

Offering Memorandum

± 29.1 AC Commercial Land in Wadsworth, NV



34200, 34100, 34000, and 33900 Cantlon Dr., Washoe County, NV 89442

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34200, 34100, 34000, and 33900
Cantlon Dr.
Washoe County, NV 89442

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Investment Team



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Offering Snapshot



\$4,750,000
Offering Price



± 29.1 AC
Total Acreage



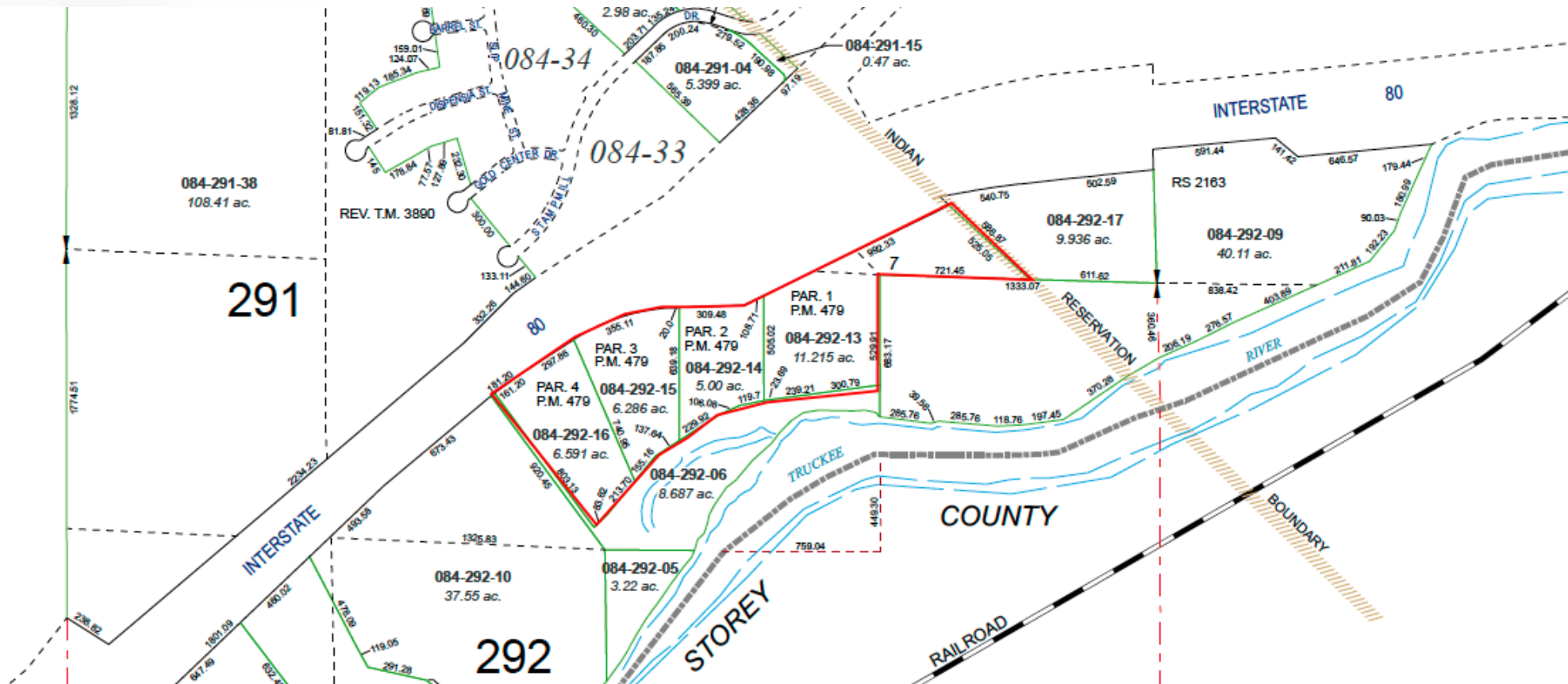
\$3.75 PSF
Price Per Square Foot



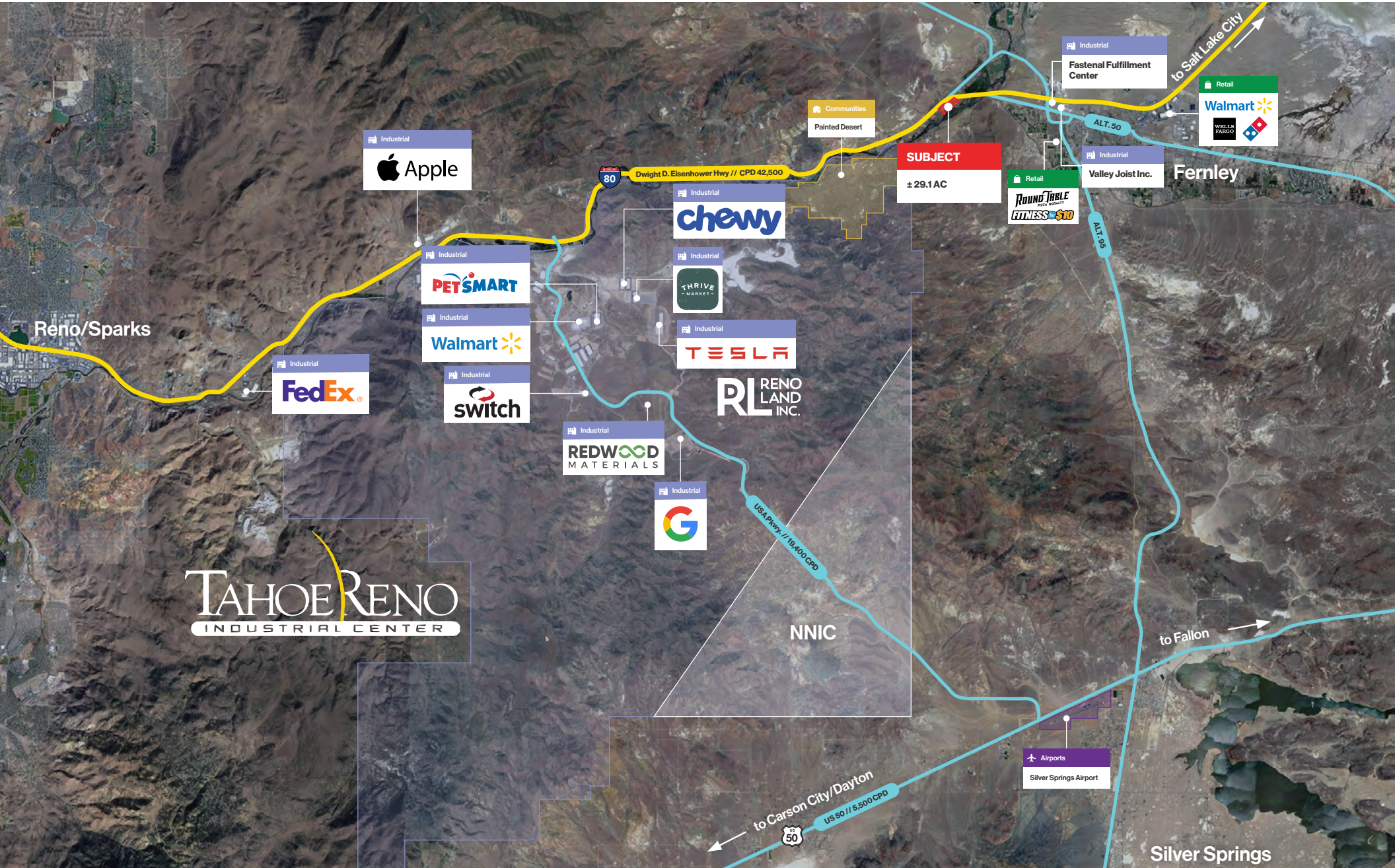
\$163K
Price Per Acre

Property Overview

- ± 29.1 acres of commercial land offering flexibility for a variety of development opportunities
- Located along I-80, directly off Exit 43, providing excellent regional connectivity and exposure
- Access from Cantlon Dr.
- Zoning: Tourist Commercial ([link to zoning](#))
- Minimal Topography
- 4 Separate Parcels (need to be purchased together)

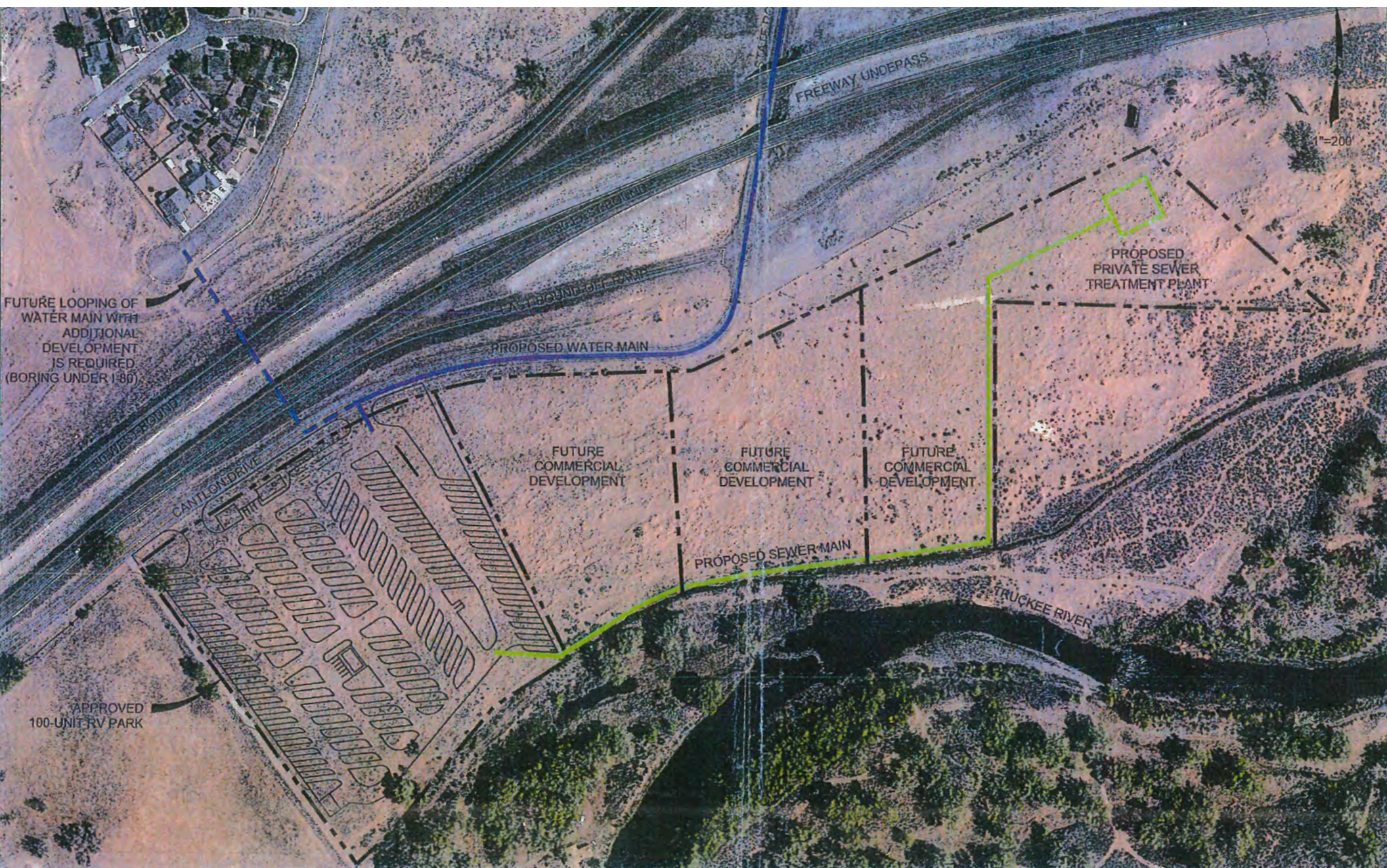








Proposed Water & Sewer Plans



Confidentiality Agreement

Affiliated Business Disclosure

LOGIC Reno, LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **34200, 34100, 34000, and 33900 Cantlon Dr., Washoe County, NV 89442**, and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Reno, LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Reno, LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Reno, LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or LOGIC Reno, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Reno, LLC.

Disclaimer

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Any reliance on the content of this memorandum is solely at your own risk.

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LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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