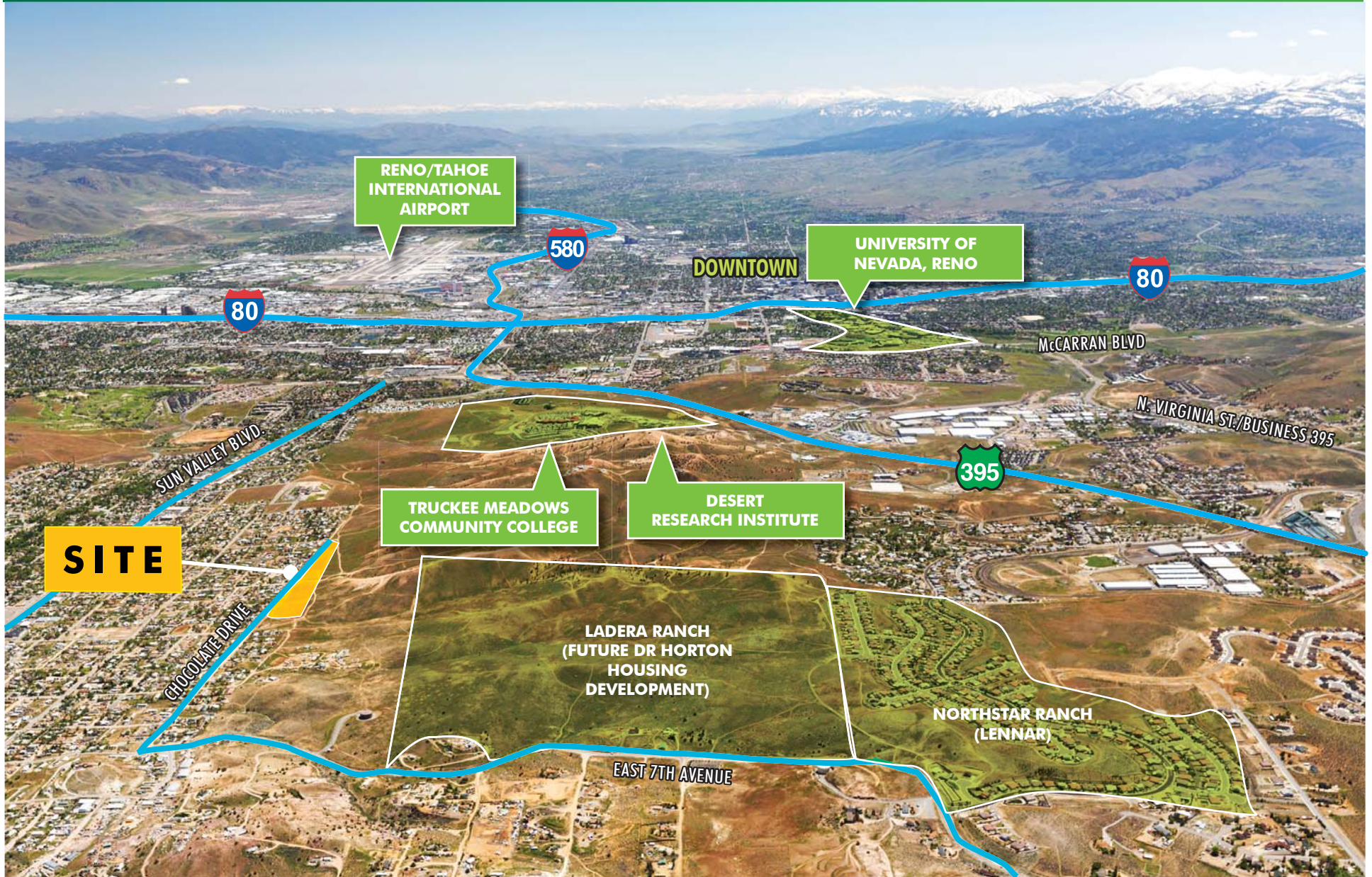


FOR SALE
±48.25 ACRES RESIDENTIAL LAND

CHOCOLATE DRIVE
RENO, NEVADA



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PROPERTY HIGHLIGHTS

SALE DETAILS:

- + **Sale Price:** \$800,000
- + **APNs:** 502-250-09 (45.5 acres)
502-250-10 (2.75 acres)
- + **Total Size:** ±48.25 acres
- + **Zoning:** MDS and GR
- + **Flood Zone:** X (outside of the 100-year flood zone)

INVESTMENT HIGHLIGHTS:

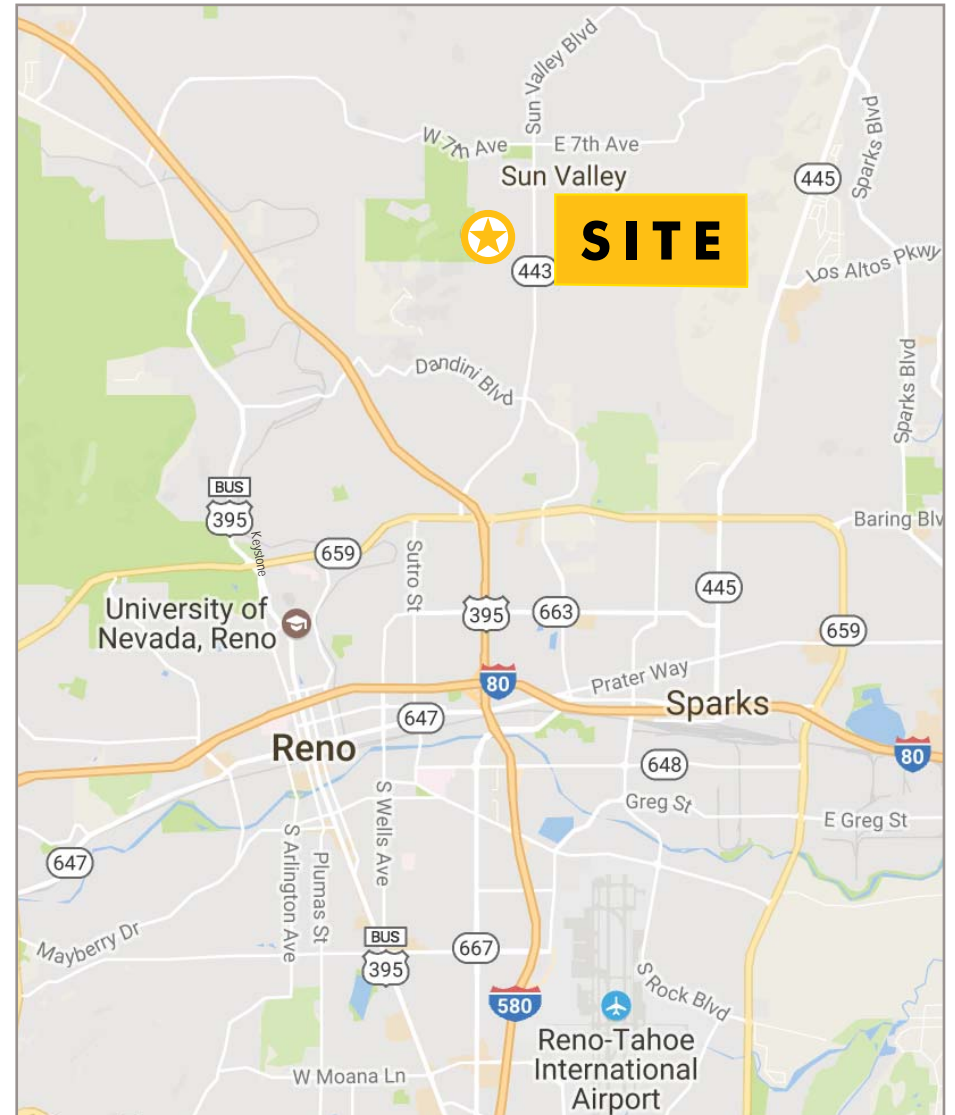
- + Potential for up to 150 single family lots.
- + Utility services available.
- + Flat to gentle upslope.
- + Close proximity and easy access to major transportation routes and bus service.
- + Near the Truckee Meadows Community College
- + Ideal for entry level and affordable single family housing development.



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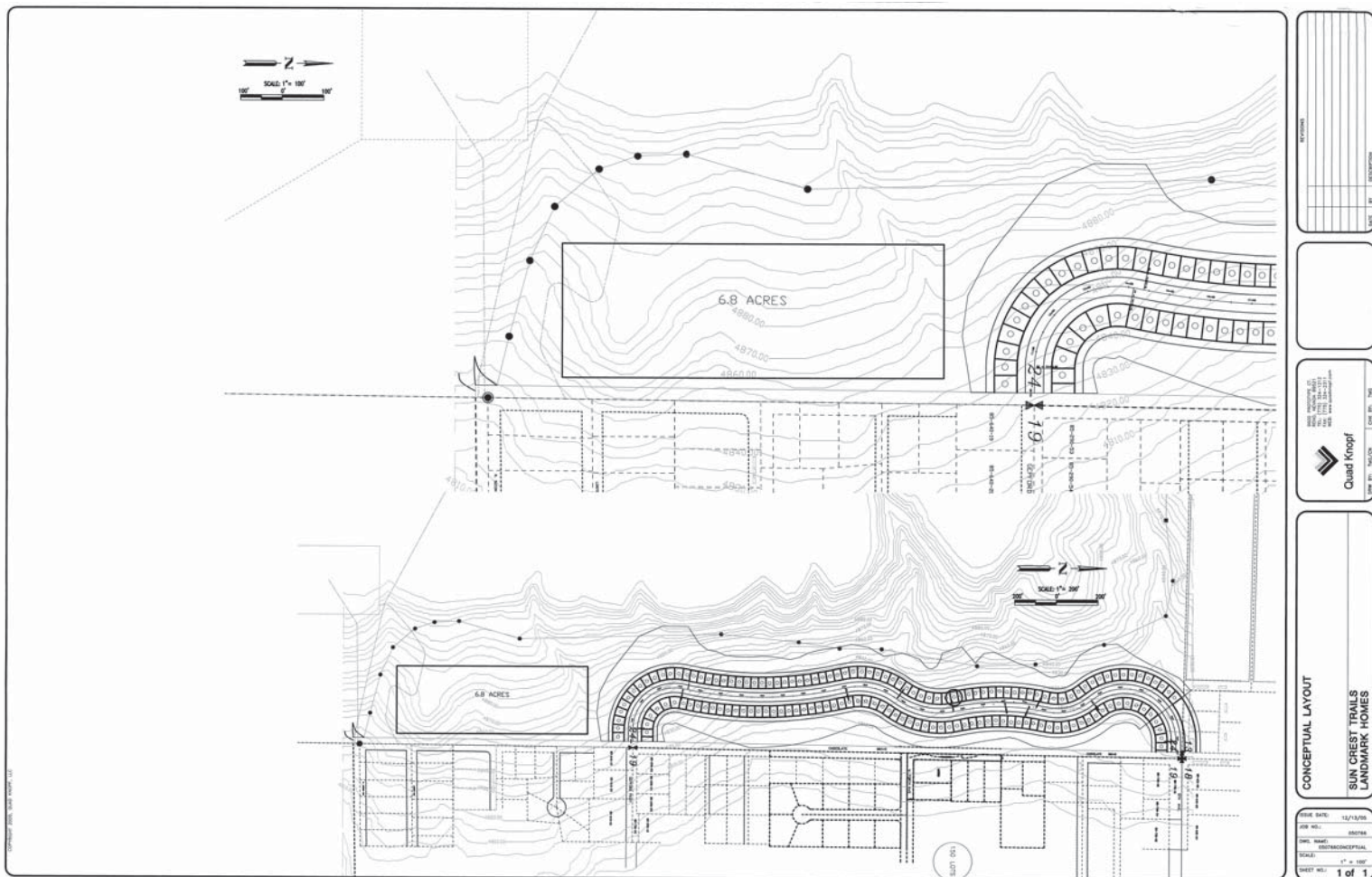


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CONCEPTUAL PLAN



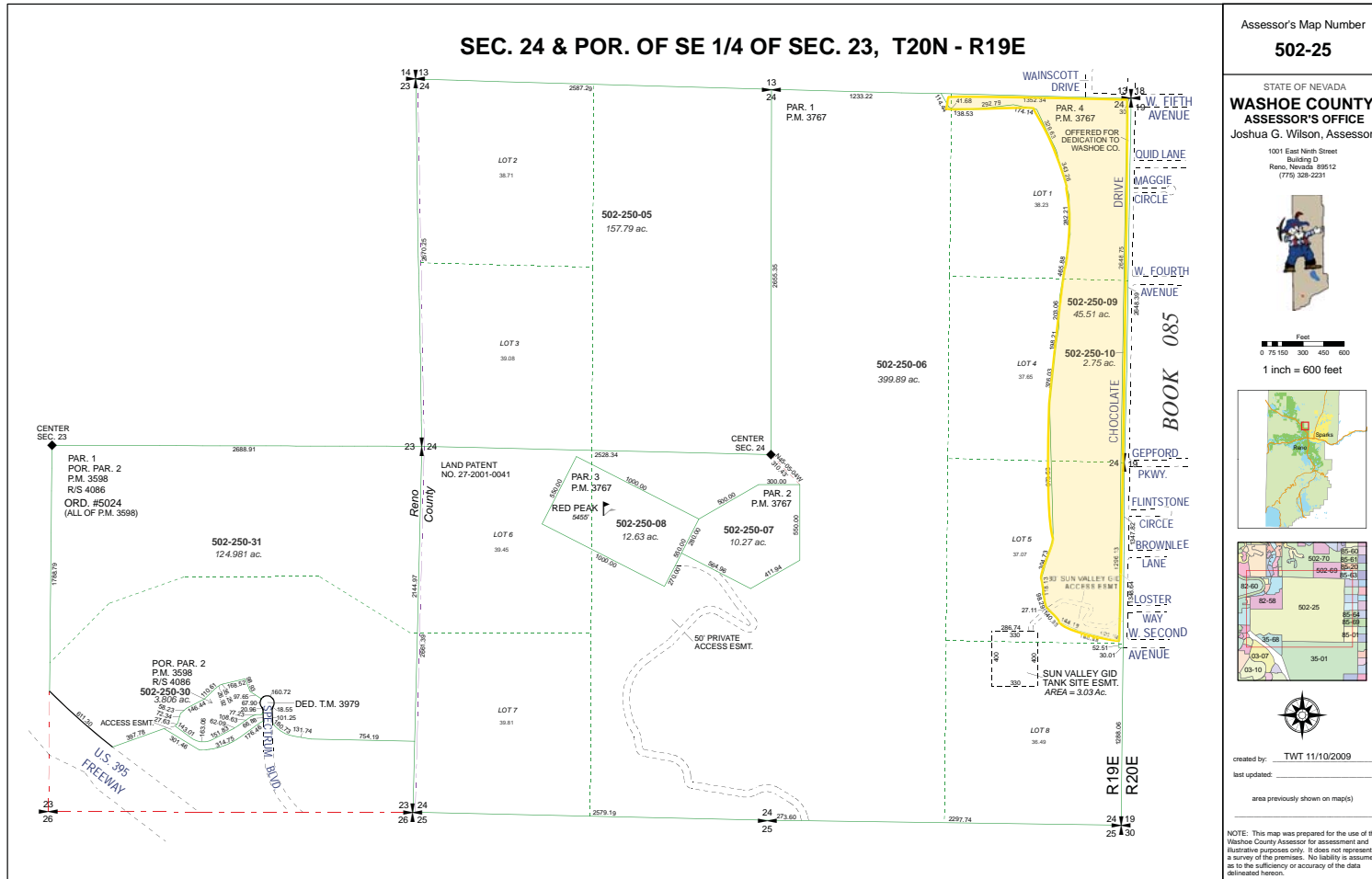
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PARCEL MAP



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EXCEPTIONAL MARKET FUNDAMENTALS

STRONG REGIONAL JOB GROWTH

According to the Tax Foundation, Nevada ranks third in the United States for best tax climate.⁰ This business-friendly tax environment has opened up many possibilities for out-of-state companies to locate facilities here including Tesla, Panasonic, Switch, and Apple.⁰ As noted by local economic development officials from a recent study called the “EPIC” report (<http://edawn.org/epic-report>), the region is forecast to create approximately 50,000 jobs and population growth of over 60,000 new residents between 2015 and 2019.

Current employment is approximately 230,000 people with a population of approximately 500,000 in the metro area. According to the study, the area of Washoe County is seeing steady and improving demographic and employment growth. The economy is becoming increasingly diversified due to a proactive regional business recruitment and retention strategy. Northern Nevada is supported by locational/transportation advantages which include access to Interstate 80, Union Pacific Mainline Rail, inexpensive redundant power sources and superior fiber connectivity. The infrastructure supports the region’s emergence as a powerhouse in worldwide technology-based commerce.

The region also has a renewed focus on advanced manufacturing which is paying dividends. Reno has experienced a 14.7 percent growth in manufacturing employment over the past five years.⁰ Sectors such as healthcare and clean energy are also experiencing strong growth.⁰ Some of the notable companies that have recently located or expanded to Northern Nevada include:



Amazon distribution warehouse at LogistiCenter 395



International Game Technology (IGT) campus

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RECENTLY RELOCATED COMPANIES



Tesla/Panasonic selected Northern Nevada as their location for the world's largest Gigafactory focusing on manufacturing of cutting edge technologically advanced energy storage. The first of several buildings at 3 million square feet is currently being occupied. The project is expected to create up to 20,000 jobs. The economic impact of Tesla is so large that it will add 20% to the region's GDP.



Switch has just completed construction of the world's largest data center building at 1.2 million square feet. Switch has committed to constructing a total of 7 buildings and 7.2 million square feet of high tech data campus on 1,000 acres. The company is expected to hire thousands of employees. Due to its location in Northern Nevada Switch is also constructing a fiber hyperlink which will connect Reno, Las Vegas, Los Angeles and San Francisco in under 7 milliseconds.

Apple

Apple acquired 350 acres in the 2,300 acre Reno Technology Park and has been under continuous construction on its \$1 billion iTunes data center. Additionally, Apple's Braeburn Capital, its money management division, is headquartered in south Reno investing billions in this tax free state.



Ghost Systems, a cyber security data firm, recently moved its headquarters to Reno and plans to construct a larger underground data center in the Reno Technology Park. Economic Development officials anticipate this company to be a large high tech employer.



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EXISTING NOTABLE EMPLOYERS

Microsoft® Licensing, GP

Microsoft Licensing moved its headquarters to Reno a decade ago and now has 500 employees. The company licenses software worldwide from its 120,000 square foot campus in south Reno.



International Game Technology is the world's largest gaming company. Its Reno campus at 1 million square feet houses both R&D and manufacturing groups.



Microsoft Licensing headquarters



Renown Health is the largest healthcare provider in the region. The company currently employs 5,600 and continues to aggressively expand in the region.



Sierra Nevada Corporation is one of the nation's largest defense contractors and is headquartered in Sparks, Nevada. It has 3,000 employees, most of whom are scientists, engineers, or technical personnel with college or advanced degrees.



Intuit Payroll Services headquarters



Intuit Payroll Services has been headquartered in Reno since 2001. It now has 600 employees located in 150,000 square feet of office space.

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REGIONAL EMPLOYERS MAP



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