



Offering Memorandum

# Reno-Sparks, NV (Pyramid Lake Region) Land Portfolio

9 Parcels | 452.52 Acres | Reno, NV 89510



# The Alvino Group of Marcus & Millichap



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## About Us

We are a Las Vegas-based commercial real estate group specializing in the acquisition and disposition of net-leased and multi-tenant retail investment properties throughout the United States. Collectively, our team consists of the top producing agent in the Marcus & Millichap Las Vegas office, Dustin R. Alvino as well as Andy Pasbakhsh, Michael Merhi, Casey Kitagawa, Madelyn Rupprecht, and Tamir Israeli.

We have evaluated over one billion dollars worth of real estate across 25 states and growing. We pride ourselves on being client-focused and results-driven, which is why we have had tremendous success over the last decade.

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**Marcus & Millichap  
Team in Nevada**

#1

**Net Leased Team  
in Nevada**

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**Retail Team  
in Nevada**

**LAS VEGAS, NV**



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Reno-Sparks Land Portfolio



# Investment Overview

A rare opportunity to acquire a contiguous ±452.52-acre land portfolio located just northeast of Reno, Nevada, near the natural landmark of Pyramid Lake. Offered as a single package, this assemblage comprises 9 adjacent parcels zoned WCTY – General Rural Agricultural, providing flexibility for a wide range of residential, agricultural, recreational, or future development uses. The property includes a 2,033 SF single-family residence (built in 2004) situated on a 40.84-acre parcel, along with a 5,000 SF steel-framed detached shop—ideal for storage, operations, or support infrastructure. With direct access via Range Land Road & Peak Road, and proximity to regional growth corridors including Spanish Springs and Pyramid Highway (SR 445), the asset is uniquely positioned for both immediate utility and long-term appreciation.

Situated in the path of Washoe County’s outward residential and industrial expansion, the site benefits from spillover growth from the Reno-Sparks MSA, where ongoing population gains, infrastructure investment, and constrained infill land supply continue to drive demand. The expansive acreage and favorable zoning offer investors substantial optionality—from long-term land banking and entitlement strategies to potential subdivision or disposition to homebuilders as the region matures. Located in a tax-advantaged, pro-business state, this portfolio supports favorable carry economics and flexible investment horizons. This is an exceptional opportunity for land investors, developers, or those seeking a strategic land bank in Northern Nevada.

## Long-Term Land Bank in Strategic Northern Nevada Location

- ±452.52 acres across 9 adjacent parcels—a scarce, contiguous land assemblage in Northern Nevada
- Located off Range Land Road & Peak Road, offering direct vehicular access and a balance of scale and usability
- Ideal for investors seeking generational value preservation and future upside through entitlement or sale to homebuilders as the region matures

## Reno-Tahoe Growth Spillover

- Located along Washoe County’s primary residential and industrial growth corridor northeast of Reno
- Benefits from sustained demand and constrained land supply within the Reno-Sparks MSA
- Positioned to capture spillover from rapid development in Spanish Springs and infrastructure investment along Pyramid Highway (SR 445)

# Investment Overview

## Built-In Value with Existing Improvements

- Includes a 2,033 SF single-family home (built 2004) and a 5,000 SF steel-framed detached shop, supporting immediate use or generating interim rental income

## Favorable Zoning & Development Flexibility

- Zoned WCTY – General Rural Agricultural, permitting a broad range of uses: residential, equestrian, farming, ranching, eco-tourism, off-grid concepts
- Offers significant long-term optionality for developers or land investors to entitle or subdivide

## High Appeal for Recreation & Lifestyle Uses

- Minutes from Pyramid Lake, a major outdoor recreation destination
- Attractive for private estates, recreational ranches, or future development with lifestyle positioning

## Pro-Business, Tax-Friendly State

- Located in Nevada—offering no state income tax, low property taxes, and a development-friendly regulatory climate
- Supports long-term hold strategies with favorable carry economics and minimal tax drag





Property Overview

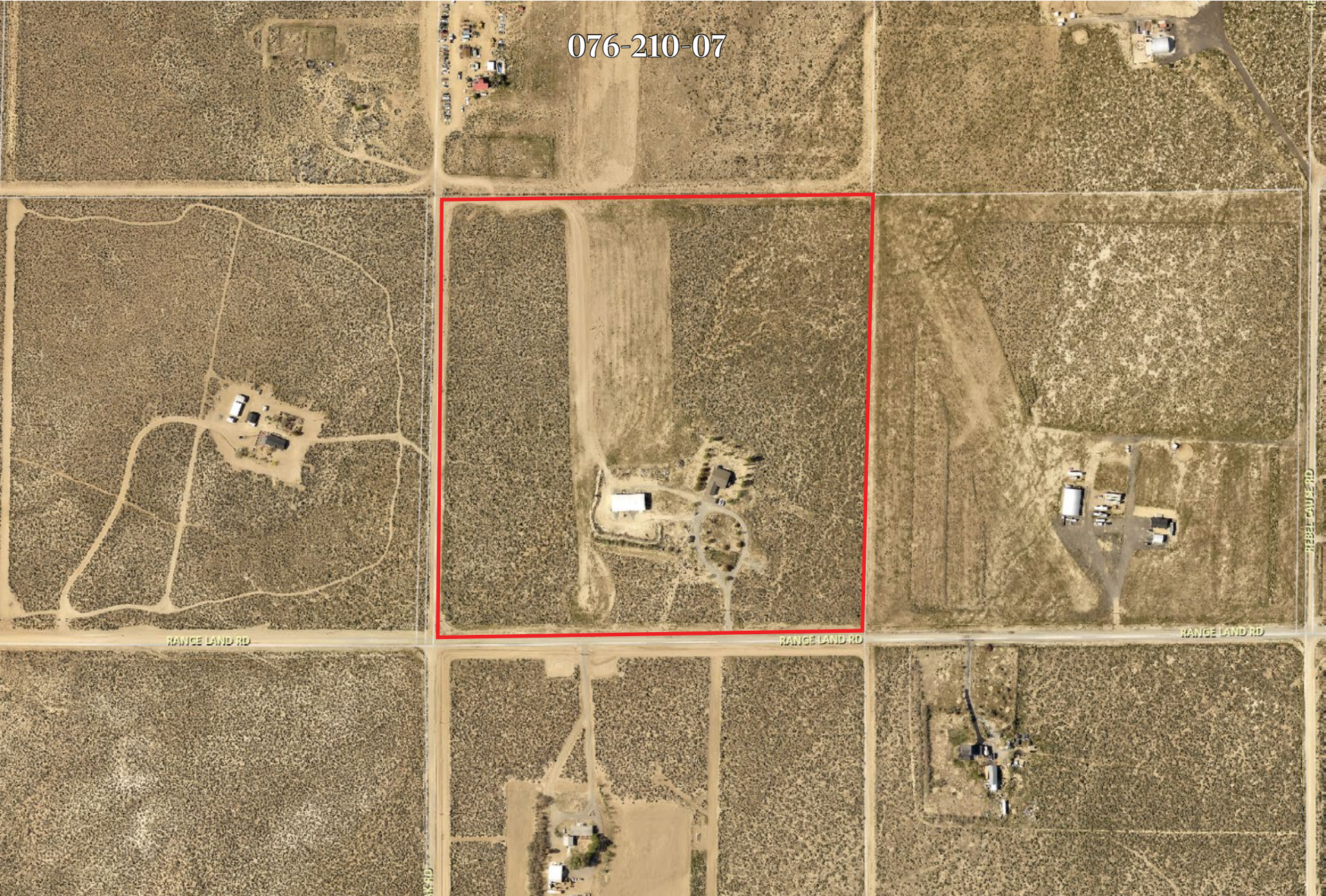
Property	List Price	Price/Acre
411.68 Acres	\$2,058,000	\$5,000
Residence	\$925,000	
Total List Price:	\$2,983,000	

Property Details	
Property Name	Reno-Sparks, NV Pyramid Lake Land Portfolio
Number of Parcels:	9 Parcels
Total Acreage:	452.52
Zoning:	WCTY - General Rural Agricultural
Access:	Range Land Road & Peak Road

Single Family Residence	
Acreage:	40.84 AC
Living Area:	2,033 SF
Steel Framed Detached Shop:	5,000 SF
Year Built:	2004

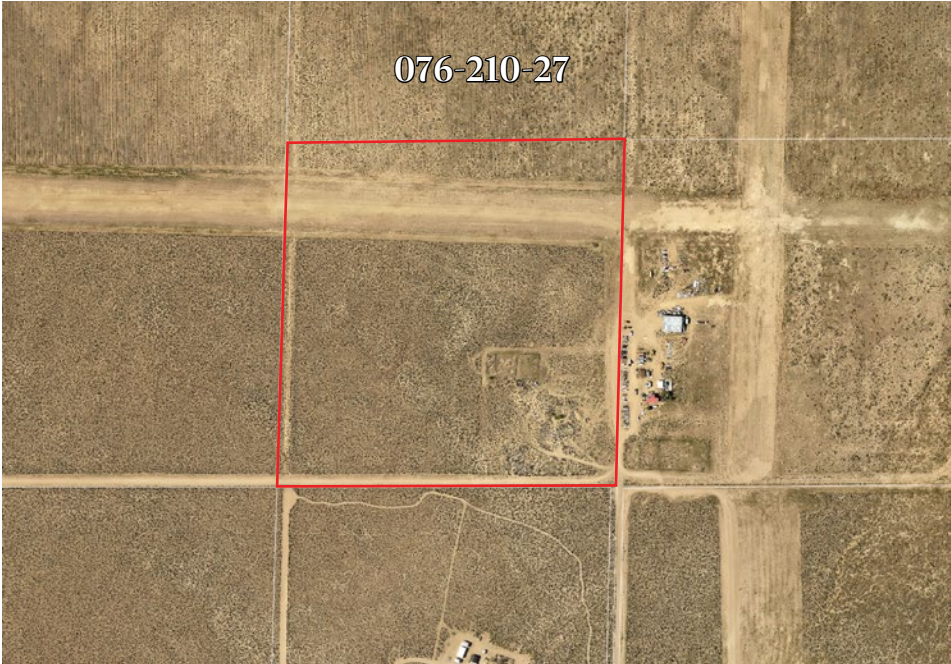
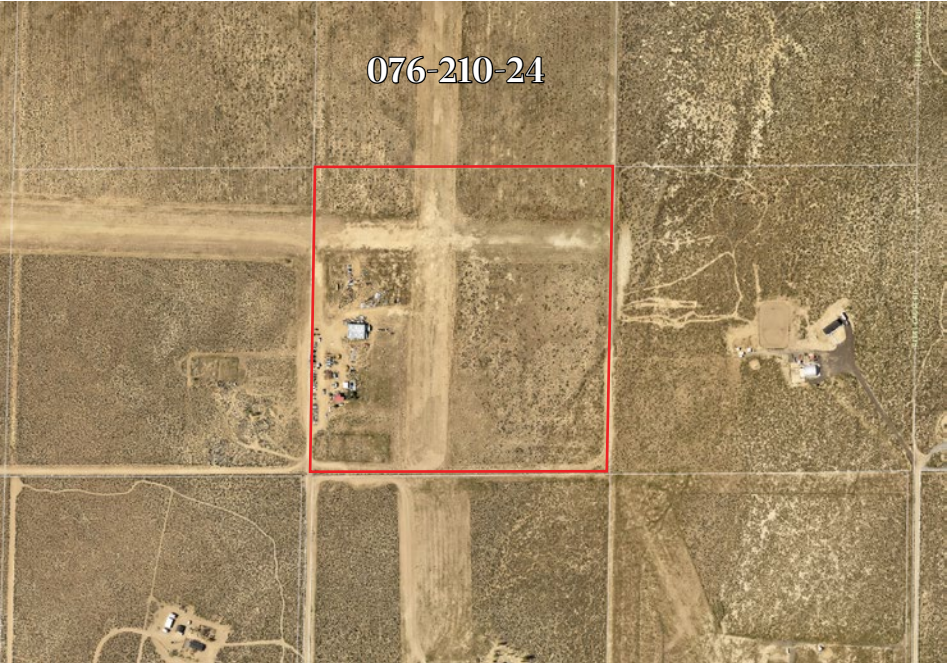
APN	Type	Acreage
076-210-13	Vacant Land	40.06
076-210-12	Vacant Land	125.56
076-210-29	Vacant Land	40.29
076-210-28	Vacant Land	40.41
076-210-27	Vacant Land	41.15
076-210-26	Vacant Land	41.06
076-210-25	Vacant Land	41.20
076-210-24	Vacant Land	41.95
076-210-07	Single Family Residence	40.84

Property Photos

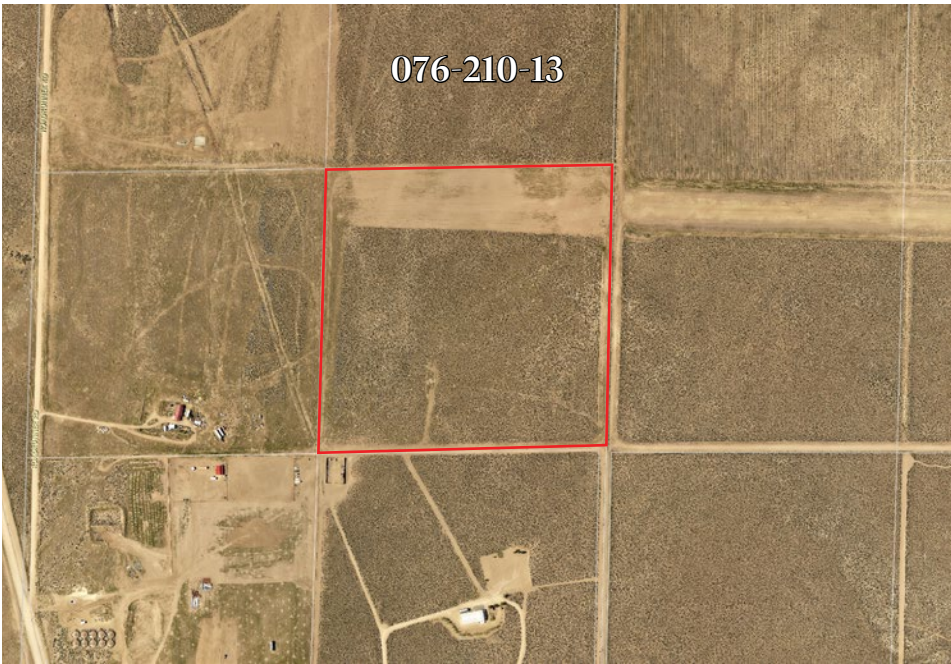
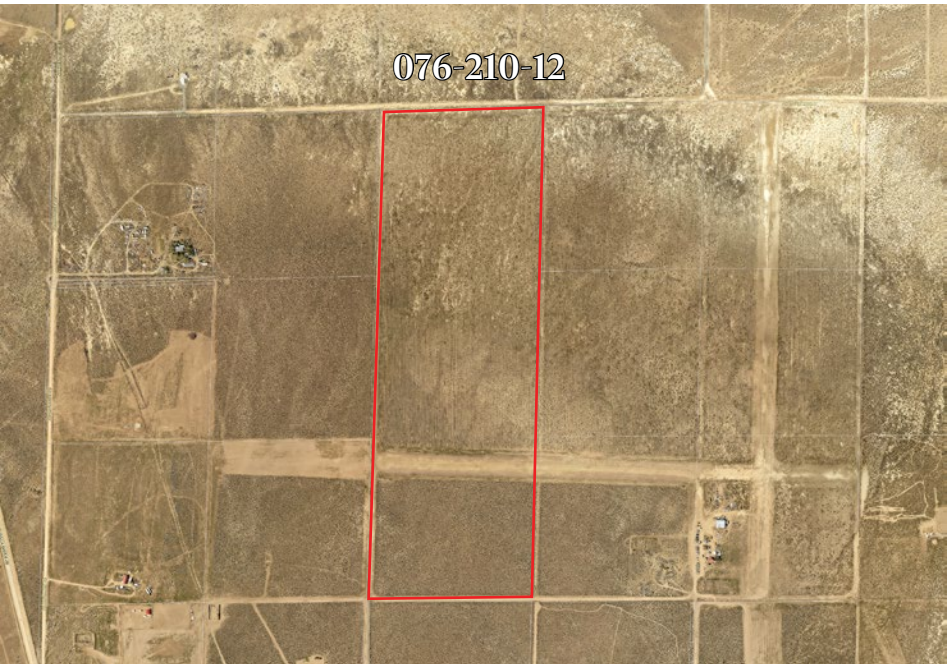
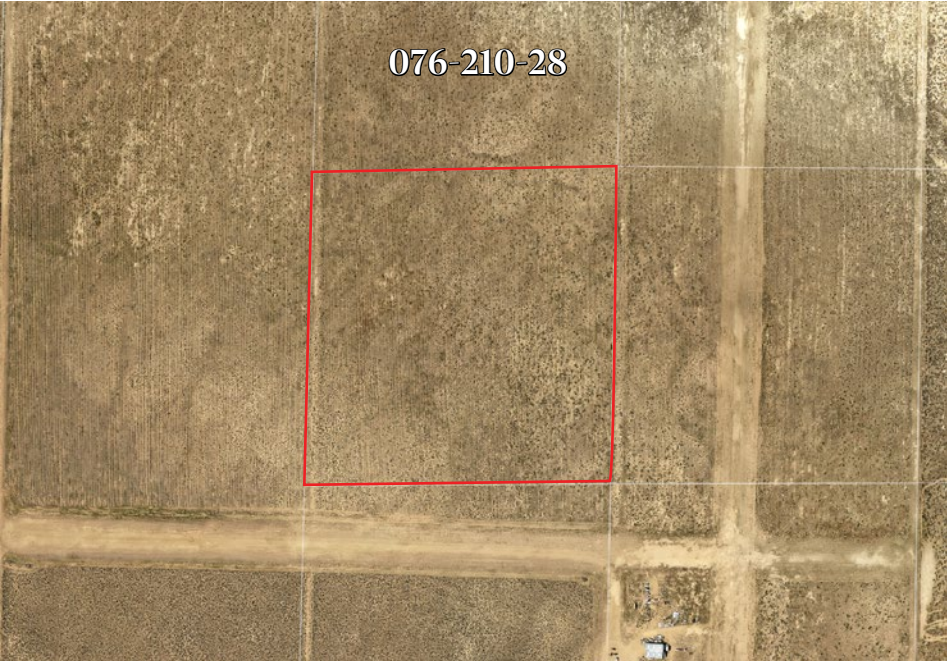




Property Photos



Property Photos









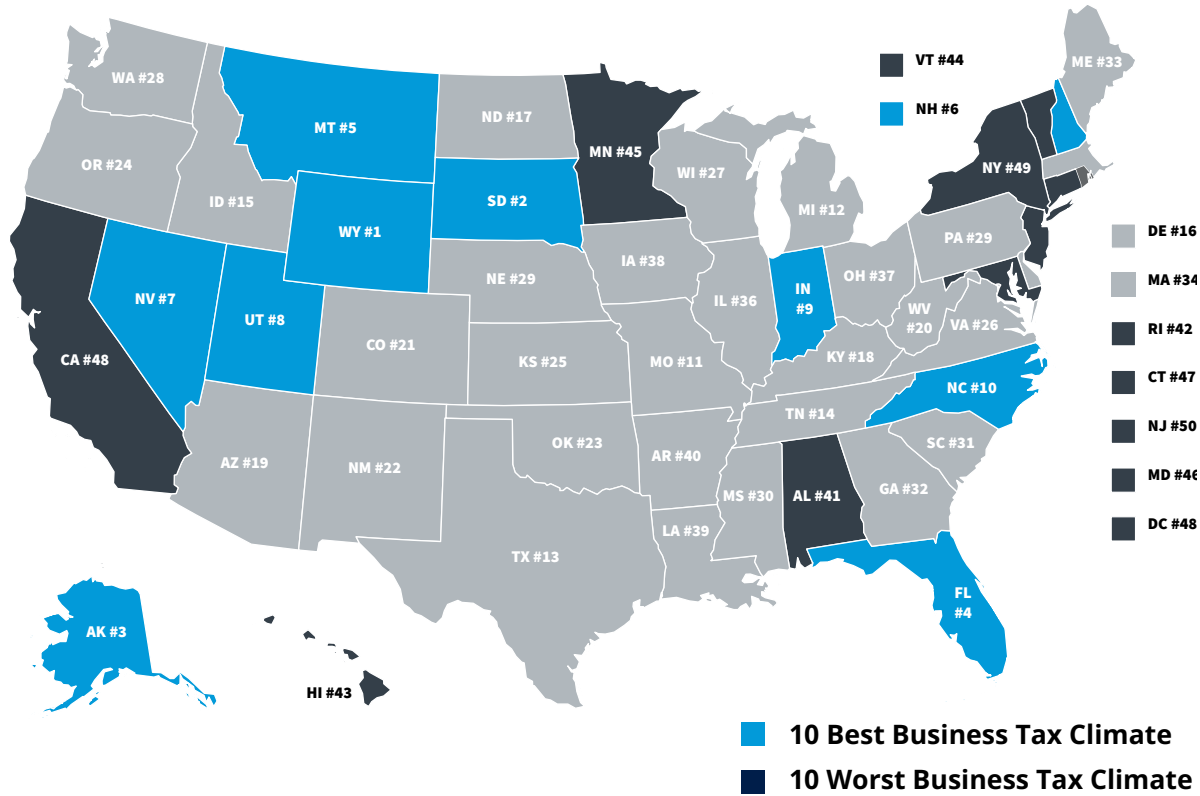




# Nevada's Tax Advantage

Nevada is a tax-friendly state with no personal or corporate income tax, allowing residents and businesses to keep more of their money. There are also no taxes on capital gains, inheritance, or estate transfers. This makes Nevada attractive for investors, entrepreneurs, and anyone looking to reduce their tax burden.

Businesses benefit further from no inventory tax and possible exemptions on certain purchases, like manufacturing equipment. The state also offers strong privacy protections for business owners. With low taxes and a pro-business environment, Nevada is a great place to live, invest, and grow a company.



Note: A rank of 1 is best, 50 is worst. D.C.'s score and rank do not affect other states. The report shows tax systems as of July 1, 2023 (the beginning of Fiscal Year 2024). Source: Tax Foundation.

## The Nation's 7<sup>th</sup> Most Business Friendly State

- ✔ No Corporate Income Tax
- ✔ No Taxes on Corporate Shares
- ✔ No Franchise Tax
- ✔ No Inheritance or Gift Tax
- ✔ No Unitary Tax
- ✔ No Estate Tax
- ✔ No Personal Income Tax
- ✔ Nominal Annual Fees
- ✔ No Franchise Tax on Income
- ✔ Nevada corporations may purchase, hold, sell or transfer shares of its own stock.
- ✔ Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options. The directors may determine the value of any of these transactions, and their decision is final.

# Reno-Sparks-Carson City

Once dominated by government and gambling, the Reno-Sparks-Carson City metro has diversified into an emerging high-tech manufacturing and logistics hub in western Nevada, boosting employment opportunities. Lower cost and higher-quality living, as well as a business-friendly environment, are drawing companies and residents from across the nation, particularly from neighboring California. Across the next five years, nearly 35,000 additional people are expected to enter the metro, which encompasses Washoe and Sto- rey counties, as well as Carson City, home to the state's capital. The eastern shore of Lake Tahoe is included in the market, contributing to an active outdoor recreation segment. A diverse array of activities — including gambling and cultural amenities — sustain the growing tourism industry.

## Metro Highlights

### Lower Business Costs

More affordable costs and a business-friendly climate attract firms, including Switch Data, Apple, Google and Tesla, to the region.

### Strong Employment Gains

Between 2019 and the end of 2023, Reno's employment growth rate has nearly doubled that of the national average.

### Tourism

Special events, such as the Reno Rodeo or Reno Jazz Festival, as well as the region's many lakes, rivers, casinos, conventions and ski resorts, draw visitors and residents to the metro.

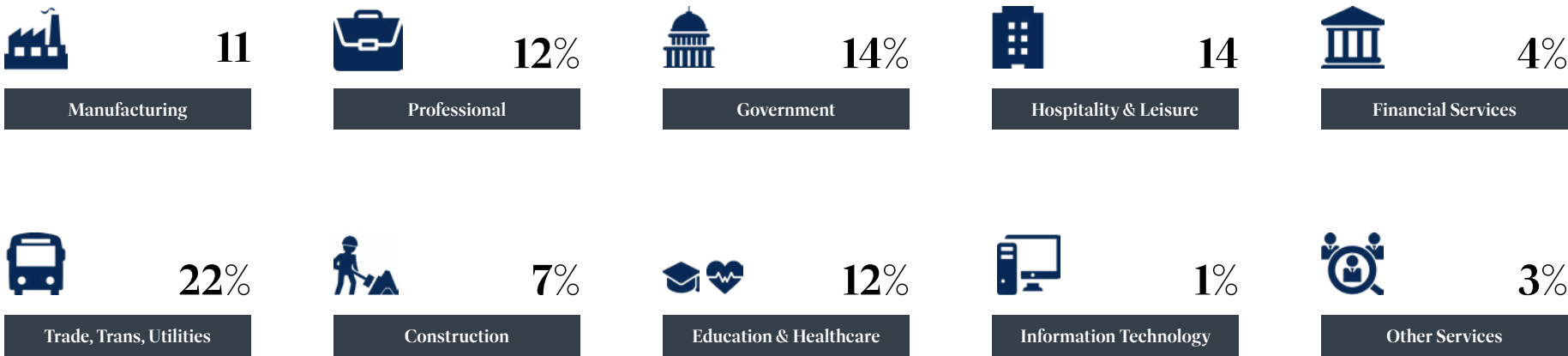


# The Economy

- The region is becoming an important center for distribution and industrial expansion,as all West Coast markets can be reached in one day.
- A pro-business environment and proximity to California attract an array of firms. Ap-ple, Amazon and Jet.com have opened facilities in the metro. Tesla’s Gigafactory and the Switch Digital Citadel, the world’s most advanced data center, are also here.
- Redeveloping unique neighborhoods, such as the Brewery District and Mid-Town, aredrawing businesses, tourists and residents.



## Share of 2024 Employment



## City Demographics

The local population will swell by roughly 45,000 people by 2028, supporting a house-hold gain of 8.1 percent or nearly 18,500 new households, driving demand for more residential accommodations. Home prices below large California markets continue to draw residents from the neighboring state.

Roughly 65 percent of residents ages 25 and older have completed some college, whilemore than 30 percent hold at least a bachelor’s degree, creating a skilled workforce.

## Quality of Life

Outdoor activities abound in the metro, with golf courses, parks and trails for biking, running and hiking. The region’s rivers, lakes and reservoir offer numerous water sports, while the mountains provide a scenic backdrop and snow in the winter. Cultural venues include the Nevada Museum of Art, Discovery Children’s Museum, Brūka Theatre, Fleischmann Planetarium, the Pioneer Center for the Performing Arts, and a host of other museums, galleries and festivals. More than 50,000 students attend local institutions of higher education, including the University of Nevada, Reno, Truckee Meadows Community College, Western Nevada College and Sierra Nevada College. These institutions also contain cultural and sports venues.

## Population by Age (2024)

0-4 Years	5%
5-19 Years	18%
20-24 Years	6%
25-44 Years	28%
45-64 Years	25%
65+ Years	18%

## City Demographics & Projections

2023 Population	574K	7.9% Growth (2021-2026)*
2023 Households	228K	8.1% Growth
2023 Median Age	39.1 Years	U.S. Median: 38.7
2023 Median Household Income	\$73,000	U.S. Median: \$68,500

\*Forecast Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Forbes; Fortune; Las Vegas Convention and Visitors Authority; Moody's Analytics; U.S. Census Bureau



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Presented By

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