



Hwy 50 East @ Arrowhead Dr. 1.3 ± Acre Self Storage

Carson City, Nevada 89706

Property Highlights

- REDUCED FROM \$566,280 TO \$517,492
- Arrowhead Dr. access to this approximately 1.3 ± acre parcel to be subdivided from existing 2.32 acre parcel. Size may be modified.
- Mixed Use Commercial (MUC) designation offers wide range of development potential on major access corridor
- Perfectly suited for multi-story self-storage
- Completed site improvements provide direct access from Arrowhead Drive and Business Park
- NDOT 202 traffic study: 26,600 daily
- Concept site plan provides for convenience store with storage, gas station, car wash and fast food components
- Signalized intersection, seller financing potential
- Proudly listed with Mark Keyzers from Kidder Mathews.

Offering Summary

Sale Price:	REDUCED TO \$517,492
Lot Size:	1.30 ± Acres
Zoning:	GC

Demographics 3 Miles 5 Miles 10 Miles

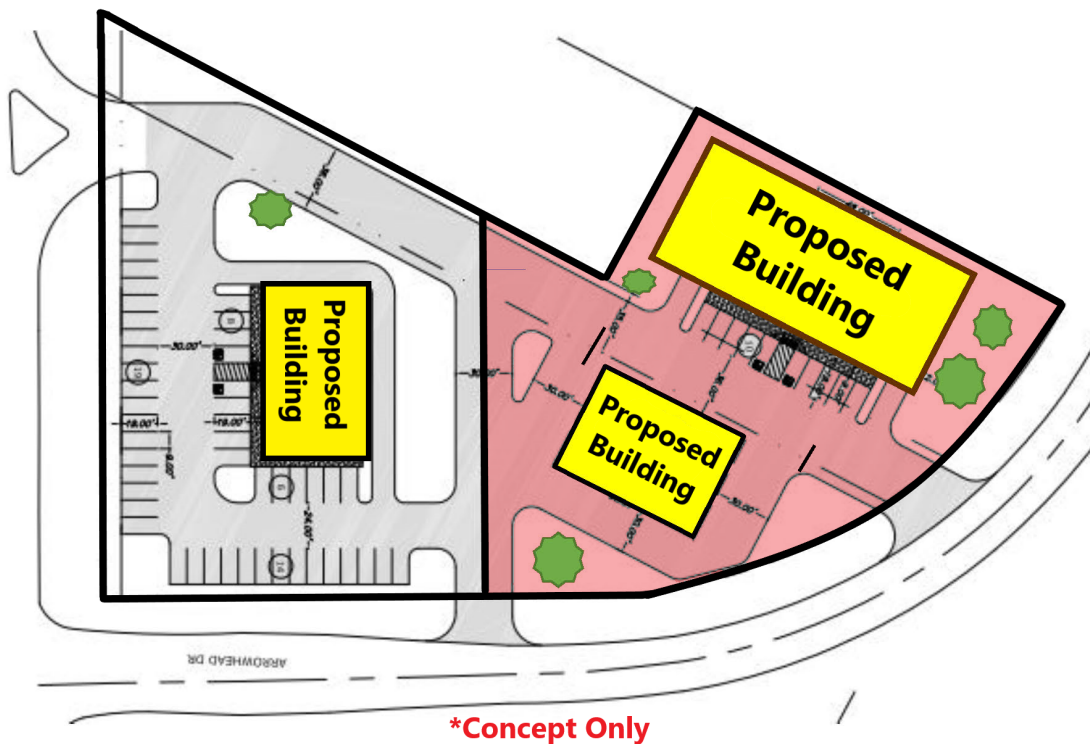
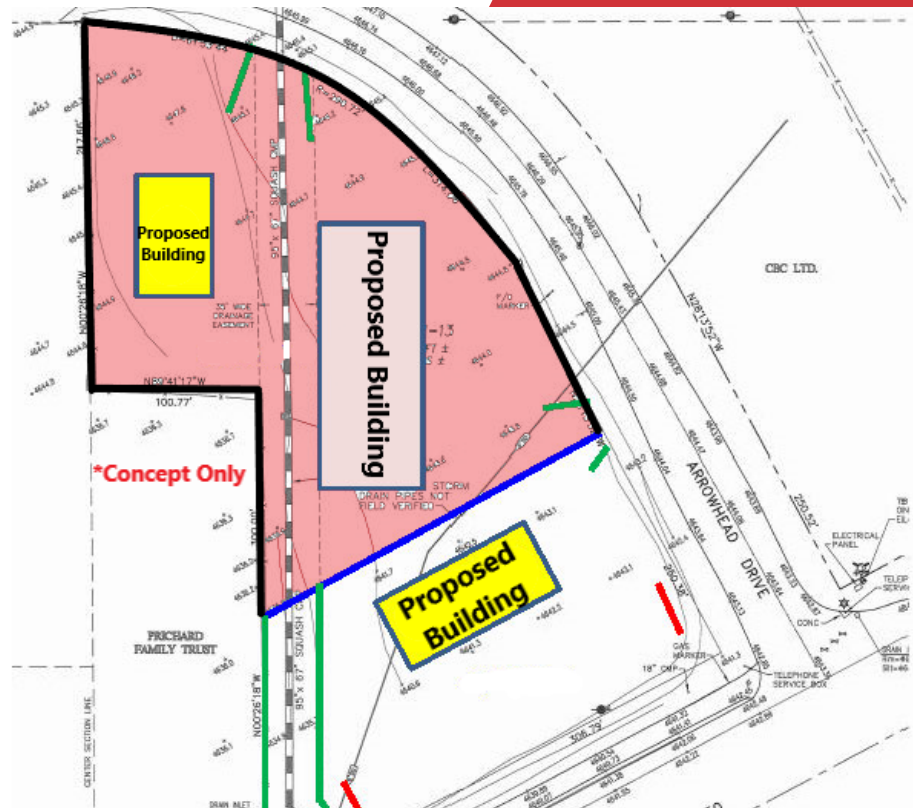
Total Households	9,884	24,103	35,794
Total Population	26,356	61,842	94,271
Average HH Income	\$54,029	\$59,804	\$67,356

For More Information

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***Concept Only**



*** Two conceptual site plans available!**

2.32 Acre Property Overview

High traffic, signalized intersection on Hwy 50, the only thoroughfare to and from the bedroom communities of Dayton, Fallon and Silver Springs.

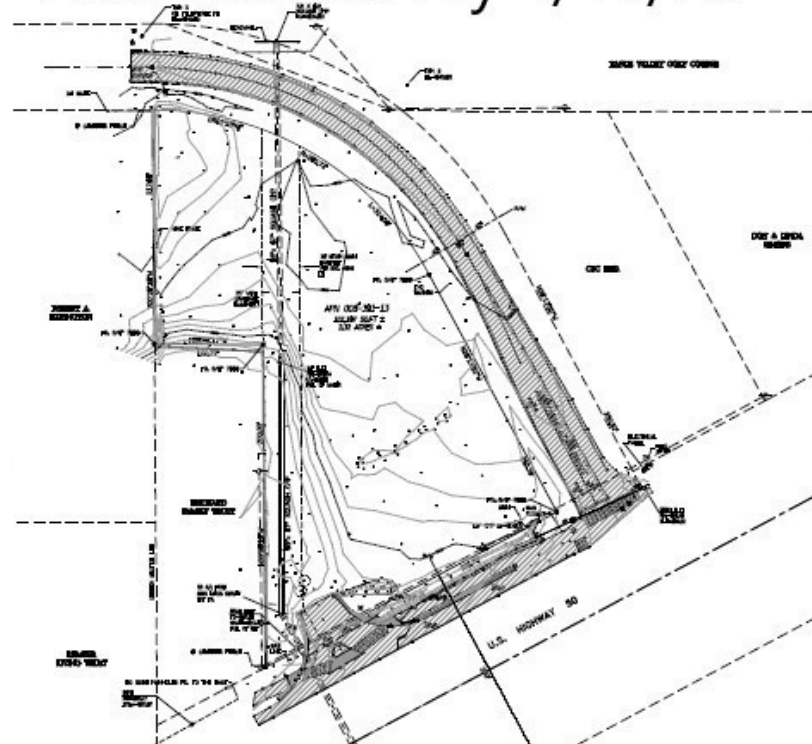
Completed highway access improvements provide direct in and out access to Hwy 50.

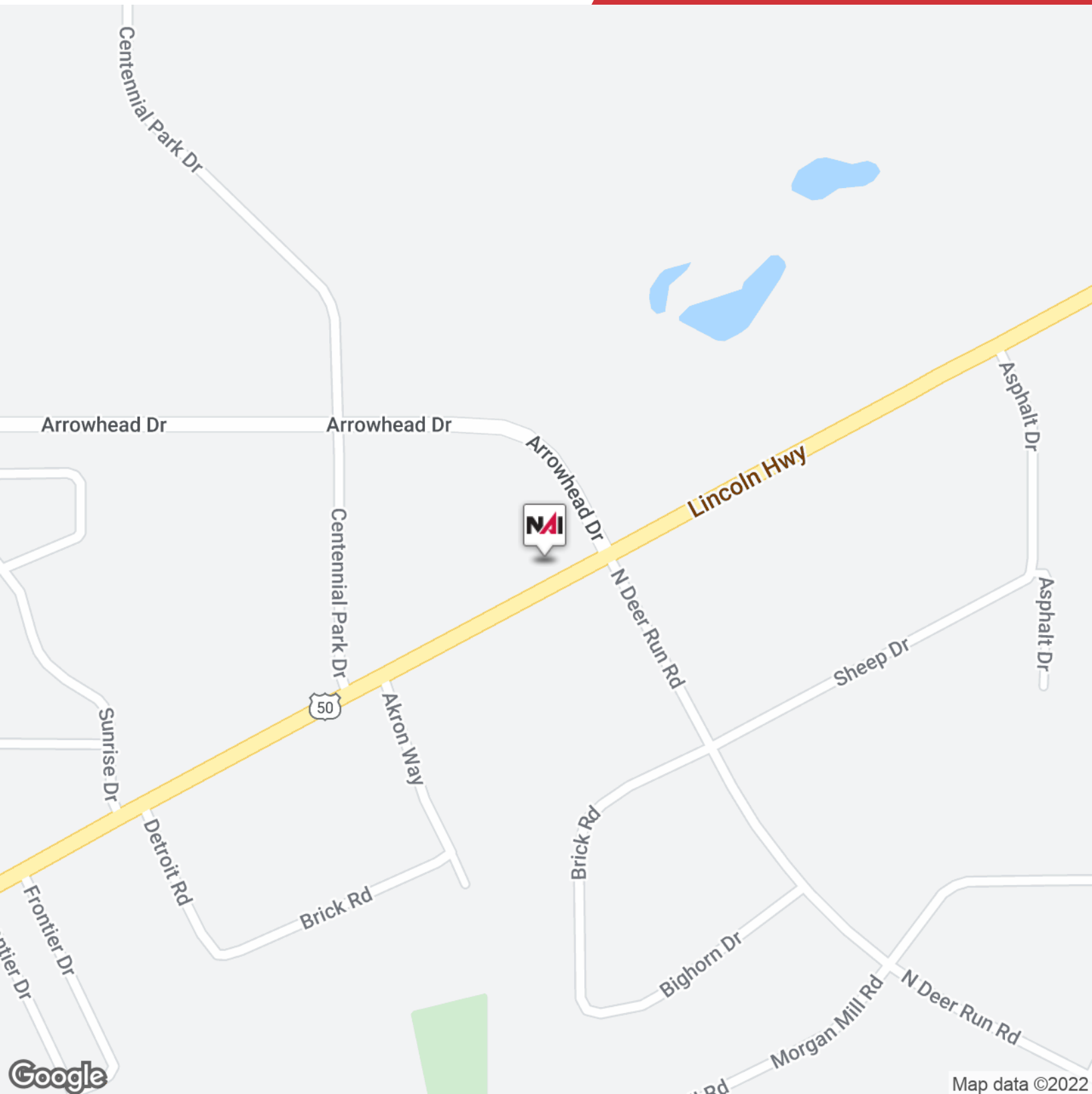
The Carson City Master Plan designation is Mixed Use Commercial (MUC), intended to encourage more compact, mixed-use development along major corridors.

Concept site plan provides for convenience store/ mini-mart with gas station, car wash, and fast food pad. Seller will consider partial sale, lease, or joint venture.

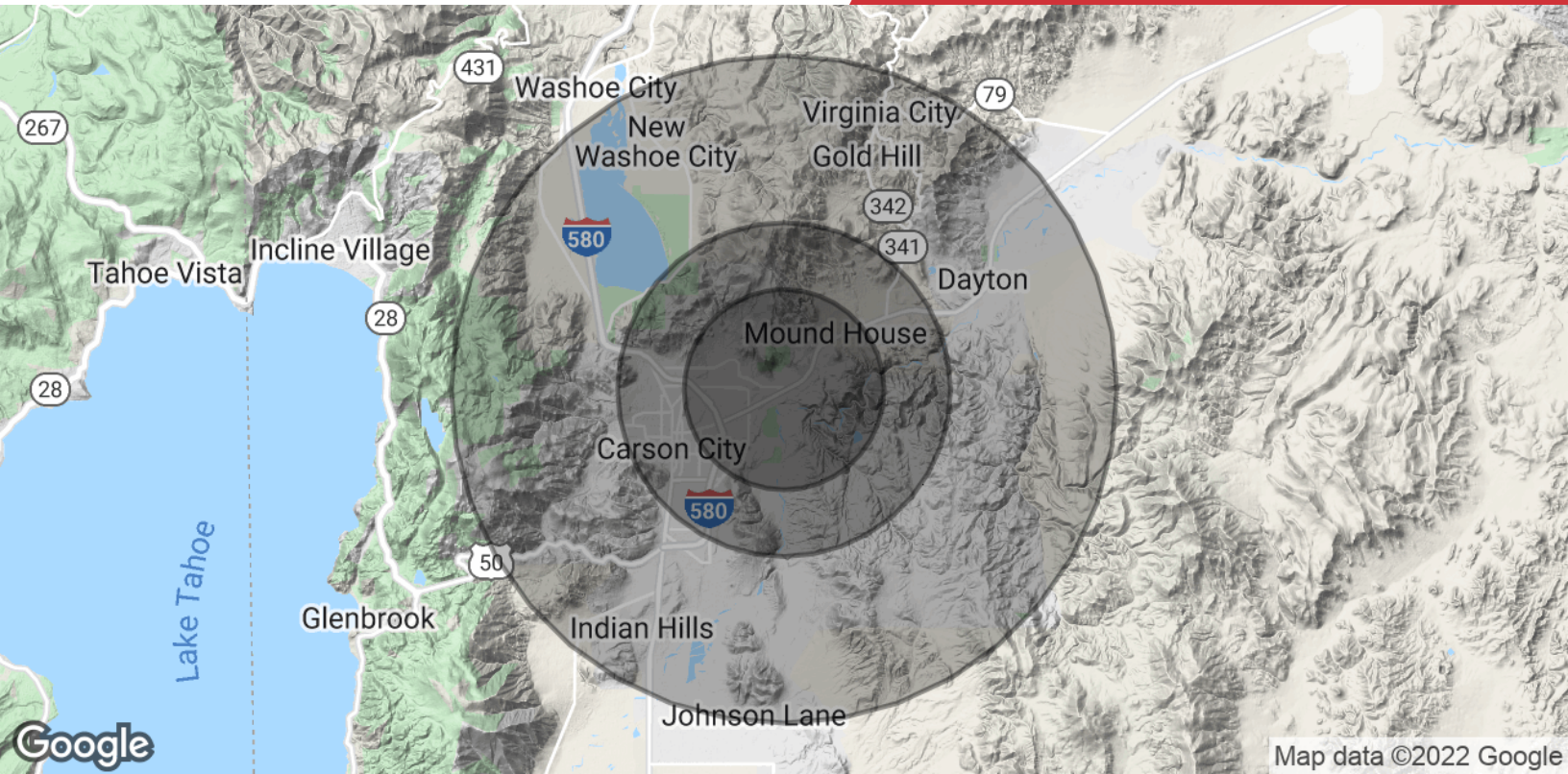
Price NOW \$1,288,505

New Alta Survey 4/11/21





Map data ©2022



Population

	3 Miles	5 Miles	10 Miles
Total Population	26,356	61,842	94,271
Average Age	38.2	40.6	41.2
Average Age (Male)	36.8	38.9	39.8
Average Age (Female)	38.8	41.6	42.0

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	9,884	24,103	35,794
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$54,029	\$59,804	\$67,356
Average House Value	\$242,948	\$263,080	\$328,635

NDOT 202 Traffic Study:

26,600 daily

* Demographic data derived from 2010 US Census