

FOR SALE > LAND

Development Land off I-80 and Robb Drive

RENO | NEVADA 89523



PRESENTED BY:
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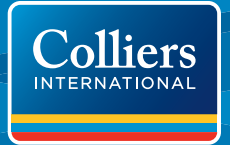
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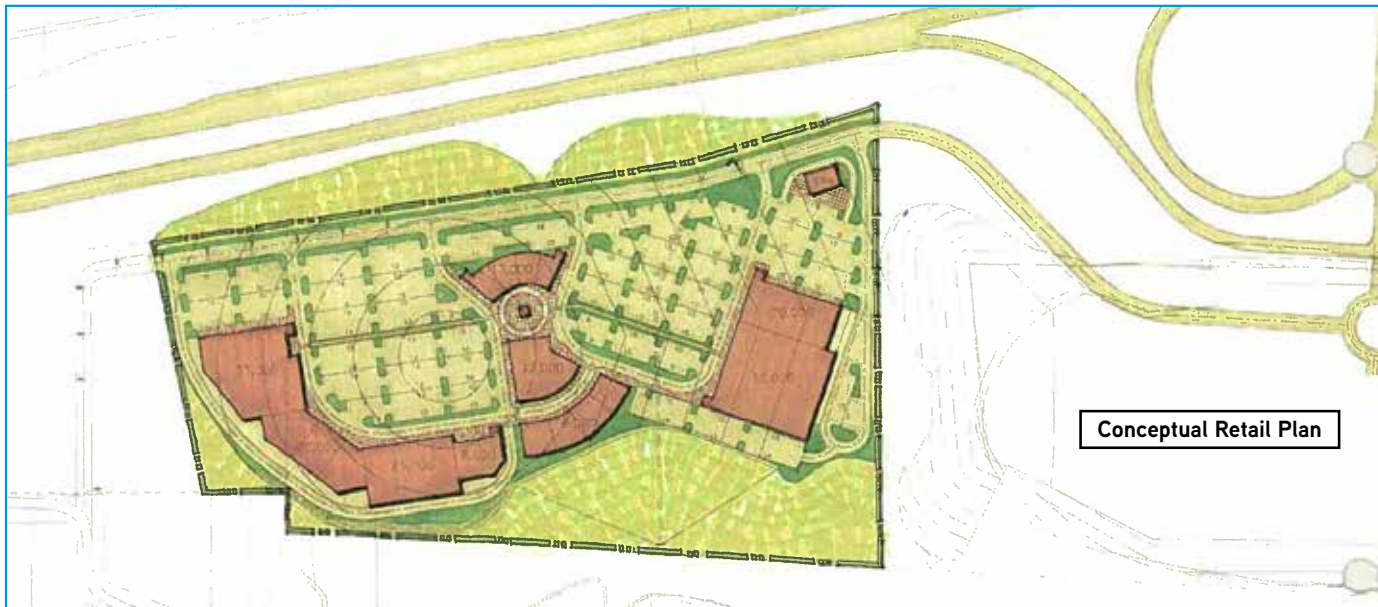
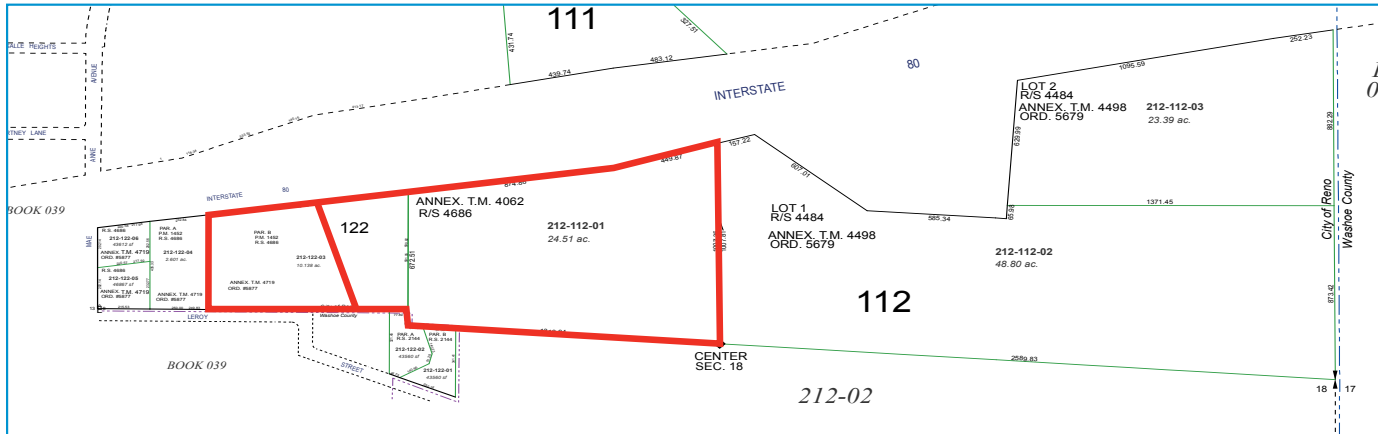
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PARCEL MAP



34.6 Gross Acres ± of Prime Development Land

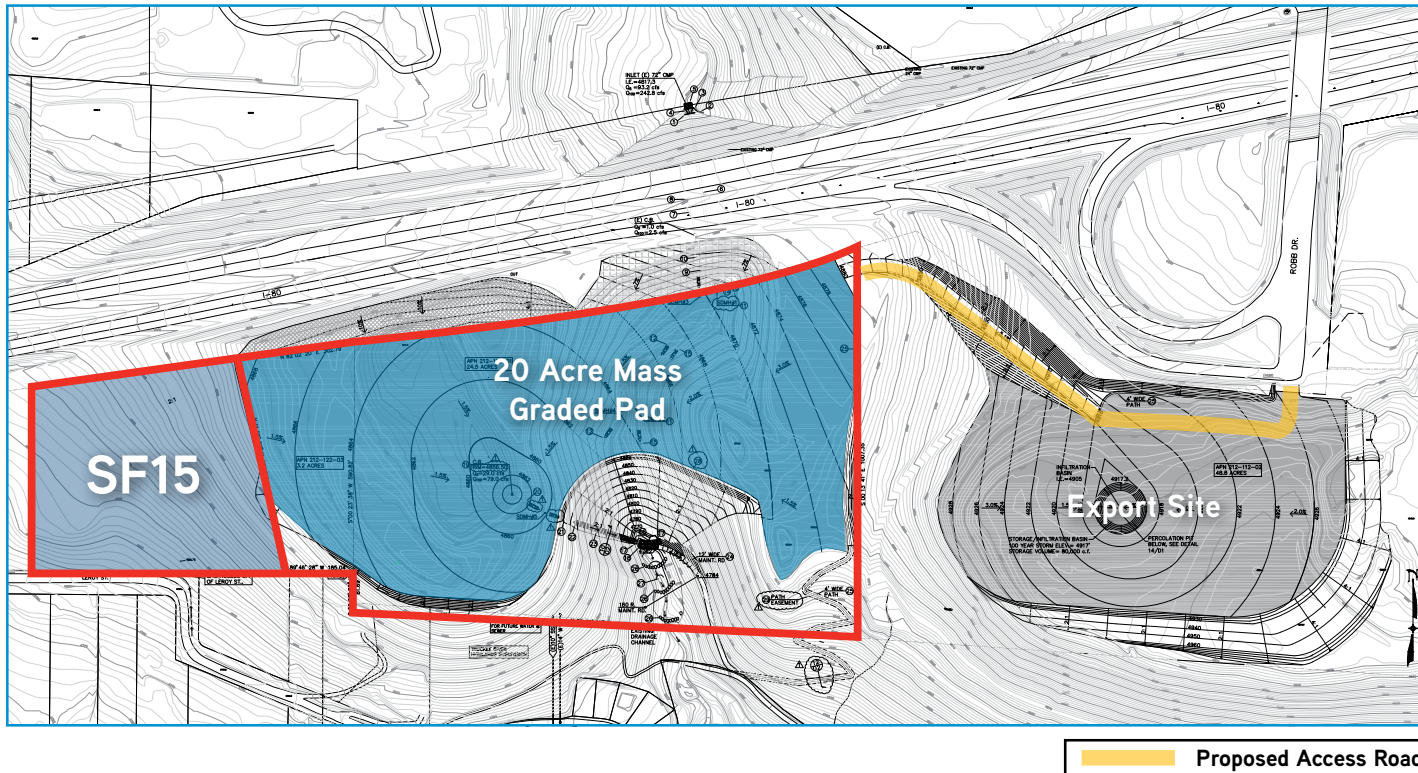
- > Multifamily
 - > Commercial
 - > Residential
- FOR SALE > TOGETHER OR SEPARATE

Property Highlights

- > Adjacent to Interstate I-80 West, incredible traffic visibility
- > Seller will deliver:
 - 1) Direct access to Robb Drive using abutters rights
 - 2) 60' wide access easement to property, placement TBD
- > Incredible views to the South
- > **Retail:** One of the last remaining opportunities for anchor & junior anchor retailers in the NW Reno submarket
- > **Multifamily:** Rare 20 acre mass graded pad with superior market positioning – 30 units per acre
- > **Residential:** SF15 zoning allows for 20± lots partially graded
- > Utilities are available to the South side of the property
- > GeoTech: Available
- > Approved grading permit

* Additional contiguous potential development land for sale or co-development

FULLY APPROVED GRADING PLAN



Future 27.5 Acres of Commercial Approved for multifamily commercial use

Property Highlights

- > Seller will deliver:
 - 1) Direct access to Robb Drive using abutters rights
 - 2) 60' wide access easement to property, placement TBD
 - 3) 20± acre super pad per the approved grading permit
- > **Retail:** One of the last remaining opportunities for anchor & junior anchor retailers in the NW Reno submarket
- > **Multifamily:** Rare 20 acre mass graded pad with superior market positioning – 30 units per acre

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Commercial/Multi-Family Land off I-80 and Robb Drive



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PERMIT APPROVED

20 ACRE MASS GRADED PAD



The approved grading plan provides for a 20 acre mass graded building envelope



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FOR SALE > LAND

Residential Land off I-80 and Robb Drive



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±6.9 Gross Acres of Prime Development Land

- > Multifamily
- > SF15 Zoning - 3 Units Per Acre

Property Highlights

- > Adjacent to Interstate I-80 West, incredible traffic visibility
- > Seller will deliver direct access off the Robb Blvd. exit
- > Incredible views to the south
- > Great infill site in North West
- > Utilities are available to the site but not dependent of primary site
- > Partially graded
- > Can be sold individually



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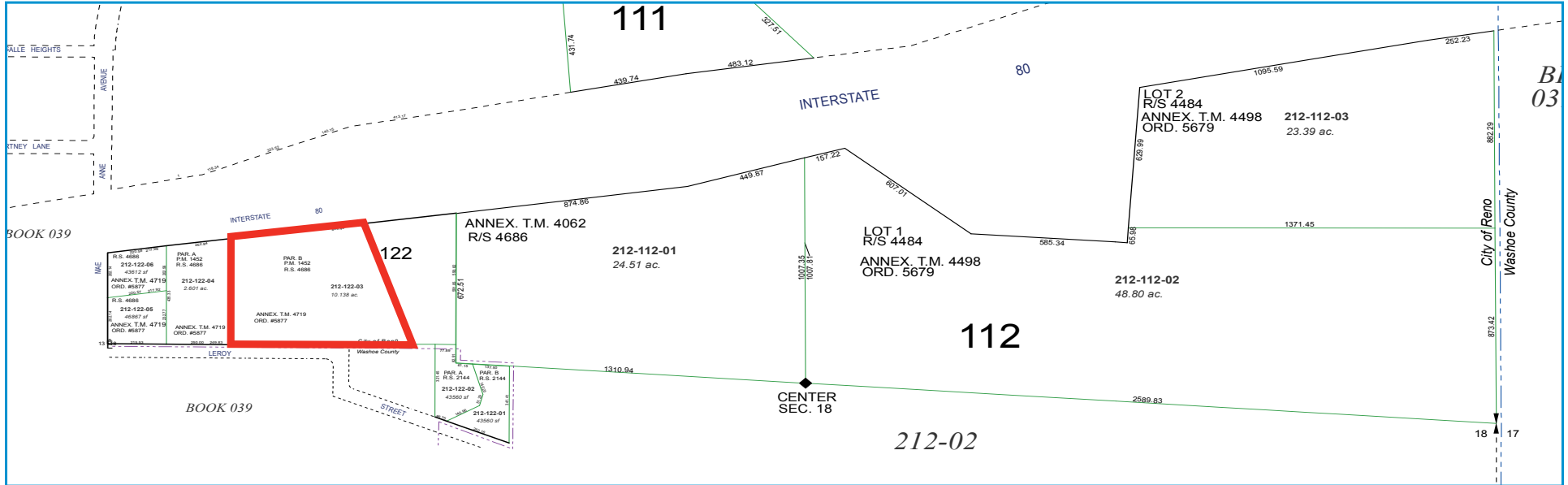
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Residential Land off I-80 and Robb Drive

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PARCEL MAP



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SOUTHERN VIEW



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,939	53,607	115,720
Households	2,875	21,533	50,496
Average HH Income	\$80,724	\$88,990	\$75,269

2017 Estimates - ESRI

TRAFFIC

.5 mi W of the W McCarran Blvd Intch 'Exit 10'	48,000 ADT
5 mi W of the Robb Dr Intch 'Exit 9'	40,000 ADT
178' N of W/B off-ramp of Robb Dr Intch	23,000 ADT

2016 Estimates - NDOT

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