



3.37 Acres

3.33 Acres

S. MCCARRAN

PLUMAS ST

PLUMAS ST

**FOR SALE**

**Development Property  
Plumas and McCarran**

APN: 042-170-02, 042-021-19

**6.70 Acres in Southwest Reno**

**TED STOEVER**

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# FOR SALE

## Plumas and McCarran / R-17-3

SALE PRICE: \$1,700,000.00

TOTAL AVAILABLE: 6.70 ACRES

### PROPERTY DESCRIPTION

**Unique South West Location.** This development site is set in the highly sought after southwest Reno. With great visibility to high traffic corridors and easy close access shopping and the freeway, this location offers a unique development opportunity. Currently zoned General Office the site can also become a residential development opportunity with a Special Use permit.

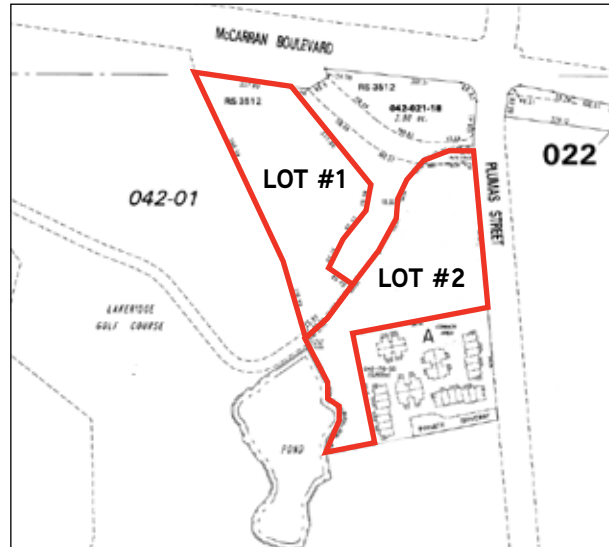
### ADDITIONAL DETAILS

- > Lot #1: 3.37 Acres – 042-021-19
- > Lot #2: 3.33 Acres – 042-170-02
- > Total SF: 291,852
- > Zoning: GO

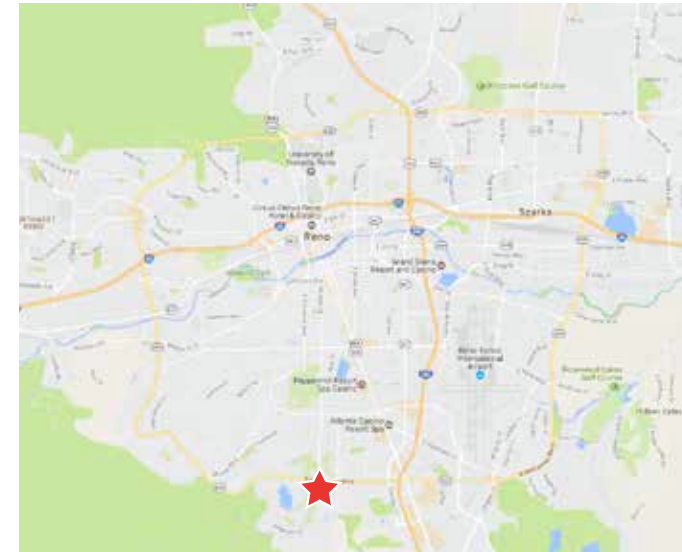
### AVAILABLE WORK PRODUCT

- > Preliminary Title Report
- > Preliminary Site Assessment
- > Alta Survey
- > Phase 1 Environmental
- > Topography Map
- > Utility Maps
- > Slope Maps

### LAND MAP



### TOPOGRAPHIC MAP



### CONTACT

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