



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 225 lot approved tentative mapped hillside development on the western face of the Steamboat Hills just south of Mt. Rose Highway and east of Montreux with lot sizes ranging from 1/3 acre to over 1 acre .
- **Ascenté** is designed into four (4) distinct Villages, each accommodating four (4) different single family product types.
- Located in the Southwest Suburban Reno sub-market, **Ascenté** and its neighboring residential communities draw some of the highest per capita income and home values in the northern Nevada/Tahoe region.
- Market studies and sub-market comps support new home base pricing at **Ascenté** ranging from \$750,000 up to over \$1M.
- Prospective luxury builder/developers will be able to offer spectacular views of the Carson Range mountains and forests, the Mt. Rose Ski Tahoe Resort, and the Montreux PGA golf course to the west, downtown Reno to the north, and Washoe Lake and Job's Peak to the south, with view premiums up to \$200K per lot.



# THE VILLAGES



**Ascenté** is a 225 lot approved tentative mapped hillside development on the western face of the Steamboat Hills just south of Mt. Rose Highway overlooking the Carson Range mountains and forest, the Mt. Rose Ski Tahoe Resort, and the Montreux PGA golf course. **Ascenté** is designed into four (4) distinct Villages, each accommodating four (4) different single family product types.

## 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

### Whitney

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

### 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



# THE LOCATION



**Ascenté** is located south of Mt. Rose Highway, the gateway to Lake Tahoe from the Reno, Sparks, and the Tahoe Reno Industrial Center.

- In a rural uncrowded suburban setting with alpine forests and open vistas, **Ascenté** is within minutes to downtown, nearby business parks, retail shopping, medical centers, public and private schools, and a world class recreation destination.
- Public & Private Schools for **Ascenté**:
  - Ted Hunsberger Elementary School
  - Marce Herz Middle School
  - Galena High School
  - Sage Ridge Preparatory School 3-12
  - Doral Academy 1-8
  - Bishop Manogue 9-12





## LAKE TAHOE

**Ascenté** hugs the west face of the Steamboat Hills, just south of Mt. Rose Highway. To the west and southwest, the Carson Range mountains and forests provide an IMAX-like panorama view.



Carson Range Mountains

To Lake Tahoe  
(40 mins)

To Mt. Rose Ski  
Resort  
(20 mins)



To Carson City  
(25 mins)



Steamboat Hills



ASCENTÉ





# 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
TOTALS		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

WHY RENO?



#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*



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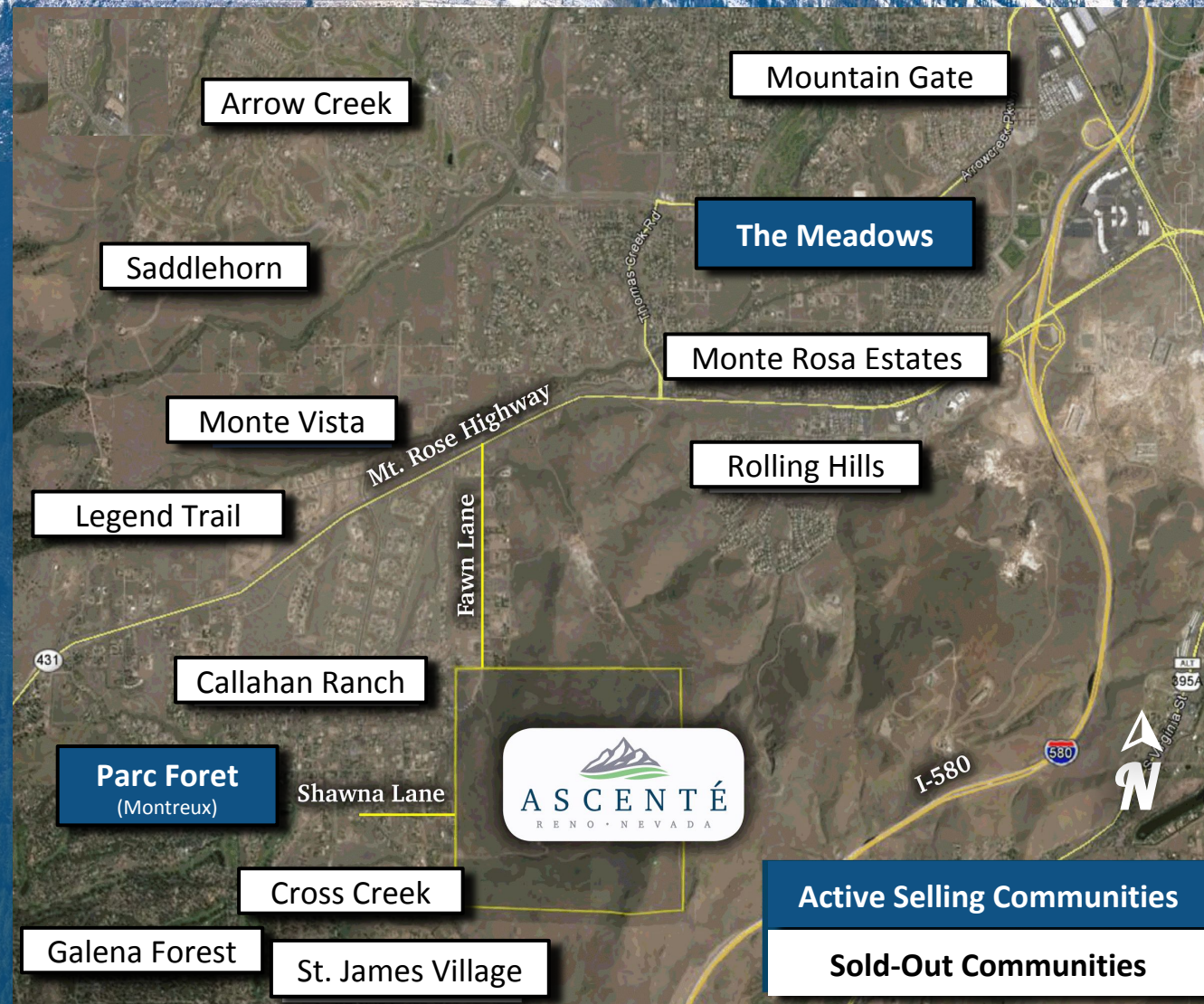


# THE COMPETITION



## Mt. Rose Highway/ Southwest Suburban Sub-Market

- **Ascenté** enables **luxury home builders** the ability to offer several product price points in four Villages in the highly desirable Mt. Rose Highway/Southwest Suburban sub-market.
- **Ascenté** will have **limited competition** as the majority of the sub-market is built and sold out. At present there are only two (2) active selling new home residential communities in the sub-market and neither are selling in price ranges that will compete directly with **Ascenté's** new home builders price points.
- The Meadows by Ryder Homes, sells from the low \$600K's, and Parc Foret by Home Crafters, sells from the \$1.2M's.





## THE MARKET



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.

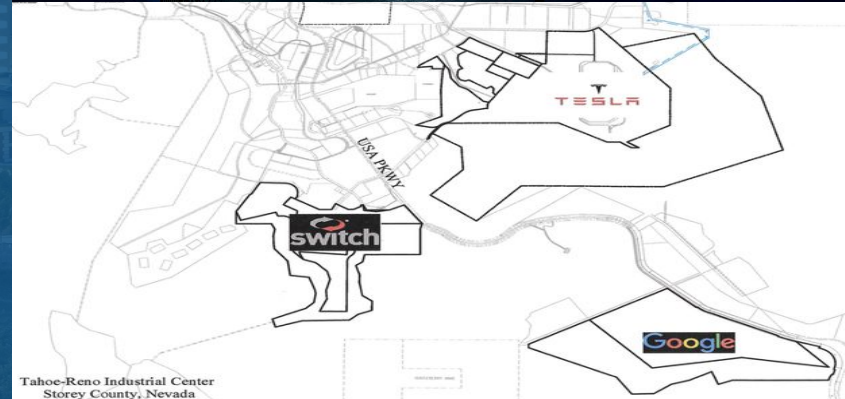


In April 2017 Google/Alphabet acquired 1,210 acres in The Tahoe Reno Industrial Center a few miles south from Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company. Nevada is pursuing legislation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





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