

**AVISON
YOUNG**

Western Alliance
Commercial, Inc.



For Sale

100 Neighborhood Way
Reno, Nevada

Sale Price: \$9,815,000

This 15 AC is in one of the fastest growing areas of Sparks, NV. The site is flat, has utilities surrounding, and an attractive NC zoning.

For additional information, Please contact:
BRAM BUCKLEY, CCIM
NV RE # B.1002869
775.332.2800
bram.buckley@avisonyoung.com



PROPERTY ADDRESS
100 Neighborhood Way
Sparks, NV 89441



LOT AREA
15.021 Acres
654,314.76 Sq Ft

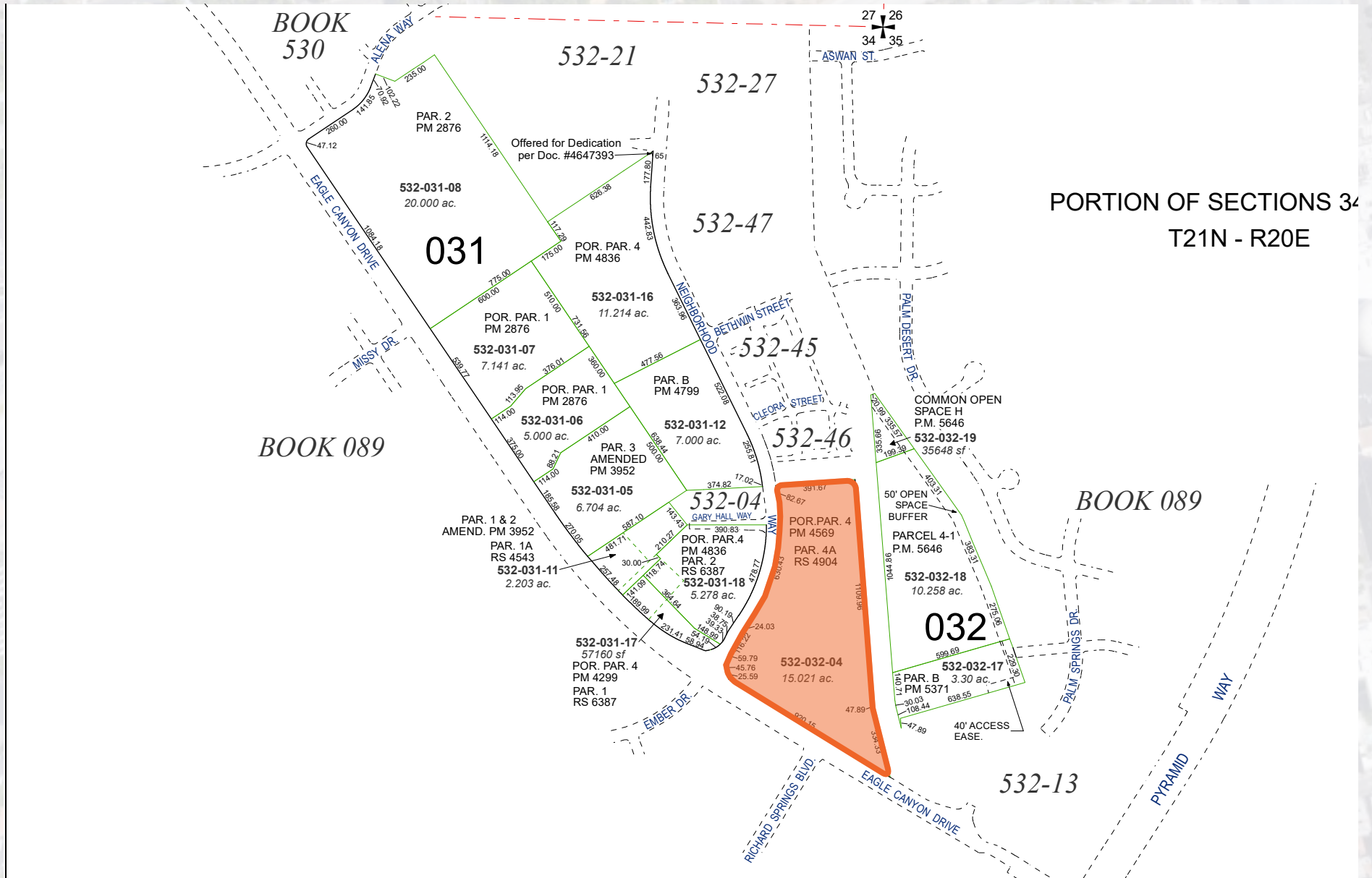


ZONING
OS 4% (Open Space) / NC 96%
(Neighborhood Commercial)



APN
532-032-04

PARCEL MAP



DBA Avison Young Western Alliance Commercial Inc. | Independently Owned and Operated
 6590 South McCarran Boulevard, Suite A | Reno, NV 89509
 avisonyoung.com

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	7,697	38,969	80,827
Households	2,901	14,216	28,373
Avg Household Income	\$123,980	\$143,108	\$133,850
Median Household Income	\$103,558	\$112,181	\$106,669
Per Capita Income	\$46,710	\$52,195	\$47,420
Median Home Value			
Median Age	42.3	40.0	39.7

Source: STDB 2024

TRAFFIC COUNTS

Eagle Canyon Dr. (515ft off Pyramid Way)	15,700 AADT
Pyramid Way	39,000 AADT
SR445, Pyramid Way	18,700 AADT

Source: NDOT 2023



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