



Prime Real Estate in the North Reno Valleys

+/-81.85 Acres

**FOR SALE**

*0-North Virginia Street  
Reno, Nevada*



**KYLE EIGENMAN**

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**Primary CRE**

This information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although PRIMARY CRE has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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**PHOTOS**



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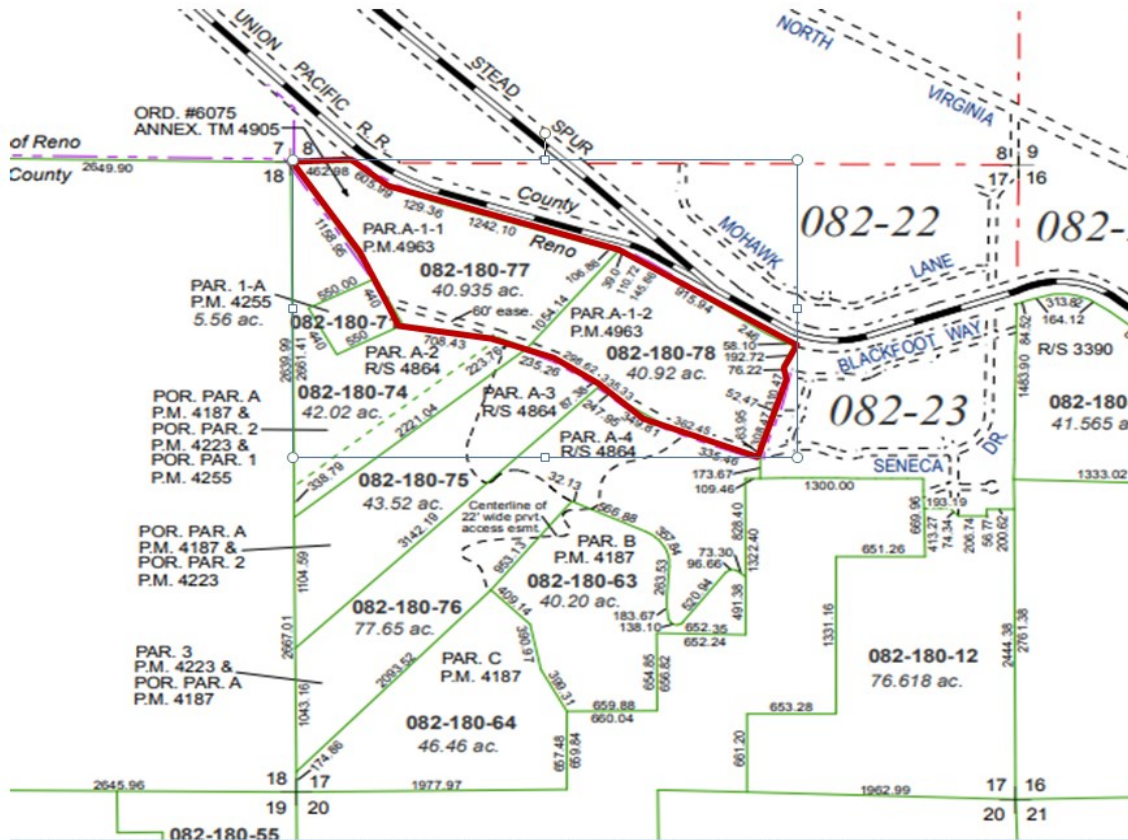
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**FOR SALE**

# 0-North Virginia Street

Reno, Nevada

## Parcel Map



### Property Features (Industrial)

Seller would be willing to look at terms with respect to selling all or part of the property.

81.85 ACRES of Industrial/Residential Land

PARCEL NUMBERS 082-180-77 / 082-180-78

THE PROPERTY has desirable topography and is one of the last large parcels for sale, in the Reno/Sparks industrial markets. The Seller is currently doing a pre-op investigation (Discovery) with respect to the developer being able re-zone the property to Industrial Commercial (IC).

ZONED LLR1/LLR1 78%/UT 40 22% - Large Lot Residential 1 acre, Unincorporated Transition 40 acres.

MARKET is the North Valleys submarket and home to national distributors, E-commerce and large warehouse users such as Amazon, Petco, Chewy, Sherwin Williams, Clorox and Urban Outfitters (just to name a few). The area boasts a plentiful workforce, nearby amenities, and is located on the bus route and minutes from US-395, making it an excellent location for a western operations Industrial complex. The site may offer potential rail, which runs adjacent to the northern perimeter.

WEST COAST LOCATION with direct access to US-395 and I-80 and just 6 miles from the California state line, providing direct access to Sacramento and San Francisco to the west and Salt Lake City to the east. The site is located less than 10 minutes from the Stead Airport and just 15 minutes from the Reno Tahoe International Airport.



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**FOR SALE**

**0-North Virginia Street**

Reno, Nevada

**Seneca Drive**



## Property Features (Residential)

*Seller would be willing to look at terms with respect to selling all or part of the property.*

**81.85 ACRES** of Industrial/Residential Land

**PARCEL NUMBERS** 082-180-77 / 082-180-78

**THE PROPERTY** has desirable topography and is one of the last large parcels for sale, in the Reno/Sparks residential markets. The Seller is currently doing extensive work to re-zone the property to 1/2 acre residential lots, believed to be approximately 145 total lots; including Phase 1, Geotech, Hydrology and utilities studies.

**ZONED** LLR1/LLR1 78%/UT 40 22% - Large Lot Residential 1 acre, Unincorporated Transition 40 acres.

**MARKET** is the North Valleys submarket which is currently under construction with single family residential development as well as many multi-family projects. This area is one of the fastest growing residential markets in the Reno/Sparks market.

**RENO/SPARKS LOCATION** with direct access to US-395 and I-80 and just 6 miles from the California state line. the site is strategically located near shopping and offers an abundance of amenities, located less than 10 minutes from the Stead Airport and just 15 minutes from the Reno Tahoe International Airport.

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## Aerial



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FOR SALE

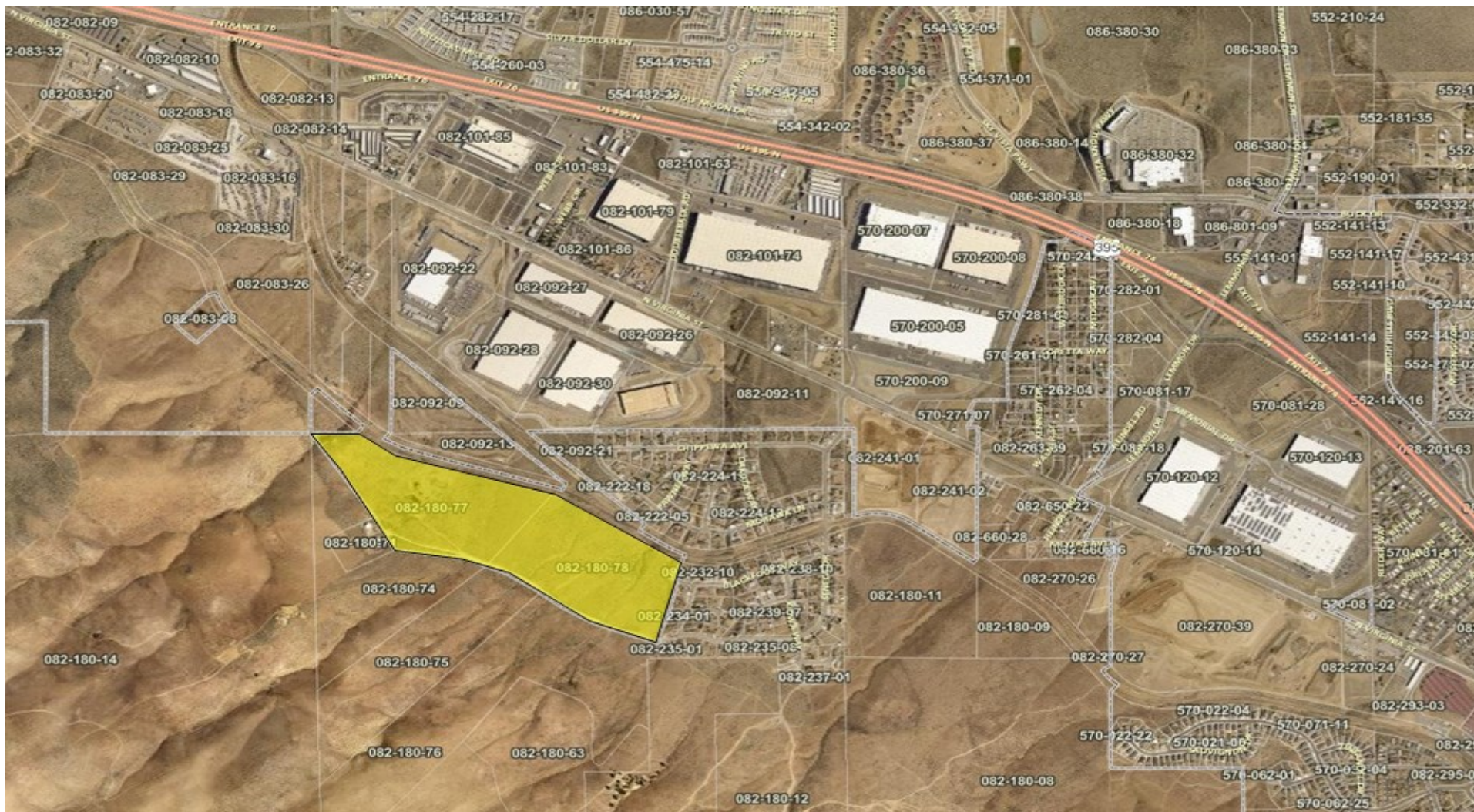
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## APN Aerial



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### ABOUT PRIMARY CRE

In 2019 Kyle P. Eigenman and Timothy S. Dayner founded Primary CRE. With over 40 years of combined experience with large corporate commercial real estate firms, Eigenman and Dayner had the vision of integrating the most professional service, the highest quality of standards, and helping match the right people with the right properties. Our expansive network enables us to open doors for our clients on all sides of the property equation. We make it a point to be involved and stay involved throughout all stages of the real estate process. We'll listen to you and we will guide you every step of the way, whether you are looking to buy, sell, lease, or manage your property.

### AREA OF EXPERTISE

**LAND/DEVELOPMENT** extensive area knowledge, feasibility analysis and underwriting, strategic planning, entitlement and development processes, price and term negotiations.

**INVESTMENT** opportunity discovery, financial analysis and underwriting, strategic planning, educated negotiations.

**INDUSTRIAL** purchaser and seller representation for industrial investments and users, site selection and land sales, landlord, tenant representation.



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