

KILEY RANCH VILLAGE 26

MULTIFAMILY LAND OPPORTUNITY | SPARKS, NEVADA



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EXECUTIVE SUMMARY



LOCATION

NEC Sparks Blvd & Kiley Pkwy, Sparks, Nevada



PRICE

\$11,500,000.00



SIZE

±14.25 Acres



PARCELS

083-830-75, 083-830-74



ZONING

NUD - zoned as mixed use in the Kiley Ranch Handbook, allows for a wide variety of uses.

Up to 23.9 units per acre for Multifamily



SCHOOLS

The Property is currently zoned for the following schools in Washoe County:

Bohach Elementary School
Sky Ranch Middle School
Spanish Springs High School



COMMENTS

Village 26 is a ±14.25 acre improved residential development site located at the main entrance of the Kiley Ranch Master Plan in Spanish Springs—Northern Nevada's top-performing submarket for home sales per the latest mid-year report. It is one of the last remaining residential villages within the Kiley Master Plan and among the few remaining infill mixed-use zoned parcels in Sparks. The property features level topography and is surrounded by significant growth, including 30 acres recently acquired by Smith's Grocery and 40 acres by Renown Health. It is also adjacent to the newly constructed Bohach Elementary School and Sky Ranch Middle School.

The site is zoned Mixed Use per the Kiley Ranch Handbook, allowing for flexible development options including multifamily up to 23.9 units per acre. With close proximity to Pyramid Highway, downtown Reno, I-80, and TRIC, Village 26 offers a rare, well-located opportunity ready for near-term development.

Kiley Ranch



SOUTH | KILEY RANCH VILLAGE 26

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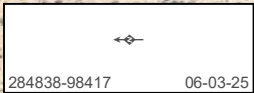


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WEST | KILEY RANCH VILLAGE 26

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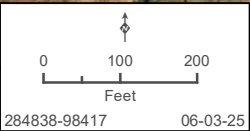
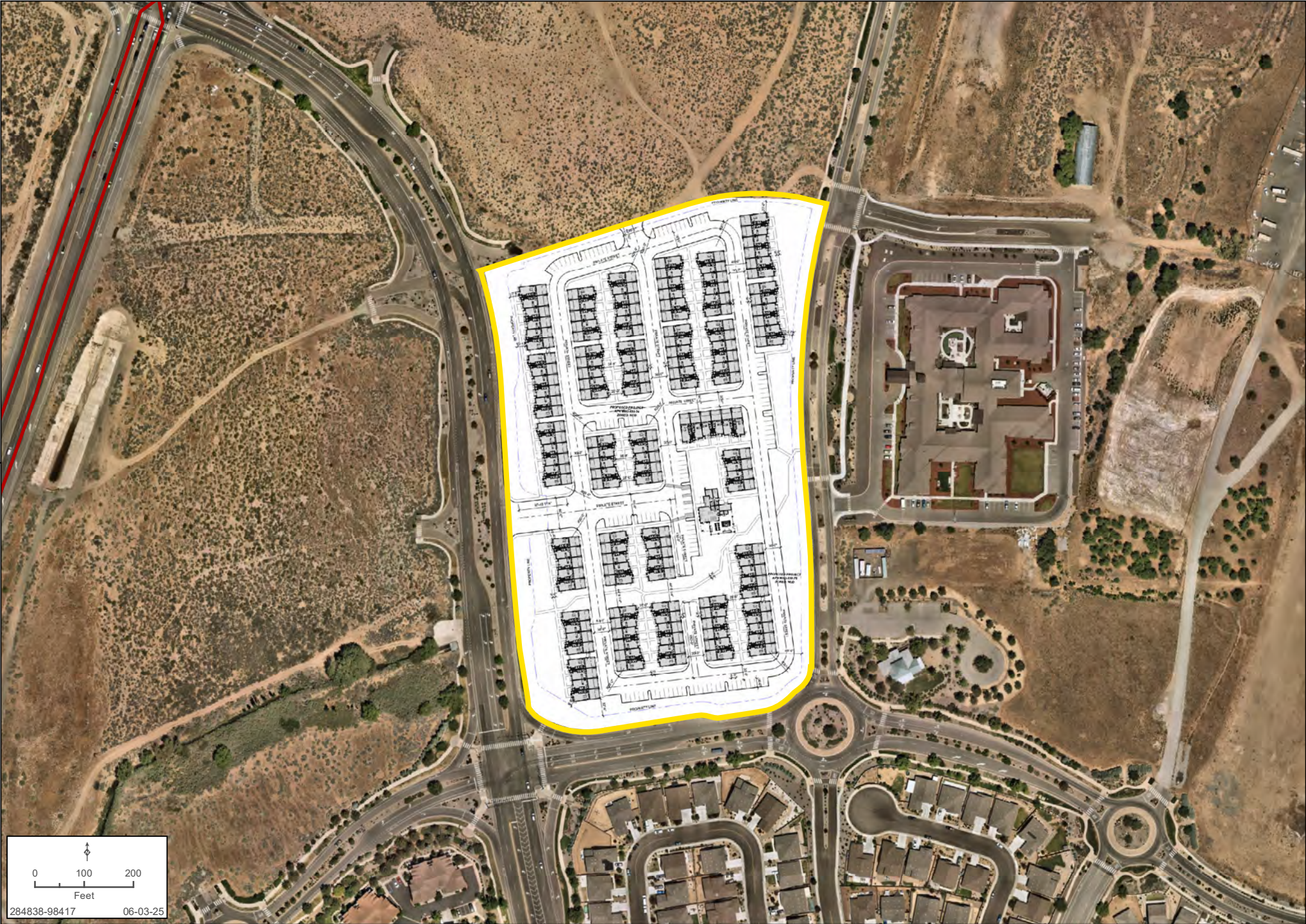
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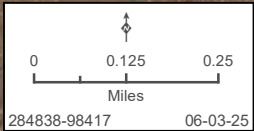
CONCEPTUAL SITE PLAN | KILEY RANCH VILLAGE 26

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ORGANIZATION



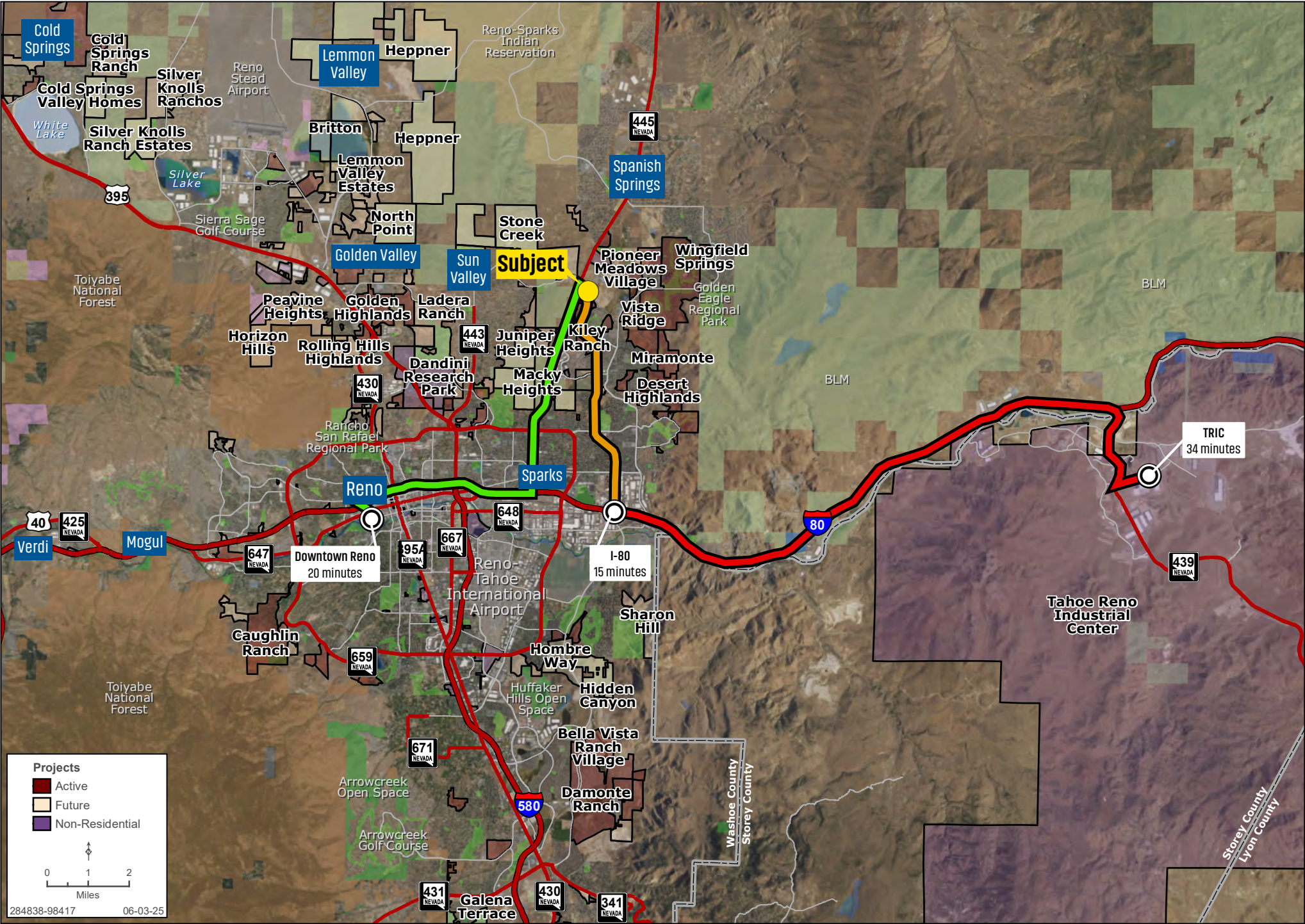
AMENITIES | KILEY RANCH VILLAGE 26

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REGIONAL | KILEY RANCH VILLAGE 26

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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



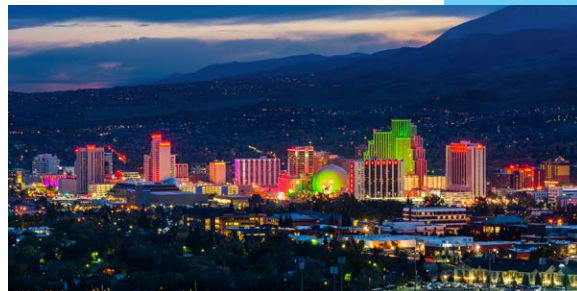
NEVADA STATE CAPITOL

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.



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 | KILEY RANCH VILLAGE 26

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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

KILEY RANCH VILLAGE 26 | DEMOGRAPHICS



2024 Total Population

	3 MILES	5 MILES
2024 Total Population	60,712	155,370
2029 Projected Population	64,424	161,475



Workforce Education

	3 MILES	5 MILES
Some College/No Degree	23.9%	23.1%
Associates Degree	10.4%	10.3%
Bachelors Degrees	18.4%	16.4%
Masters/Professional/Doctorate Degrees	9.1%	8.4%



Household Income and Size

	3 MILES	5 MILES
2024 Average Household Income	\$121,977	\$110,117
2029 Average Projected Household Income	\$144,444	\$129,459
2024 Total Households	21,616	57,460
2029 Projected Total Households	23,267	60,504
2024 Average Household Size	2.80	2.70

Population by Year (within 5 miles)

2029 PROJECTED
161,475



2024
155,370



2020
147,075



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