



# ASCENTÉ

RENO • NEVADA

NORTHERN NEVADA'S  
NEWEST LUXURY



RESIDENTIAL  
COMMUNITY

OFFERING MEMORANDUM

**DCG** DICKSON  
COMMERCIAL  
GROUP

Western views from Ascenté





## THE DEVELOPMENT

### Southwestern views from Ascenté

- **Ascenté** is a residential hillside development on the western face of the Steamboat Hills just south of Mt. Rose Highway and east of Montreux. 225 approved tentative mapped lots ranging in size from 1/3 acre to just over 1 acre.
- **Ascenté** has four distinct Villages with opportunities for varying home designs and products.
- **Ascenté** is located in South Suburban Reno where neighboring residential communities have the highest per capita income and home values in the Northern Nevada region.
- **Ascenté** new home base prices are projected to range from \$750,000 to \$1.2M.
- **Ascenté** offers panoramic views of Washoe Lake and Job's Peak to the south, Mt. Rose Ski Resort, Montreux Golf and Country Club to the west, and the city lights of downtown Reno to the north. The anticipated range of view premiums is \$50K to \$200K per lot.









# THE VILLAGES

## Sierra Village

67 LOTS  
AVG 14,078 SF

## Tioga Village

59 LOTS  
AVG 36,952 SF

## Whitney Village

17 CUSTOM LOTS  
AVG 56,308 SF

## Donner Village

82 LOTS  
AVG 17,237 SF

### Sierra

**No. Lots** 67 Lots  
**Avg. Lot Size** 13,915 SF  
**Lot Types** Flat Pads  
**Bldg Envelope** Min. 50 FT W. x 75 FT D.  
**Setbacks** 20 FT Front & Rear Yards  
8 FT Side Yards

### Tioga

**No. Lots** 59 Lots  
**Avg. Lot Size** 36,970 SF  
**Lot Types** 26 Flat Pads, 33 Walk-Outs  
**Bldg Envelope** Min. 70 FT W. x 75 FT D.  
**Setbacks** 30 FT Front & Rear Yards  
12 FT Side Yards

### Donner

**No. Lots** 82 Lots  
**Avg. Lot Size** 18,338 SF  
**Lot Types** 53 Flat Pads, 29 Walk-Outs  
**Bldg Envelope** Min. 60 FT W. x 75 FT D.  
**Setbacks** 30 FT Front & Rear Yards  
12 FT Side Yards

### Whitney

**No. Lots** 17 Lots  
**Avg. Lot Size** 56,308 SF  
**Lot Types** Custom view lots  
**Bldg Envelope** Individ. By site plan  
**Setbacks** Individ. By site plan





# THE LOCATION



**SPARKS**

**RENO TAHOE**  
**Reno-Tahoe International Airport**  
 15 Mins.



**RENO**  
 20 Mins.

**TAHOE RENO**  
 INDUSTRIAL CENTER  
 35 Mins.

35 Mins.

10 MILES

**Sage Ridge School**  
 College Preparatory Excellence

**Marce Herz Middle School**

**Bishop Manogue Catholic High School**  
 EDUCATING THROUGH FAITH, LEADERSHIP, KNOWLEDGE, AND COMPASSION

**Hunsberger ELEMENTARY**

5 MILES

**The Club at ARROWCREEK**

**DORAL ACADEMY**

**GALENA GRIZZLIES HIGH SCHOOL**

3 MILES

**Montréux**

**Mt. Rose SKI TAHOE**  
 20 Mins.

**ASCENTÉ**  
 RENO · NEVADA

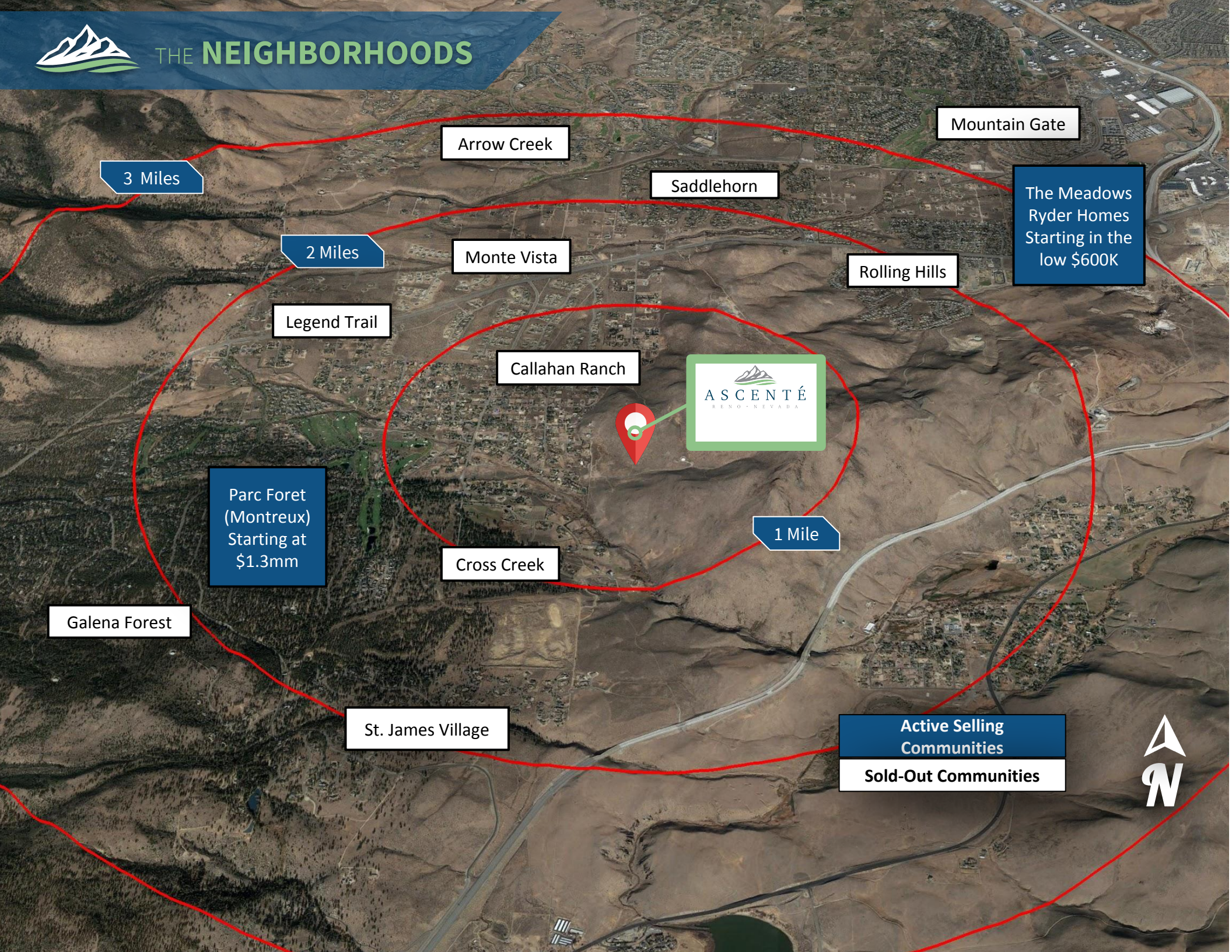
**CARSON CITY**  
 25 Mins.







# THE NEIGHBORHOODS



Mountain Gate

Arrow Creek

Saddlehorn

The Meadows  
Ryder Homes  
Starting in the  
low \$600K

3 Miles

2 Miles

Monte Vista

Rolling Hills

Legend Trail

Callahan Ranch



1 Mile

Parc Foret  
(Montreux)  
Starting at  
\$1.3mm

Cross Creek

Galena Forest

St. James Village

Active Selling  
Communities  
Sold-Out Communities







# LOCATOR

## LAKE TAHOE



Carson Range Mountains

To Lake Tahoe  
(40 mins)

To Mt. Rose Ski  
Resort  
(20 mins)



To Carson City  
(25 mins)



Steamboat Hills







## THE OFFERING

Dickson Commercial Group is pleased to release the following for-sale offering of **Ascenté**, a 225 lot luxury single-family residential development in Washoe County, Nevada. **Ascenté** may be purchased by individual Village or in one bulk purchase by pre-qualified developers, builders, and/or investors at the following prices:

Villages	Assessor Parcel Nos.	Acres	Lot Count	Avg. Lot Sizes	Land Purchase Price	Per Lot
Sierra	045-252-17	40.1	67	13,915	\$4,200,000	\$62,687
Tioga	045-252-18	64.7	59	36,970	\$5,350,000	\$90,678
Donner	045-252-19	79.8	82	18,338	\$7,950,000	\$96,951
Whitney	045-252-20	40.4	17	56,308	\$2,550,000	\$150,000
<b>TOTALS</b>		225.0	225		\$20,050,000	\$90,089

### Included in **Ascenté** purchase:

- Approved Washoe County Tentative Map
- Water rights and TMWA Area 15 “Facility Fee Credits” available from Seller
- Preliminary engineering plans for the construction of backbone **improvements**
- Cost estimates to develop finished lots (backbone infrastructure thru in-tract improvements)
- Site geotechnical investigation report suitable for final map application
- Design Guidelines





## THE MARKET

**#1**

“Reno, Nevada #1 in job growth in 2018”  
*According to Bureau of Labor Statistics, January 2019*

**#2**

“Reno the #2 market for companies relocating from California after Austin, Texas.”  
*According to Bureau of Labor Statistics, January 2019*

**#1**

“Nevada tops nation for inbound movers”  
*According to Reno Gazette Journal, January 2019*

**#6**

“Top 50 America's Small Best Cities of 2018”  
*According to Resonance's - bestcities.org*

**#11**

Reno moved up 26 spots to #11 on the Milken Institute's annual list of “best- performing cities.”  
*According to Venture Beat, January 2019*

**#3**

“Nevada ranked #3 for year-over-year personal income growth in the U.S.”  
*According to CarsonNow.org, January 2019*

**#33**

Reno, NV ranked #33 on its 2018 Best Places to Live in the United States.  
*According to U.S. News & World Report*

WHY RENO?



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## THE MARKET



TESLA

In June 2014, Tesla broke ground on its \$5 billion, 10 million-square-foot Gigafactory, which is being built in phases. It manufactures lithium-ion batteries, as well as Model 3 battery packs and drive units. As of February 2017, the Tesla Gigafactory had almost 1,000 permanent employees. When completed in 2020, the Gigafactory will be the largest manufacturing facility in the world and is forecasted to employ more than 10,000 people, up from initial estimates of 6,500.



In November 2016, Switch opened the largest, most advanced data center campus in the world on 2,000 acres in the Tahoe Reno Industrial Center next to the Tesla Gigafactory. It is the first of eight planned data centers to be built at TRIC. The facility is powered 100-percent by renewable energy. Switch has connected Reno, Las Vegas, San Francisco, and Los Angeles via a SUPERLOOP which allows data to be transported between hubs in just milliseconds. eBay is an anchor tenant.

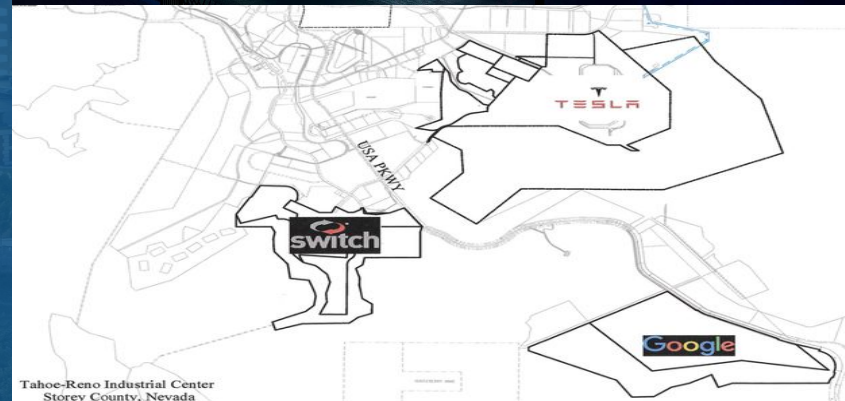


In April 2017 Google/Alphabet acquired 1,210 acres in The Tahoe Reno Industrial Center a few miles south from Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company. Nevada is pursuing legislation that would pave the way for driverless taxis.



Apple's initial \$100 million data center at the Reno Technology Park east of Sparks is fully utilized. In May 2017, Apple announced it would invest another \$1 billion into the data campus. Part of the addition will include a \$4 million, 27,000 square-foot warehouse for shipping and receiving to be built on a vacant lot in downtown Reno.

## ICONIC EMPLOYERS



Tahoe-Reno Industrial Center  
Storey County, Nevada





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