

DAYTON COMMERCIAL PORTFOLIO

COMMERCIAL LAND

DAYTON, NEVADA



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Source: https://en.wikipedia.org/wiki/Dayton,_Nevada

EXECUTIVE SUMMARY



SIZE

±27.45 Total Acres Available All or Part



PRICE

Submit All Offers!



PROJECT
HIGHLIGHTS

- Multiple commercial parcels that can be sold all or part
- Located in the heart of Dayton Valley in Lyon County in the path of growth with the USA Parkway extension now complete providing easy access to the Tahoe Reno Industrial Center
- Adjacent to Dayton's Airpark offering rare hangar service opportunities and one of northern Nevada's premier master planned resort communities, Legado, and the Dayton Valley Golf and Country Club
- Dayton is a rapidly growing community which is approximately 12 miles east of Carson City, 25 miles east of the beautiful Lake Tahoe and less than 40 miles from Reno



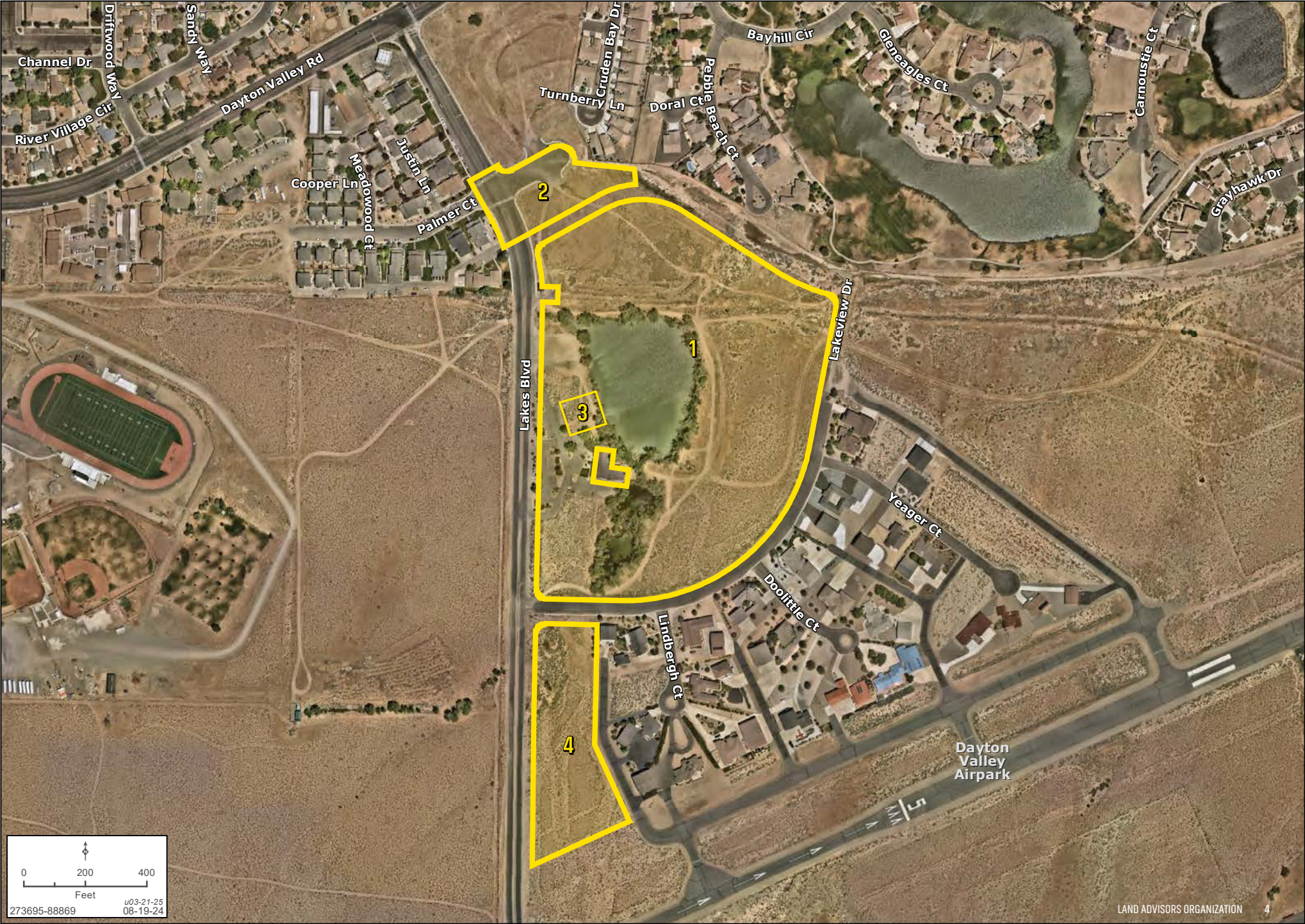
PROPERTY
MATRIX

#	APN	ACRES	ZONING	ZONING DESCRIPTION
1	016-362-18	±22.41	C2	Commercial
2	016-362-24	±0.95	C1	Commercial
3	016-362-13	±0.31	C2	Commercial
4	019-591-01	±3.78	C2	Commercial



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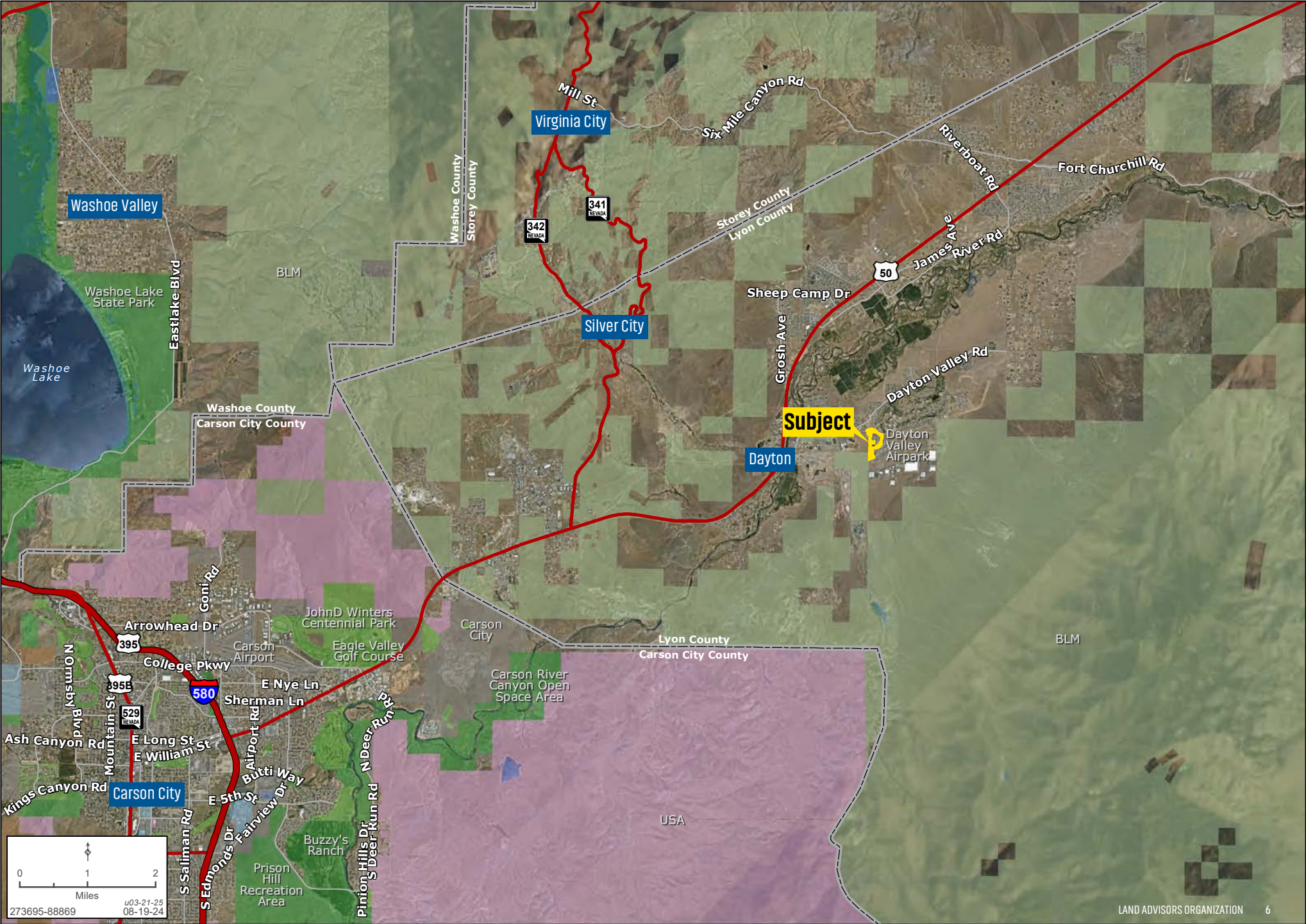
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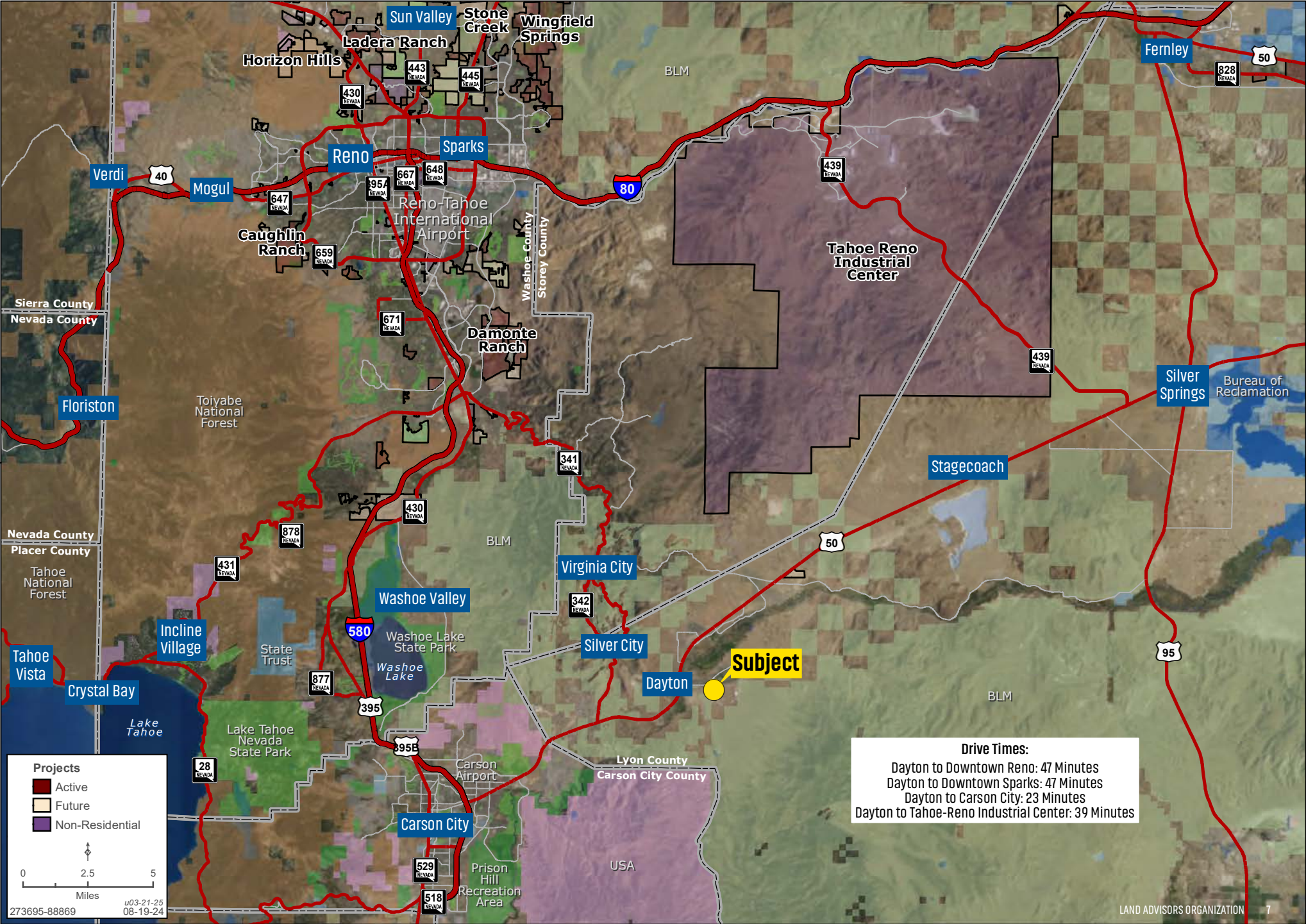
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REGIONAL HIGHLIGHTS



Dayton offers the best of both worlds, a thriving community with a strong local economy coupled with the pleasures of a rural lifestyle. Known for its beautiful high-desert setting, rich historical heritage and desirable location, boasting close proximity to the historic old mining town of Virginia City, Nevada's State Capital, Carson City, the "**The Biggest Little City**" of Reno, and world-renown Lake Tahoe less than an hour drive away.

History buffs and lovers of all things Old West will find a wealth of intriguing relics from the past in Dayton as it's a community rich in history. Visitors to Dayton can walk the same streets that Pony Express riders traveled, tour the state's oldest cemetery, stand in a schoolhouse from 1865, visit the infamous Oden Hall & Saloon and see many more interesting and historic places. Prospectors and settlers were drawn to the fertile valley because of both the Carson River and the promise of gold. In fact, the first discovery of gold in Nevada was found at the mouth of Gold Cañon in what is known today as Old Dayton.

±\$475,000 AVERAGE NEW HOME PRICE | 250 DAYS OF SUNSHINE EACH YEAR



Lyon County was ranked fastest growing county in Nevada and one of the fastest in the nation, according to U.S. Census Bureau figures, 2019.



Dayton is just 25 miles to USA Parkway which provides easy access to the Tahoe Reno Industrial Center which is home to the most innovative companies in the tech economy.



The Dayton Valley Golf & Country Club is home to an impressive Arnold Palmer Signature course, the beautiful Carson River, which winds through the lush Carson Valley, is a popular spot for rafting, canoeing, hunting, fishing and wildlife viewing.

TOP AREA ATTRACTIONS



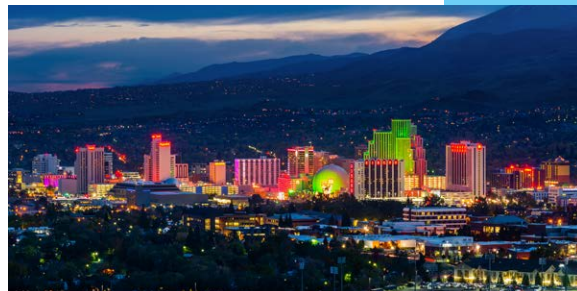
NEVADA STATE CAPITOL

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



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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

DEMOGRAPHICS



2023 Total Population

	3 MILES	5 MILES
2023 Total Population	5,584	10,381
2028 Projected Population	6,062	11,428



Workforce Education

	3 MILES	5 MILES
Some College/No Degree	29.2%	30.4%
Associates Degree	22.2%	16.5%
Bachelors Degrees	12.2%	9.5%
Masters/Professional/Doctorate Degrees	5.2%	4.9%



Household Income and Size

	3 MILES	5 MILES
2023 Average Household Income	\$108,561	\$106,380
2028 Average Projected Household Income	\$122,420	\$120,766
2023 Total Households	2,128	4,116
2028 Projected Total Households	2,362	4,588
2023 Average Household Size	2.62	2.52

Population by Year (within 5 miles)

2028 PROJECTED
11,428



2023
10,381



2020
9,851



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