

Shaw Middle School

Cascades of the Sierra

Desert
Winds Park

15.021 ACRES

EAGLE CANYON DRIVE

Bully's Sports
Bar and Grill

AutoZone

Taco Bell

Little Caesars Pizza

Pizza Factory

Walgreens

7-Eleven

Pizza Hut

Burger King

Chevron

Papa Murphy's
Take 'N' Bake Pizza

Save Mart Supermarket

Truckee Meadows
Fire Protection

FOR SALE

100 Neighborhood Way,
Sparks, NV 89441
APN: 532-032-04

Spanish Springs Development Site

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FOR SALE

100 Neighborhood Way, Sparks, NV 89441

SALE PRICE: TBD

TOTAL AVAILABLE: 15.021 ACRES

PROPERTY DESCRIPTION

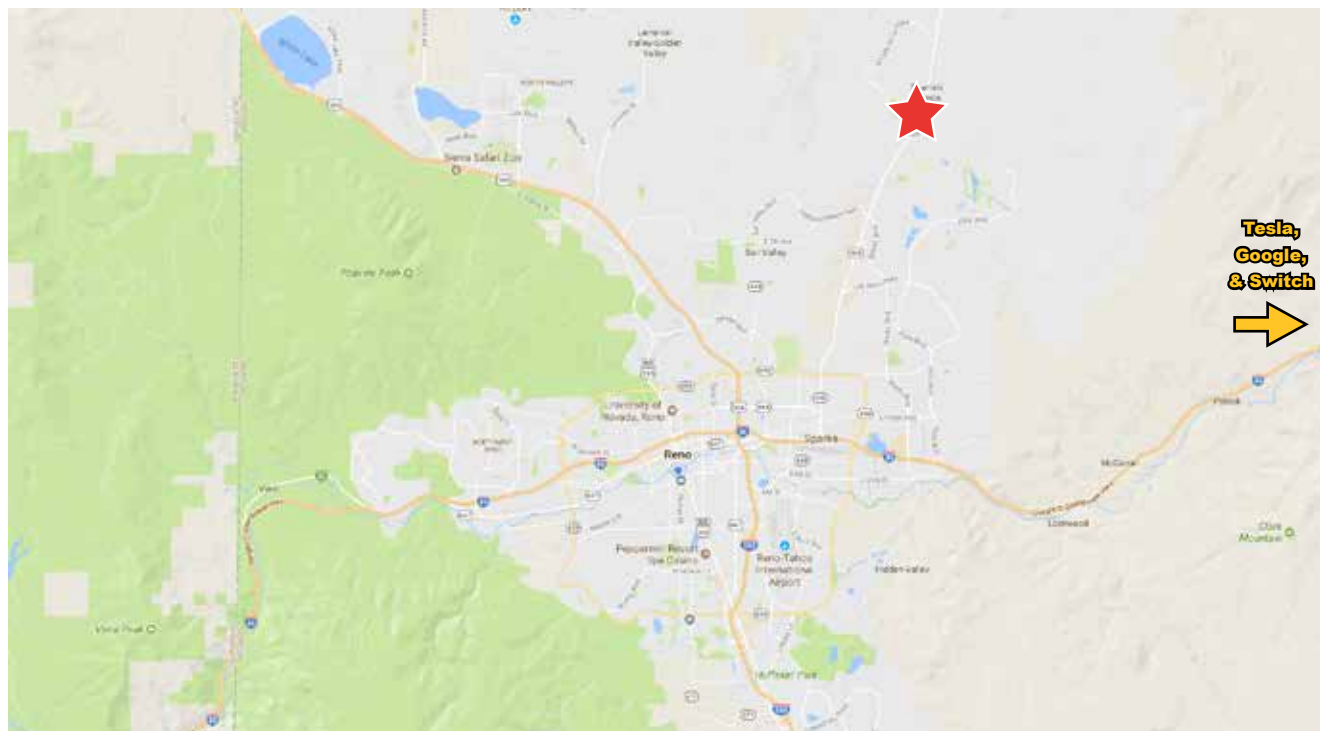
This Spanish Springs development site is 15.021 acres of unimproved land located on the North East corner of Eagle Canyon & Neighborhood Way.

LARGE AREA LOCATION

SITE DETAILS

- **APN:** 532-320.04
- Utilities available in Eagle Canyon and Neighborhood
- Close proximity to Schools and Shopping
- Nearly flat Topography
- **Zoning:** Neighborhood Commercial 96% and Open Space 4%
- Possible Multifamily Development Opportunity

ASSESSOR'S MAP



FOR SALE

100 Neighborhood Way, Sparks, NV 89441

LOCAL AREA



TRAFFIC COUNTS - 2016 NDOT

- Eagle Canyon Drive, West of Pyramid Hwy, 14,000 ADT
- SR445, .1 miles South of La Posada Road, 35,000 ADT
- La Posada, East of Pyramid Hwy, 8,200 ADT
- SR445, .375 miles N of Sunset Springs Road, 12,000 ADT

CONTACT

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