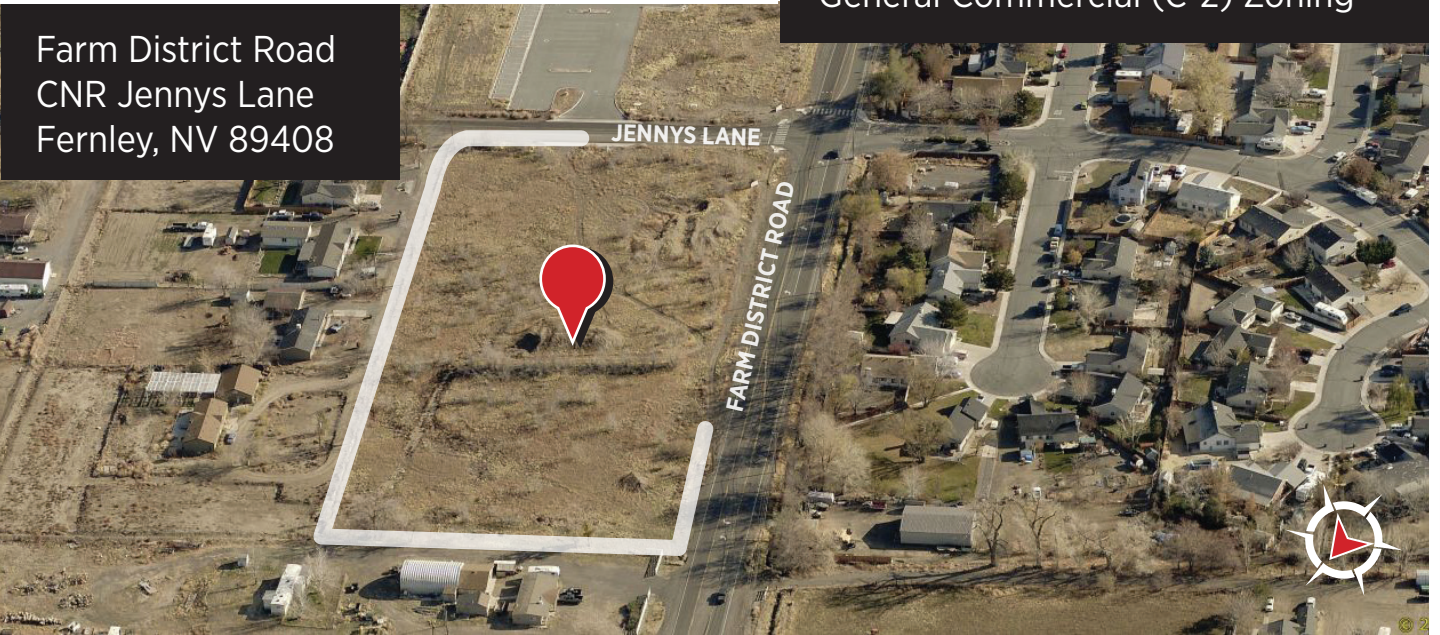


FOR SALE
Commercial Land
Fernley, Nevada

Heather Van Erden, Associate | NRED# S.0184335
 775 624 8977 (cell) • Heather@RMDNevada.com

±5 Acres Vacant Land
 Price **\$495,000**
 General Commercial (C-2) Zoning

Farm District Road
 CNR Jennys Lane
 Fernley, NV 89408



FEATURES

Land Parcel: ± 5 Acres • Price: \$495,000

Assessor's Parcel Number (ASN) 020-351-08

Zoning: C-2 / Lyon County*

Within Northern NV I-80 East Corridor Industrial Submarket

Developing area for new home construction and close to multi-family

Easy access to Interstate 80, Highway 50A, and Highway 95A; and, to Union Pacific Railroad

Location and zoning suggests best use is retail center

* *Zoning Development Code*

The City of Fernley's Development Code can be found at https://library.municode.com/nv/fernley/codes/code_of_ordinances The zoning districts Use Tables can be found under Title 32, Chapter 28.

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LOCATION HIGHLIGHTS



SUBJECT PROPERTY:
CNR Farm District Road & Jennys Lane, Fernley NV

- Logistical advantages include access to Union Pacific Railroad and the convenient intersection of Interstate 80, Highway 50A, and Highway 95A. Five miles from I-80
- 28 minutes to Sparks/Reno. 15 minutes to USA Parkway and the ***TAHOE-RENO INDUSTRIAL CENTER (TRIC)**. TRIC is home to the Tesla Gigafactory 1, alongside some of the world's foremost tech companies: Blockchains, Google, Jet.com and Switch — as well as many other notable brands.
- I-80 EAST CORRIDOR INDUSTRIAL SUBMARKET:** Fernley is in the heart of the newest I-80 East Corridor submarket in Northern Nevada, an area the region is focusing on for long-term growth. Covering 18.7 million square feet — from 13 miles east of Reno/Sparks and extending through Fernley the submarket includes: Tahoe-Reno Industrial Center; the Reno Logistics Center; and, the 5,000 acre Union Pacific Crossroads Center in Fernley.
- Fernley is home to ****MAJOR MANUFACTURING & DISTRIBUTION CENTERS**** including the 475,000 square foot Polaris Distribution Center; Sherwin Williams; TREX Composite Decking; Johns Manville (insulation systems, commercial roofing materials, and engineered products); automobile parts manufacturer, Daehan Solution; and, Deceuninck North America, a PVC extrusion company.



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www.RMDNevada.com Farm District Road, Fernley, Nevada • Page 2 of 4

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DEMOGRAPHICS

| | 3 Mi. | 5 Mi. | 10 Mi. |
|--------------------------|----------|----------|----------|
| Total Population | 18,318 | 21,388 | 22,500 |
| Households | 6,566 | 7,749 | 8,156 |
| Average Household Income | \$65,880 | \$65,918 | \$65,455 |
| Median Household Income | \$56,780 | \$56,958 | \$56,306 |

SOURCE_ ESRI



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ABOUT

1 East Liberty Street, Suite 101, Reno, NV 89501
775 352 7900 • www.RMDNevada.com

Resource Management & Development

RM&D



Your Nevada CRE Specialists

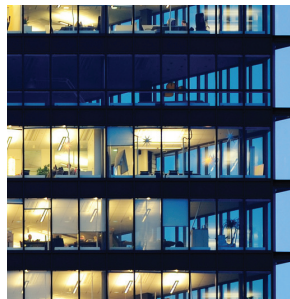
Our clients trust us to deliver innovative, forward-thinking investment and commercial property deals that exceed even the most ambitious expectations. We're strategic specialists driven to create substantial growth and stability via customized solutions for high-net-worth individuals, institutional investors, and mid-to-large sized family-owned businesses.



Investment



Property Management



Landlord Representation



Tenant Representation

Benefit by partnering with RM&D's Northern Nevada experts in Investment, all sectors of Commercial Property Management, Brokerage, Landlord Representation, and Tenant Representation.

Heather brings a wealth of commercial property leasing and sales experience to RM&D gained in over 10 years of increasingly responsible commercial real estate (CRE) duties. Heather specializes in the Industrial sector, completing sales and leasing transactions with success across the board.



Heather Van Erden

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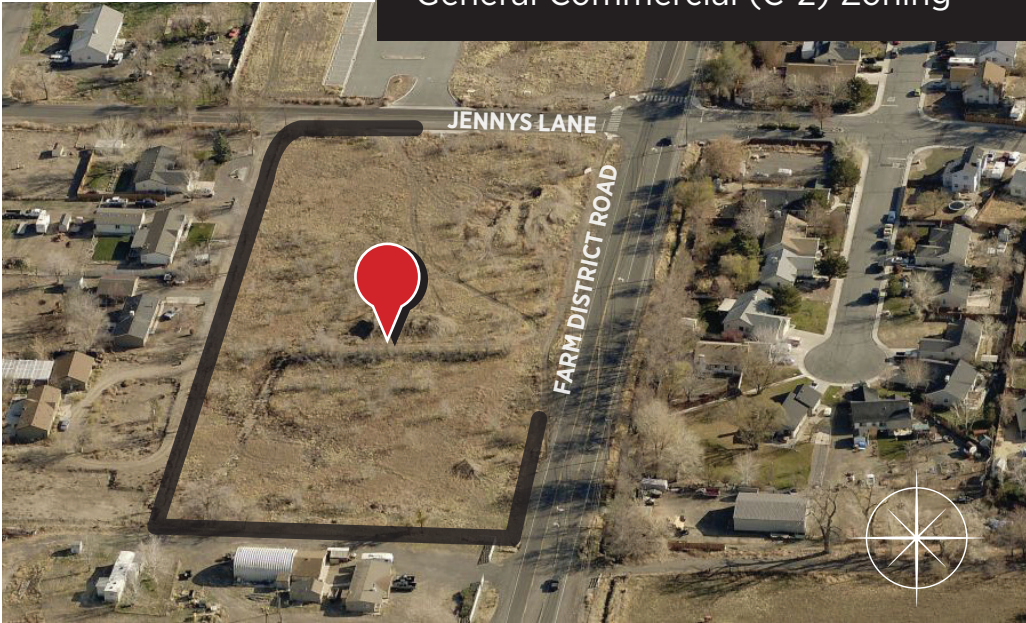
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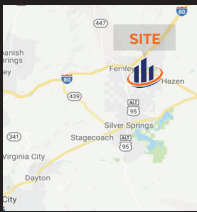
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Major railroad access to Union
 Pacific

Location and zoning suggests
 best use is retail center



Heather happy to put map here per your original flyer. BUT, this particular map not in the folder. On searches for recreating this map I get MANY variations. Please provide a static (non-aerial) map HORIZONTAL... OR PROVIDE A LINK... or recommend/provide an image. WOW A PHOTO HERE WOULD BE NICE SINCE WE HAVE LOCATION COVERED NEXT PAGEs THANKS g

OR OR OR consider layout on next page INSTEAD OF THIS FOR PAGE ONE... I am not sure we need another MAP (HAVE A LOT OF THEM) PLUS I THINK NEXT PAGE CLEANER MORE PRECISE????

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