

**PRICE REDUCED**

**\$259,000.00**

- Fully Developed Pad
- All Utilities to Site
- Drive - Thru Approved
- Highly Visible Monument Sign
- .66 acres

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## PROPERTY HIGHLIGHTS

NORTH CARSON STREET. CARSON CITY, NV

- Fully developed pad with all utilities
- Drive Thru approved
- In place 30' Monument Sign with I-580 visibility
- Reciprocal parking agreement with recently constructed Taco Bell (2014)
- NDOT required right of way improvements have been completed
- North end of Carson City with easy access to North and Southbound I-580
- Across Carson Street from the expanding Tahoe Carson Medical Campus - the largest Employer in Carson City
- Traffic Study completed and available
- Drainage Study completed and available
- Soils Study completed and available



**APN:** 002-76-406

**Price:** \$259,000

**Property Size:** .66 acres (+/- 28,750 SF)

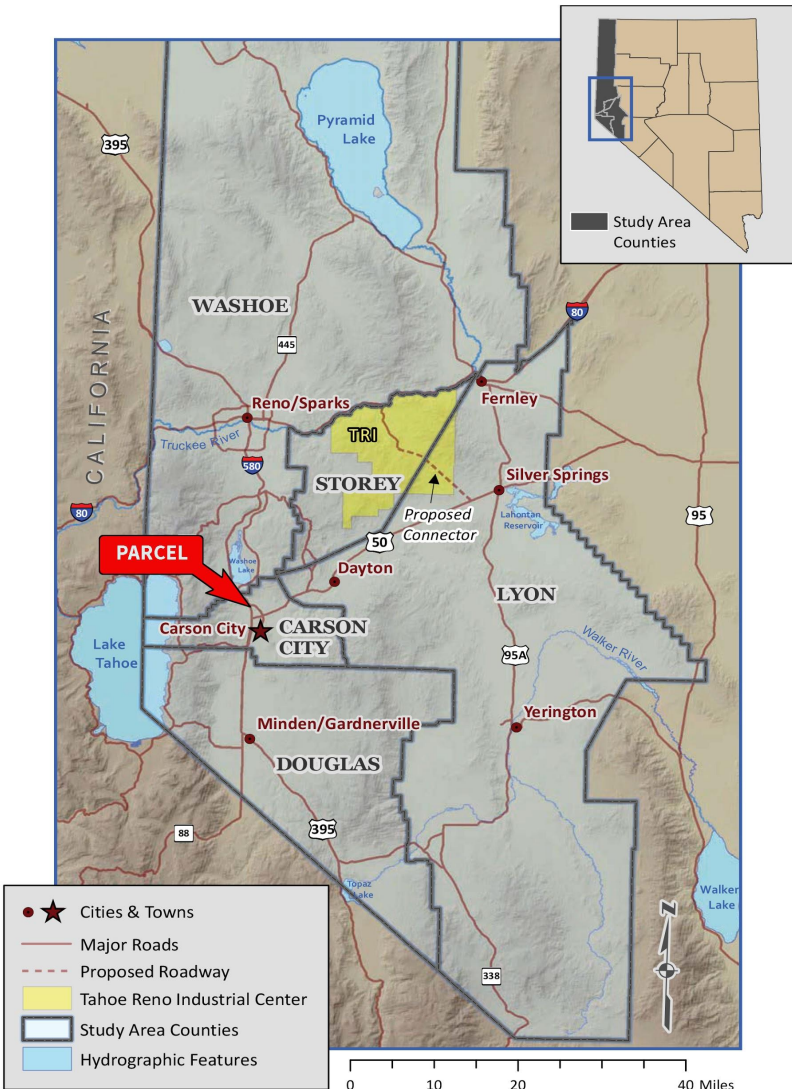
**\$/SF:** \$9.00

**Zoning:** RC (Retail / Commercial)

**Traffic Count:** 15,000 AADT on North Carson Street adjacent to the property

**Traffic Generators include:**

- Tahoe Carson Medical Campus
- Nevada State Capitol / Legislative Complex
- Carson City Airport
- Proximity to I-580 on-ramp to Reno/Sparks
- Highway 50 Corridor to USA Parkway / Reno Tahoe Industrial Center



  
CARSON TAHOE  
MEDICAL COMPLEX



PARCEL

MICHAEL  
HOHL  
RV Center



ARCO



EAGLE VALLEY  
GOLF COURSE



# CARSON CITY MARKET OVERVIEW

## CARSON CITY

Carson City, the capital of Nevada, is just 30 minutes south of Reno. Nevada is recognized as one of the most business-friendly states in the country. This ranking is based on taxes, electricity costs, workers' compensation costs, total crime rate, right to work, number of bureaucrats, and state minimum wage.

Spurred by some of the most innovative companies in the world, northern Nevada has become a breeding ground for businesses to expand their footprint. Apple, Inc. is currently constructing a \$1 billion, 300-acre data center to double the size of its data centers in Reno, which primarily cater to their cloud and Internet services.

Tesla is two years into construction on their Gigafactory, where it estimates 500,000 cars will be produced per year in the latter half of this decade. Tesla has conveyed that it will add 6,500+ employees that will work at the factory.

The top three employers in Carson City include the Carson Tahoe Hospital with over 1,000 employees, Western Nevada Community College with over 400 employees, and Fandango Casino with over 300 employees. Other notable employers within Carson City include Walmart Stores, Inc., Chromalloy Nevada, Environmental Professional, Costco, Harley Davidson Credit Corp., Southwest Gas Corp., and Sierra Surgery & Imaging, LLC.



# AREA OVERVIEW

Northern Nevada is the place companies come to increase the bottom line and to grow. Whether to take advantage of a business friendly environment, get closer to customers through strategic location or to enjoy the quality of life, companies like Tesla, Switch, Intuit, Microsoft, Apple, Amazon.com and Urban Outfitters call Northern Nevada home to some of their most crucial business functions.

Northern Nevada is nestled in the hub of the western region, with a market area of 11 states and 53 million people. The Reno/Tahoe/Carson City area is a transportation hub serviced by two major highways, I-80 and US 395, railroads, trucking and airline carriers that make it possible to ship to 80% of the 11 western states on a next-day basis.

## FINANCIAL ADVANTAGE

From exemptions to abatements, to deferrals, to the complete absence of taxes, simply operating your business in Northern Nevada adds to your bottom line. Nevada was ranked #5 Most Business-Friendly Tax Climate by the Tax Foundation for 2017.

## BUSINESS ADVANTAGE

Northern Nevada is the perfect package. A business friendly and tax friendly environment, unmatched quality of life, and a logistics hub make this a great location for many businesses.

## LIVE & PLAY

The Northern Nevada area isn't just a great place to do business, but it's also a great place for individuals and families to live and play.



## HOW DOES NEVADA STACK UP?

**#47**

According to Livability.com's "2016 Top 100 Best Places to live" selected from over 2,000 cities.

**#9**

According to Chiefexecutive.net's "2016 Top 50 Best Places to do business."

**#5**

Most Business-Friendly Tax Climate by the Tax Foundation for 2017.

**#2**

The Kauffman Foundation Index ranks Nevada as #2 of 25 in "Highest Startup Activity in 2016" for Smaller States.

**#8**

The Kauffman Foundation Index ranks Nevada as #8 of 25 in "Growth Entrepreneurship 2016" for Smaller States.



# ICONIC COMPANIES IN **NORTHERN NEVADA**



In June 2014, Tesla broke ground on its \$5 billion, 10 million-square-foot Gigafactory, which is being built in phases. It manufactures lithium-ion batteries, as well as Model 3 battery packs and drive units. As of February 2017, the Tesla Gigafactory had almost 1,000 permanent employees. When completed in 2020, the Gigafactory will be the largest manufacturing facility in the world and is forecasted to employ more than 10,000 people, up from initial estimates of 6,500.



In November 2016, Switch opened the largest, most advanced data center campus in the world on 2,000 acres in the Tahoe Reno Industrial Center next to the Tesla Gigafactory. It is the first of eight planned data centers to be built at TRIC. The facility is powered 100-percent by renewable energy. Switch has connected Reno, Las Vegas, San Francisco, and Los Angeles via a SUPERLOOP which allows data to be transported between hubs in just milliseconds. eBay is an anchor tenant.



In April 2017 Google acquired 1,210 acres in The Tahoe Reno Industrial Center that will reportedly house a future data center.



# ICONIC COMPANIES IN **NORTHERN NEVADA**



Apple's initial \$100 million data center at the Reno Technology Park east of Sparks is fully utilized. In May 2017, Apple announced it would invest another \$1 billion into the data campus. Part of the addition will include a \$4 million, 27,000 square-foot warehouse for shipping and receiving to be built on a vacant lot in downtown Reno..



In August 2016, Aqua Metals opened the world's first clean lead battery recycling facility in the Tahoe Reno Industrial Center, adding 70 jobs to Northern Nevada. Aqua Metals' new environmentally friendly AquaRefinery recycles lead-acid batteries into high-purity lead for the reproduction of batteries with virtually no harmful byproducts.



Jet.com, an online shopping site and Amazon rival, opened a 160,000 square-foot warehouse and distribution center in the Tahoe Reno Industrial Center in January 2016. Jet set out to make shopping more transparent, efficient, and more fun. It shows customers options on a whole range of different products that bring costs down. In the Fall of 2016, Walmart acquired Jet.