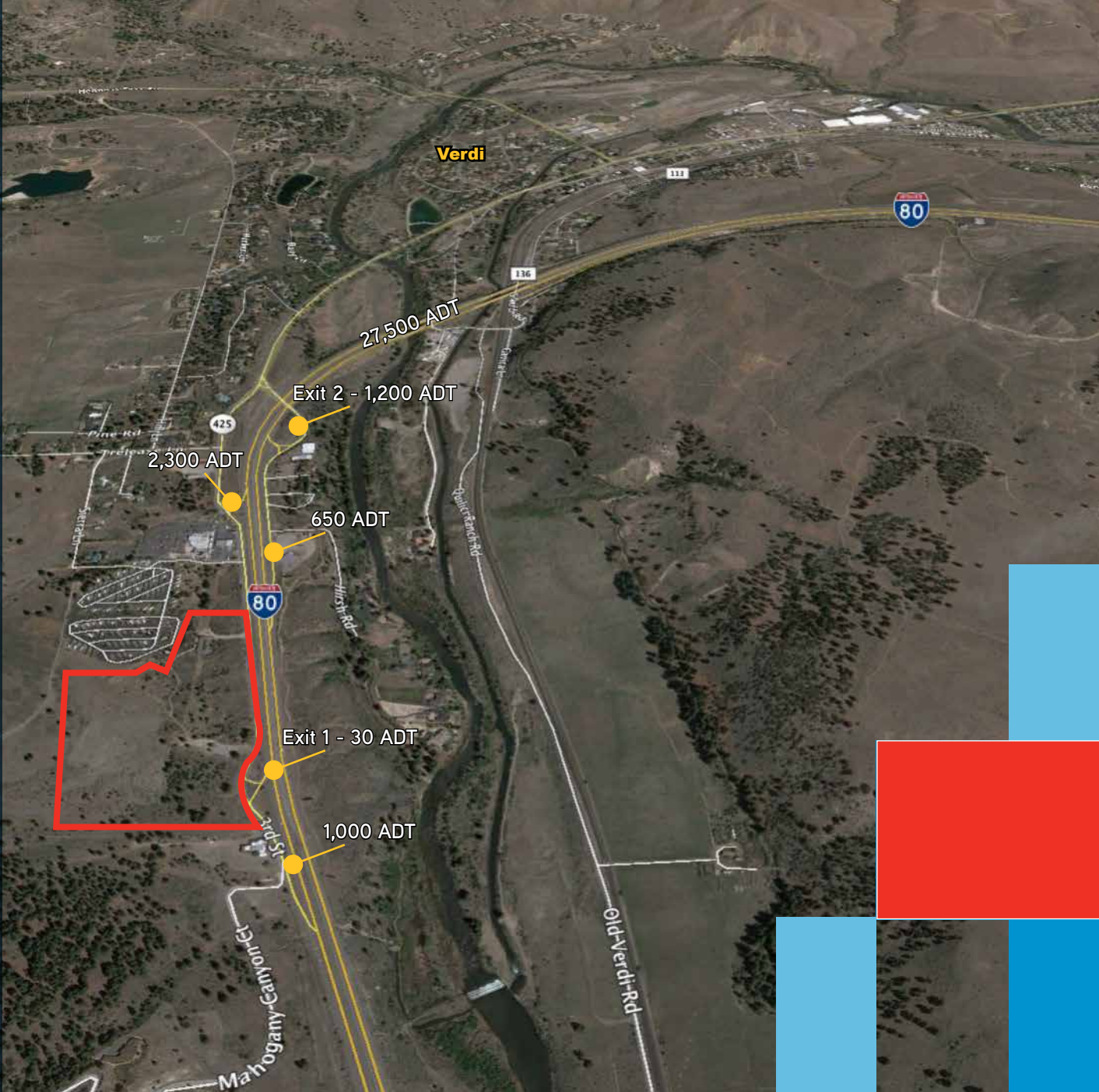


MIXED USED DEVELOPMENT



FOR SALE
34.911± ACRES

STREMMEL WEST
VERDI, NEVADA

TED STOEVER
+1 775 823 4665
ted.stoever@colliers.com



34.911± Gross Acres

PROPERTY OVERVIEW

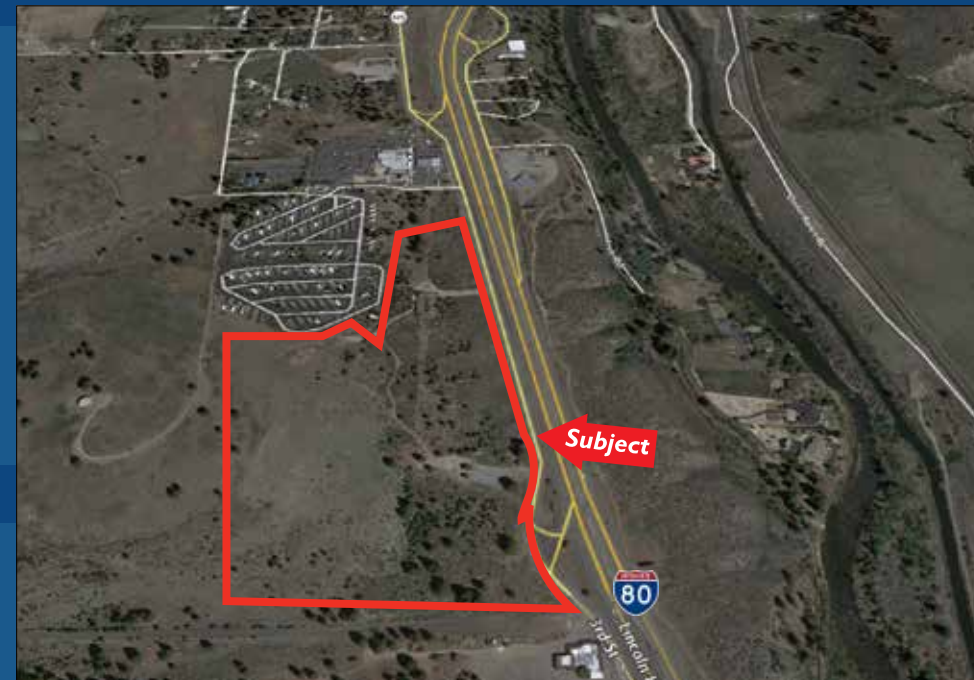
This “gateway” property is ideally located to maximize interstate visibility as well as offers the serenity of the Sierra Nevada Mountains. The property would be ideal for a commercial component but also offers a unique setting to create a mountain community. Being one of the last parcels before crossing into California, there is a strong potential to attract California residents who are looking to take advantage of the Nevada tax environment yet still be close to California. There is an additional 25 acres contiguous on the other side of the state line.

PROPERTY DETAILS

APN:	038-861-02
GROSS ACRES:	34.911±
ACREAS FEET	66± Acres Feet
ZONING:	MGRC
ADDRESS:	Verdi, Nevada
WORK PRODUCT:	1812 Lineal Feet of West Bound I80 frontage
WATER INCLUDED	

OFFERING PRICE

\$5.25 Millions



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+1 775 823 4665
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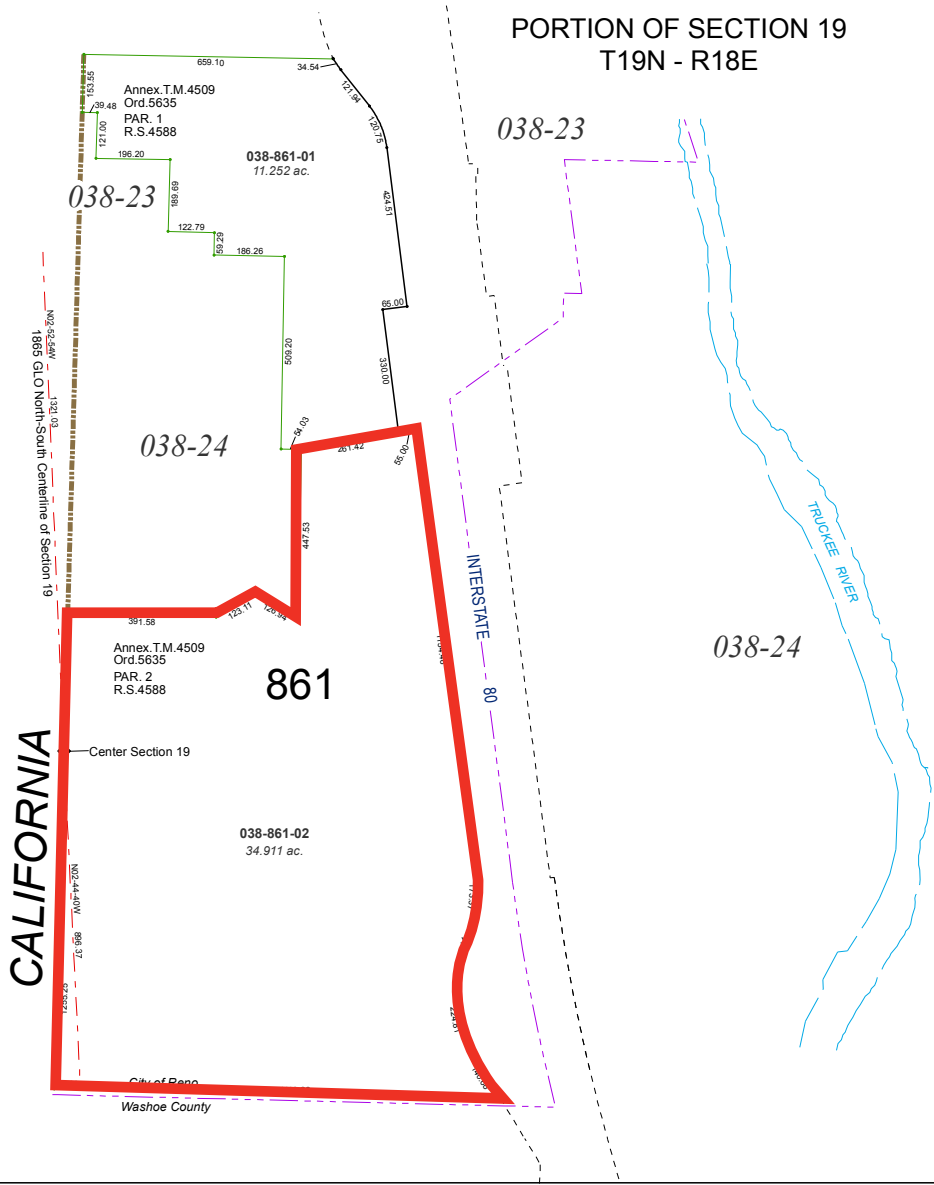


MIXED USED DEVELOPMENT

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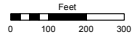


Assessor's Map Number

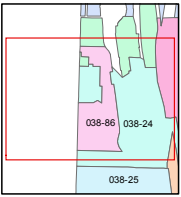
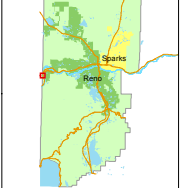
038-86

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 328-2231



1 inch = 300 feet



created by: **EMG 7/15/2014**

last updated:

area previously shown on map(s)
038-23, 038-24

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

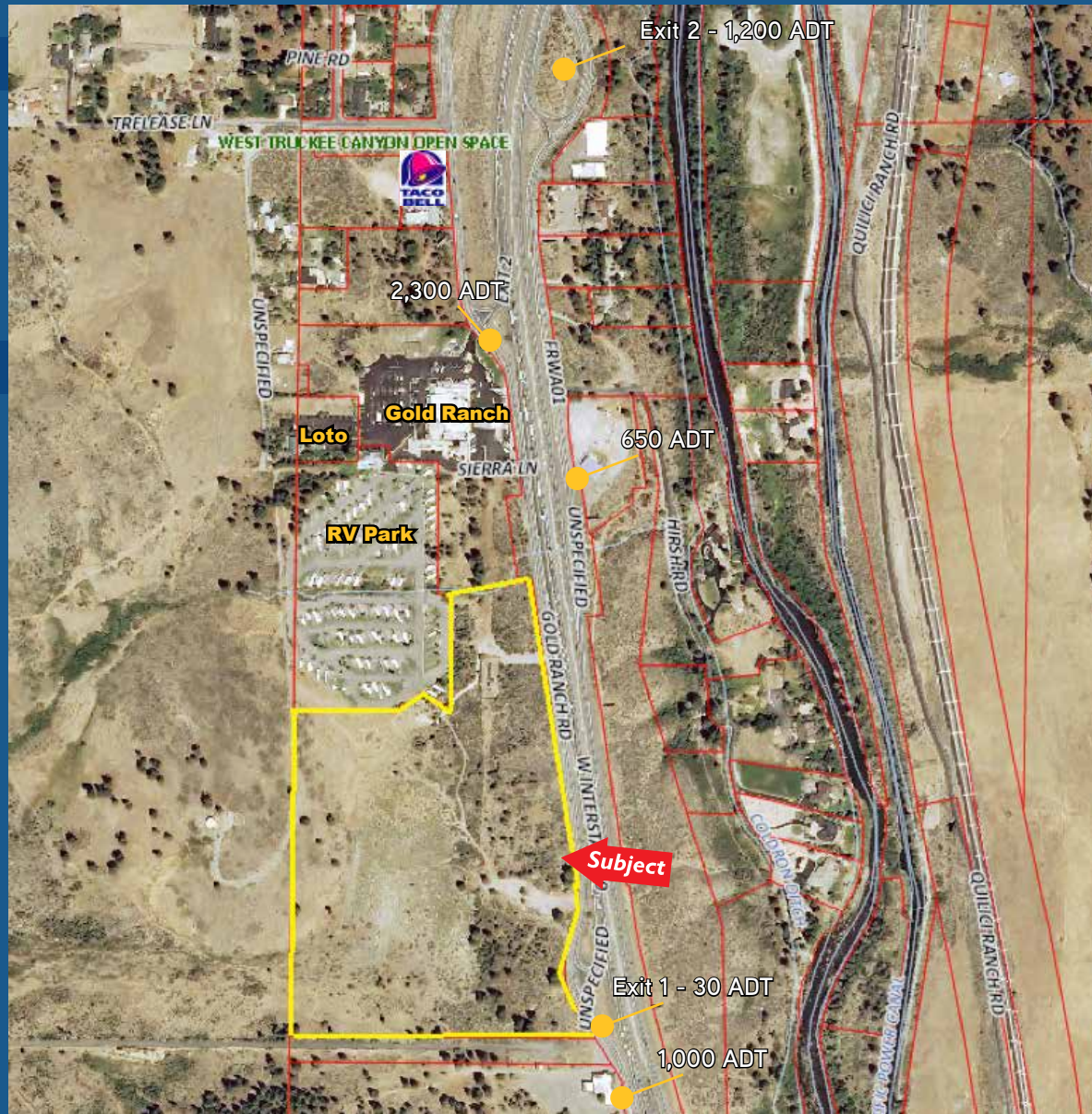
PARCEL MAP

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34.911± Gross Acres



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