

COPPER CANYON

388 SINGLE FAMILY LOTS
DAYTON, NEVADA



CONTACT THE KRUEGER LAND TEAM FOR MORE INFORMATION

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EXECUTIVE SUMMARY



LOCATION

388 lots in the Copper Canyon Community located at the east end of Dayton in Lyon County at Bryce Street & Highway 50



PRICE

Market to Determine



PROJECT

>> [Click here to view approved tentative map](#)
>> [Click here to view approved final map](#)



UTILITIES

Power – NV Energy

Water – Lyon County Utilities

Sewer – Lyon County Utilities

Gas – Southwest Gas



PROJECT HIGHLIGHTS

- **Shovel Ready:** Final Map approved with water rights in place
- **Improvement Agreement:** Recorded Improvement Agreement with Lyon County establishes the framework for required public infrastructure improvements, with construction obligations, financial assurances, and dedication of completed improvements to the County upon final acceptance.
- **Adjacent to Employment:** Closest active Dayton new home community to the Tahoe Reno Industrial Center—home to Tesla, Panasonic, Google, Switch, and many others
- **Low-Cost Suburb:** Dayton offers some of the most competitively priced communities in Northern Nevada, making it ideal for attainable and first-time homebuyers
- **Established Community:** Final phases of a successful 686-home master-planned community featuring parks, trails, and open space
- **New State Park:** Located near Nevada's newest state park, encompassing approximately 1,600 acres and 4.5 miles of Carson River frontage. The historic Pony Express Trail runs through the site, with planned amenities including picnic areas, trails, and recreational facilities

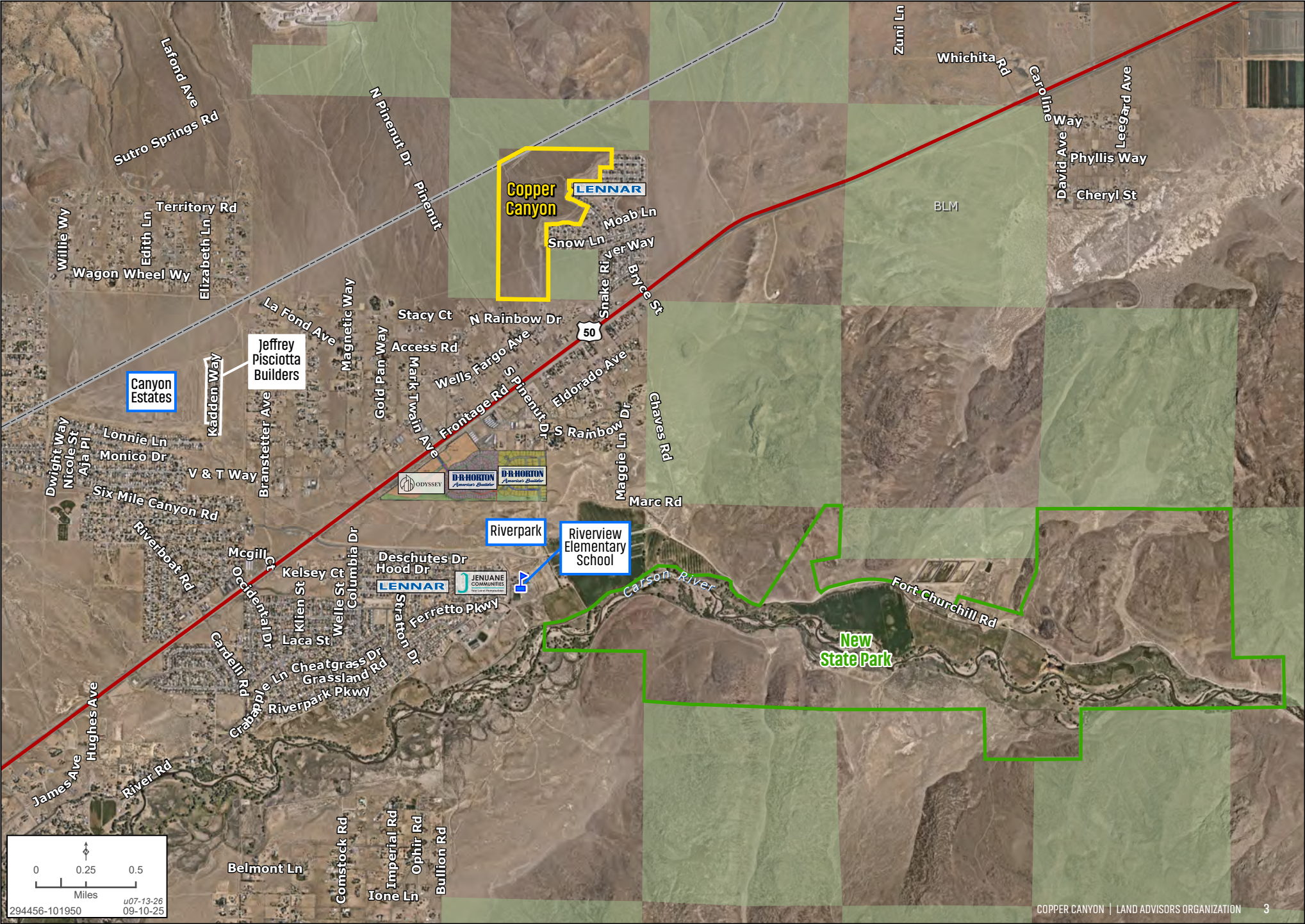


LOTS

COMMUNITY	LOT COUNT	ENTITLEMENT	LOT SIZE	WATER RIGHTS
Copper Canyon	Phase IV - 142 Lots	Approved Final Map	12,000 SF (75' x 160') Min	Already dedicated to Lyon County
	Phase V - 246 Lots	Tentative Mapped	12,000 SF (75' x 160') Min	
	388 Total Lots			

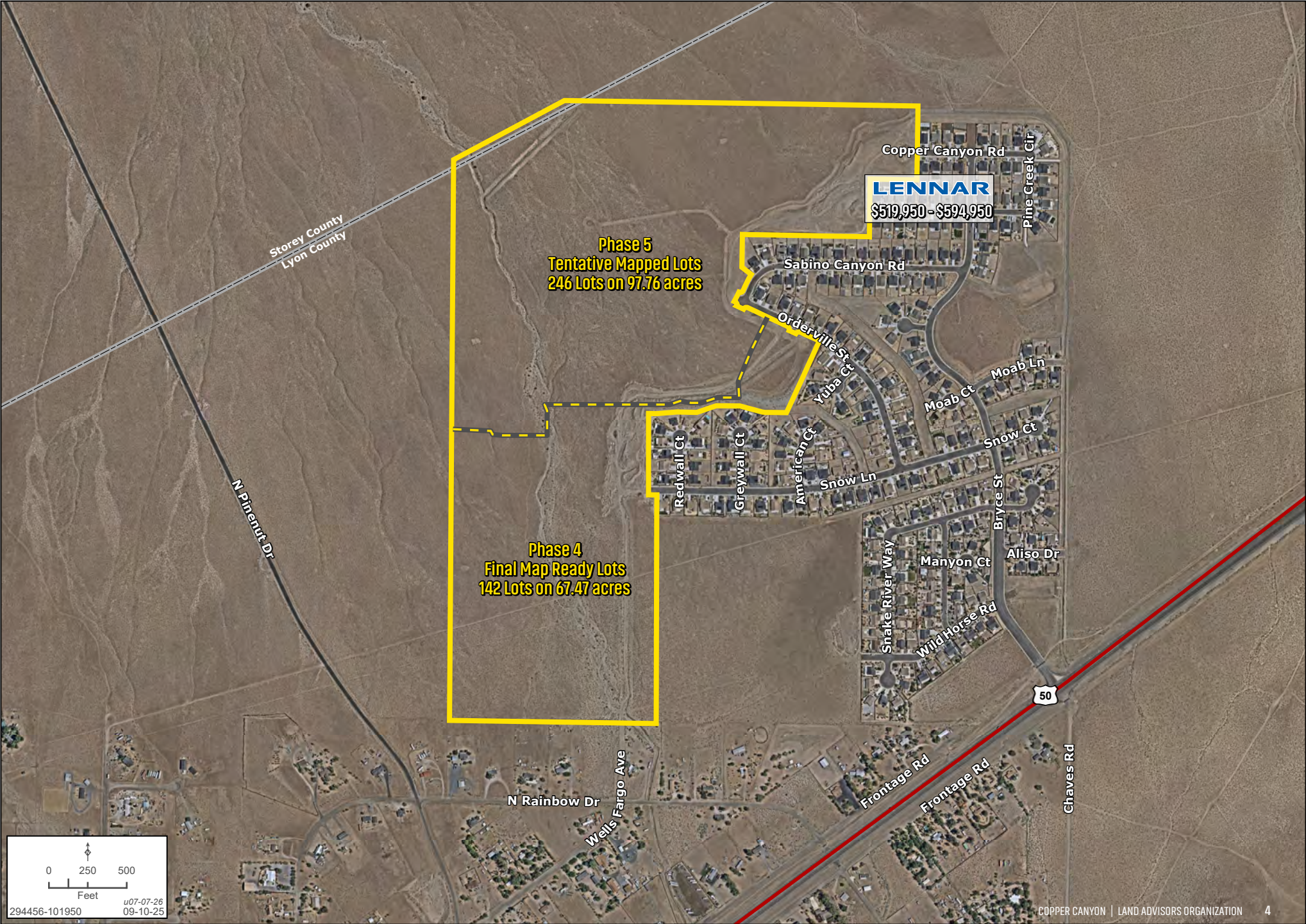
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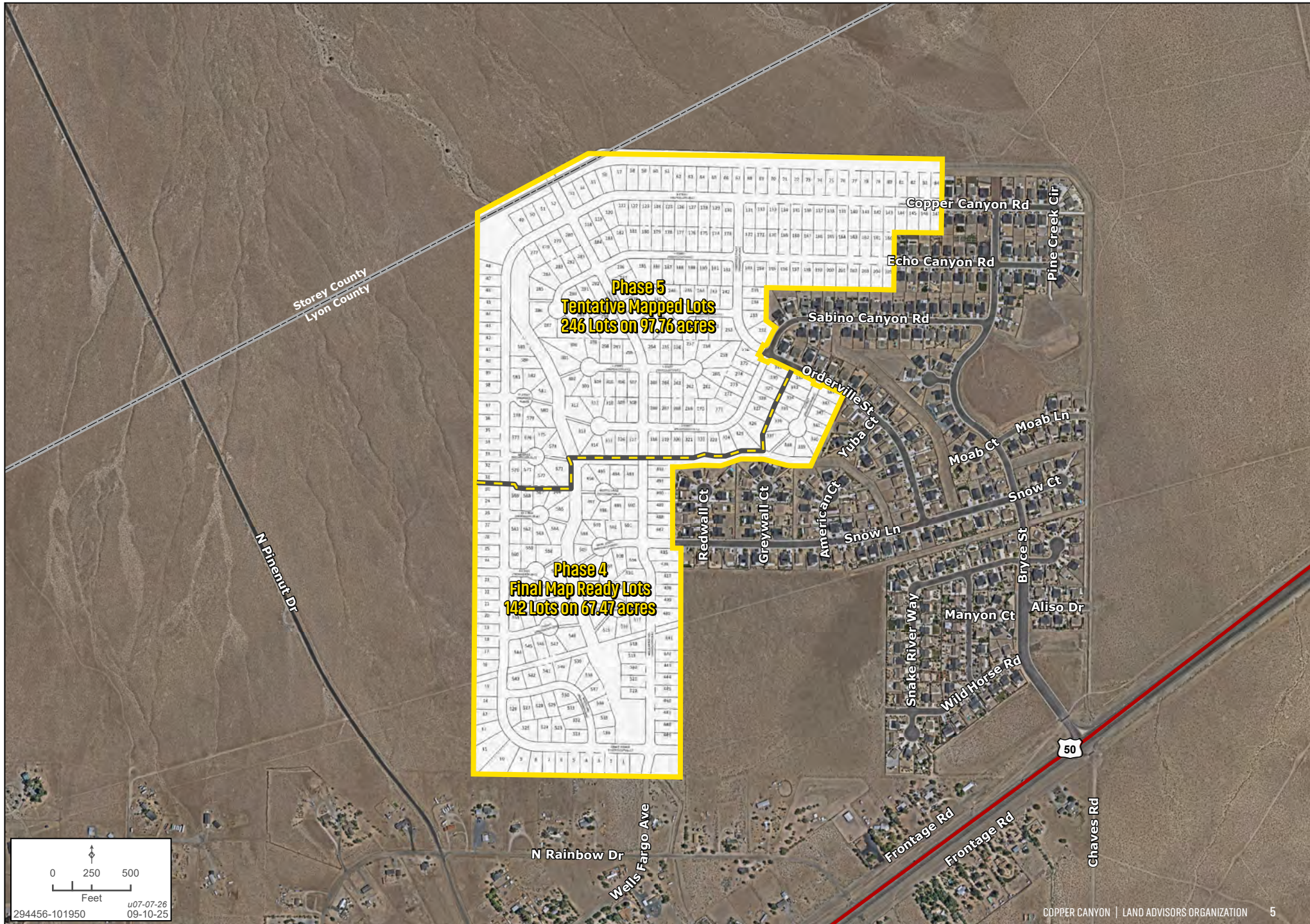
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SITE PLAN | COPPER CANYON

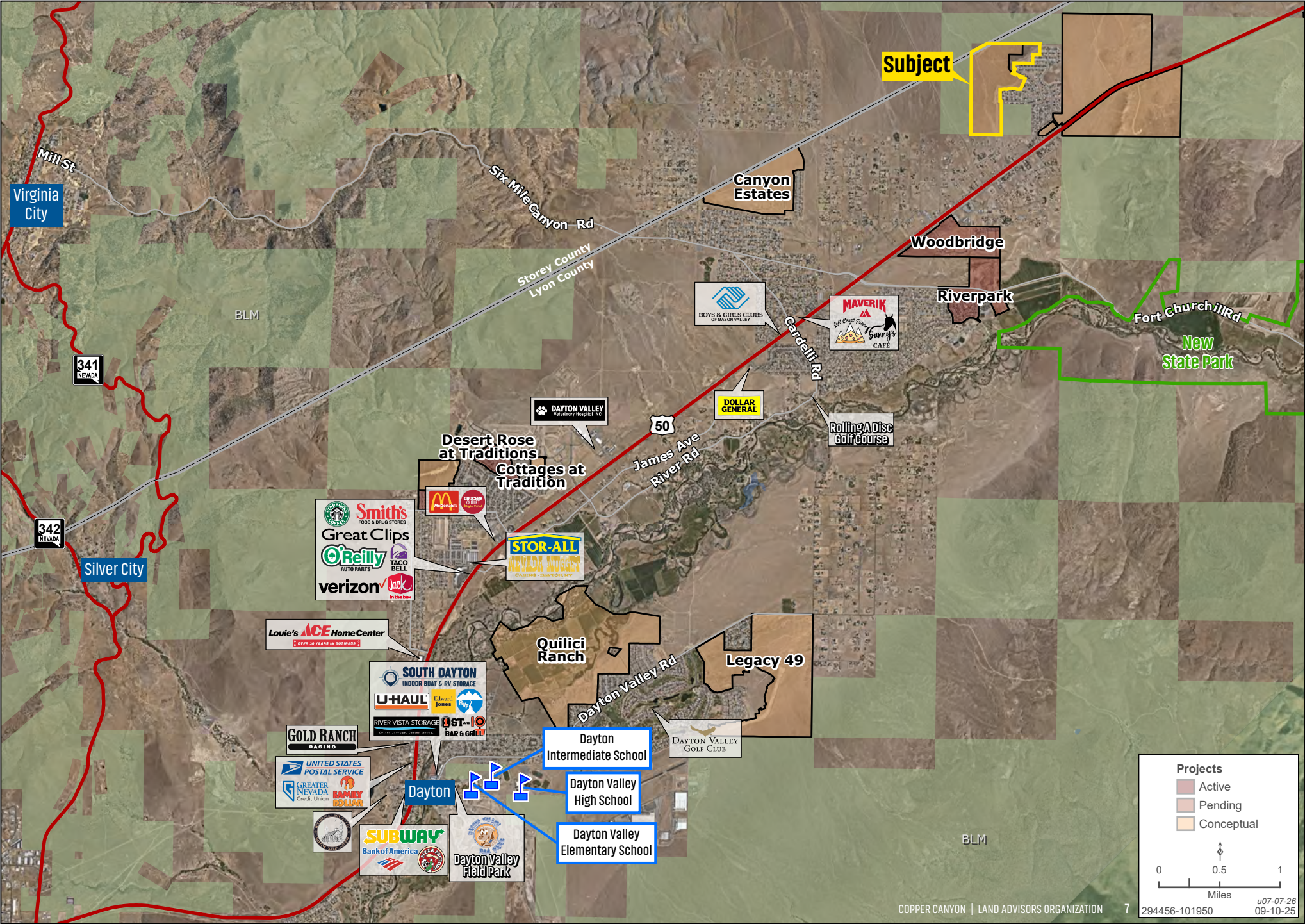
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AMENITIES | COPPER CANYON

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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.

±\$447,938 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



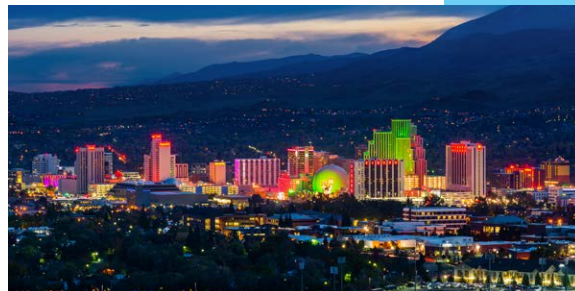
NEVADA STATE CAPITOL

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:

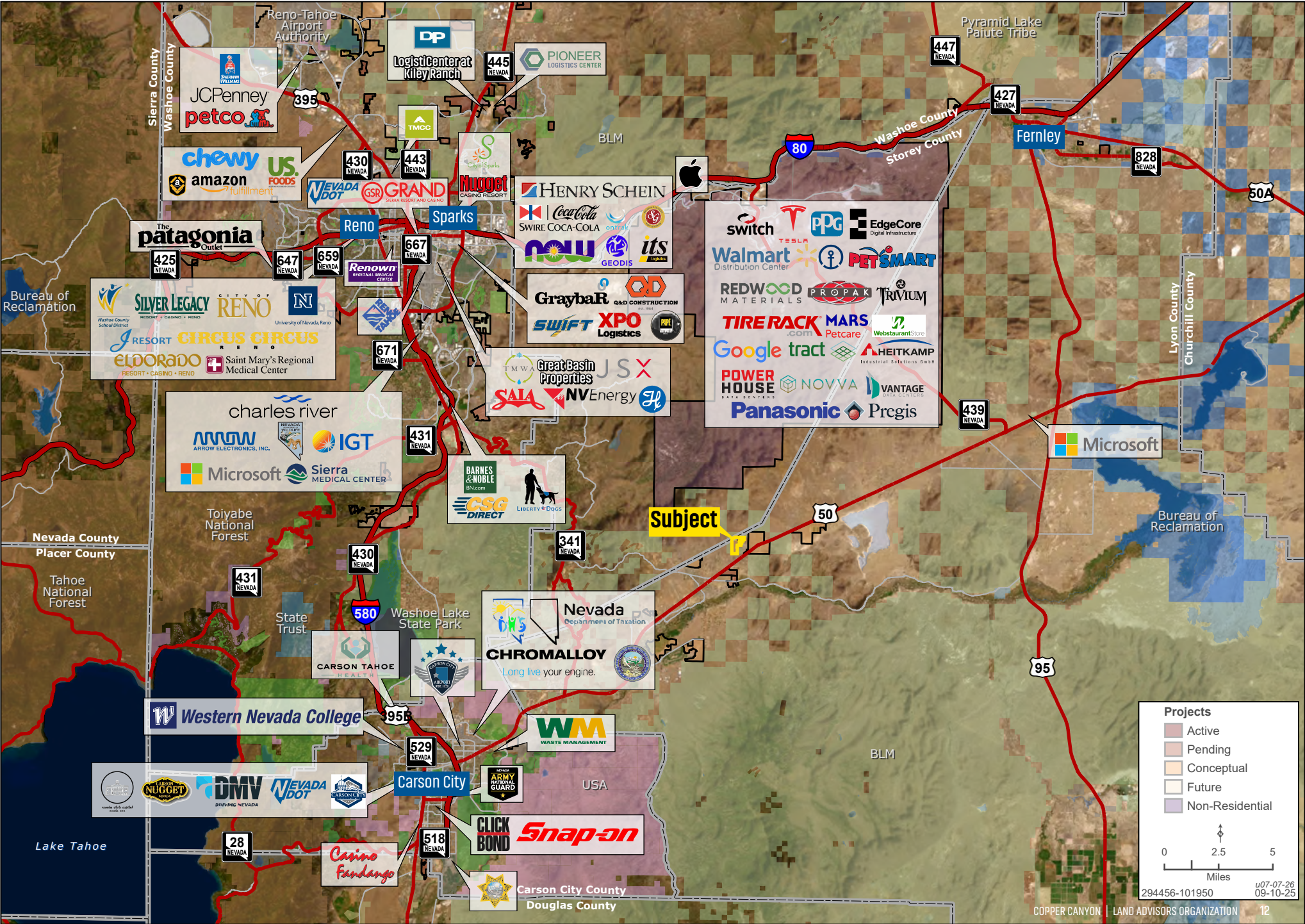


University of Nevada, Reno



EMPLOYMENT | COPPER CANYON

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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



2025 Total Population

	3 MILES	5 MILES
2025 Total Population	8,292	9,847
2030 Projected Population	8,968	10,597



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
2025 Average Household Income	\$121,313	\$116,693
2030 Average Projected Household Income	\$135,605	\$129,868
2025 Total Households	3,182	3,796
2030 Projected Total Households	3,460	4,105
2025 Average Household Size	2.61	2.59

Population by Year (within 5 miles)

2030 PROJECTED
10,597



2025
9,847



2020
8,888



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