



Old U.S. 395

S Virginia St

Carson-Reno Hwy

Old U.S. 395

Andrew Ln

Steamboat Creek

Hidden Lake Dr

Hidden Lake Dr

All-Fix Vacuums

Andrew Ln

**+/- 35.903 GR WCTY
GENERAL RURAL**

FOR SALE

**134 Andrew Lane
Reno, NV 89521
APN: 017-430-01**

**+/- 35.903 GR WCTY
General Rural Zoning**

STEVE AVANZINO
Senior Associate
+ 1 775 823 4668 DIRECT
+ 1 775 848 5901 MOBILE
Steve.Avanzino@colliers.com

RICHELLE DAVES
Associate
+ 1 775 823 4672 DIRECT
+ 1 415 290 0995 MOBILE
Richelle.Daves@colliers.com

COLLIERS INTERNATIONAL
100 W. Liberty St., Suite 740
Reno, Nevada 89501
+1 775.823.9666
www.colliers.com/reno



FOR SALE

134 Andrew Lane, Reno, NV 89521

SALE PRICE: \$1,642,131.00

TOTAL AVAILABLE: +/- 35.903 ACRES

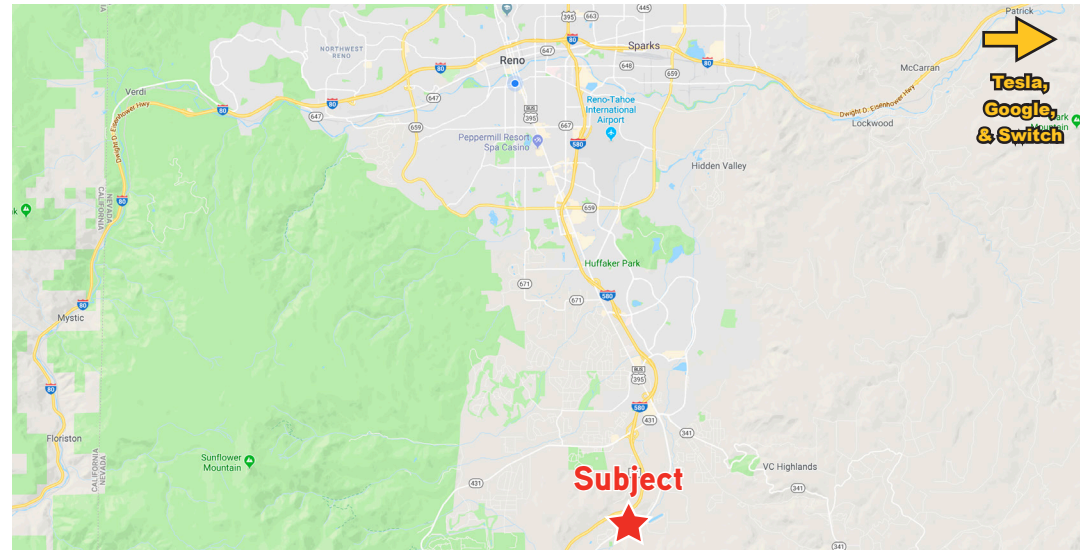
PROPERTY DESCRIPTION

It is situated within the Pleasant Valley Rural Character Management Area, part of the South Valleys Area Plan. Steamboat Creek, an identified and regulated perennial stream, runs through the length of the property near its northern border. Federal open space abuts the property to the south, with residential development to the east and north.

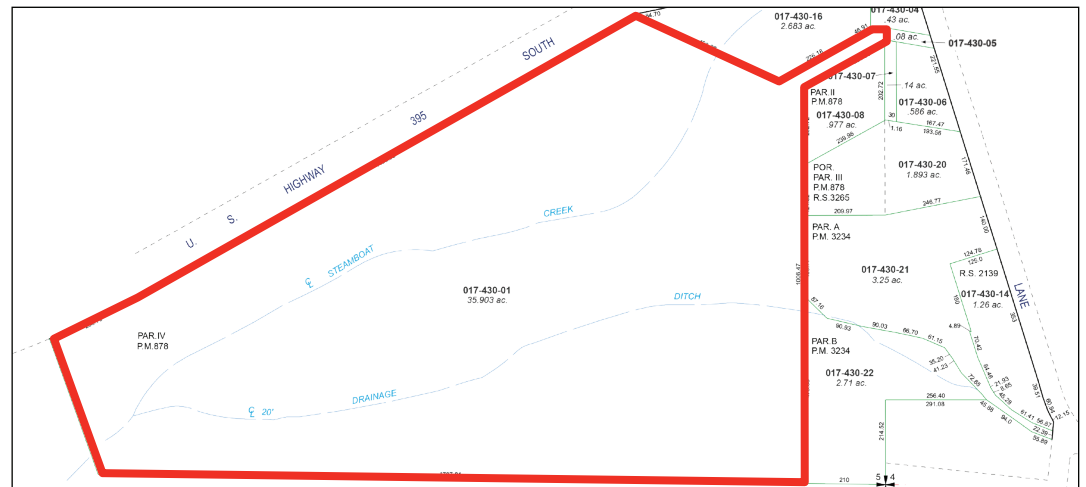
SITE DETAILS

- APN: 017-430-01
- **Zoning:** GR WCTY – General Rural
(One unit per 40 Acres)
- 35.903 Acres or 1,563,935 SF unimproved land
- Easy access to US Interstate 395
- Utilities available at the site
- Well available at the site
- Outstanding views of the surrounding mountains

LARGE AREA LOCATION



PARCEL MAP



FOR SALE

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LOCATION OVERVIEW

The South Valleys, namely Steamboat, Pleasant Valley are located at the extreme southern border of the County. The Pleasant Valley area is largely rural agricultural community filled with scenic vistas, wildlife habitats, and numerous outdoor recreation areas. The area comprise the last expansive vista of extended greenbelt, water resources, and mountains. The old US Highway 395 winds through the Pleasant Valley area is a scenic corridor offering peaceful bucolic scenery, pastoral respite and magnificent mountain vistas.

The community character of the Pleasant Valley is largely founded on the scenic, natural and historical resources found in the area. Residents in this area have expressed a particular interest in innovative approaches to resource conservation and preservation. The lack of noise and light pollution, as well as low traffic congestion, is commonly cited as a key component of the area's rural character.

POINTS OF INTEREST

- › Anchor Storage - 1.2 mi
- › Steamboat Hot Springs - 1.4 mi
- › Pleasant Valley - 1.5 mi
- › Steamboat Valley - 1.6 mi
- › Reno Tahoe Equestrian Centre - 1.9 mi
- › Washoe County School District - 3.5 mi
- › The Summit Reno - 3.7 mi
- › UNR: Redfield Campus - 4.7 mi
- › Galena High School - 5.1 mi

SITE LOCATION



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ZONING/PLANNING

The site is located within Reno city limits and is zoned GR, or WCTY – General Rural.

East Washoe Valley Rural Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the East Washoe Valley Rural Community Character as described in the South Valleys Vision and Character Statement.

The East Washoe Valley Rural Character Management Area, as depicted on the South Valleys Character Management Plan map, will provide a limited range of residential and non-residential land uses. Residential development will be designed to enhance the rural and agricultural character of the area. Nonresidential land uses should contribute to and enhance the essential character of this community as described in the Character Statement.

The South valleys Area Plan Overlay is incorporated in to the City of Reno's Master Plan. The purpose of the overlay is to outline development standards that specifically apply to this neighborhood and are not already included in the Reno Municipal code. The South Valleys Area Plan can be read or downloaded within the Master Plan section of the City's website, or at the following link:

www.washoecounty.us/csd/planning_and_development/master-plan-zoning/files/south_valleys_area_plan.pdf

Please refer to the [Reno Land Development Code Chapter 18.08 – Zoning](#) for an overview of the GR – General Rural zoning district.

PROPERTY PHOTOS



FOR SALE

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NORTHERN NEVADA ECONOMY OVERVIEW

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching! As the announcements of large and recognizable companies that are moving to the area are publicized, businesses, investors and developers from all over the country are rushing to jump on the bandwagon. Companies are finding that the ease of doing business, coupled with favorable taxes and incentives, is creating an unparalleled motivation for business leaders to focus on Northern Nevada. With the area including major cities such as Reno, Sparks, Carson City, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

With Nevada having the third most business-friendly tax structures in the country, it opened up many possibilities for out-of-state companies to locate facilities here, including Google, Tesla, Switch, Apple, and most recent newcomer, Blockchain. Blockchain recently purchased 67,125 acres in the Tahoe Reno Industrial Center for their new corporate headquarters and software design research center. Google also purchased 1,210 acres of land in TRIC, making both of them neighbors with Tesla and Switch. Tesla Motors also invested in Nevada and is currently building the world's largest lithium ion battery factory that is scheduled to have an 18 million square foot footprint, with 6 million square feet already built. This \$10 billion lithium battery plant is projected to employ 10,000 people and 16,000 indirect jobs within the next few years. In addition, the Las Vegas based tech company, Switch, is investing \$1 billion in a 7.2 million square foot data center. The first building in the Switch Campus recently opened its doors and became the world's largest single data center, measuring 1.3 million square feet. Finally, Apple also chose Reno to invest over \$2 billion for their massive iCloud data facility. They will also be building a 27,000 square foot shipping warehouse in downtown Reno. Apple is expected to generate 100 employees and 300 construction jobs from the warehouse, on top of the current 717 established employees in Nevada.

In addition to the larger companies moving to Reno, many manufacturers have already established their sites in Northern Nevada. Amazon moved one of their distribution warehouses into a 680,000 square foot e-commerce, high clearance building that employs 600 associates. Electric vehicle manufacturer, Cenntro Automotive also opened their new headquarters in an 80,000 square foot building in Sparks. While Amazon and Cenntro have become established in Reno, the pioneer of bringing tech companies to Northern Nevada is Microsoft. Microsoft moved its licensing office here in 1997 and is one of the only three Microsoft Regional Operation Centers in the world. With companies making the decision to move their operations into friendlier tax states becoming more frequent, Northern Nevada has become a hot spot for tech companies looking to expand. To learn more on the area, you can visit WhyReno.org.

2.4%

Average Vacancy
in 2017

\$345,000
up 15% from 2016

2017 Median
Home Price

8.6%

Average Rent
Appreciation
in 2017