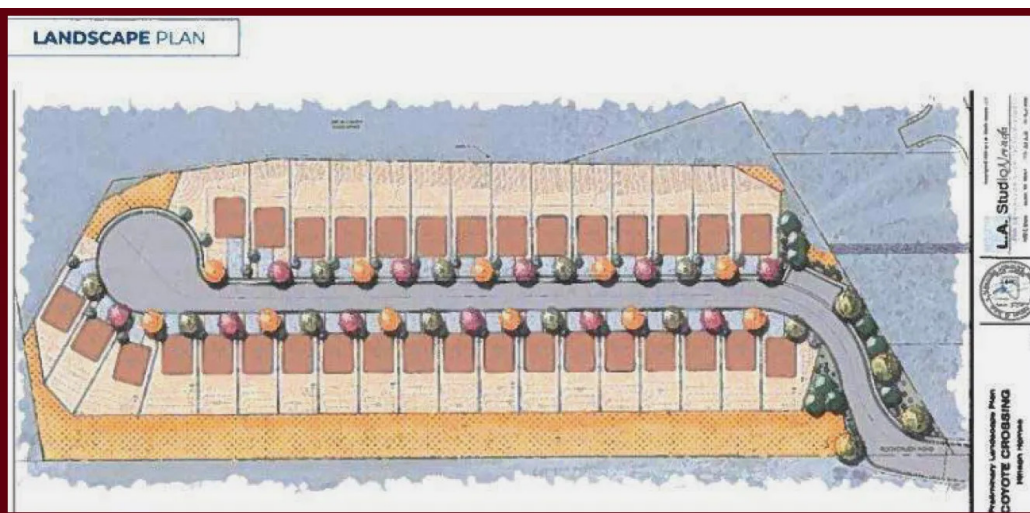


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located in Panther Valley, the ±8.76-acre site is located northwest of the terminus of Rockchuck Road, ±184 feet west of its intersection with Lytton Road. The site is zoned Single-Family - 8 units per acre (SF-8) and Parks Greenways and Open Space (PGOS) with a Master Plan land use designation of Single-Family Neighborhood (SF) and Parks Greenways and Open Space. It is a cluster home permitted development. Slopped property with views and adjoins a large acreage of common open area. Strategic location in the thriving Reno market.

Subject: LDC26-00053 (Coyote Crossing Time Extension) APN: 502-740-08 (Ward 4) A two year time extension has been approved to record a final map for a previously approved tentative map set to expire on March 2, 2026 (LDC22-00037). With this extension, a final map must be recorded by March 2, 2028, or the tentative map will expire. The project (known as Coyote Crossing) includes a tentative map for a 33-lot single family detached residential subdivision and a major site plan review to allow for: a) cluster development; b) fills exceeding 10 feet in height; and c) hillside development. The ±8.76-acre site is located northwest of the terminus of Rockchuck Road, ±184 feet west of its intersection with Lytton Road. The site is zoned Single-Family - 8 units per acre (SF-8) and Parks Greenways and Open Space (PGOS) with a Master Plan land use designation of Single-Family Neighborhood (SF) and Parks Greenways and Open Space.

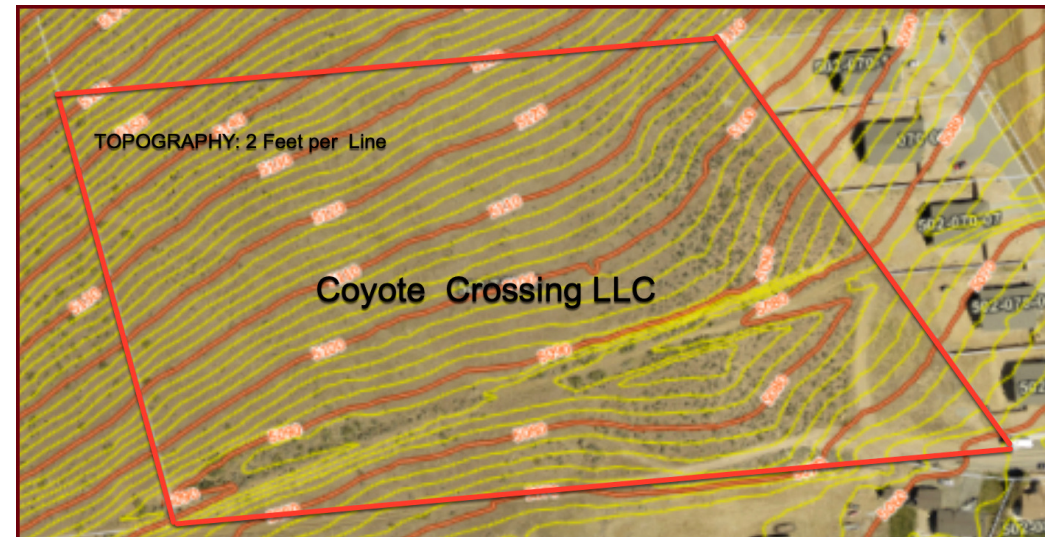


OFFERING SUMMARY

Sale Price:	\$1,395,000
Lot Size:	8.761 Acres

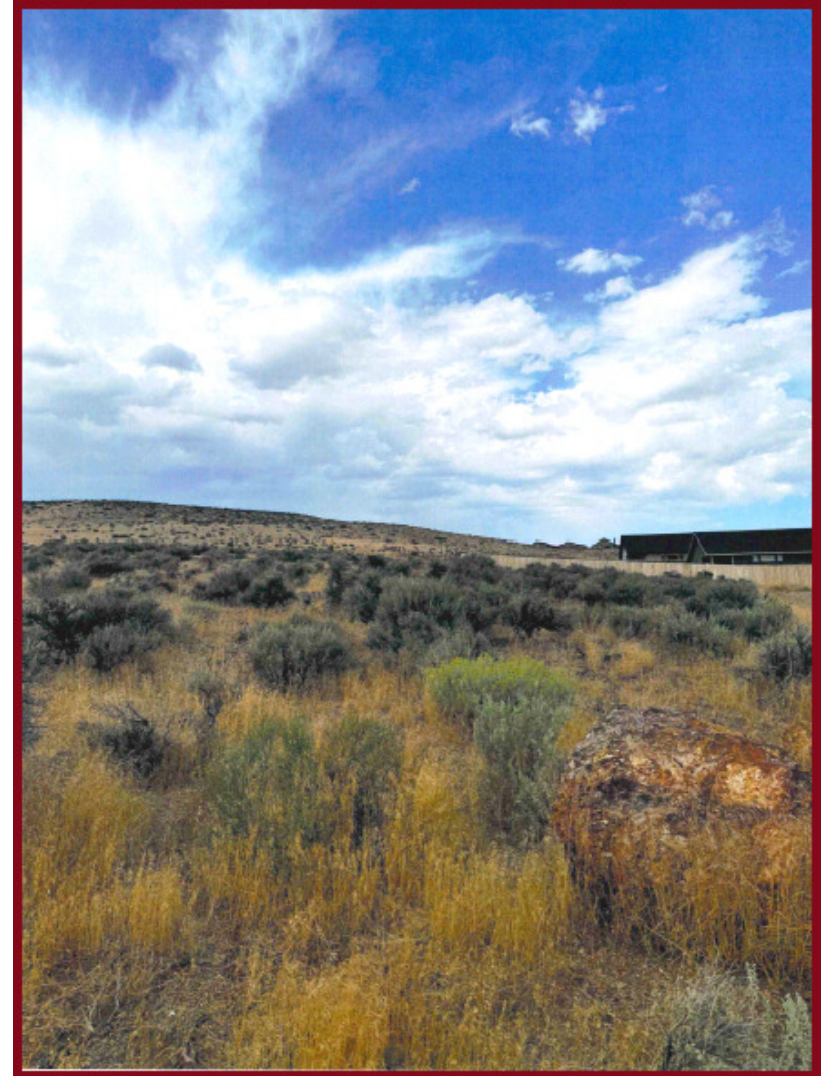
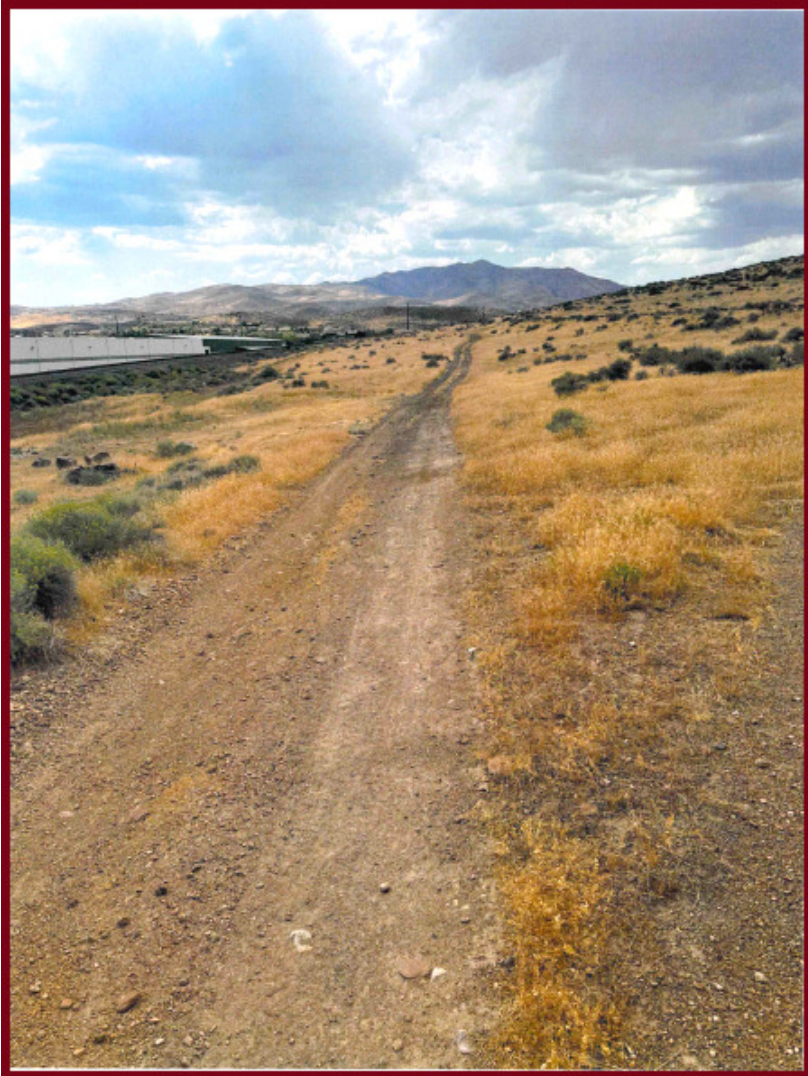
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,714	17,531	67,674
Total Population	4,933	51,408	175,565
Average HH Income	\$144,876	\$91,790	\$83,819

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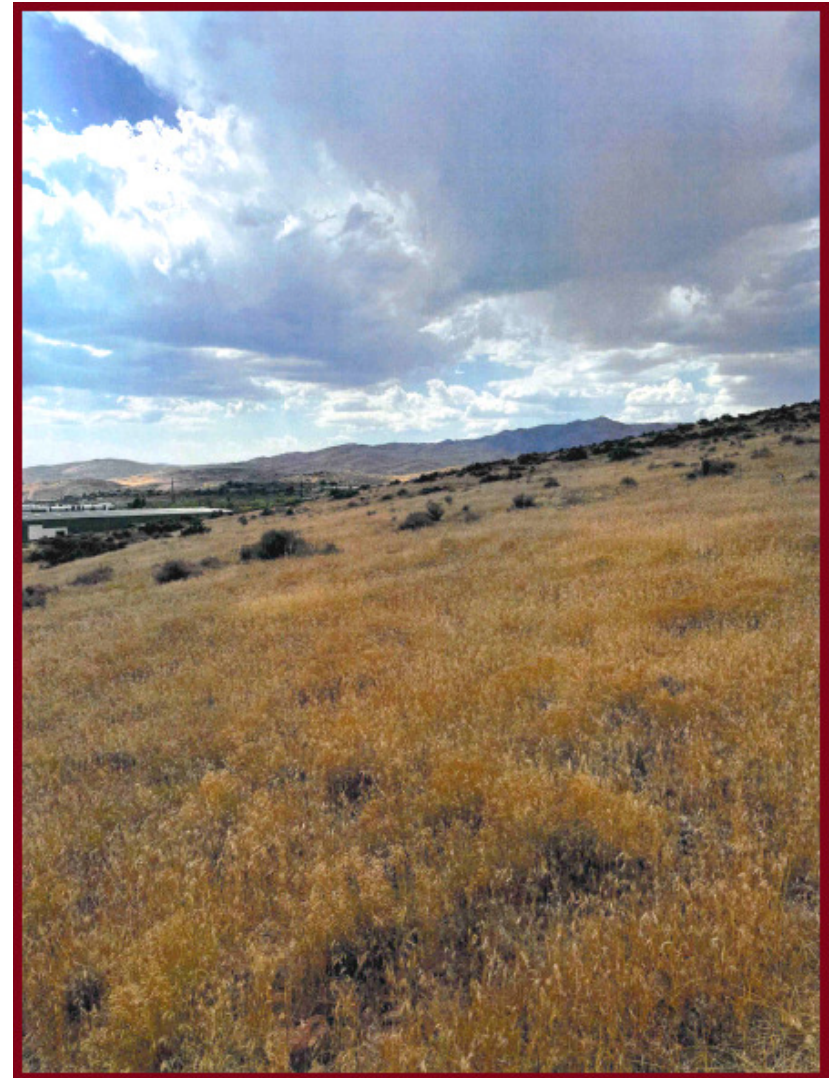
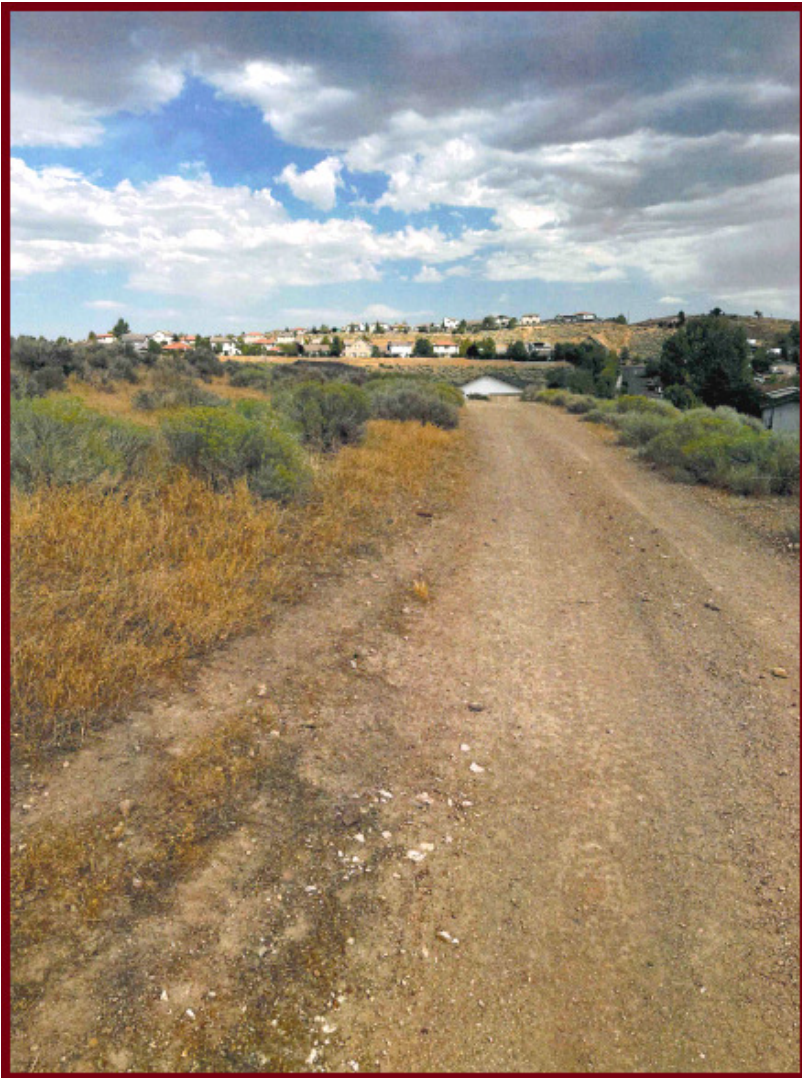
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ADDITIONAL PHOTOS



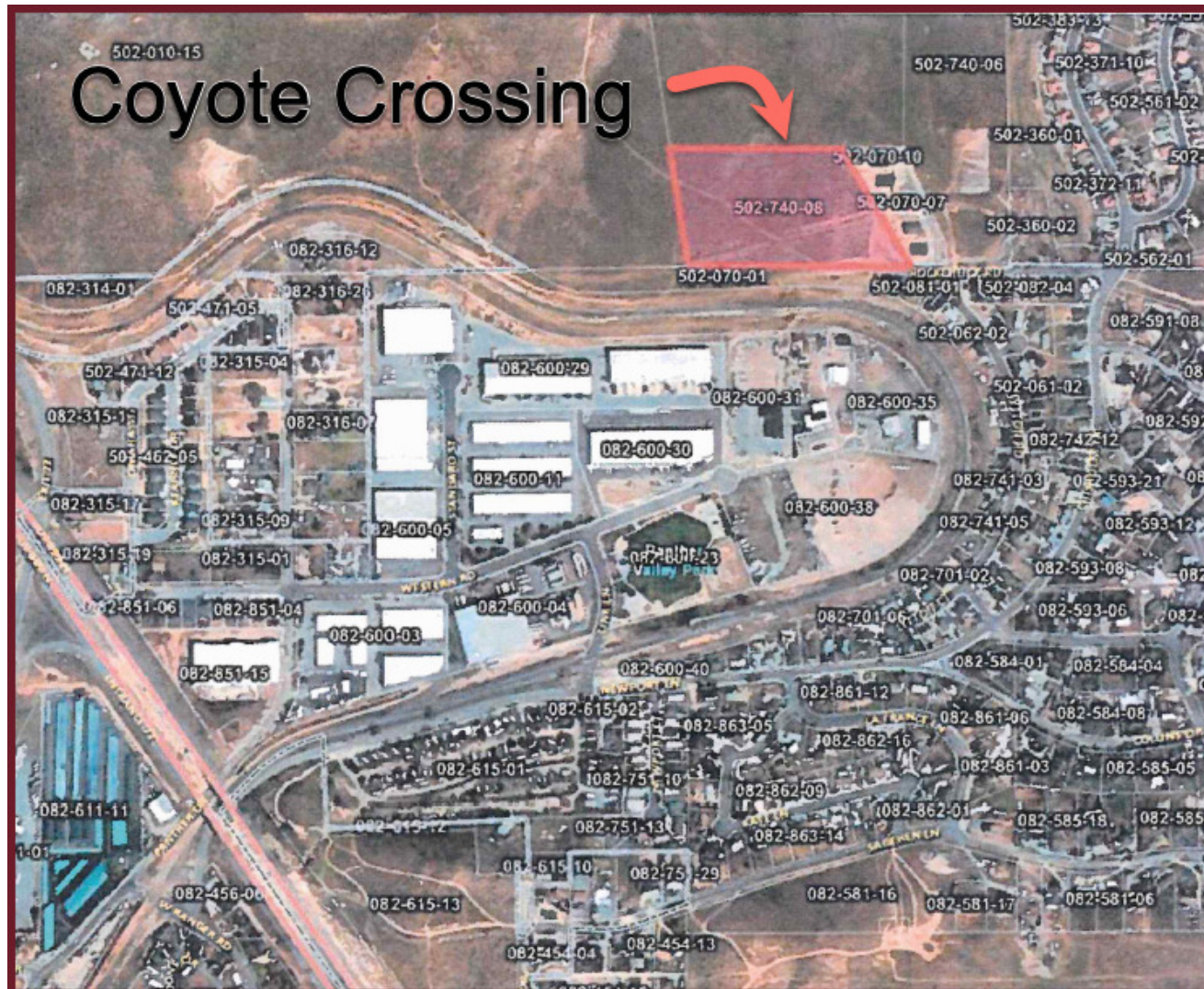
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ADDITIONAL PHOTOS



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SITE



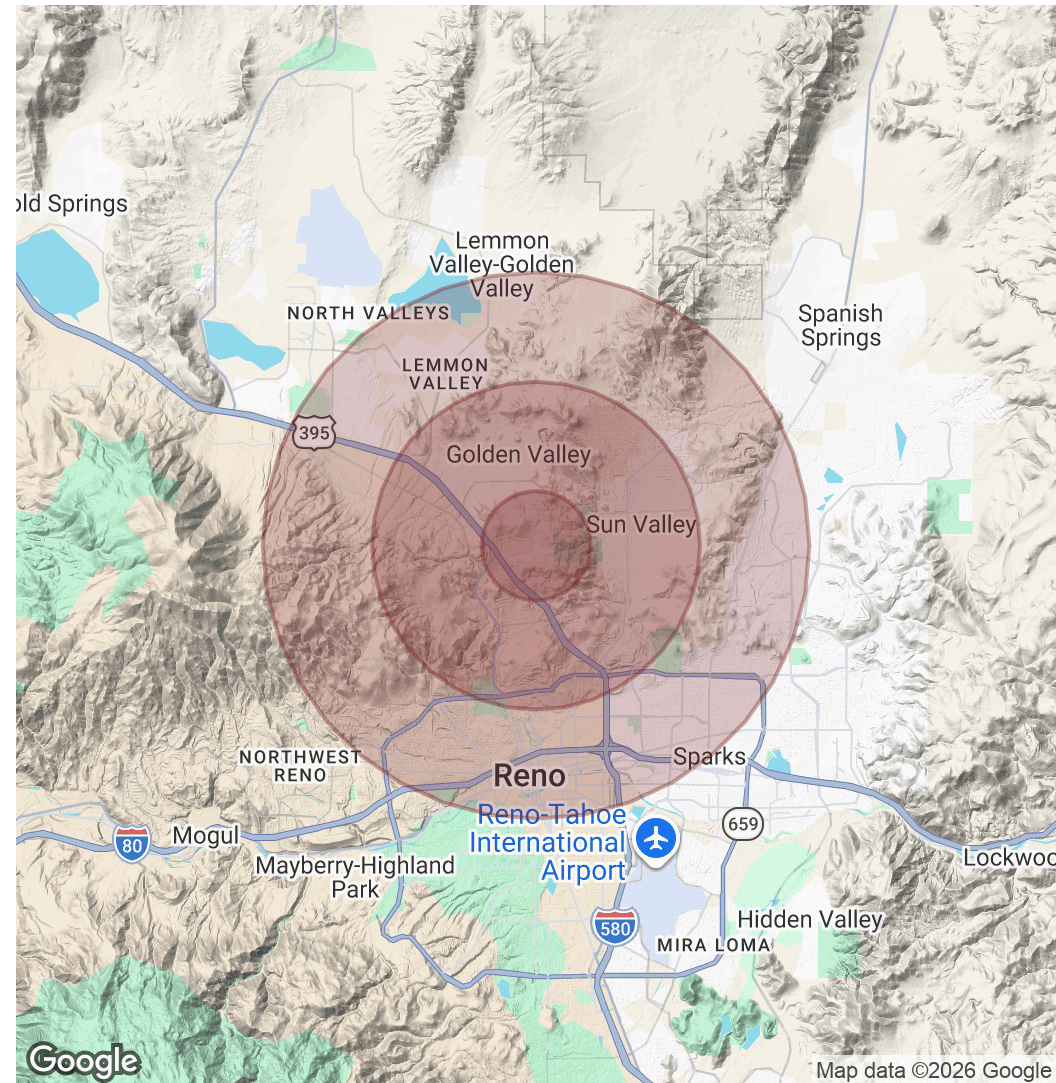
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,933	51,408	175,565
Average Age	37.7	34.3	36.2
Average Age (Male)	36.4	33.9	35.8
Average Age (Female)	38.8	35.0	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,714	17,531	67,674
# of Persons per HH	2.9	2.9	2.6
Average HH Income	\$144,876	\$91,790	\$83,819
Average House Value	\$424,163	\$366,740	\$380,379

2023 American Community Survey (ACS)



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ADVISOR BIO 1



RICHARD JOHNSON

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