

A rare opportunity to acquire a distinctive redevelopment parcel in the heart of booming Reno, Nevada



FOR SALE

# Redevelopment Land Opportunity

1035 East Commercial Row, Reno, NV



# Investment Offering

1035 East Commercial Row, Reno, NV

## Executive Summary

The property is a two-parcel redevelopment property in the heart of booming Reno, Nevada in proximity to downtown, I-80, the Reno-Tahoe International Airport, the University of Nevada, the award-winning Triple-A Reno Aces Ballpark, and many other previous redevelopment locations. The property is zoned MUDR (Mixed Use Downtown Reno) and the City of Reno has previously stated that many various project types will be considered with this zoning and location.

Kidder Mathews has been retained to exclusively market the redevelopment property. The Northern Nevada property consists of 2.78 acres and is located in the downtown submarket. The property benefits from excellent access to regional freeways, arterial streets, restaurants, shopping, UPS / Fed-Ex shipping hubs and with residential, retail, and industrial properties nearby.

<b>SALE PRICE</b>	\$975,000 (\$8.05 per SF)
<b>TOTAL SITE SIZE</b>	2.78 acres   121,096 SF
<b>TOTAL BUILDING AREA</b>	5,000 SF (abandoned building)
<b>ZONING</b>	Mixed Use Downtown Reno (MUDR)
<b>PARCEL #'S</b>	008-370-20 & 008-370-34



**Brad Lancaster**

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## Investment / Redevelopment Highlights

The Northern Nevada market has been experiencing record-breaking levels of demand for small single family starter homes (tiny houses), apartments, and industrial space of all types. Market fundamentals are very strong for industrial product and, as of the date of publishing, we are currently reporting the lowest industrial vacancy rates seen since the market has officially been tracked.

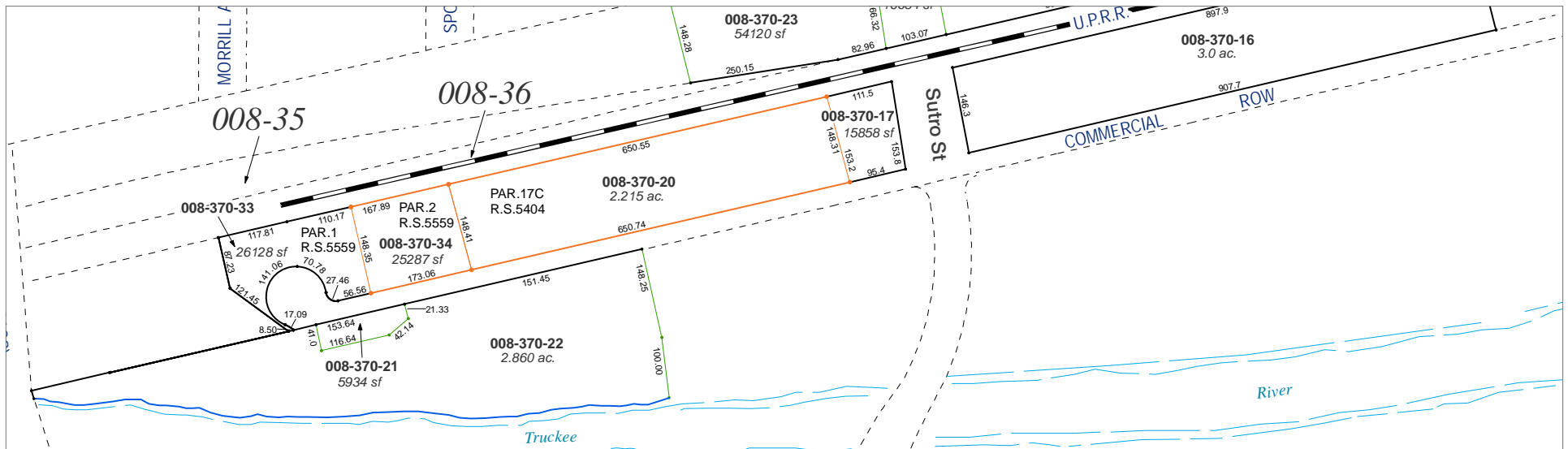
This is one of very few land parcels of this type within the Reno/Sparks metro area with the acreage required for larger scale residential, multi-family, and/or industrial flex development.

The “tiny house” development strategy has been gaining traction in the Reno area and we expect that around sixty “tiny houses” could be built at this location with each house selling for approximately \$ 250,000. Please reference one of the recent “tiny house” projects via the following website:

<http://tinytenurbanhomes.com>

In summary, this is a well-positioned redevelopment property with excellent potential for many various types of development that are currently in high demand (apartments, tiny houses, low-income housing, industrial flex product, and many others).

### SITE PLAN



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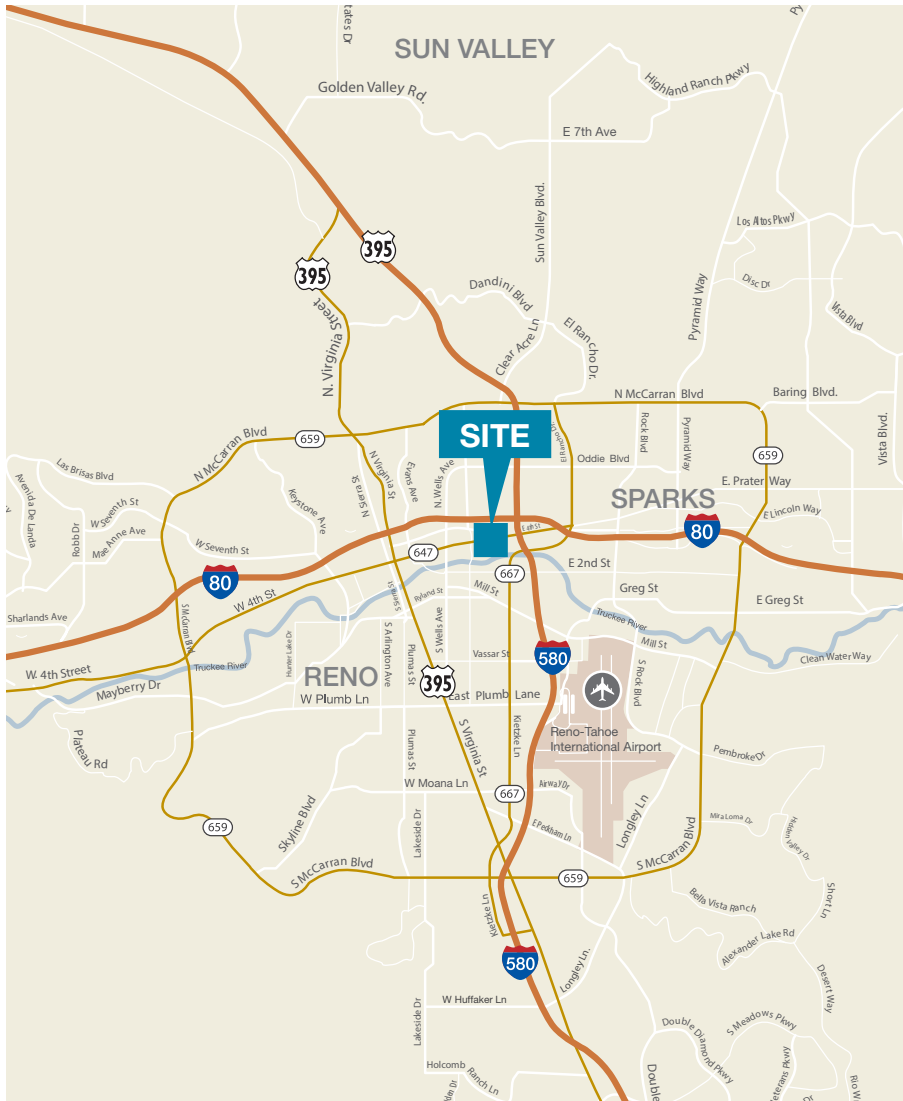
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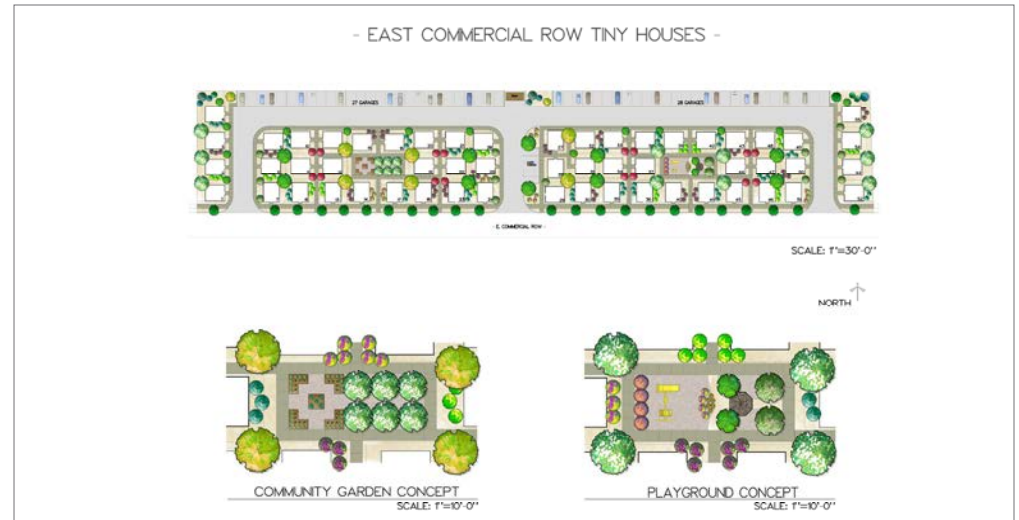
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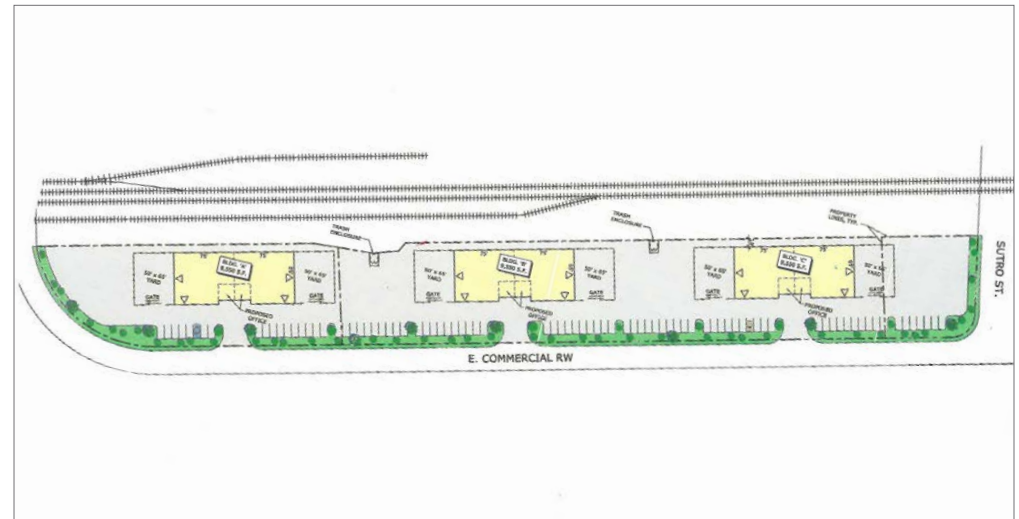
## LOCATION MAP



## "TINY HOUSE" DEVELOPMENT CONCEPTUAL SITE PLAN



## INDUSTRIAL FLEX DEVELOPMENT CONCEPTUAL SITE PLAN



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