is the nearest paved road. Investment opportunity? Build your dream ranch? You decide!

County: Washoe County | APN: 076-100-21 | Address: O Euskera Drive, Sparks, NV 89441 Lot #35

±320 ACRES

PRICE
\$1,600,000
(\$5,000/ACRE)



A RARE 320-ACRE NORTHERN NEVADA LAND HOLDING

±320-acre contiguous land holding located in the Palomino Valley area northeast of Sparks offering expansive high-desert terrain, panoramic mountain views, and exceptional privacy. APN 076-100-21 consists of a rare half-section of GR-zoned land positioned along the eastern edge of the growing Spanish Springs/Sparks area and within the broader Truckee Meadows Regional Planning Agency planning region.

The property features varied topography including gently rolling terrain, elevated ridgelines, and natural view corridors with elevations reaching approximately 7,100 feet across portions of the site. Adjacent to Bureau of Land Management land on multiple sides, the property benefits from open-space surroundings and a uniquely secluded setting ideal for recreational, ranch, equestrian, off-grid, or long-term land investment use.

Located within the Sparks Sphere of Influence and approximately 8-10 miles from USA Parkway as the crow flies, the property offers a compelling blend of privacy, regional accessibility, and long-term positioning within Northern Nevada's continued growth corridor.

The area is well suited for horses, livestock, outdoor recreation, and rural residential use. GR zoning allows for a variety of agricultural and rural residential uses; buyer to independently verify all permitted uses, development requirements, subdivision potential, access, utilities, easements, CC&Rs, and deed restrictions.

Utilities are not currently on site. Buyer to verify utility availability, utility corridor proximity, well and septic feasibility, and all associated development costs. A small portion of the property adjoins Development Constraint Area (DCA) designated land associated with the regional planning framework.

Whether envisioned as a private retreat, recreational ranch, legacy land holding, or future investment opportunity, this expansive Northern Nevada property offers the scale, setting, and surrounding open space increasingly difficult to find.

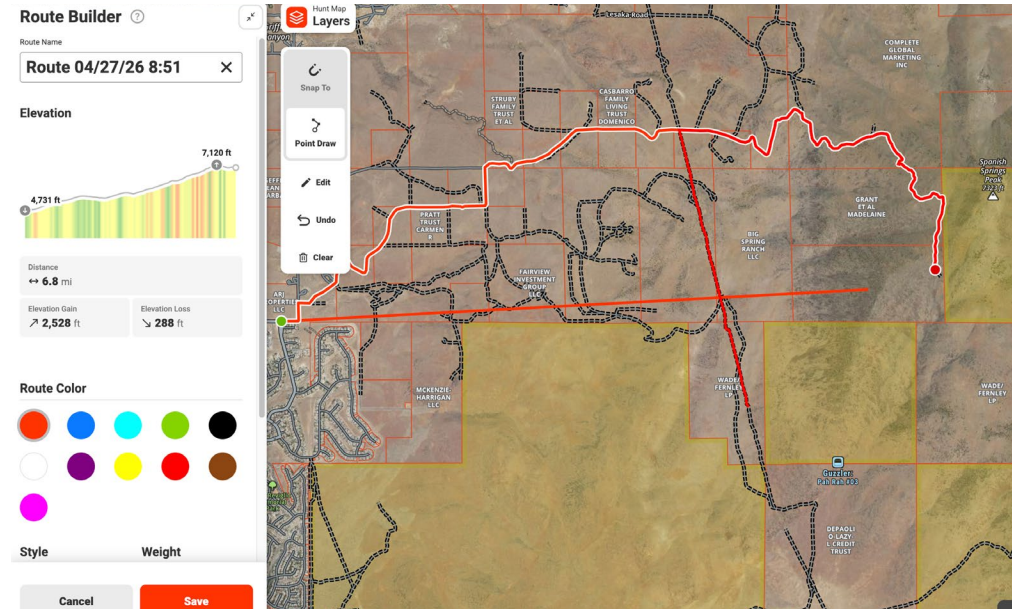
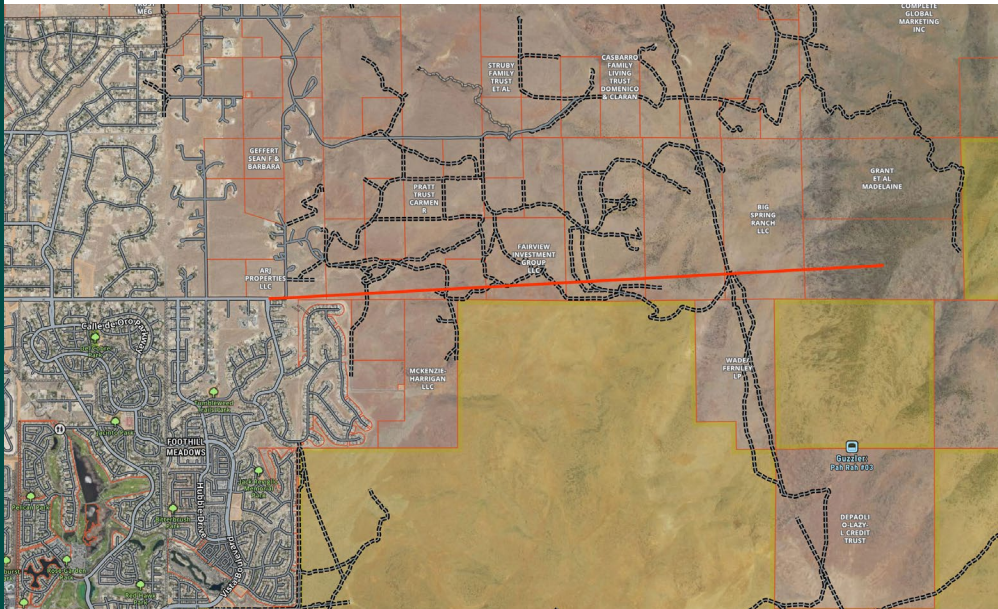
PROPERTY HIGHLIGHTS

- ±320 contiguous acres
- APN 076-100-21
- GR - General Rural zoning
- Adjacent to BLM land on multiple sides
- Located within Sparks Sphere of Influence
- Elevated terrain with panoramic views
- Approximate elevations from 6,600'-7,100'
- Ideal for ranch, recreational, or off-grid use
- Approximately 8-10 miles from USA Parkway (as the crow flies)
- Located within the Truckee Meadows Regional Plan area
- Rare large-acreage Northern Nevada offering

DIRECTIONS

- Via Pyramid Hwy & La Posada Rd, end of Yellow Tail Rd, unimproved

| | |
|------------------|---|
| Address: | O Euskera Drive, Sparks, NV |
| APNs: | 076-100-21 |
| Zoning: | GR- GENERAL RURAL |
| County | WASHOE |
| Total Lot Size: | ±320 Acres (or 13,939,200 sqft.) |
| Property Type: | Land - Farm |
| Investment Type: | Land - Farm |
| Taxes: | \$872.01 |



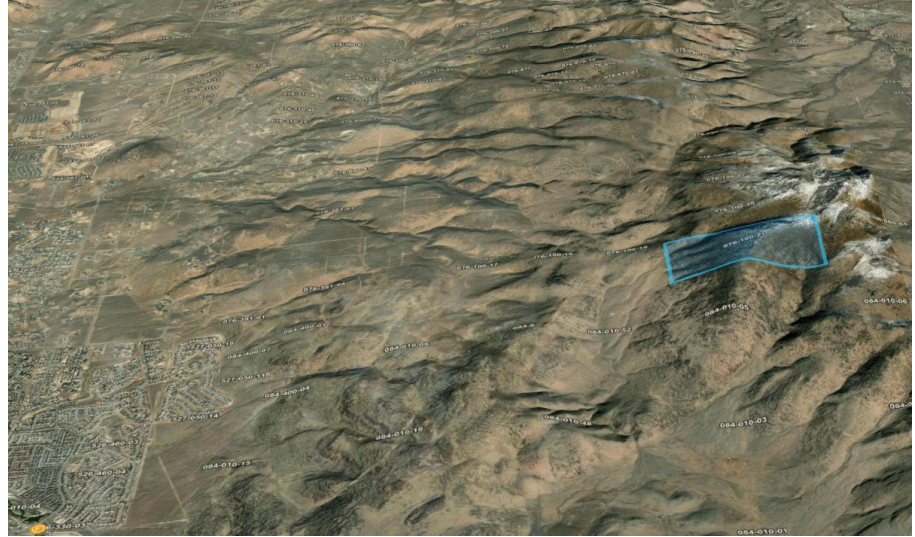
LOCATION AND ZONING & DENSITY CONSIDERATIONS

- Raw land / Sloped / Rolling
- Located in the Curnow Range / Spanish Springs Peak
- Close to Griffith Canyon
- EAST OF THE MOUNT DIABLO MERIDIAN
- Closest roads available are Cordoba Boulevard and Call De La Plata
- Located near expansive public lands in Palomino Valley.
- Located in the desirable Palomino Valley area north of Sparks
- Master plan designates the right side of the parcel open space see photo for notation of OS
- GR zoning allows for a variety of rural residential and agricultural uses; buyer to verify permitted uses
- No HOA information currently available. Buyer to independently verify any CC&Rs, easements, or deed restrictions

Property is adjacent to some BLM and DCA (development constraints area) The DCS is part of the Truckee Meadows Regional Plan

Located in General Improvement District: PALOMINO VALLEY

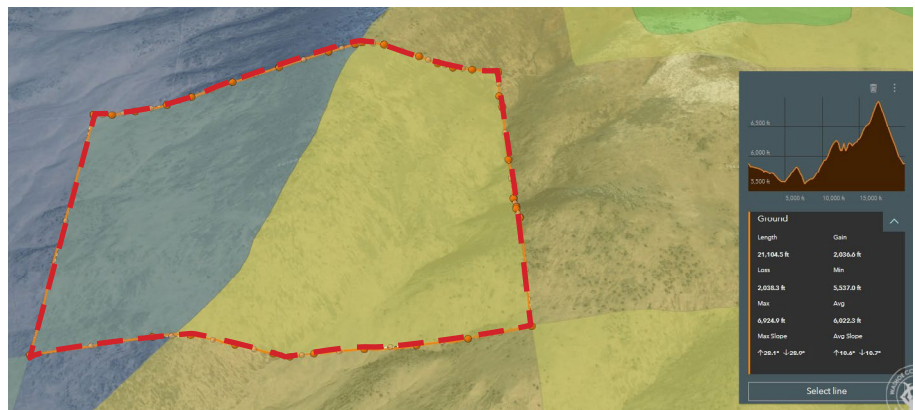
FEMA: Located in an area designated as Zone X with a 0.2% chance of flooding. Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees.



Terrain View



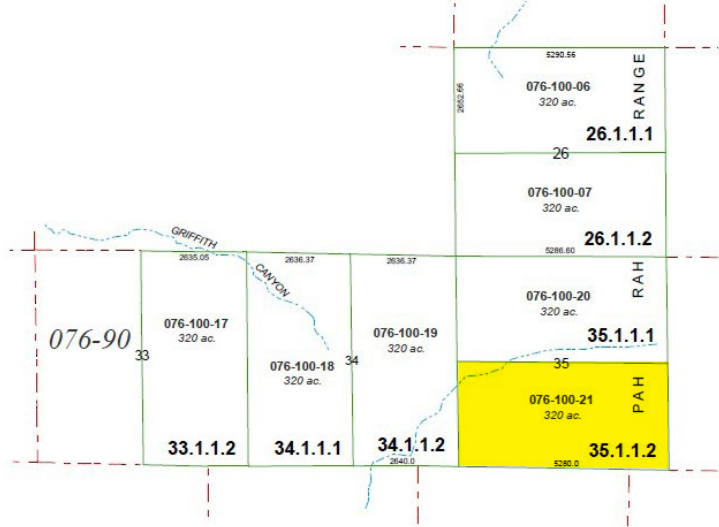
Topography



Slope Identification

MAP OF DIVISION INTO LARGE PARCELS # 5 PALOMINO VALLEY - UNIT A

SECTIONS 26, 34, 35 & EAST 1/2 OF SECTION 33
T21N - R21E



Assessor's Map Number
076-10

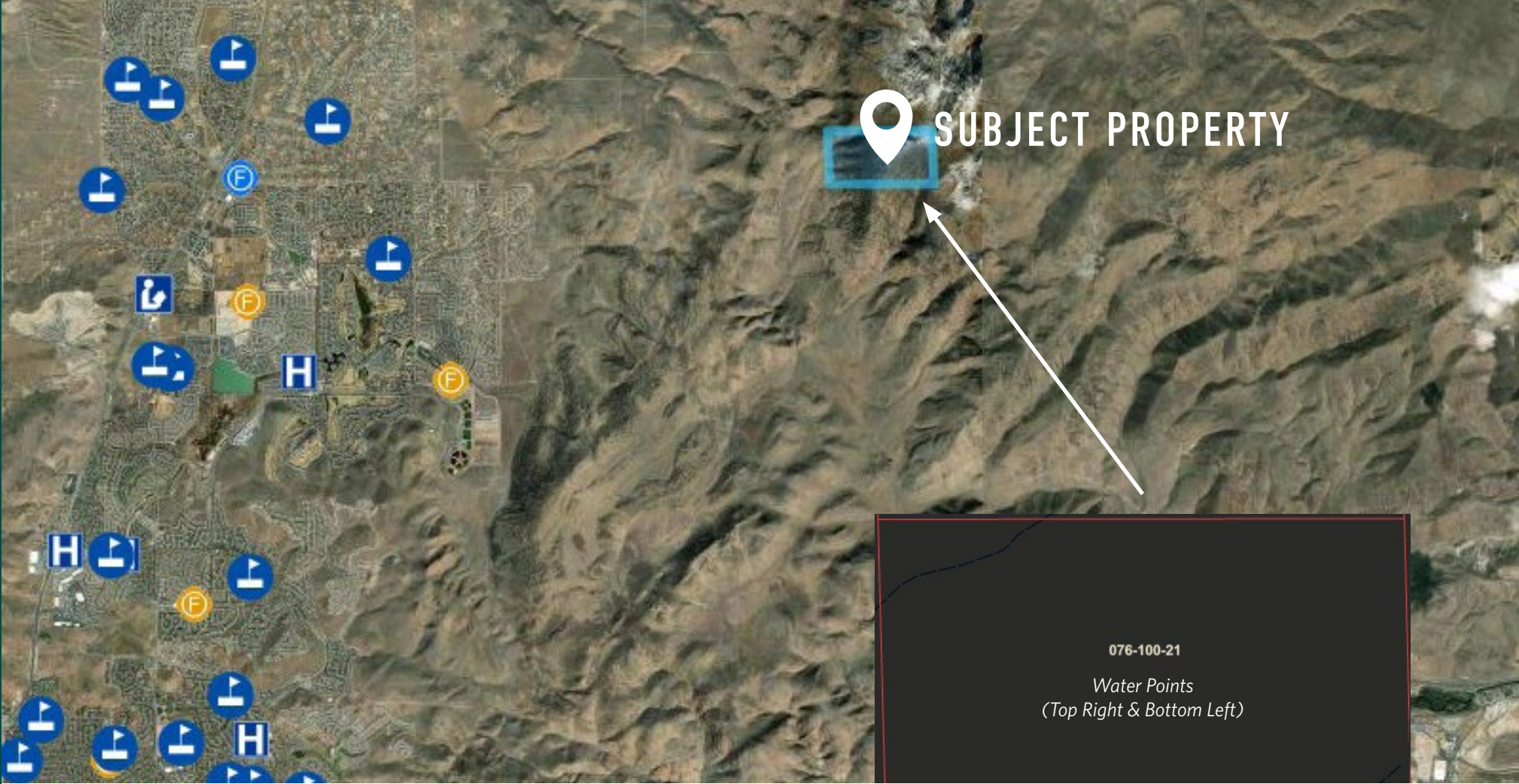
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 326-2231

Feet
0 650 1,300 1,950 2,600
1 inch = 2,640 feet

created by: TWT 6/15/2011
last updated: _____
area previously shown on map(s)

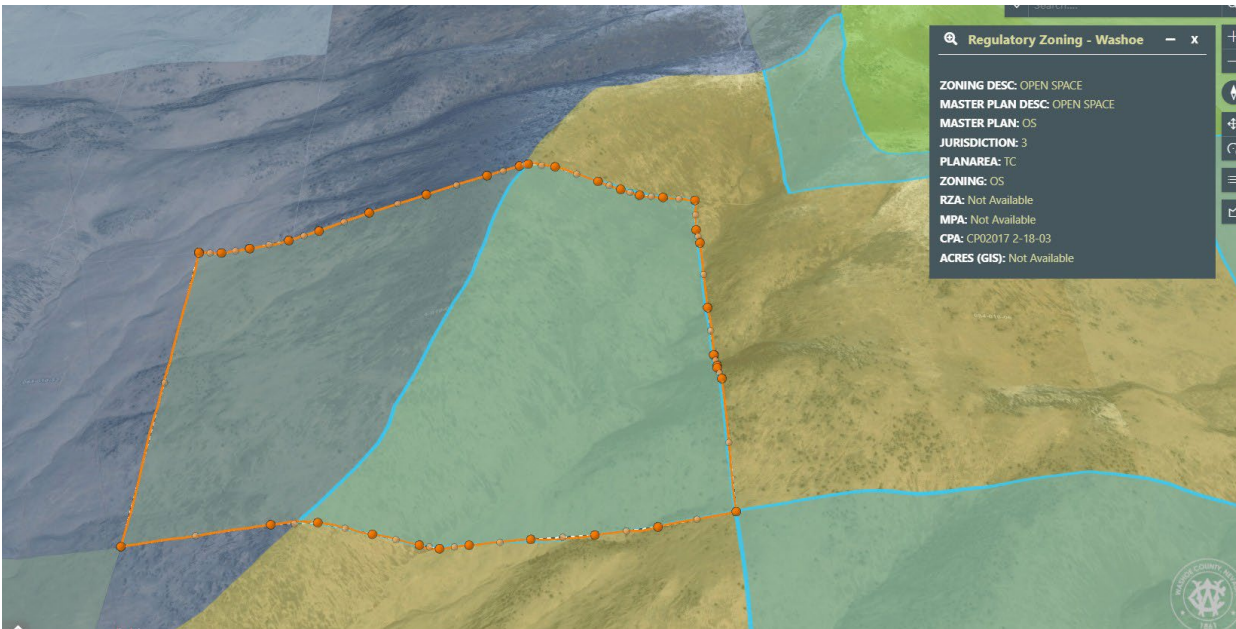


ACCESSORY PARCEL

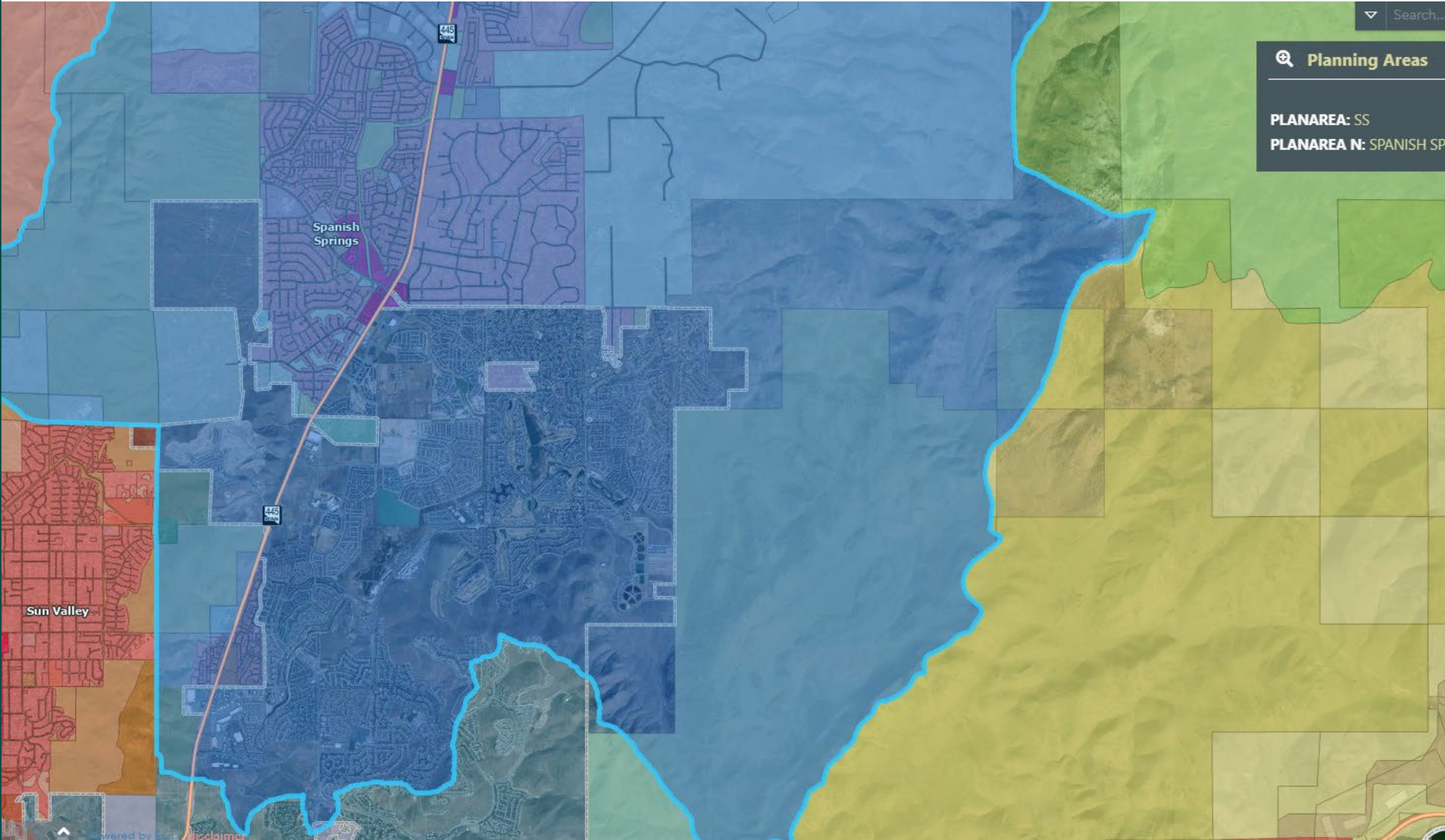


UTILITIES SUMMARY

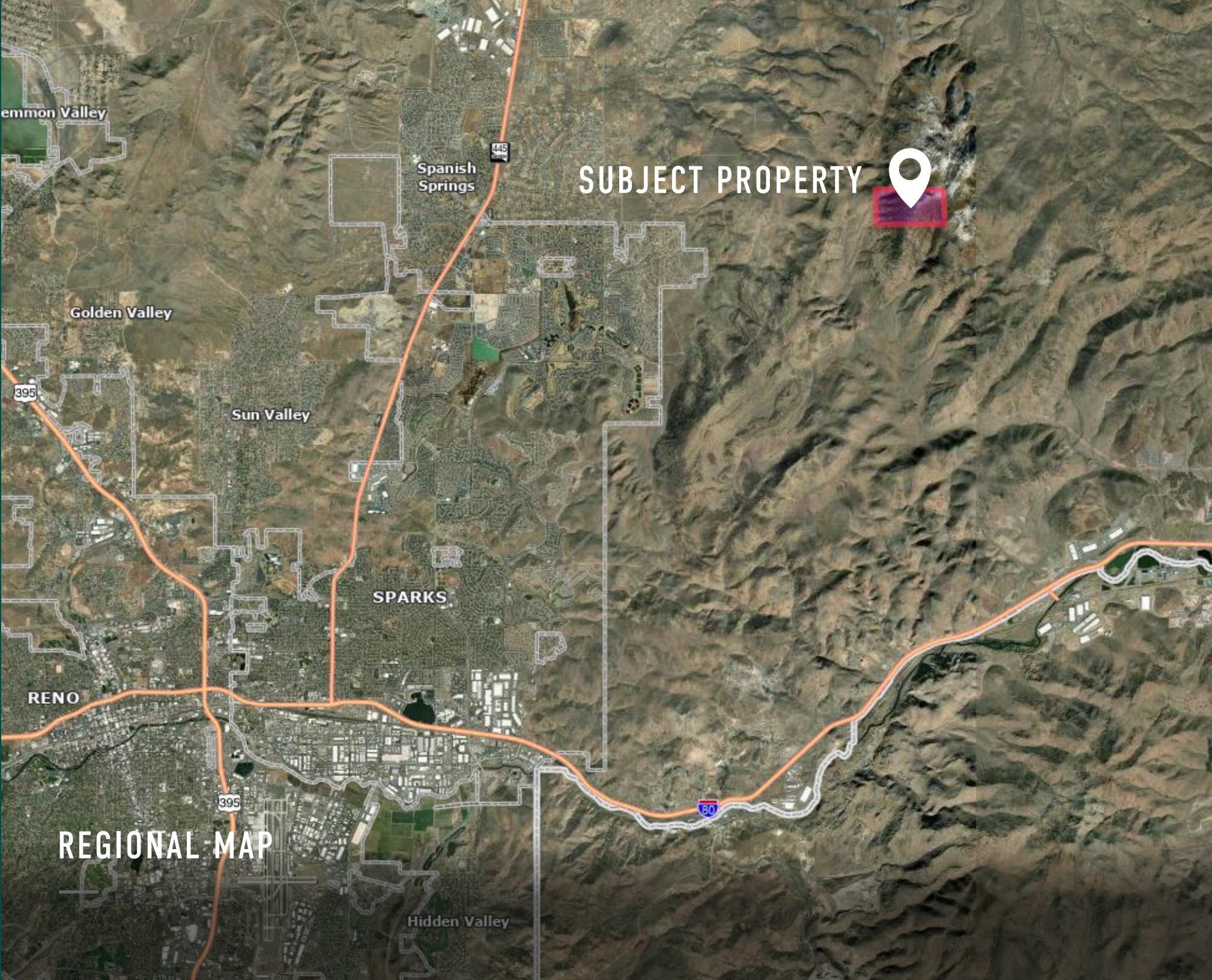
- Utility infrastructure does not appear to be immediately adjacent to the parcel.
- Buyer to investigate extension availability and costs
- Area is well suited for horses, livestock, and rural residential use
- Utility corridor locations / utilities sites / Truckee Meadows Service Area / Regional Land Designations confirming we are Tier 3
- Access via unpaved roads. Buyer to verify legal and physical access



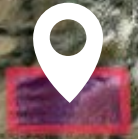
PLANNING MAP



PLANNING AREAS



SUBJECT PROPERTY



REGIONAL MAP

EXPONENTIAL GROWTH

NEVADA HAS EMERGED AS ONE OF THE FASTEST-GROWING STATES IN THE COUNTRY

Located at the heart of the 11 western states, Nevada offers unparalleled access to key markets, reaching over 60 million consumers within a two-day transit across these states. The state is known for its business-friendly environment, with no corporate income tax, personal income tax, inventory tax, unitary tax, estate tax, inheritance tax, franchise tax, or special tangible gift tax.

Reno boasts exceptional transportation infrastructure and market reach, making it a hub for top-tier brands like Amazon, Zappos, Wal-Mart, Levi Strauss & Co., Sysco, and CDW, which have established warehousing, distribution, and fulfillment operations in the area. The region has also attracted major industrial and technology giants such as Tesla, Microsoft, International Gaming Technology, Lincoln Electric, Apple, and Switch Technology. Tesla and Switch, in particular, have each invested \$1 billion into the Reno economy.

Northern Nevada offers an exceptional quality of life. Within just 30 minutes, you can transition from the energy of the city to the serenity of Lake Tahoe. The state provides endless recreational opportunities, including skiing, fishing, boating, hiking, mountain biking, and off-roading, among many others.'



WHY NORTHERN NEVADA?

Current Population Washoe County:
498,022

Reno Business and Gaming

When people think of Reno, they think of gambling. However, over the last couple of decades, Reno and Sparks have become much more than just gaming cities. With many prominent corporations residing in the area, INC Magazine rated Reno as the sixth best spot to do business for a mid-sized city.

Additional Advantages of Doing Business in Nevada:

- Stockholders, directors and officers need not live or hold meetings in Nevada
- Directors need not be stockholders
- Officers and directors of a Nevada Corporation can be protected from personal liability for lawful acts of the corporation
- Nevada corporation may purchase, hold, sell or transfer shares of its own stock

US Best States for Doing Business:

State of Nevada ranked #9 Chief Executives' annual survey asked over 600 CEOs to grade each state on the following criteria:

- Taxation & Regulation
- Workforce Quality
- Living Environment

Regions largest non-gaming employers:

1. Washoe County School District
2. University of Nevada, Reno
3. Washoe County
4. Renown Medical
5. International Game Technology

Reno-Sparks Largest Industry Sectors:

1. Wholesale Trade, transportation & Utilities
2. Leisure & Hospitality
3. Accommodation and Food Service
4. Government
5. Professional & Business Services
6. Educational and Health Services
7. Retail Trade
8. Goods Producing
9. Local Government
10. Casino Hotels

Demographics 5-mile

| | |
|-----------------------|-----------|
| Population | 99,476 |
| Avg. Household Income | \$142,505 |
| Total Households | 41,029 |

Cost of Living

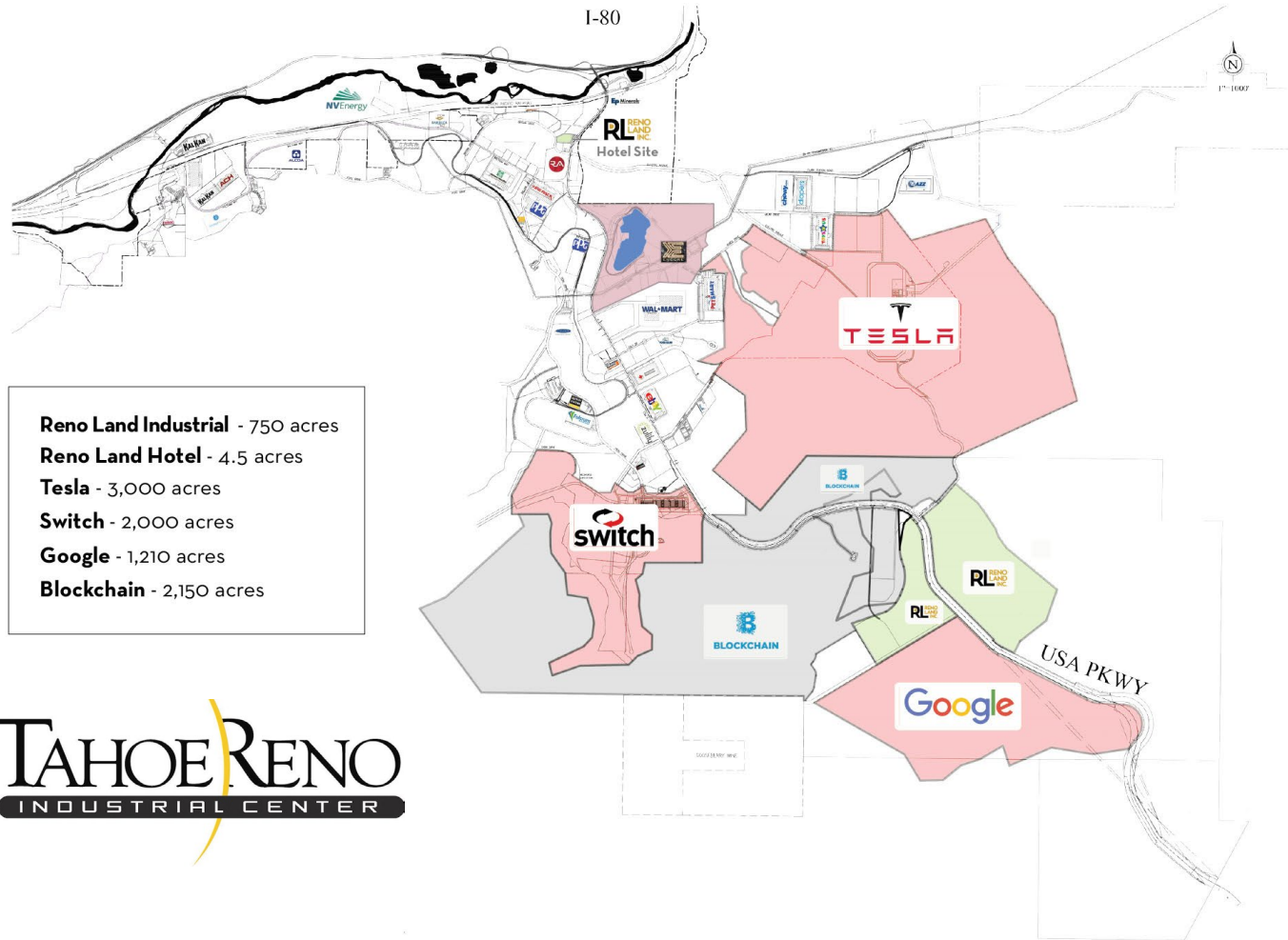
| Area | Avg. Home Price | Avg. Apartment Rent |
|---------------|-----------------|---------------------|
| Reno | \$565,000 | \$1,850/mo |
| Sparks | \$511,000 | \$1,700/mo |
| Carson Valley | \$512,000 | \$1,250/mo |

Sales Tax Rate

| | |
|------------------|-------|
| Carson County | 7.6 |
| Churchill County | 7.6 |
| Clark County | 8.375 |
| Douglas County | 7.1 |
| Lyon County | 7.1 |
| Storey County | 7.6 |
| Washoe County | 8.265 |

TAHOE RENO INDUSTRIAL CENTER

As the Tahoe Reno area continues to expand, more companies continue to move over to the vast open land in our beloved Silver State. Companies such as Tesla, Google, Switch, and Blockchain hope to create the next Silicon Valley and bring thousands of employment opportunities for native residents and all those to come.



AREA PROFILE

The Biggest Little Start up Community

Northern Nevada is less traffic and more trails. Less smog and more slopes. It's a place where you can walk out of your office to a world-class whitewater park, attend a top-tier university, dine at award-winning restaurants and be part of a vibrant community. "[Northern Nevada] is now a city of sustenance as well as indulgence." - *The New York Times*

Northern Nevada is a very desirable area for all outdoor lovers. Being located at the base of the Sierra Nevada mountain range brings the "Biggest Little City" a lot of perks. One of them being, Lake Tahoe! A quick 30 minute to one hour drive, and you are at the northern shore of Tahoe and can begin to experience all the activities that this beautiful area has to offer. The Reno-Sparks-Lake Tahoe area has more than eighteen world-class ski resorts, sixty gaming locations, and over forty acclaimed golf courses. The glitz and glam of Las Vegas is a quick six hour drive southeast and for a big city feel, only four hours west and you have arrived in San Francisco!

The Economy

While the Northern Nevada area was primarily centered around gaming and entertainment in the 20th century, it has now grown to be a much more diverse economy with industries such as, healthcare, entrepreneurial startups, and technology-based companies.

Today, Northern Nevada is evolving to have a future as one of the United States' clean energy, technology, and entrepreneurial leaders. Northern Nevada is serviced with two major highways, Union Pacific railroads and a number of trucking and airline carriers. With all that access it makes it very easy to ship to 80% of the western states on a next day basis. This has caused an expansion of the distribution industry. The city is experiencing a slight change in its business base, with roughly 25% of the workforce working in the fields of construction, manufacturing, transportation, communications, and public utilities.

Companies such as Google, Tesla, Switch, Redwood Materials, Amazon and Blockchains continue to come and take advantage of all the open land Northern Nevada has to offer. This will bring thousands of employment opportunities for current residents and all future residents!

Top Place To Retire

Northern Nevada is the perfect place to retire! You'll find top-tier health care, affordable cost of living, and socializing opportunities year-round in Nevada. Looking in on loved ones is a breeze, with easy access to Interstate-80, Highway 50, and Highway 395. Start living the good life in the Silver State!

Northern Nevada Climate

| Temperature | High | Low |
|-------------|------|------|
| Annual | 67.4 | 35.2 |
| January | 45.5 | 21.8 |
| April | 64.1 | 33.2 |
| July | 91.2 | 51.4 |
| October | 69.9 | 34 |

Distances to other Western Cities

| City | Miles | Airtime |
|----------------|-------|---------|
| Las Vegas | 441 | 1:00 |
| Los Angeles | 475 | 1:06 |
| Phoenix | 753 | 2:00 |
| Portland | 586 | 1:30 |
| Sacramento | 135 | 0:25 |
| Salt Lake City | 526 | 1:00 |
| San Francisco | 231 | 0:50 |



A TOP TIER UNIVERSITY

The University of Nevada, Reno was ranked by U.S. News & World Report magazine in the top tier of national universities in its 2018 "Best Colleges" issue.

1,274 instructional faculty serve our campus, guiding, instructing and mentoring our students.

\$ 2.9 M student budget which supports campus clubs and organizations at the University.

90% of graduating students are employed or in graduate school within one year of graduating.

\$800,000,000 in new state-of-the-art facilities added since 2007.

1ST in the nation for online MBA program 3-year graduation rate according to U.S. News & World Report.

150+ years and counting as the state's Land-Grant university, providing access to higher education to all Nevadans. We continue this tradition by serving citizens in every county of the Silver State.

44% of incoming 2017 freshmen were from culturally diverse backgrounds.

400+ National Merit and Presidential Scholars on campus.

The University ranks in the top **20%** nationwide in the 2017 Payscale Return On Investment Report.

NEVADA MEANS BUSINESS

Entered the Union: October 31, 1864 (34th)

Capital: Carson City

Origin of Name: Spanish for “snow-covered”

State Motto: All for our Country

State Nicknames: Sagebrush, Silver State, Battle Born State

State Song: “Home Means Nevada”

National Forests: 2

State Parks: 24

Famous For: Gambling, Lake Tahoe, Reno, Las Vegas, Gold & Silver Mining, Wild Mustangs, Outdoor Recreation

- Nevada was made famous by the 1859 discovery of the Comstock Lode, the richest known U.S. silver deposit.
- Nevada is the largest gold-producing state in the nation. It is second in the world behind South Africa.
- Nevada is the gambling and entertainment capital of the United States.
- Las Vegas has more hotel rooms than any other place on earth.
- Most of the state is desert but the Sierra Nevada mountain range near Reno and the Ruby Mountains near Elko have snow for half the year.
- Nevada has more mountain ranges than any other state, with its highest point at the 13,145 foot top of Boundary Peak near the west-central border.
- About 150 couples get married in Las Vegas each day.
- In 1899 Charles Fey invented a slot machine named the Liberty Bell. In 1999 Nevada had 205,726 slot machines, one for every 10 residents.



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