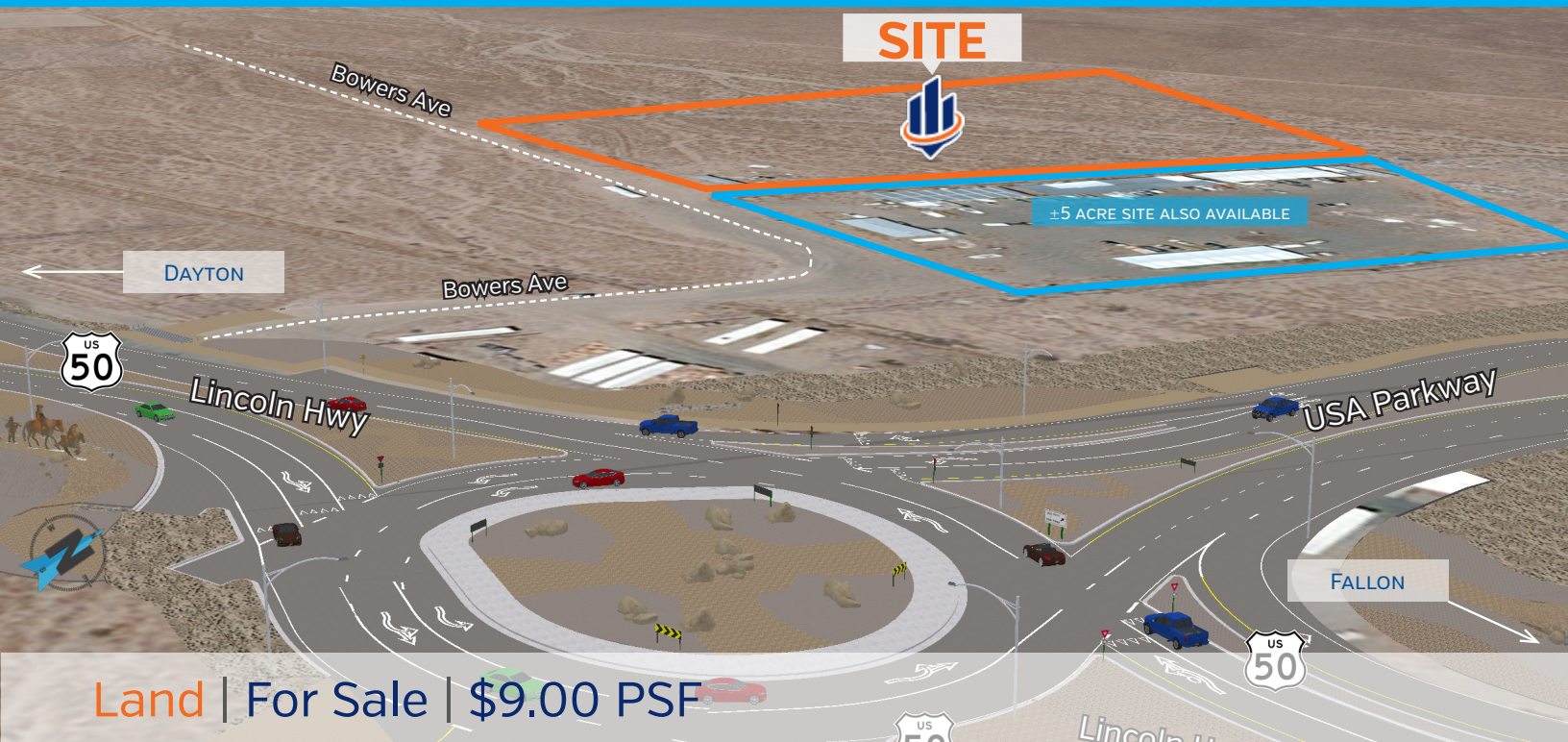


For Sale | Land at USA Parkway and Highway 50

Located in a Qualified Opportunity Zone



Property Features

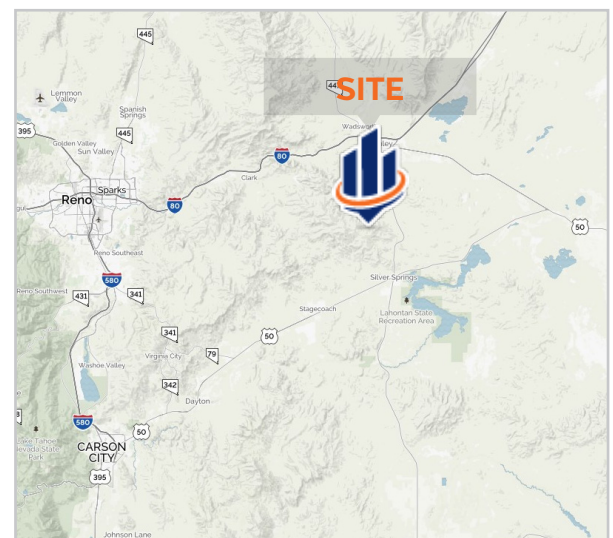
- » ±9 acres at the southern entrance site into Tahoe Reno Industrial Center (TRIC)
- » All utilities located nearby with utility sleeves in place under highway
- » Frontage Road to the site from USA Parkway
- » U.S 50 and U.S 95A Widening Project to be completed Fall 2020
- » Newly constructed roundabout
- » Great visibility
- » Zoned M1
- » Water available

For More Information Contact:

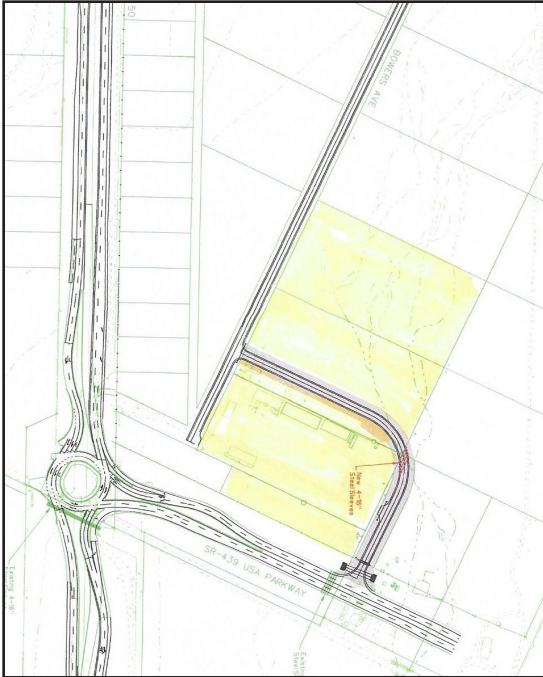
Jack Brower, CCIM
775.883.393 x104
browerj@svn.com

USA Pkwy S. Entrance Site

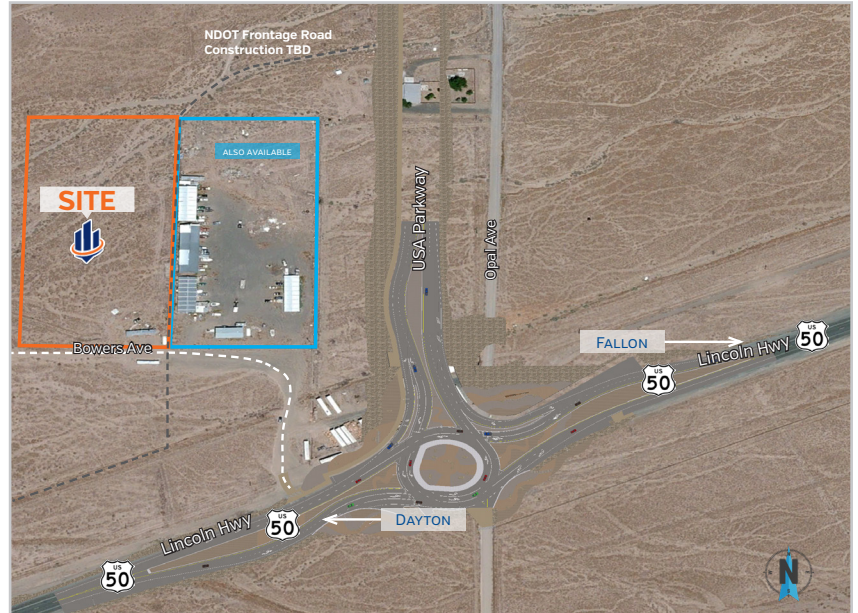
3150 Bowers Ave,
Silver Springs, NV 89429



Site Plan



Site Aerial



Aerial Map



For Sale

Location Highlights

- » APN | 018-371-12, 13 & 14
- » Best use would be a gas station or motel site
- » Located on the NW corner of the new USA Parkway and US Highway 50 roundabout at the south entrance into the Tahoe Reno Industrial Center (TRIC).
- » Tesla announced plans to locate its "Gigafactory" battery production facility at Tahoe Reno Industrial Center (TRIC) in September 2014. Google has purchased 1,200 acres and Switch and Apple has data centers in the area. WalMart, PetSmart have 1M square feet distribution centers along with many other companies wanting well located distribution.

Demographics

	1 Mile	10 Mile	30 Miles
Population	123	6,410	266,464
Households	49	2,943	143,046
Average Household Income	\$46,014	\$48,638	\$69,414
Average house values	\$144,737	\$155,598	\$292,658

Tahoe-Reno Industrial Center (TRIC)

- » To support the projected travel demand of **6,000 vehicles per day**, the Nevada Department of Transportation (NDOT) Board of Directors approved a design-build project to complete the southern extension of USA Parkway in an expedited manner. The project, which is planned for completion in 2017 has officially been recognized as State Route 439 by NDOT.
- » Tahoe Reno Industrial Center (TRIC) is a massive 107,000 acre park that encompasses a developable 30,000 acre industrial complex with pre-approved industrial and manufacturing uses. Located nine (9) miles east of Reno on I-80, in a pro-growth Nevada county, the four 5,000 acre phases now available for development include: Rail serviced sites, Municipal water and sewer utility companies, High pressure gas to all sites. Five (5) generating power plants on site with more than 900 megawatts of electrical power available to all park users. [\[TRIC Clients\]](#)



For Sale

Why Northern Nevada?

What's your reason for doing business in Northern Nevada?

Northern Nevada is the perfect package. A business friendly and tax friendly environment is hard to find, but add strategic operating benefits as well as unmatched quality of life, and the answer is clear.

TAX ADVANTAGE

- » NO corporate income tax
- » NO personal income tax
- » NO franchise tax
- » NO unitary tax
- » NO inventory tax
- » NO inheritance tax
- » NO estate tax

QUALITY OF LIFE ADVANTAGE

- » Affordable living costs
- » Emerging new downtown
- » Strong sense of community
- » Four vibrant seasons
- » Endless recreation opportunities
- » Burgeoning arts and culture lifestyle
- » A balanced life pace

OPERATING ADVANTAGE

- » Strategic location – central among the 11 western states
- » Room for new and expanding companies – over 72 million square feet of industrial space
- » Diverse labor market
- » Wide range of financial resources
- » Entrepreneurial services and support

TRANSPORTATION



Less than 1-day truck service to >60 MM customers, 8 states, and 5 major ports.
2-day truck service to 11 states.

THE NEW NORTHERN NEVADA

- » 100 companies have relocated here in the last 3 years
- » Home to Tesla's new gigafactory, Switch, Apple, E-Bay, Rackspace, Amazon, Zulily, Jet.com, Cimpress, Alltrade Tools, Micorsoft, Intuit, Sierra Nevada Corp and many more.
- » Affordable large scale real estate and water available
- » Large industrial space
- » Cost of living is .9% lower than national average
- » Ranked #9 in top 100 best places to live
- » Average commute 22 minutes

*Source - www.EDAWN.org

For More Information Contact:



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