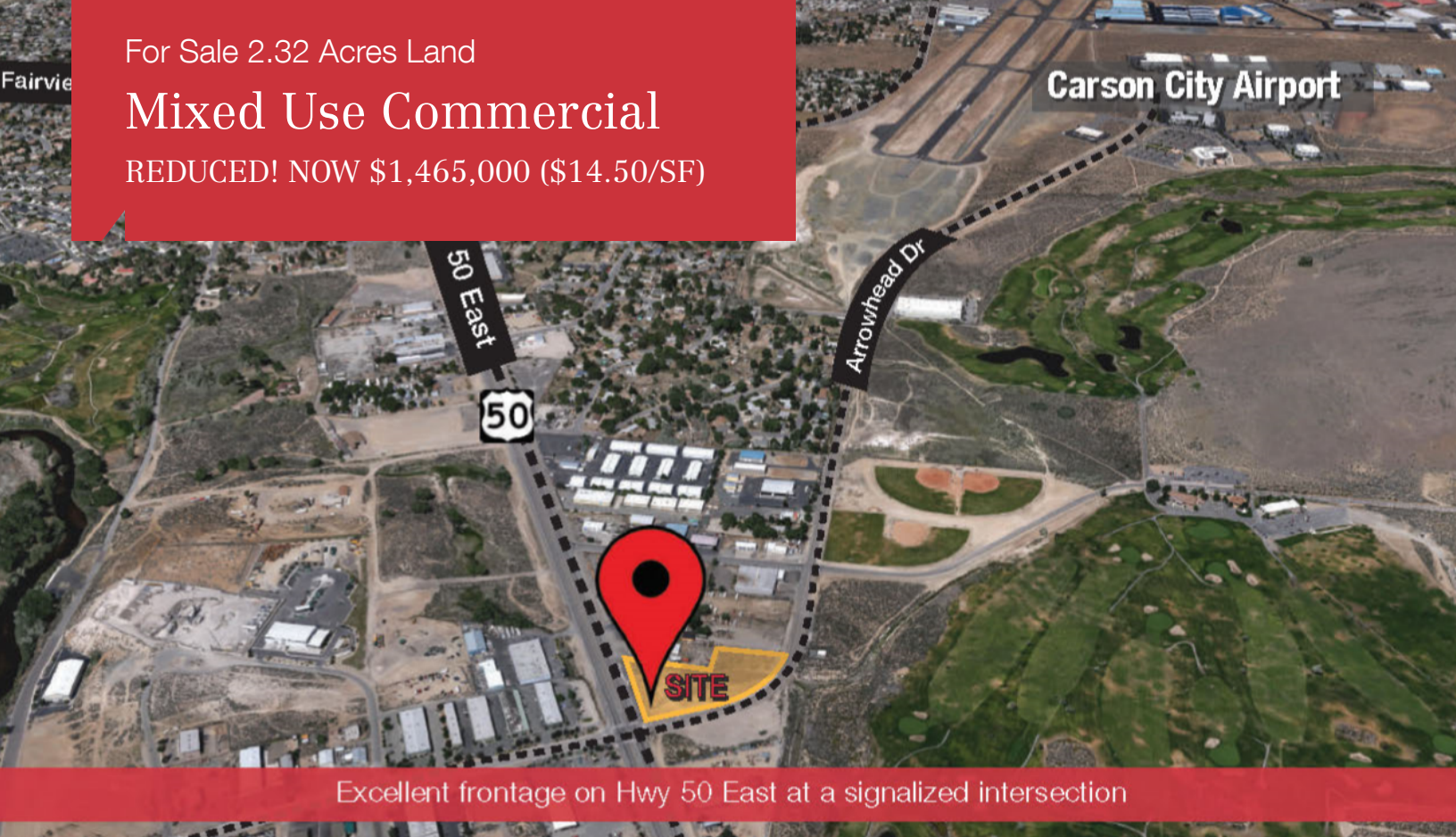


For Sale 2.32 Acres Land

Mixed Use Commercial

REDUCED! NOW \$1,465,000 (\$14.50/SF)



Hwy 50 East @ Arrowhead Dr.

Carson City, Nevada 89706

Property Highlights

- Mixed Use Commercial (MUC) designation offers wide range of development potential on a major access corridor
- Located along the only arterial into Carson City from the bedroom communities of Mound House, Dayton, and Silver Springs to the east
- Concept site plan provides for convenience store with gas station, car wash and fast food components
- Completed site improvements provide direct access from Hwy 50 and multiple access points from Arrowhead Drive
- Signalized intersection
- Gateway site with highway access for regional population of in Dayton, Stagecoach, Silver Springs and Fallon
- Immediately available for full or partial site purchase, JV, lease or build to suit proposals, seller financing potential
- Reduced from \$1,625,000 ~ NOW \$1,465,000
- Proudly listed with Mark Keyzers from Kidder Mathews.

OFFERING SUMMARY

Sale Price	\$1,465,000
Lot Size	2.32 Acres
APN	08-391-13

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	26,356	\$54,029
5 Miles	61,842	\$59,804
10 Miles	94,271	\$67,356

For more information

Andie Wilson, CCIM, Principal | Broker-Salesperson

NV #BS.0144325

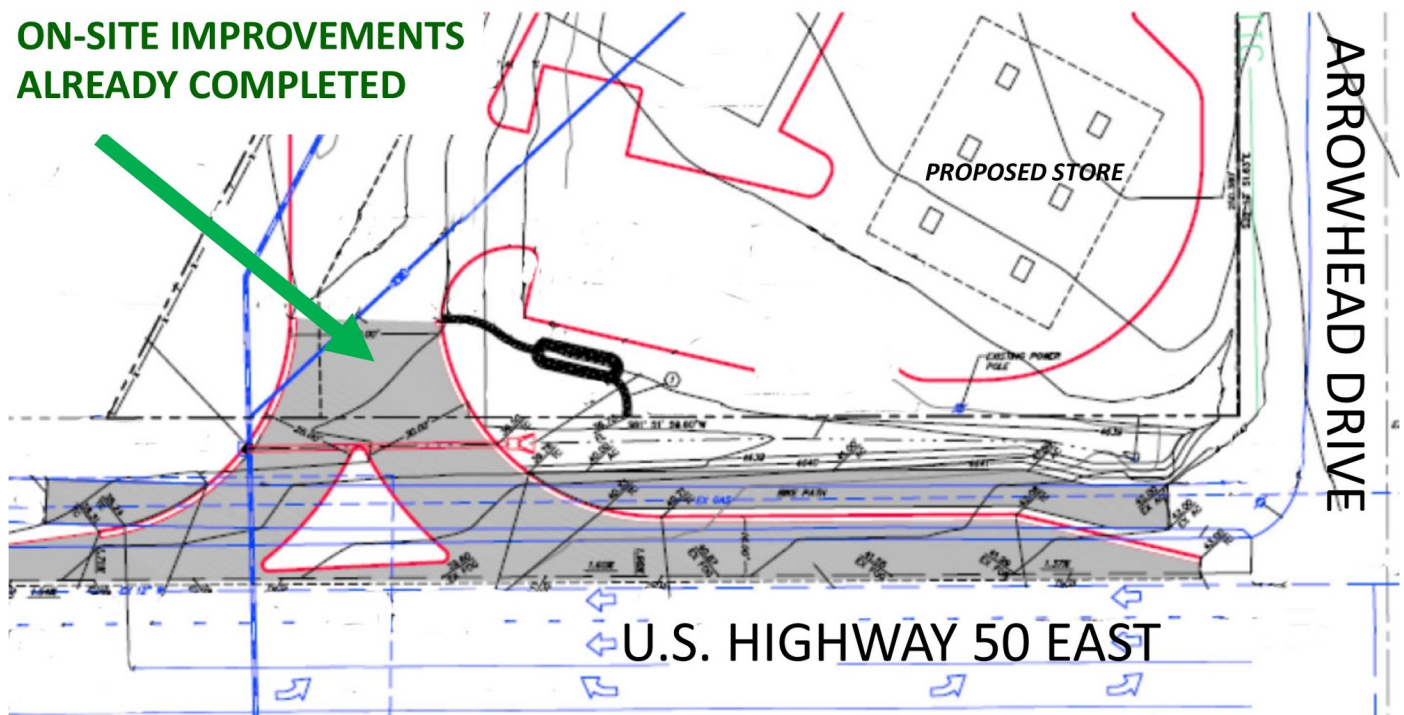
O: 775 546 2894 | C: 775 721 2980

brandie@carsonbroker.com

Retailers & Improvements Completed



ON-SITE IMPROVEMENTS ALREADY COMPLETED



\$279,975 of access improvements (\$2.77/SF) providing the unique benefit of a direct turn in from U.S. HWY 50, with the benefit of exposure at a signalized intersection with daily traffic counts exceeding 30,500 cars (2015 NDOT).

For Sale

Mixed Use Commercial

2.32 Acres | \$1,465,000



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.

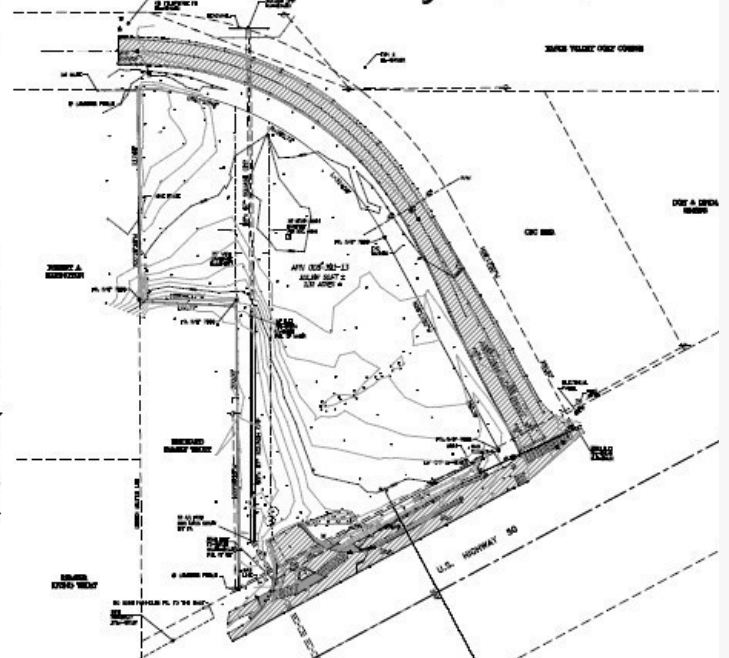
The Carson City Master Plan designation is Mixed Use Commercial (MUC), intended to encourage more compact, mixed-use development along major corridors.

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 WAS \$1,625,000 ~ NOW \$1,465,000

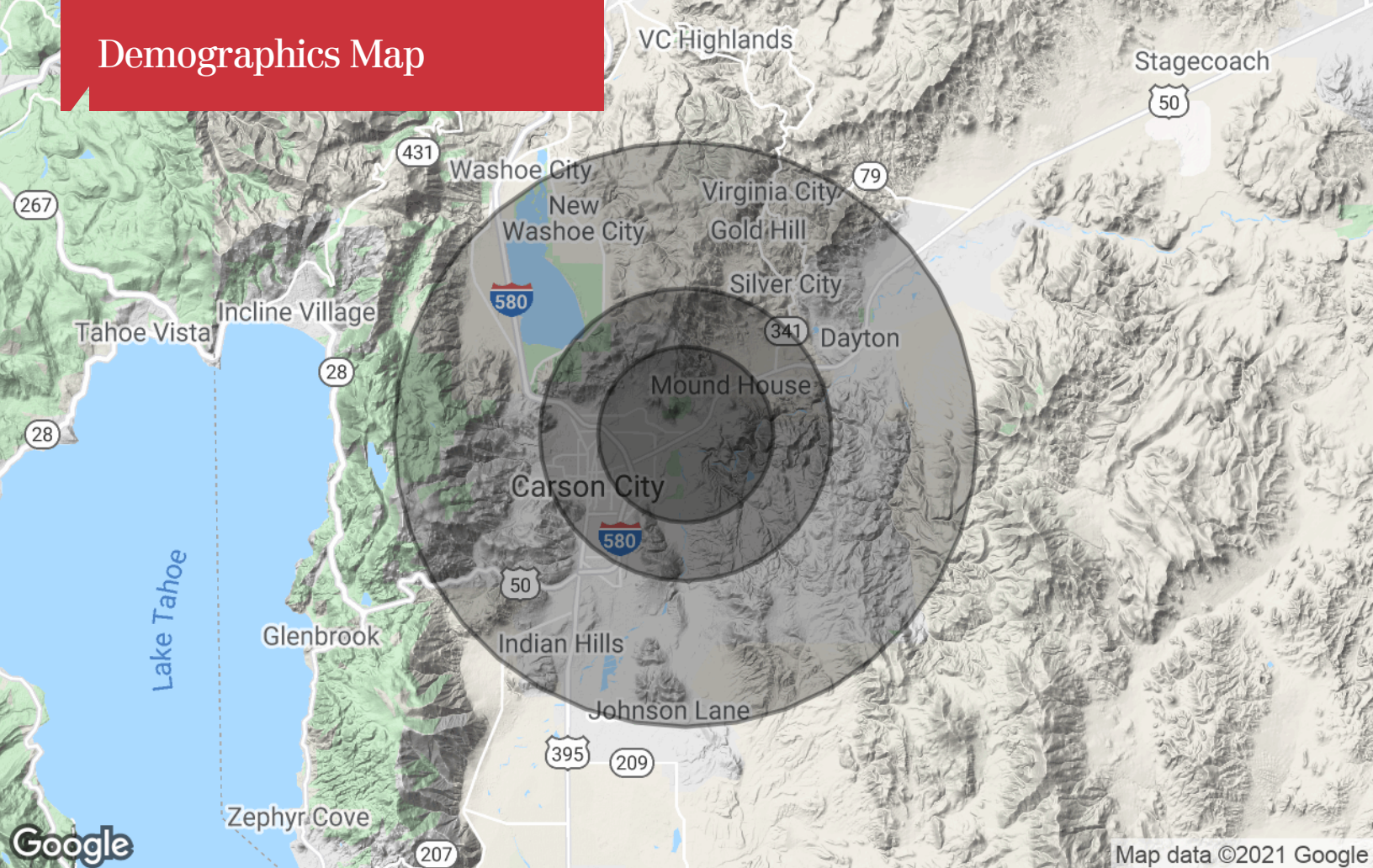
New Alta Survey 4/11/21



Location Maps



Demographics Map



Population	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	26,356	61,842	94,271
MEDIAN AGE	38.2	40.6	41.2
MEDIAN AGE (MALE)	36.8	38.9	39.8
MEDIAN 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
Race	3 Miles	5 Miles	10 Miles
% WHITE	86.8%	88.8%	89.0%
% BLACK	0.6%	0.7%	0.9%
% ASIAN	1.6%	1.8%	1.9%
% HAWAIIAN	0.4%	0.2%	0.1%
% INDIAN	2.1%	2.0%	2.2%
% OTHER	9.0%	6.8%	6.0%
Ethnicity	3 Miles	5 Miles	10 Miles
% HISPANIC	29.2%	21.6%	18.5%

* Demographic data derived from 2010 US Census