

Silver Springs

Residential Land Offering 110 Acres

Offered by:

Lance Gilman Commercial Real Estate

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Market and Sales Agent

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The Property



- 110 acres in total consisting of 22 parcels, ranging in size from 3.17.acres to 6.97 acres., with an average of 5 acres +/-
- Land is subdivided and vacant, zoned for residential with no PUD required
- Wells are in the ground of each parcel, providing well water each parcel
- Distributed power has been extended to every lot
- Under county jurisdiction, this land is ready for immediate development



The Property



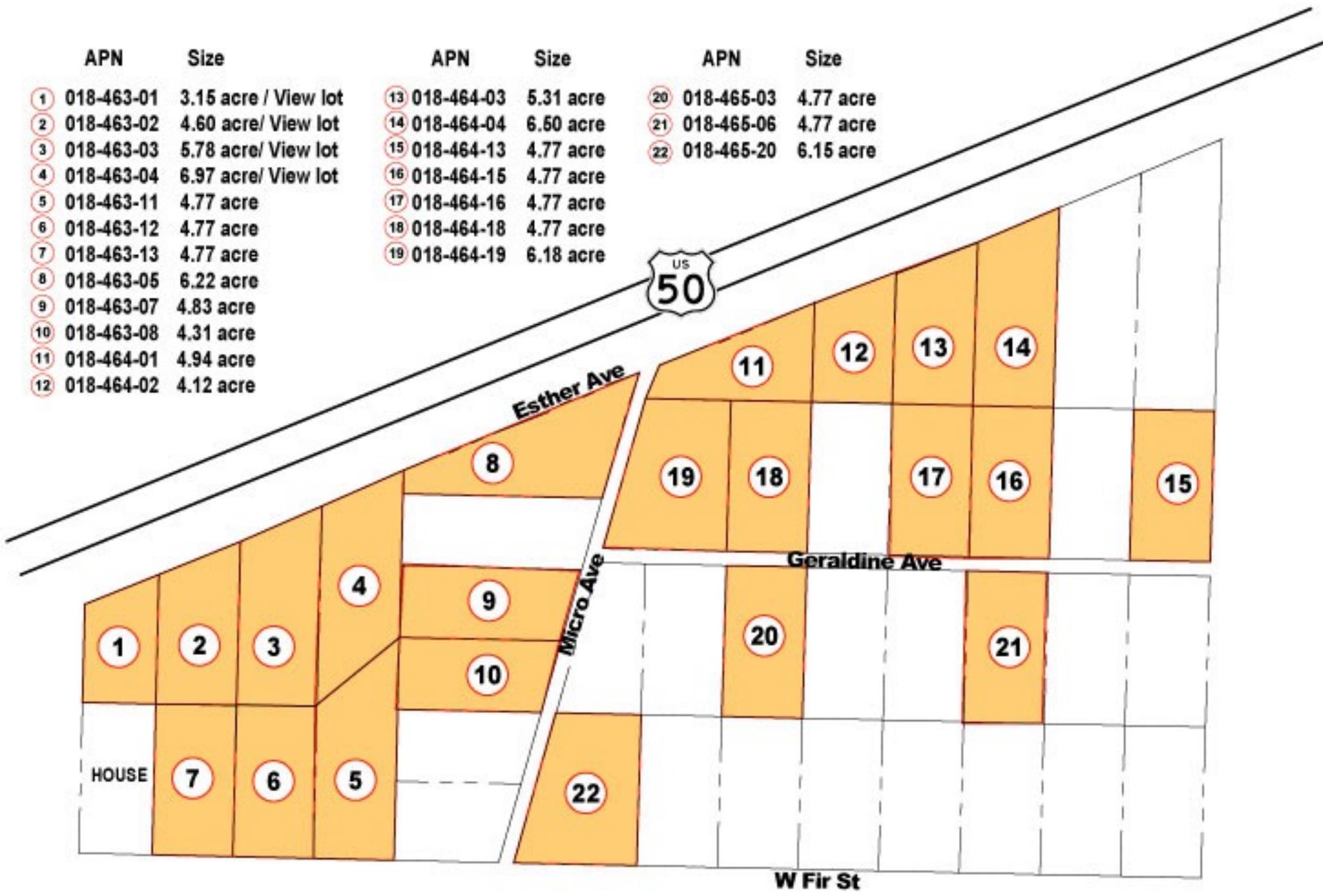
Listing Price

\$3.8 Million

**\$173,000
Per Lot**

- The property is on elevated ground with a great view of the valley, some with exceptional views of the mountains of Lake Tahoe
- One upper scale home built on the property sets the standard for the creation of an exclusive neighborhood
- Lot layout is conducive for building in bulk or incrementally
- Seller is willing to consider offers for bulk buy, or by parcel
- **Seller financing may be available for qualified buyer**

APN	Size	APN	Size	APN	Size
1 018-463-01	3.15 acre / View lot	13 018-464-03	5.31 acre	20 018-465-03	4.77 acre
2 018-463-02	4.60 acre / View lot	14 018-464-04	6.50 acre	21 018-465-06	4.77 acre
3 018-463-03	5.78 acre / View lot	15 018-464-13	4.77 acre	22 018-465-20	6.15 acre
4 018-463-04	6.97 acre / View lot	16 018-464-15	4.77 acre		
5 018-463-11	4.77 acre	17 018-464-16	4.77 acre		
6 018-463-12	4.77 acre	18 018-464-18	4.77 acre		
7 018-463-13	4.77 acre	19 018-464-19	6.18 acre		
8 018-463-05	6.22 acre				
9 018-463-07	4.83 acre				
10 018-463-08	4.31 acre				
11 018-464-01	4.94 acre				
12 018-464-02	4.12 acre				





The Location



Property is located on HWY 50, east of Dayton and west of Silver Springs and HWY 95.

It is approximately five (5) miles to Silver Springs & HWY 95 and five (5) miles to the small community of Stagecoach.

To the south of the property is BLM land.





The Commute



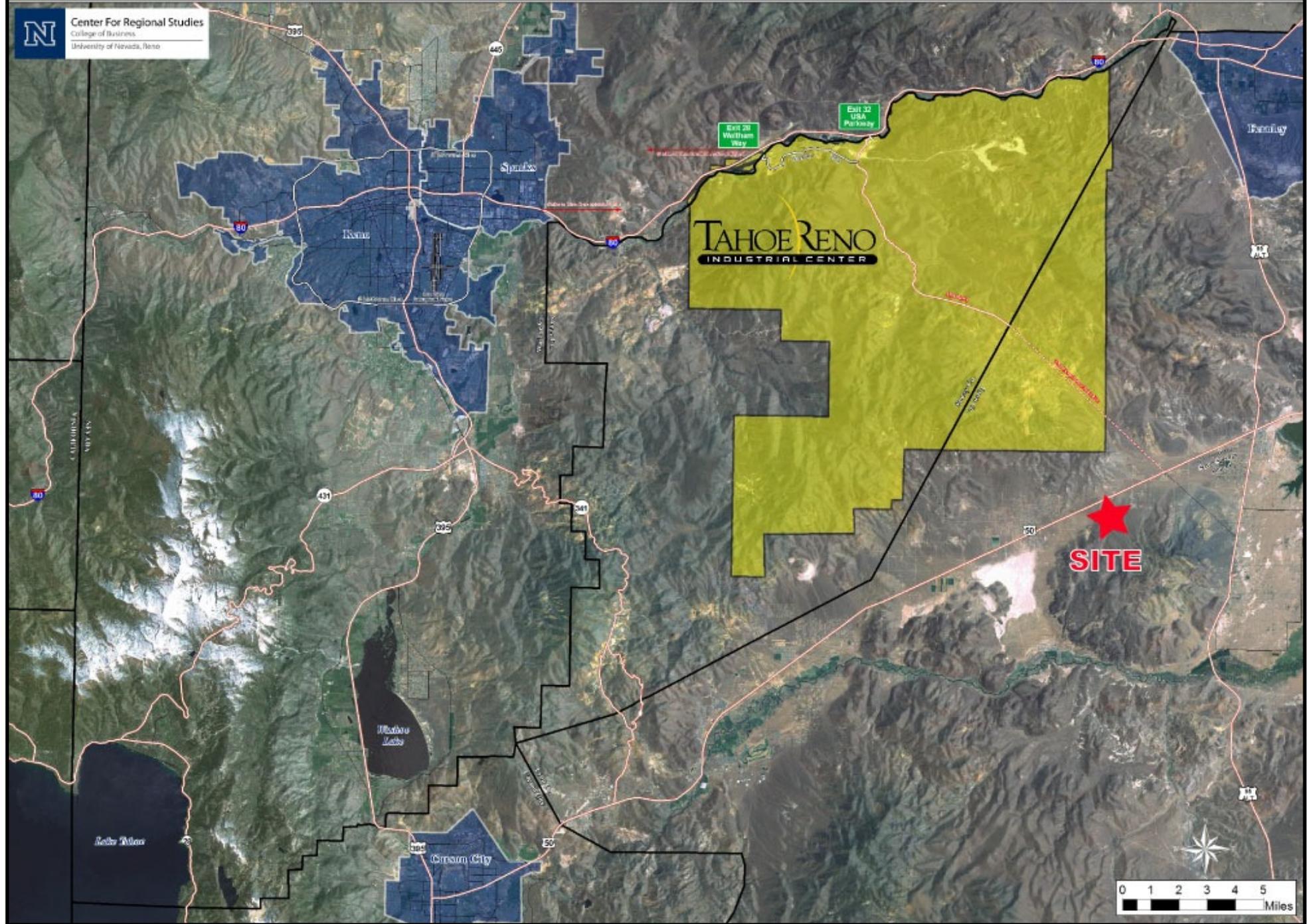
Tahoe Reno Industrial Center

The Tahoe Reno Industrial Center (TRI) is the largest and fastest growing industrial park in the US with 25,000 jobs, most with Wall Street or global companies. In the industrial park there is the largest concentration of lithium electric vehicle battery production and related companies in the US. Facilities with 13 million square feet under roof are under construction right now. With TRI is only 40% built out, there is much more growth to come.

Commuting to TRI

This site is located a few short miles west of the southern access to USA Parkway, the main access road serving TRI. As a result, with just a twenty (20) minute drive to the park, it will offer much shorter commute times to TRI than any multifamily properties in Sparks. Entering TRI from US Highway 50, will avoid the major congestion associated with entering TRI from the north, off I-80. Highway 50 has recently completed significant widening and other improvements, while any improvements to I-80 are year away.





The Market



Market Activity							
Parcels Lyon County Mkt Stats 10/26/2022							
All statistics derived from Northern Nevada Regional Multiple Listing Service							
Search Criteria							
Area	West Silver Springs						
	Stagecoach						
	Carson Plains						
Vacant Land	3 - 7 acres	ACTV (2)	Av List price	Av ac	Av Price per ac	Av DOM	Av Parcel size
			177,000	4.98	35,622		913 - 7 ac
		SOLD (1)	80,000	4.77	16,771		3 - 7 ac
Vacant Land		ACTV (6)	150,483	4.49	36,309		170 4.49 ac
		SOLD (4)	76	3.26	34,611		127 3.26 ac
Stick Built				Av sq ft	Av per sq ft		
		ACTV (5)	421,000	2038	212		90 1 ac
		SOLD (2)	420,000	1900	219		62 1 ac
Manufactured							
		ACTV (1)	340,200	1341	164		167 5.79 ac
		SOLD (5)	339,200	1766	204		90 5 ac

The Market



West Silver Springs, Stagecoach and Carson Plains show a per acre value of \$34,600 for the last 12 months.

Approximately seven (7) miles to the west in an area called Carson Plains, are two subdivisions being developed by Lennar. List price for homes is \$495,000. Comps indicate a value of \$219 per sq ft, average sq ft of 1900 and an average sale price of \$420,000 on one (1) acre parcel.



The Market



The northern Nevada market enjoys a rapidly growing economy led by major technology companies. Some brief recent numbers per market include:

Dayton, NV

The average sale price of a home in Dayton was \$446K in September 2022, up 11.4% from 2021. The average sale price per square foot in Dayton is \$262, up 5.2% from 2021. Recent relevant land sale sold at \$47,838/acre.

Carson City, NV

In the Carson City housing market in September 2022, the average sale price of a home was \$483K, up 13.4% since from September 2021. The average sale price per square foot in Carson City is \$293, down 0.17% since last year.

Reno/Sparks, NV

The median home sales price for the Reno, Nevada metro area in September 2022 was \$535,000, equal to September 2021's median sales price. The average sale price per square foot in Reno is \$304, up 0.5% since last year.

The Area



Schools

Distance to local Lyon County schools is two (2) miles. Silver Stage elementary, middle and high schools.



Medical & Fire

Fire Station is only two miles west. Medical care is fifteen (15) miles to the west at the Emergency Care Center. A first-rate hospital is forty (40) miles to the west at the Carson Tahoe Regional Medical Center.

Shopping

Closest shopping is only fifteen (15) miles west where a grocery store and fast food and a local casino is located. A full variety of shopping is in nearby Dayton, Carson City and Reno.

Leisure

Lake Lahontan, just outside Silver Springs, is just a few minutes away. Lake Pyramid and the Lake Tahoe are both less than an hour drive.



The Region

Northern Nevada families enjoy city life with a small-town feel. Residents benefit from access to an abundance of world-class cultural amenities. The Greater Reno-Tahoe area spans from Fernley to Truckee, Carson City/Dayton/Silver Springs to Reno/Sparks. The area attracts outdoor recreation enthusiasts from around the world. Beautiful Lake Tahoe, Pyramid Lake, Lake Lahontan and the surrounding Sierra Nevada mountains is home to 18 major resorts that boasts some of the most diverse and scenic hiking, skiing and snowboarding terrain in the world; all within an easy drive.



For More Information contact:



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