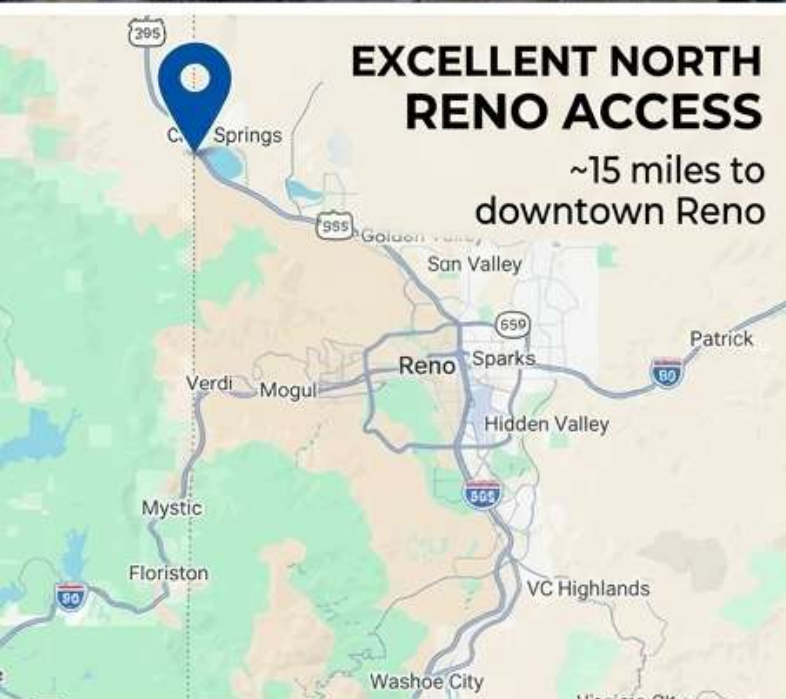


# PRIME RENO DEVELOPMENT LAND | FOR SALE

18700 RENO PARK Blvd, Reno, NV 89508



## \$799,000

### HIGHLIGHTS

- 4.22 Acres (2 Vacant Lots)
- Zoned: Mixed-Use Commercial/Retail
- Approved 2023 Plans for Self-Storage Available
- Over 1,000 FT of Direct US-395 Freeway Visibility

**A Rare, Shovel-Ready Opportunity in a Fast-Growing Corridor.**

**LISTED BY: KALEB GOODWIN | TASKIL SERVICES**



951.333.9222



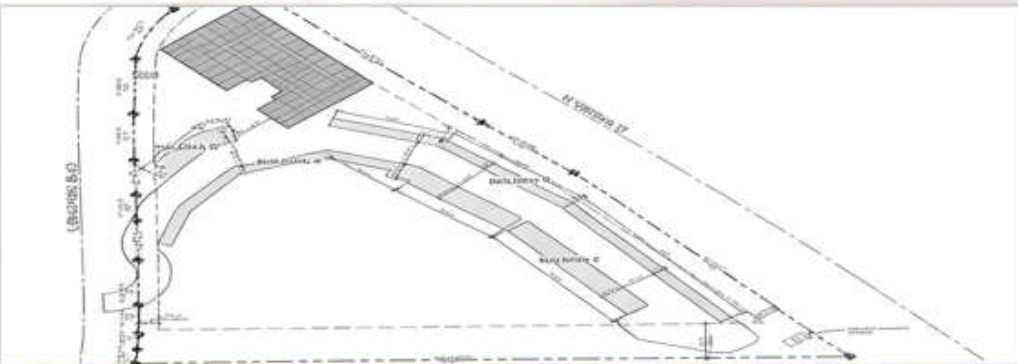
Kaleb@taskilservices.com

## REGIONAL GROWTH OVERVIEW (verbatim filename: 'Growth in North Reno\_2.jpg')



- \* Expansive local growth & high-visibility site.
- \* Regional logistics & commerce center.
- \* Subject Property central to this boom.
- \* **HIGH DEMAND REGION:** (over 1.6M+ SQ FT of Warehousing being built up the street)

## PRE-APPROVED SELF-STORAGE PLANS (verbatim filename: 'Storage Units approved\_3.png')



- \* **300+ TOTAL UNITS APPROVED.** (Plans approved 2023)

## MAJOR INDUSTRIAL DEVELOPMENT CORRIDOR (verbatim filename: 'Commercial property\_2.jpg')



- \* **OVER 1.6M+ SQ FT** of industrial under construction (Building A, B, C, D) **1,000 FT AWAY.**
- \* **DEMAND DRIVER:** Global Logistics Expansion.
- \* **IMMEDIATE FREEWAY & RAIL ACCESS**

## RESIDENTIAL MARKET EXPANSION (verbatim filename: 'Residential Construction\_2.jpg')



- \* **TOTAL RESIDENTIAL: 7,000+ UNITS APPROVED, 17,000+ PENDING.**
- \* Three new Multi-Family Developments approved, two under construction totaling 1,516 Units.
- \* 879 Single Family, Attached Units approved.
- \* 7,091 Single Family, detached Units approved.