



FOR SALE

Mixed-Use Land Site
1120 E Moana Ln.

AVAILABLE
±2.88 AC



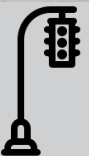
\$13.95/SqFt



Central Reno
Location



Mixed-Use
Development Site



Rare Hard
Corner Site

±2.88 acres of land for sale

Located centrally in Reno on the corner of E Moana and Neil Road with multiple access points in a high traffic area

Recent zoning overlay provides increased density and development options

Hard corner location with high visibility from 395.

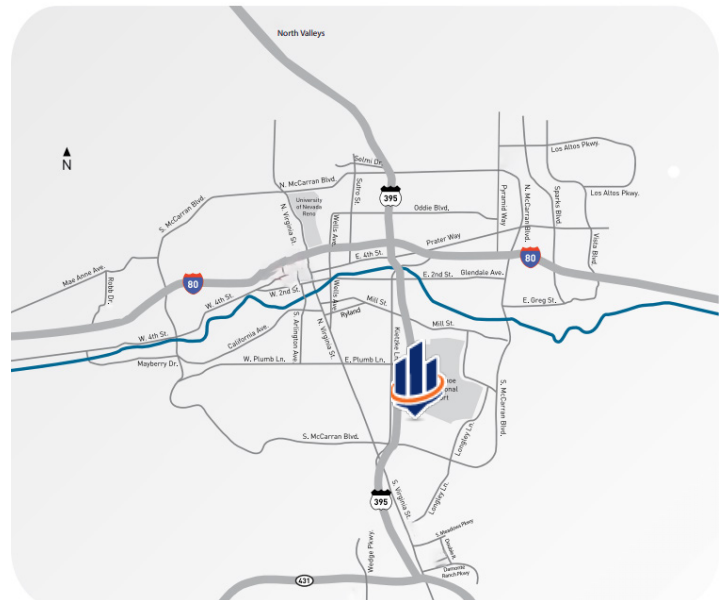
Utilities on site

Close proximity to retail and amenities

APN: 020-281-48 , 020-281-51 , 020-281-59

Contact:

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For Sale

Location Highlights

Located in the growing Northern Nevada

Close proximity to workforce housing and amenities

Easy access to interstate 80 & 395

15 minutes from Sparks and **20** minutes from Carson City

High traffic area with many retail and amenities in close proximity

Desirable location with significant residential and commercial projects under construction

45 minutes to Lake Tahoe and the endless recreational opportunities of the High Sierra

Property Key Facts Within a 3 Mile Radius

18,792

Population



6,277

Households



29.7

Median Age

\$29,075

Median Disposable Income



\$33,262

Median Household Income



\$14,446

Per Capita Income



\$13,045

Median Net Worth

*Source - www.esri.com

Retail Map



For Sale

Why Reno?

What's your reason for doing business in Greater Reno-Sparks-Tahoe?

Greater Reno-Sparks-Tahoe 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, Cimpres, 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

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