

PECETTI RANCH

79 FINAL MAP READY LUXURY TOWNHOME UNITS MF-30 ZONED | 6.32 ACRES



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EXECUTIVE SUMMARY



Pecetti Ranch consists of 6.32 acres located in a premier setting on Gateway Drive in South Reno. The property offers an approved tentative map and is in “final map ready” condition which includes all engineering for 79 townhome units. The land is situated with excellent proximity to the South Reno Athletic Club, Reno’s largest 93,000 sf state-of-the-art facility providing a fantastic amenity for the site. Neighboring some of Reno’s main job drivers in the South Meadows Business Park and featuring visibility from the freeway, this site is the perfect location for Reno’s next deluxe townhome development. With dwindling land supply and no competition in this desirable submarket, Pecetti Ranch offers an exclusive opportunity to develop upscale townhomes in this market.



LOCATION

9300 Gateway Dr, Reno, NV



ACRES

±6.3085 Acres



LOTS

79



PARCELS

163-071-08, 164-290-02, 164-290-03, 164-290-06



DUE DILIGENCE

An extensive due diligence file is available



PROPERTY FEATURES

- Fully approved tentative map with a final map ready for 79 townhome units averaging 1,651 SF
- Very rare South Reno high density residential land opportunity
- Potential to increase density with current MF 30 zoning (30 units per acre)
- Level topography
- Adjacent to South Reno Athletic Club, Reno’s largest fitness facility
- Part of South Meadows Business Park with close proximity to major job drivers
- High visibility from Highway 580 with over 215,000 CPD
- Premium views of the Sierra Nevada Mountains
- Average new home price for South Reno is currently \$925,171
- Job growth is strong and in-migration from California continues
- Southeast Reno has consistently been one of the fastest selling submarkets since 2005
- Less than two years of lot supply remaining in Southeast Reno



Abstract



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Building Front Elevation

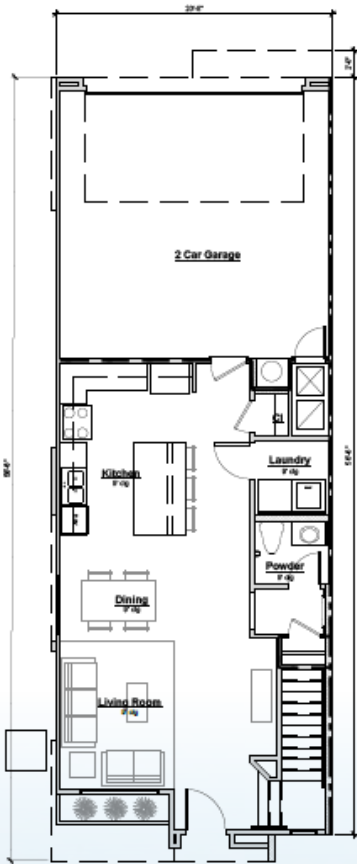


Building Rear Elevation

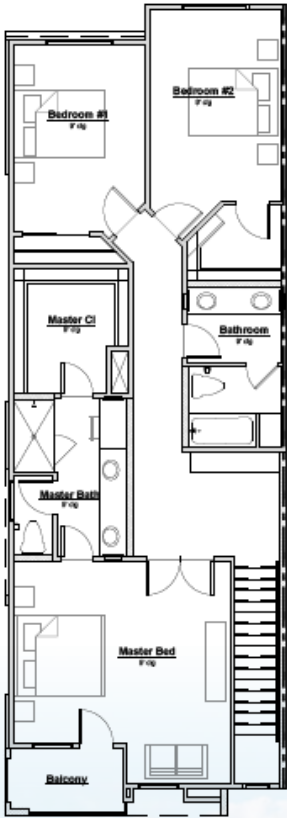


Building Side Elevation - Mirrored for opposite end





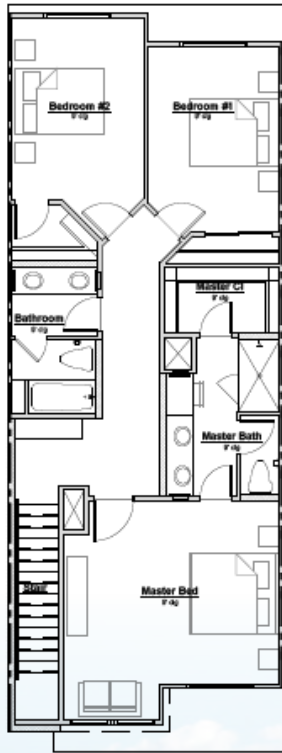
Unit A - Level 1



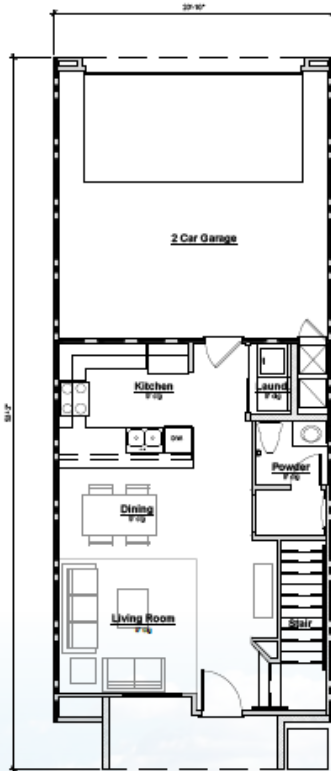
Unit A - Level 2



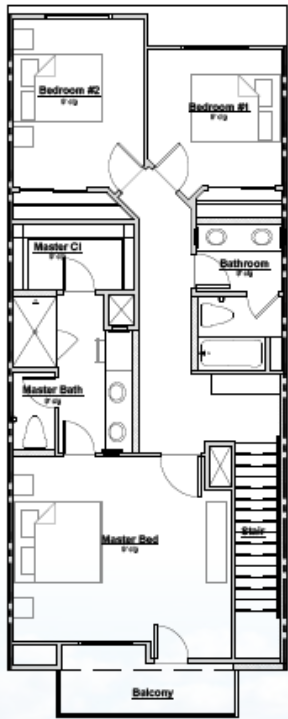
Unit B - Level 1



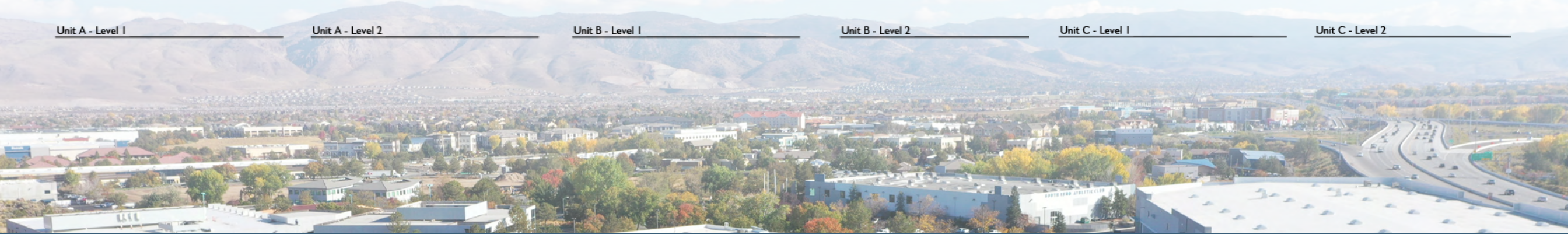
Unit B - Level 2



Unit C - Level 1



Unit C - Level 2



DETAIL | PECETTI RANCH

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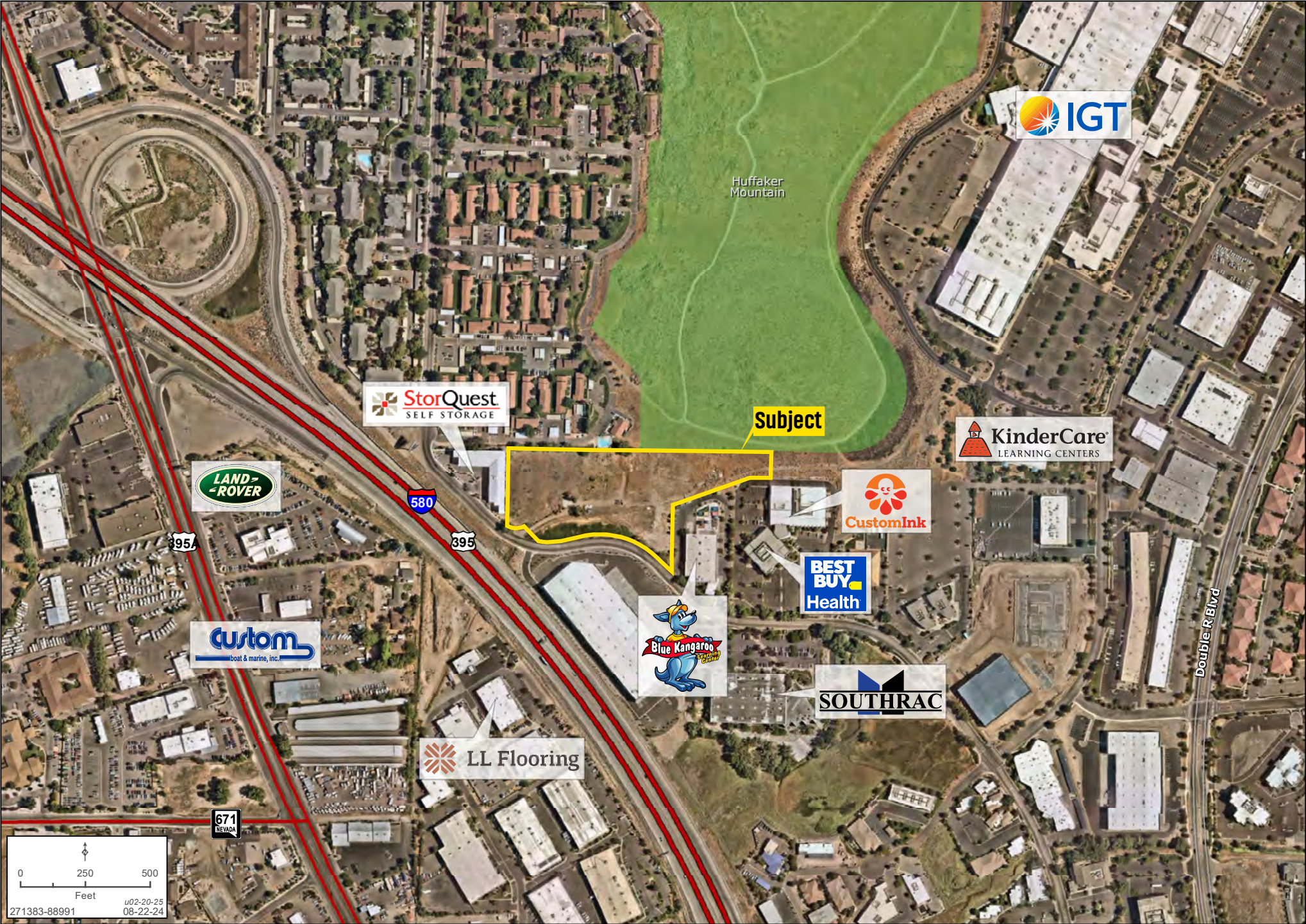
SITE PLAN | PECETTI RANCH

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BUSINESS HIGHLIGHTS | PECETTI RANCH

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EMPLOYMENT | PECETTI RANCH

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REGIONAL HIGHLIGHTS



Reno, Nevada, is a captivating gem in the heart of the American West, offering a dynamic blend of natural beauty and vibrant urban experiences for tourists to relish. Known as **“The Biggest Little City in the World,”** Reno boasts a unique charm that combines the excitement of casino gaming with a rich cultural scene, making it an ideal destination for both thrill-seekers and culture enthusiasts alike.

Surrounded by the stunning Sierra Nevada mountains, outdoor enthusiasts can indulge in a plethora of activities, from hiking and skiing to exploring the picturesque Lake Tahoe region nearby. Beyond its natural wonders, Reno boasts a thriving economy, with a diverse range of industries, including tech, manufacturing, and logistics, driving steady job growth and attracting a skilled workforce.

\$695,750 AVERAGE NEW HOME PRICE | **300** DAYS OF SUNSHINE EACH YEAR | **5** MILLION TOURISTS ANNUALLY



Reno Nevada is known as “The Biggest Little City in the World.” With a population of over 500,915 Reno is the fourth most populous city in Nevada.

Source: Bureau of Labor Statistics



Tourism across the state of Nevada generated nearly \$91 billion in 2022.

Source: Nevada Resort Association



The University of Nevada, Reno is a prominent educational institution in the city with over 21K students. The university offers a wide range of academic programs and is known for its research and innovation in various fields.

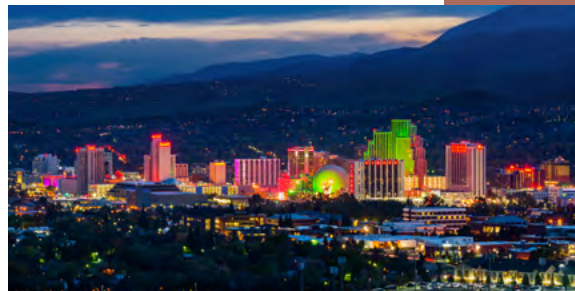
Source: The University of Nevada, Reno

TOP AREA ATTRACTIONS



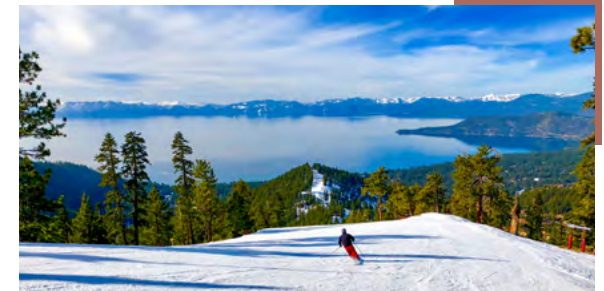
NEVADA STATE CAPITOL

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.



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.



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.



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.



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.



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







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

PECETTI RANCH DEMOGRAPHICS



2024 Total Population

	3 MILES	5 MILES
2024 Total Population	62,145	134,284
2024 Total Daytime Population	81,011	166,838



Workforce Education (Age 25+)

	3 MILES	5 MILES
Some College/No Degree	20.1%	19.7%
Associates Degree	9.0%	8.3%
Bachelors Degrees	24.8%	24.7%
Graduate/Professional Degree	17.4%	16.6%



Household Income and Size

	3 MILES	5 MILES
2024 Average Household Income	\$130,519	\$128,250
2029 Average Projected Household Income	\$149,237	\$146,629
2024 Total Households	26,763	56,095
2029 Projected Total Households	28,061	59,342
2024 Average Household Size	2.31	2.38

Population by Year (within 5 miles)

2029 PROJECTED
140,083



2024
134,284



2020
124,395



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