FOR SALE
One +/- 14.46 acre Parcels
One +/- 8.46 acre Parcel
Zoned: HDR
Fully Water Righted
All Water Rights Included

HEIDI CHISHOLM
NV License #: 176954
775.771.4705 CELL
hchisholm@dicksoncg.com

BEAU KEENAN
NV License #: 144713
775.338.3388 CELL
bkeenan@dicksonrealty.com

DENNIS BRADLEY
NV License #: 144254
775.990.4877 CELL
dbradley@dicksoncg.com

11185 & 11265 THOMAS CREEK ROAD  RENO, NV 89511

1030 Caughlin Crossing, Reno, NV 89519 | Reno, Nevada 89502 | 775.746.7000 | DicksonRealty.com

DCG COMMERCIAL GROUP

333 Holcomb Ave., Ste. 300 | Reno, Nevada 89502 | 775.850.3100 | DicksonCG.com

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Experience the best of country living while being a short drive to Reno's conveniences. This rare opportunity is the blank canvas you've been waiting for! Build your pastoral paradise or equestrian retreat on your choice of two parcels of vacant land in one of Reno's most desired areas. Natural beauty surrounds this property, including views of Mount Rose, Peavine Peak, the Sierra Nevadas, Virginia Range, and downtown Reno.
ABOUT THE PROPERTY

PROPERTY DETAILS

- Two parcels to choose from
- Asking prices:
  - 11345 Thomas Creek (230-101-08): **SOLD**
  - 11265 Thomas Creek (230-101-07) +/- 14.46 acres: $1,985,500
  - 11185 Thomas Creek (230-101-06) +/- 8.46 acres: $1,195,000
- Design and build your own luxury estate in the highly desirable, old south suburban Reno.
- Ideal for an equestrian facility. Plenty of room for all your horse activities and amenities.
- Swimming pool, a guest house, a greenhouse and much more are all allowed on the property.
- Fully Irrigated with surface and supplemental water rights - All water rights included in purchase price.
- This historic property is zoned for high-density rural.
- Properties like this are rare in today's market.
- Extensive Due Diligence Completed and Available:
  - Hydrologic and Hydraulic Analysis
  - Soils Report
  - Wetland Delineation
  - Water Allocation
- 1.5 miles from South Virginia Street
- 7.2 miles to Reno-Tahoe International Airport
- 7.5 miles to Downtown Reno

IMAGINE THE POSSIBILITIES

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ABOUT THE PROPERTY

11185 Thomas Creek Rd.
APN: 230-101-06
+/- 8.46 acres
$1,195,000

11265 Thomas Creek Rd.
APN: 230-101-07
+/- 14.46 acres
$1,985,500

11345 Thomas Creek Rd.
APN: 230-101-08
+/- 14.46 acres
$1,985,500

SOLD
11185 & 11265 THOMAS CREEK ROAD
RENO, NV 89511
ABOUT THE PROPERTY

11185 & 11265 THOMAS CREEK ROAD RENO, NV 89511

ADDRESS:
11095 Thomas Creek Road, Reno NV

APN:
40-750-01

Price:
$5,200,000

Total Land Area:
+/- 50.01 AC

$/AC:
$103,979

Zoning:
HDR (High Density Rural)
PROPERTY LOCATOR

11185 & 11265 THOMAS CREEK ROAD RENO, NV 89511
WHY MOVE TO THE RENO/SPARKS AREA?

The Greater Reno/Sparks area is starting to see and feel the unprecedented growth in the area thanks to many key factors. Thanks to Tesla’s new Gigafactory, an economic and technological revolution is on its way, providing 6,500 new jobs at peak production. Currently, Reno has experienced a 14.7% growth in manufacturing employment over the past five years.

Nevada’s unemployment rate has gone down for five years straight after peaking at 13.1 percent in November, 2010, according to a Nevada Department of Employment report. The Reno/Sparks area currently sits at a 5.5 percent unemployment rate as of July, 2016.

The Economic Development Authority, or EDAWN, projects 50,000 new jobs will open in Reno-Sparks in the next five years, meaning 9,000 homes need to be built each year leading up to 2020. Governor Sandoval, in his State of the State speech in January 2015, stated “Nevada’s job growth is third strongest in the country, we have cut our unemployment rate in half, and we have the second fastest growing population in the nation.”

According to the Whitney Group, a leader for over 30 years in providing market research and feasibility analysis in the western United States, it’s believed that the housing demand and valuations are on the verge of accelerating over the near term to perhaps historical heights never before experienced in the greater Reno region.

It is also being noted that Nevada state taxable sales are near an all-time high thanks to the strong economic recovery & visitors, according to the Nevada Department of Taxation. Specifically, Washoe County and surrounding areas are seeing the highest taxable sales since before 2006. Washoe County alone experienced a 15-20% increase of visitors to the area in February 2015 as opposed to the same time the previous years. With the area’s proximity to California, Lake Tahoe and all the Sierras have to offer, the Greater Reno-Sparks area is proving to be one of the nation’s top area’s to live, work, and play.
The Kauffman Foundation Index ranks Nevada as #8 of 25 in “Growth Entrepreneurship 2016” for Smaller States.

#2
The Kauffman Foundation Index ranks Nevada as #2 of 25 in “Highest Startup Activity in 2016” for Smaller States.

#5

#9
According to Chiefexecutive.net’s “2016 Top 50 Best Places to do business.”

#47
According to Livability.com’s “2016 Top 100 Best Places to live” selected from over 2,000 cities.
RENO IS BUSINESS FRIENDLY

Labor Force

Greater Reno/Sparks/Tahoe has an existing labor force of over 220,000 with a close proximity to metros such as Sacramento and San Francisco, and the quality of life to attract top young professionals. Area industry and business leaders consistently give the regional labor pool top marks for productivity and quality.

Employers are able to connect with students at the University of Nevada, Reno, top-ranked in business, engineering and medicine, Truckee Meadows Community College, offering customized skills training, the Desert Research Institute and other higher education facilities in the region.

Recent economic changes have created huge opportunity for employers looking to relocate or expand. Greater Reno/Sparks/Tahoe has a readily available workforce of nearly 25,000 skilled in manufacturing, logistics, software development, business, administrative services and more.

EMPLOYMENT RATE AT RECORD HIGH

Six Years of consistent Employment Growth

Nevada has officially gained back all of the 190,100 jobs lost during the recession, raising employment levels to an all-time high of 1,301,300 jobs. After bottoming out at 1.1 million jobs in September of 2010, the Silver State has since made a healthy recovery and looks to continue this trend.

The trade/transportation/utilities sector has added 36,600 jobs; professional and business services has added 34,100; and health care added 25,000 jobs.

With approximately 70,000 fewer construction jobs than pre-recession, Nevada’s economy appears more stable with a much more diverse job market across nearly all industries.
SIGNIFICANT BUSINESS DEVELOPMENT

**Tesla**

“The project will produce 3,000 construction jobs in the near term and 6,500 full-time employees to be paid an average wage of $25 an hour with benefits. It will generate another 16,000 indirect jobs from satellite and related businesses. In total, the Gigafactory will add 4 percent to the entire statewide gross domestic product and more than 20 percent to the regional GDP.”

Tesla’s Gigafactory will cost $5 billion with plans to manufacture an estimated 500,000 battery packs for the company's electric cars each year when operational. Nevada won a bidding war with other states in attracting Tesla to the state in 2014 by extending a record $1.3 billion in tax incentives to the electric car manufacturer. -Reno Gazette-Journal (June 26, 2015)

**Switch**

The colocation data center at the Tahoe Reno Industrial Center is a huge undertaking, projected to cost $3 billion and comprise of 6.49 million square feet when complete. It is expected to open by the second quarter of 2016, but the build-out of the entire campus will take five to ten years.

“Switch’s Northern Nevada facility will also boast the single largest data center building on Earth. The first facility on the campus, the SuperNAP Tahoe Reno 1 building, will measure 1.2 million square feet. In contrast, the largest building in Switch’s Las Vegas campus is about 515,000 square feet.” -Reno Gazette-Journal (September 24, 2015)

**Jet.com**

Amazon rival Jet.com is in the process of opening a new 160,000 square foot warehouse in Nevada and plans on bringing more than 500 jobs to the Reno-Sparks area.

“Location proved to be a key factor in landing the Hoboken, N.J.-based company’s new fulfillment center. Jet.com chose the Reno area due to its strong workforce, fulfillment infrastructure and ability to provide two-day shipping to most western states in the U.S., said Nate Faust, Jet.com Chief Operating Officer. CEO Lore also called it a pivotal step in its future plans.” -Reno Gazette-Journal (January 25, 2016)

**Grand Rounds**

“Reno won out after a selection process that included 11 cities, ultimately beating out Phoenix, Arizona in the final competition. The Biggest Little City’s selection is largely due to its proximity to the San Francisco headquarters, a strong higher education system and its enthusiastic community.”

Throughout the next couple of years, CEO Owen Tripp and Dr. Lawrence Hofmann hope to staff the Sierra Patient Center with over 200 employees, providing an economic impact to the area between $5 million to $8 million with average wages of $30 per hour -Reno Gazette-Journal (May 15, 2015)