

RANCHO SIERRA

239 SINGLE FAMILY HOMESITES



CONTACT THE KRUEGER LAND TEAM FOR MORE INFORMATION

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Property Overview



EXECUTIVE SUMMARY



PROJECT DESCRIPTION

Rancho Sierra offers builders the unique opportunity to control a large block of single family homesites in the highly regulated Douglas County market. Its strategic location adjacent to the 4,000+ home community of Gardnerville Ranchos, provides Rancho Sierra easy access to services and gives the builder the ability to construct attainable housing in the Minden-Gardnerville submarket. With flat land and fantastic views of Jobs Peak and the Sierras, Rancho Sierra also makes a great setting for an active adult community.



SIZE & ENTITLEMENT

239 Approved Tentative Mapped Lots on 80± Acres
9,173 square-foot average lot size



PARCELS

1220-28-000-005



PRICE

\$6,999,000 (\$29,285/Lot)



PROPERTY FEATURES

- Approved Tentative Map in Douglas County
- Minimum lot size of 8,000 square feet
- Average lots size of 9,173 square feet
- Level topography
- Beautiful views of Jobs Peak and the Sierras
- Adjacent to Gardnerville Ranchos with access to utility services
- Less than 30 minutes to South Lake Tahoe
- Great location for an active adult community
- 200 acre feet of water rights banked with the Gardnerville Ranchos GID



DUE DILIGENCE MATERIALS

An extensive due diligence file is available upon request



NORTHERN NEVADA & DOUGLAS COUNTY OVERVIEW

The number of new home sales in 2023 ended ahead of 2022 but not by the margin we anticipated. 1,327 new home sales were surveyed in Reno/Sparks up from 1,170 in 2022, but still well below our 20-year average pace of 1,810. Only 1,247 new home building permits were issued last year as builders started the year filling the 2022 overhang. The cost of mortgages (interest rates) is the number one reason that sales are roughly half of what was achieved during the COVID years of 2020/2021. With a softening of interest rates at year-end 2023 and more cuts predicted later this year, the market has already seen increased traffic and sales activity to start 2024.

The outlying submarkets including Douglas County continued to showed strong sales and land activity as builders search for alternatives to the expensive Washoe County land and to offer attainable housing options. Gardnerville/Gardnerville Ranchos/Genoa markets led the outlying markets in pricing as of December 2023 with an average new home closing price over \$700,000 and limited new home builder competition.



DETAIL | RANCHO SIERRA

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SITE PLAN | RANCHO SIERRA

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AREA | RANCHO SIERRA

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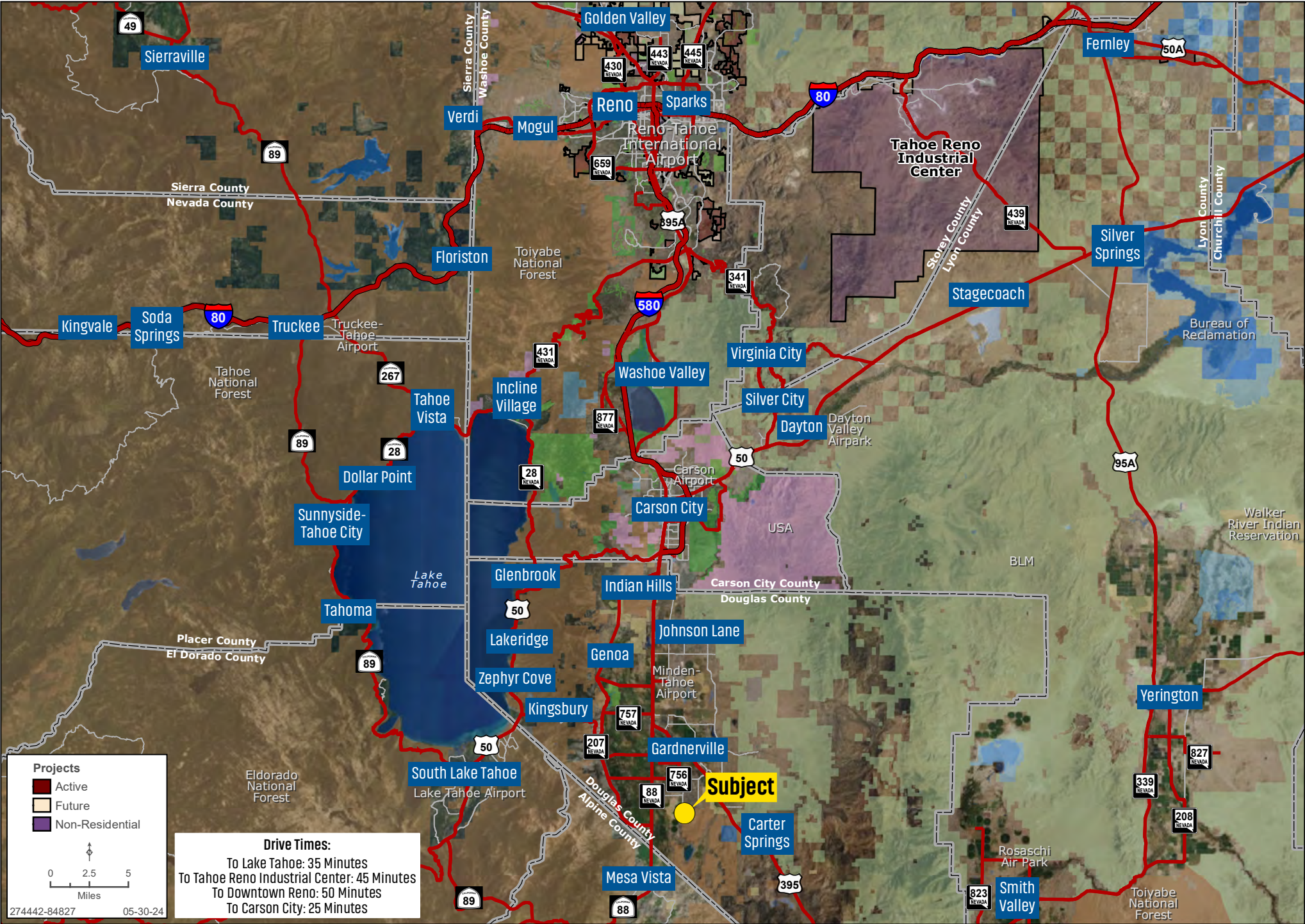
DEVELOPMENT | RANCHO SIERRA

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REGIONAL | RANCHO SIERRA

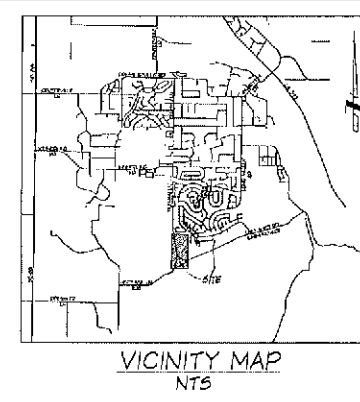
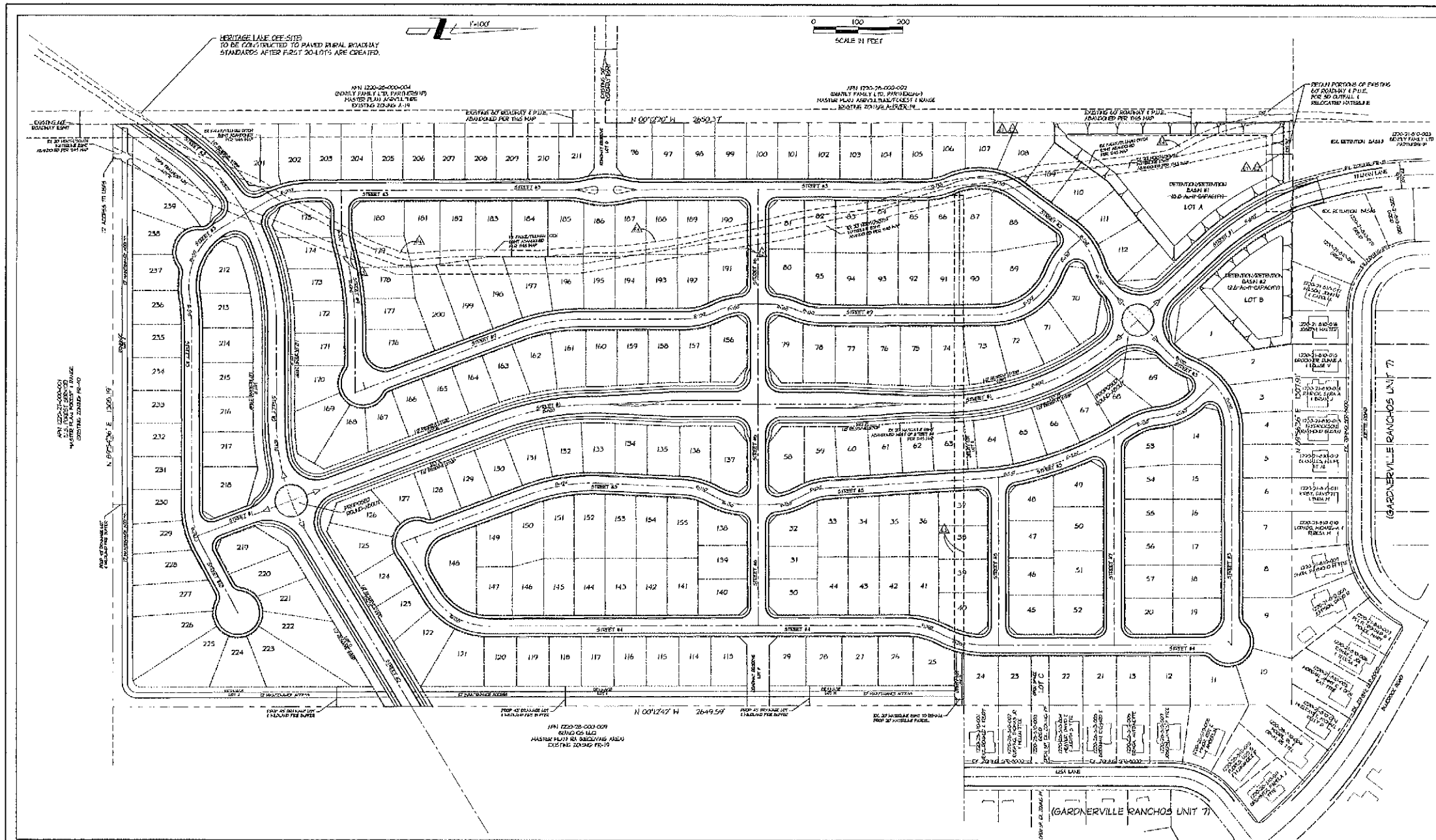
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Tentative Maps





ASSESSOR'S PARCEL NUMBER 1720-28-000-005
FLOOD ZONE DESIGNATION FIRM PANEL No. 52005002/55
AREA OF INITIAL FLOOD HAZARD ZONE 'X' - UNSHARED
EFFECTIVE 1/20/2010

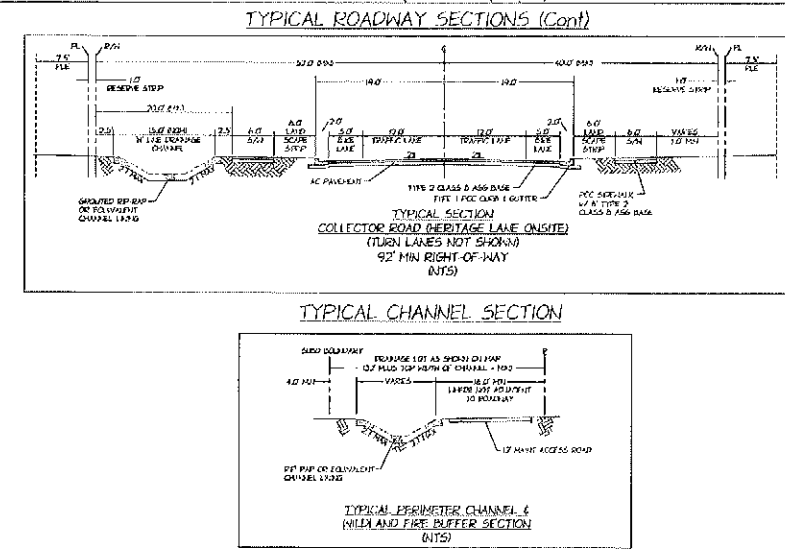
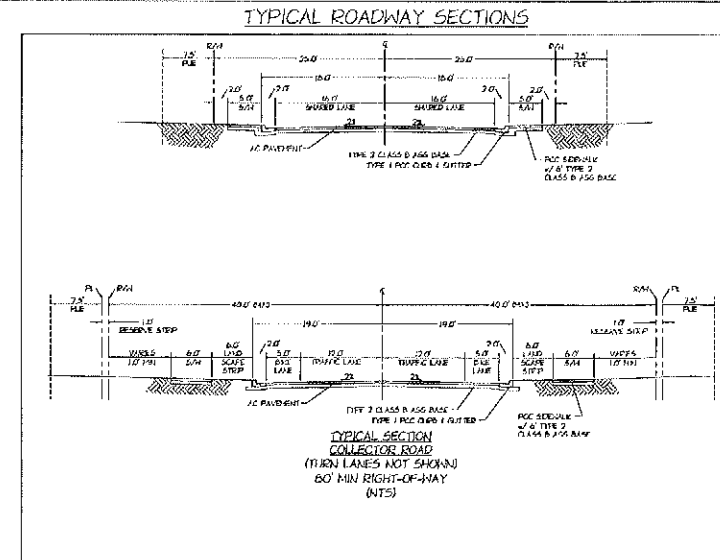
UTILITIES AND SERVICES:
SCHOOLS: DOUGLAS COUNTY SCHOOL DISTRICT
FIRE PROTECTION: EAST POOL FIRE PROTECTION DISTRICT
POLICE PROTECTION: DOUGLAS COUNTY SHERIFF DEPT.
SOLID WASTE COLLECTION: DOUGLAS DISPOSAL & RECYCLING SERV.
SANITARY SEWER & DOMESTIC WATER SERVICE: GARDNERVILLE RANCHOS G.I.I.
POWER: NV ENERGY
TELEPHONE: FRONTIER COMMUNICATIONS
NATURAL GAS SERVICE: SOUTHWEST GAS COMPANY
CABLE T.V. SERVICE: CHARTER COMMUNICATIONS

EXISTING EASEMENTS:
A 50' WIDE ROADWAY EASEMENT PER DEED RECORDED ON JANUARY 19, 1917 IN DE. P. OF DEEDS, P. 367 (ABANDONED FOR THIS MAP)
A 40' WIDE ROADWAY AND PUBLIC UTILITY EASEMENT GRANTED TO DOUGLAS COUNTY PER DOCUMENT No. 262399 AND DOCUMENT No. 262400 (ABANDONED FOR THIS MAP)
A 20' WIDE WATER LINE EASEMENT GRANTED TO GRID PER DOCUMENT No. 340606 (ABANDONED FOR THIS MAP EXCEPT EAST OF STREET B)
A NON-DESCRIPT EASEMENT FOR THE PALKE AND TILMAN DITCH (ABANDONED FOR THIS MAP)

LAND USE INFORMATION:
EXISTING ZONING: RFR - R1000 PD
EXISTING MASTER PLAN DESIGNATION: RA - RESIDENTIAL AREA
PROPOSED LAND USE: 239 SINGLE FAMILY DWELLINGS
GROSS PROJECT AREA: 79.58 ACRES
GROSS DENSITY: 3.00 DU/ACRE
SHALLEST LOT SIZE: 8,000 SF
LARGEST LOT SIZE: 18,250 SF
AVERAGE LOT SIZE: 9,173 SF

PARCEL TABULATION:
RESIDENTIAL LOTS (239) 50.53 ACRES
DETENTION/RETENTION BASIN LOTS (2) 3.41 ACRES
OPEN SPACE LOTS (1) 0.10 ACRES
UTILITY LOTS (2) 0.10 ACRES
ROADWAY RESERVE LOTS (2) 0.72 ACRES
DRAINAGE CHANNEL LOTS (1) 3.09 ACRES
USPS TRAIL HEAD LOT (1) 0.26 ACRES
RESERVE STRIP LOTS (3) 0.14 ACRES
STREET RIGHT-OF-WAY 21.83 ACRES
TOTAL: 79.58 ACRES

RESIDENTIAL LOTS PER PHASE:
PHASE 1: 20 LOTS
PHASE 2: 40 LOTS
PHASE 3: 99 LOTS
PHASE 4: 43 LOTS
PHASE 5: 20 LOTS
TOTAL: 234 LOTS



LEGEND:
EXISTING: ---
PROPOSED: ---
TENTATIVE MAP BOUNDARY: ---
R/W: ---
PROPERTY LINE: ---
EASEMENT: ---
CENTERLINE: ---
EXISTENT ID: ---
PHASE BOUNDARY: ---
CURB, GUTTER & SIDEWALK: ---
MEDIAN CURB WITH COLORED/STAMPED CONCRETE: ---

TENTATIVE SUBDIVISION MAP FOR RANCHO SIERRA A PLANNED UNIT DEVELOPMENT DOUGLAS COUNTY, NEVADA

LEGAL DESCRIPTION:
The West half (1/2) of the Northeast Quarter (1/4) of Section 28, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada.
Note: The above Legal Description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 6, 1998, in Book 496, Page 125 as Document No. 436636 at Official Records.

SHEET INDEX:
SHEET 1: OVERALL PLAN
SHEET 2, 2A: LOT DIMENSIONS & AREAS
SHEET 3: CONCEPTUAL GRADES/DRAINAGE PLAN
SHEET 4: CONCEPTUAL UTILITY PLAN
SHEET 5: CONCEPTUAL LANDSCAPE PLAN
SHEET 6: HERITAGE LANE EASEMENT ABANDONMENT DISPLAY

OWNER: RANCHO SIERRA GROUP, LLC, ATTN: STEVEN ECKHART, 3865 GS RICHARDS BLVD, CARSON CITY, NEVADA 89703, 775-825-2114

SUB-DIVIDER: TRC COMMUNITIES, 1801 HARBOR WAY, RENO, NEVADA 89509, 775-825-2114

ENGINEER: K.L. DORR CONSULTING, LLC, 2720 GOLD WINE CT., RENO, NV 89521, (775) 721-2020 (cell) kldorr@gmail.com

SCALE: HORIZ. 1" = 100', VERT. 1" = 10'

DATE: JULY

SHEET: 1 of 6



SETBACKS (PER SFR-8000)

> FRONT YARD..... 20'
> REAR YARD..... 15'
> STREET SIDE..... 15'
> SIDE YARD..... 5'

SEE ACCOMPANYING HOME
FOOTPRINT EXHIBIT FOR
CONCEPTUAL HOME PLACEMENTS.

LOT "A" AND LOT "B" WILL BE
OFFERED FOR DEDICATION TO THE
GARDNERVILLE RANCHOS GENERAL
IMPROVEMENT DISTRICT ON THE
FINAL MAP FOR PHASE I OF THIS
PROJECT.

1.0' WIDE RESERVE STRIP
DIMENSIONS ADJACENT TO
COLLECTOR ROAD RIGHT-OF-WAY
DIMENSIONS NOT SHOWN.

LEGEND:

EXISTING	PROPOSED	
---	---	TENTATIVE MAP BOUNDARY
N/A	---	R/W
N/A	---	PROPERTY LINE
(SEE SHT 1)	N/A	EASEMENT
N/A	---	CENTERLINE
	N/A	EX ESMT ID (SEE SHT-1)
N/A		PHASE BOUNDARY

TENTATIVE SUBDIVISION MAP
FOR
RANCHO SIERRA
A PLANNED UNIT DEVELOPMENT
DOUGLAS COUNTY, NEVADA

SHEET	SCALE	ENGINEER KL DORR CONSULTING, LLC 2720 GOLD MINE CT. RENO, NV 89521 (775) 721-2020 (cell) ken.dorr@gmail.com	LOT DIMENSIONS & AREAS RANCHO SIERRA PD TENTATIVE SUBDIVISION MAP ADJACENT COUNTY, NEVADA	SUB-DIVIDER TRC COMMUNITIES ATTN: STEVEN RYCKEBOSCH 1100 CALIFORNIA AVE. RENO, NEVADA 89509 775-828-2114	OWNER RANCHO SIERRA GROUP LLC ET. AL. 3960 GS RICHARDS BLVD. CARSON CITY, NEVADA 89703	DWG No. <u>Rancho Sierra-Pd</u> JOB No. <u>Rancho Sierra</u> DESIGNED BY: <u>KLD</u> DRAWN BY: <u>KLD</u>		REVISION	BY	DATE
								No. _____	_____	_____





TENTATIVE SUBDIVISION MAP
FOR
RANCHO SIERRA
A PLANNED UNIT DEVELOPMENT
DOUGLAS COUNTY, NEVADA





Sample Products



PLAN 1 RENDERING



PLAN 2 RENDERING



PLAN 3 RENDERING





Market Overview



REGIONAL HIGHLIGHTS | GARDNERVILLE, DOUGLAS COUNTY



Centrally located just 15 minutes south of Nevada's state capital and bordering the truly one-of-a-kind Lake Tahoe with all its summer and winter activities, Douglas County is recognized as the gem of northern Nevada - a hidden jewel. On Nevada's western border, framed by the Carson Range of the Sierra Nevada and Pine Nut Mountains, Douglas County unfolds. Broad and green, nourished by the Carson River and its tributaries, Douglas County appeared as an oasis for early western settlers drawn by the California Gold Rush of the 1840s. Here you can still find miles of open space, expansive ranches and farms, many historical sites and displays, along with a wealth of outdoor recreation activities.

Gardnerville is the elder of these two sibling towns founded to serve the agricultural population of Carson Valley. The area is one of the earliest-settled, richest and most productive of the state's agricultural regions. That is why Gardnerville is known as "Nevada's Garden Spot." While Minden is located north of Gardnerville, the two towns have fused together to form one larger community. After the turn of the century, the county seat was moved from Genoa to Minden. The Stateline/Kingsbury area makes up a large portion of the Douglas County population and provides a majority of the county's room tax revenue. The casinos and ski resorts of Lake Tahoe's south shore are famous for their breathtaking views of Lake Tahoe and the Sierra Nevada.

±\$610,000 AVERAGE NEW HOME PRICE | 250 DAYS OF SUNSHINE EACH YEAR | BEST-KEPT SECRET IN NEVADA



Douglas County ranked the healthiest county in the State of Nevada overall for health outcomes by the County Rankings and Roadmaps program for 2022. In addition, Douglas County ranked number two overall when compared to other Nevada counties on factors that influence community health such as health behaviors, clinical care, social and economic, and physical environment.



Gardnerville received the top tier of recognition being designated as a 2020 Accredited Main Street America™ program. Nevada Main Street leaders are dedicated to revitalizing their downtown districts to make the heart of their historic communities thriving economic districts," Michael Brown, GOED Executive Director said.



Major Douglas County employers are leaders in the fields of technology, advanced manufacturing, and research. Several dozen technology entrepreneurs and advanced manufacturers are located in the Carson Valley including Baker Hughes, a GE company, North Sails (makers of the America's Cup sails) and Starbucks Roasting Plant and Distribution Center. With the proximity to Lake Tahoe, tourism plays a major role in employment. Thirty percent of the workforce is employed in the tourism and leisure industry. Larger resorts at Stateline include Harrah's and Harvey's Casinos, Edgewood, the Hard Rock Hotel & Casino, MontBleu and Heavenly Mountain Resort.

TOP AREA ATTRACTIONS



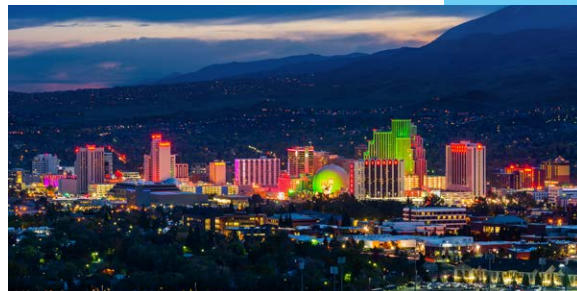
NEVADA STATE CAPITOL

The capitol building of the U.S. state of Nevada located in the state capital of Carson City at 101 North Carson Street. The building was constructed in the Neoclassical Italianate style between 1869 and 1871. It is listed in the National Register of Historic Places.



VIRGINIA CITY

Virginia City is a well-preserved historic mining town that transports you back to the 19th century. Take a ride on the Virginia & Truckee Railroad, venture into historic silver mines, and soak in the Old West atmosphere of this captivating town.



CASINOS

Reno is renowned for its lively casino scene, offering a wide array of gaming options from slots to table games. Many casinos host entertaining live shows, concerts, and comedy acts for an exciting night-life experience.



TRUCKEE RIVER WALK

Stroll along the scenic Truckee River Walk, which offers a peaceful urban escape with picturesque views of the river and nearby parks. Numerous cafes and restaurants offer outdoor dining options, allowing you to savor a meal while enjoying the tranquil ambiance.



LAKE TAHOE

Lake Tahoe, a short drive away, offers year-round outdoor adventures such as skiing, hiking, and boating, complemented by the surrounding mountains' excellent hiking, mountain biking, and scenic vistas.



NATIONAL AUTOMOBILE MUSEUM

For those with a passion for automobiles, a visit to this museum is an absolute must. Inside, you'll discover an extraordinary collection of vintage cars that will transport you on a captivating journey through the annals of automotive history.

AREA EMPLOYMENT



Northern Nevada, boasts a diverse economic landscape, with key sectors including tourism and hospitality, gaming and entertainment, healthcare, manufacturing, and technology. The area is renowned for its vibrant casino industry, drawing tourists from around the world. Additionally, it's becoming a hub for tech companies, thanks in part to the presence of the Tesla Gigafactory.

Nevada has one of the most liberal tax structures in the United States. Northern Nevada's business-friendly economy is created by an unparalleled motivation for businesses to select Northern Nevada as their next location. Healthcare and manufacturing also play pivotal roles in the local economy. The region's scenic beauty and proximity to Lake Tahoe contribute to its appeal for residents and businesses alike, making it a dynamic and steadily growing economic center in the American West.

Top Employers Include:

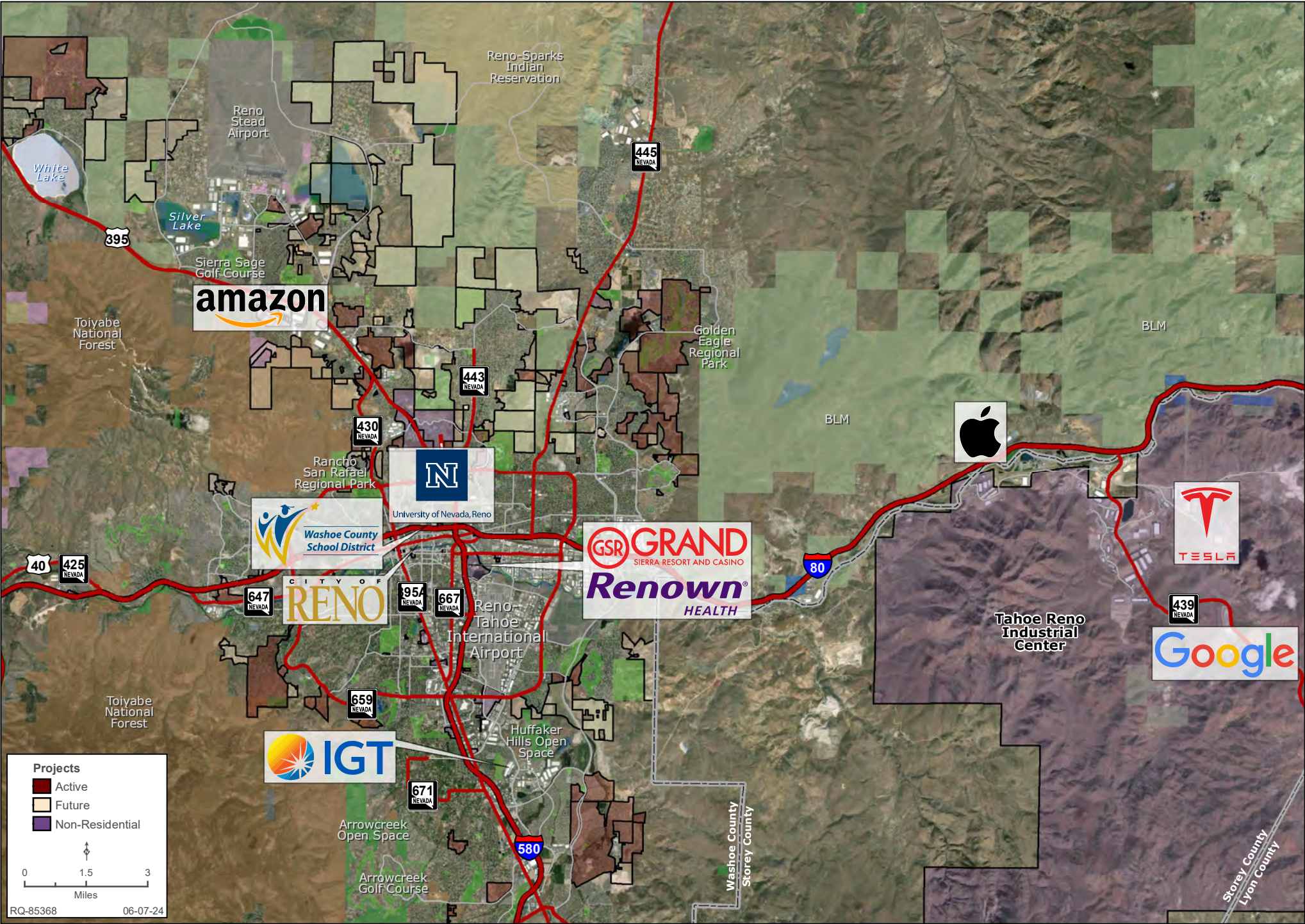


University of Nevada, Reno



EMPLOYMENT MAP

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NEVADA STATS & FACTS (OR) NEVADA AT A GLANCE



3,104,614 POPULATION | 7TH LARGEST STATE



Nevada & North Nevada Rankings

1. **Nevada Ranks #1** as the State with Economic Momentum in 2022
2. **Washoe Ranks #2** for the Healthiest County in Nevada
3. **Reno Ranks #2** for Job Growth and the #18 Best Performing City
4. **Reno Ranks #8** in the Best Cities to Start a Business or Move to
5. **Reno Ranks #1** in the Small City in America
6. **Nevada Ranks #7** as the Best State in the Tax Foundation's 2020 State Business Tax Climate Index
7. **Nevada Ranks #6** in economy
8. **Nevada Ranks #1** in Infrastructure
9. **Nevada Ranks #7** in Business Friendliness
10. **Nevada Ranks #20** in the Cost of doing business

DOUGLAS COUNTY DEMOGRAPHICS



2023 Total Population

2023 Total Population	50,454
2028 Projected Population	51,019



Workforce Education

Some College/No Degree	22.3%
Associates Degree	13.2%
Bachelors Degrees	21.8%
Masters/Professional/Doctorate Degrees	12.7%



Household Income and Size

2023 Average Household Income	\$118,744
2028 Average Projected Household Income	\$136,149
2023 Total Households	22,081
2028 Projected Total Households	22,746
2023 Average Household Size	2.27

Population by Year (for the whole county)

2028 PROJECTED
51,019



2023
50,454



2020
49,488



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