

George Westergard
Elementary

**+/- 9.302 ACRE
MULTIFAMILY
DEVELOPMENT
OPPORTUNITY**

FOR SALE

**Mae Anne Avenue
Reno, NV 89523**

APN: 200-010-03

**+/- 9.302 Acre Multifamily
Development Opportunity**

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Mae Anne Avenue Land, Reno, NV 89523

TOTAL AVAILABLE: +/- 9.302 AC

Located within the McQueen neighborhood of Northwest Reno, this unimproved 9.302 acre site is zoned MF-14 and provides an excellent Multifamily development opportunity.

A map of Northern California and Nevada. A red star is placed in the Sierra Nevada mountains, west of Reno, NV. Below the star, the word "Subject" is written in red. An arrow points from the text "Tesla, Google, & Switch" to the star. The map shows major highways, cities like Reno and Sparks, and geographical features like Lake Tahoe and the Sierra Nevada range.

- > **APN:** 200-010-03
- > 9.302 Acres or 405,195 SF unimproved land
- > Zoning: MF14 Reno – Multifamily
(14 Units Per Acre)
- > Easy access to Robb Drive and Interstate 80
- > Within walking distance to schools
- > Utilities available to site
- > Outstanding views of the surrounding mountains

[illegible][illegible]

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LOCATION OVERVIEW

The McQueen neighborhood is located in the Northwest section of the City of Reno, on the southern side of the Peavine Mountain. The subject parcel is located adjacent to George Westergard Elementary School, between Mae Anne Avenue and Avenida De Landa.

The McQueen neighborhood is an integrated community with a single-family residential core complemented by a variety of housing opportunities for a diverse population. More distinctive character and identity is attained through a centralized neighborhood commercial focus area that provides a place for residents to gather and spend leisure time, and includes safe access to nearby existing urban trails. Increased connectivity, pleasant walking and biking opportunities are enhanced with the continued expansion and maintenance of the urban trails system that includes controlled access to rural Peavine Mountain areas to the north, and the river corridor to the south.

POINTS OF INTEREST

- › George Westergard Elementary - 0.5 mi
- › BD Billingshurst Middle School - 0.5 mi
- › Northgate Park - 0.5 mi
- › Canyon Crossing - 0.8 mi
- › McQueen Crossing - 0.8 mi
- › Robert McQueen High School - 1.1 mi
- › I-80 & Robb Drive - 1.6 mi
- › Ridgeview Plaza - 1.8 mi
- › Downtown Reno - 5.4 mi

SITE LOCATION



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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

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ZONING/LAND USE

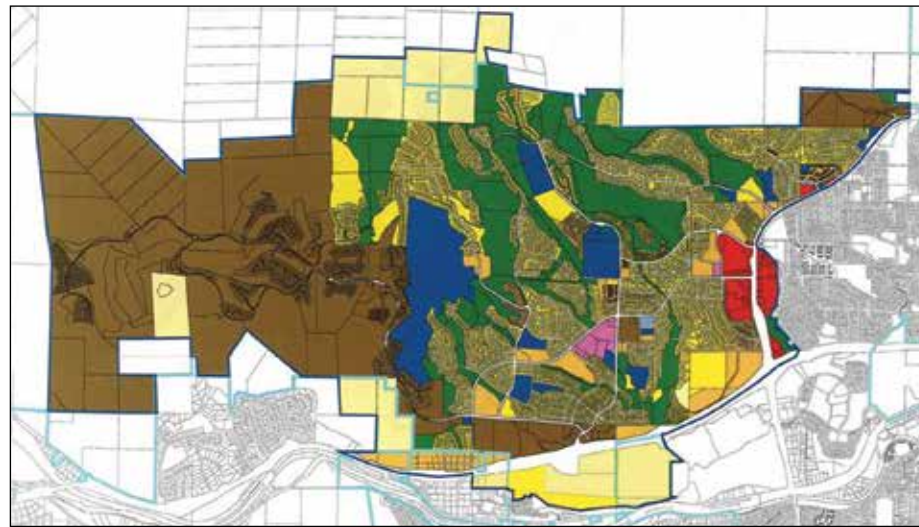
The site is located within Reno city limits and is zoned MF14, or Multifamily (14-units per acre). This district provides for low-density, multifamily residential developments. In addition, the property is located within the (MQ) McQueen Neighborhood Planning Area Overlay District. This district outlines the development standards that specifically apply to this neighborhood in addition to those set forth in the underlying zoning districts adopted for the designated location.

The McQueen Neighborhood Plan Overlay is incorporated into 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 McQueen Neighborhood Plan can be read or downloaded within the Master Plan section of the City's website, or at the following link: <https://www.reno.gov/home/showdocument?id=7231>

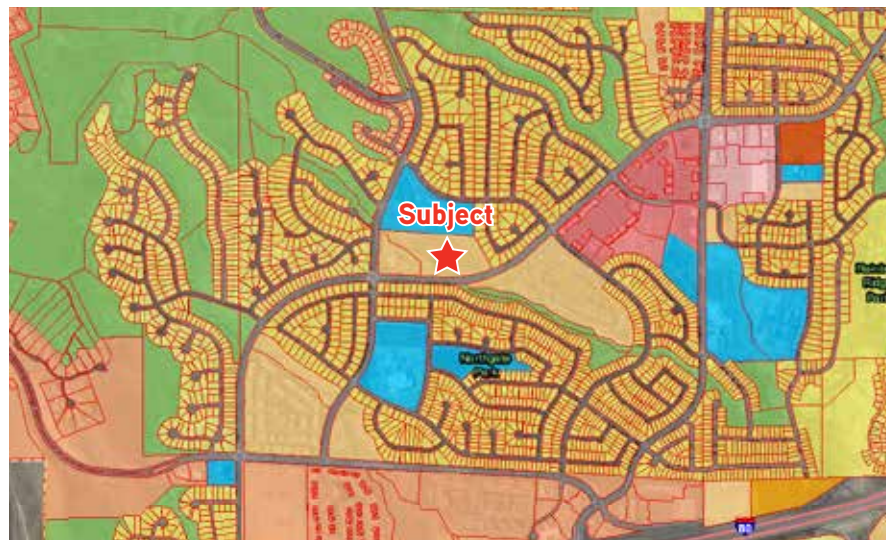
Please refer to the [Reno Land Development Code Chapter 18.08 – Zoning](#) for an overview of the MF14 Multifamily zoning district.

For a summary of permitted uses under the MF14 zoning, please refer to the tables within the Reno Land Development Code, [Section 18.08.201 – Permitted Uses by Base Zone District](#).

MCQUEEN NEIGHBORHOOD PLAN LAND USE DESIGNATION MAP



SITE ZONING MAP



MAP KEY

IC	MF-30
LLR-0.5	MU
LLR-1	NC
LLR-2.5	OS
MF-14	PF
MF-21	PO

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DEVELOPMENT POTENTIAL

The 9.302 acre site is being offered fee-simple as unimproved land. The plans below are being provided for reference purpose only. Colliers International does not represent the feasibility of any future development plans. All prospective buyers should consult with the appropriate planning agencies prior to submitting an offer. Please contact the listing agents in order to obtain additional renderings of this potential development.



LOCAL TRAFFIC COUNTS - 2016 NDOT

- Avenida De Landa, 275' North of Mae Anne Avenue: 4,000 ADT
- Mae Anne Avenue 360' West of Robb Drive: 12,000 ADT
- I-80 East, 0.5 mi West of the Robb Drive Interchange 'Exit 9': 40,000 ADT

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