

QUILICI RANCH

DAYTON, NEVADA

Dayton Valley Rd

CONTACT THE KRUEGER LAND TEAM FOR MORE INFORMATION

Mark Krueger
mkkrueger@landadvisors.com
775.264.4150
NV LIC BS.38553

Ryan Krueger
rkrueger@landadvisors.com
775.264.4152
NV LIC S.0175910



775.264.4150 | LandAdvisors.com

EXECUTIVE SUMMARY



LOCATION

Quilici Rd. Dayton, Nevada



SIZE

±524.27 Acres



PARCELS

016-341-29



ZONING

NR-1, E-1, RR-3



PRICE

Market to Determine



SCHOOLS

Dayton Elementary School
Dayton Intermediate School
Dayton Valley High School



PROPERTY HIGHLIGHTS

Adjacent to Employment: Easy commute to the Tahoe Reno Industrial Center — home of 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/first-time home buyers.

Community: The site offers relatively flat topography that will easily accommodate buildable pads, with convenient access to shopping, golf, parks & trails, schools, and significant frontage on the Carson River.



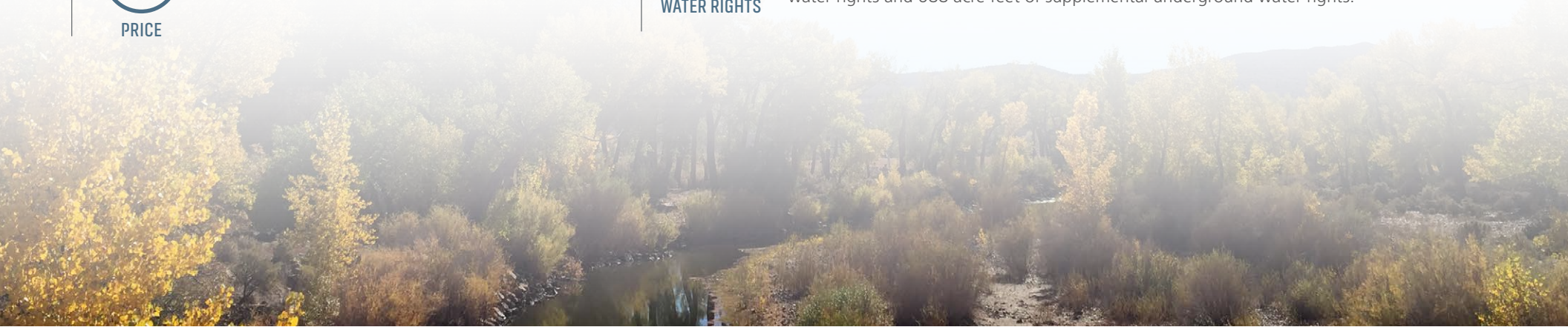
LOTS

Quilici Ranch is currently zoned NR1 (min 6,000 SF lots) on ±253 acres, E-1 (min 12,000 SF lots) on ±210 acres, and RR-3 (min 5 acres) on ±62 acres.



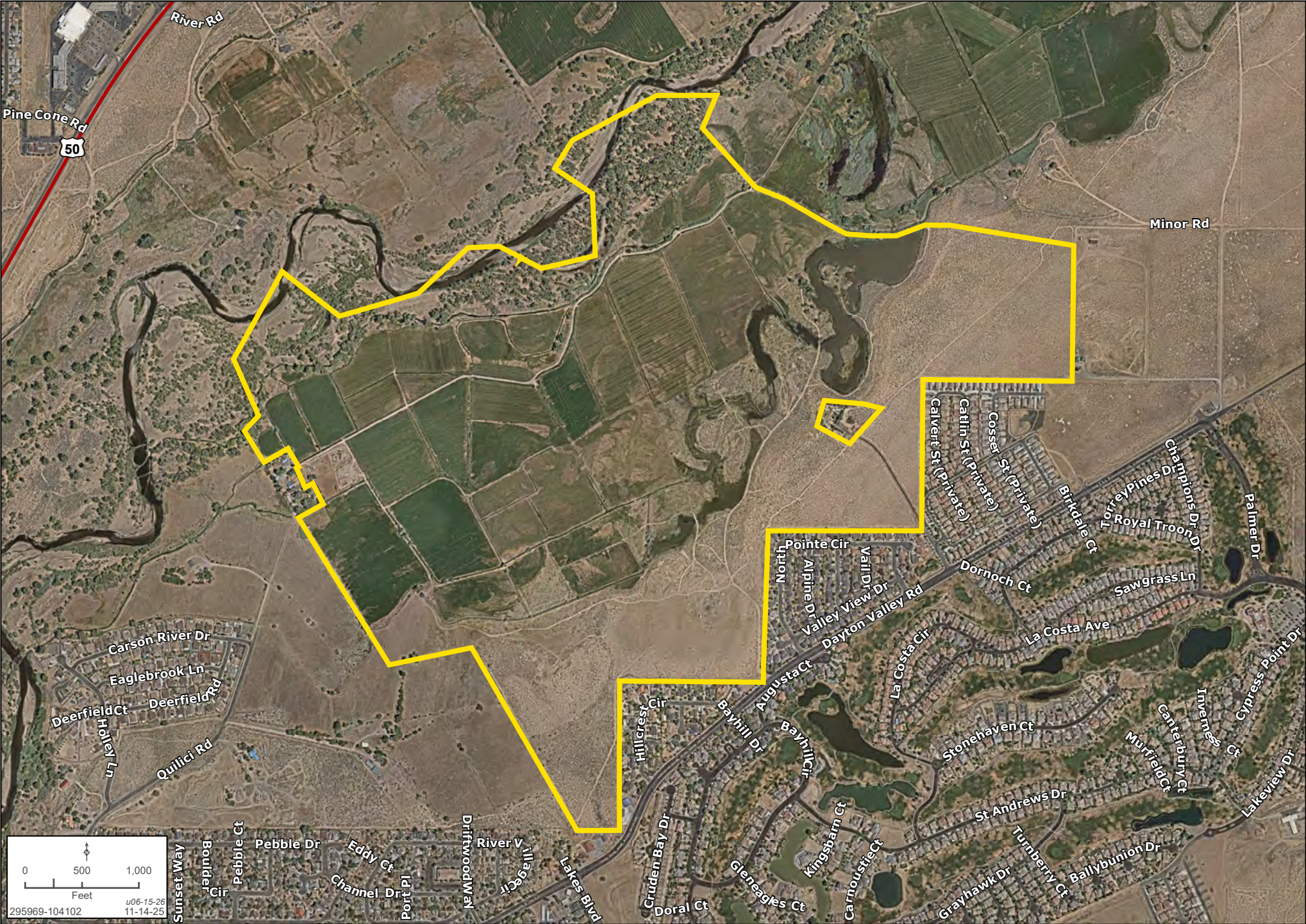
WATER RIGHTS

The site has ingress and egress with access to all necessary utilities. Appurtenant to the ranch is a significant quantity of water rights, approximately 1,071 acre feet of surface water rights and 688 acre feet of supplemental underground water rights.



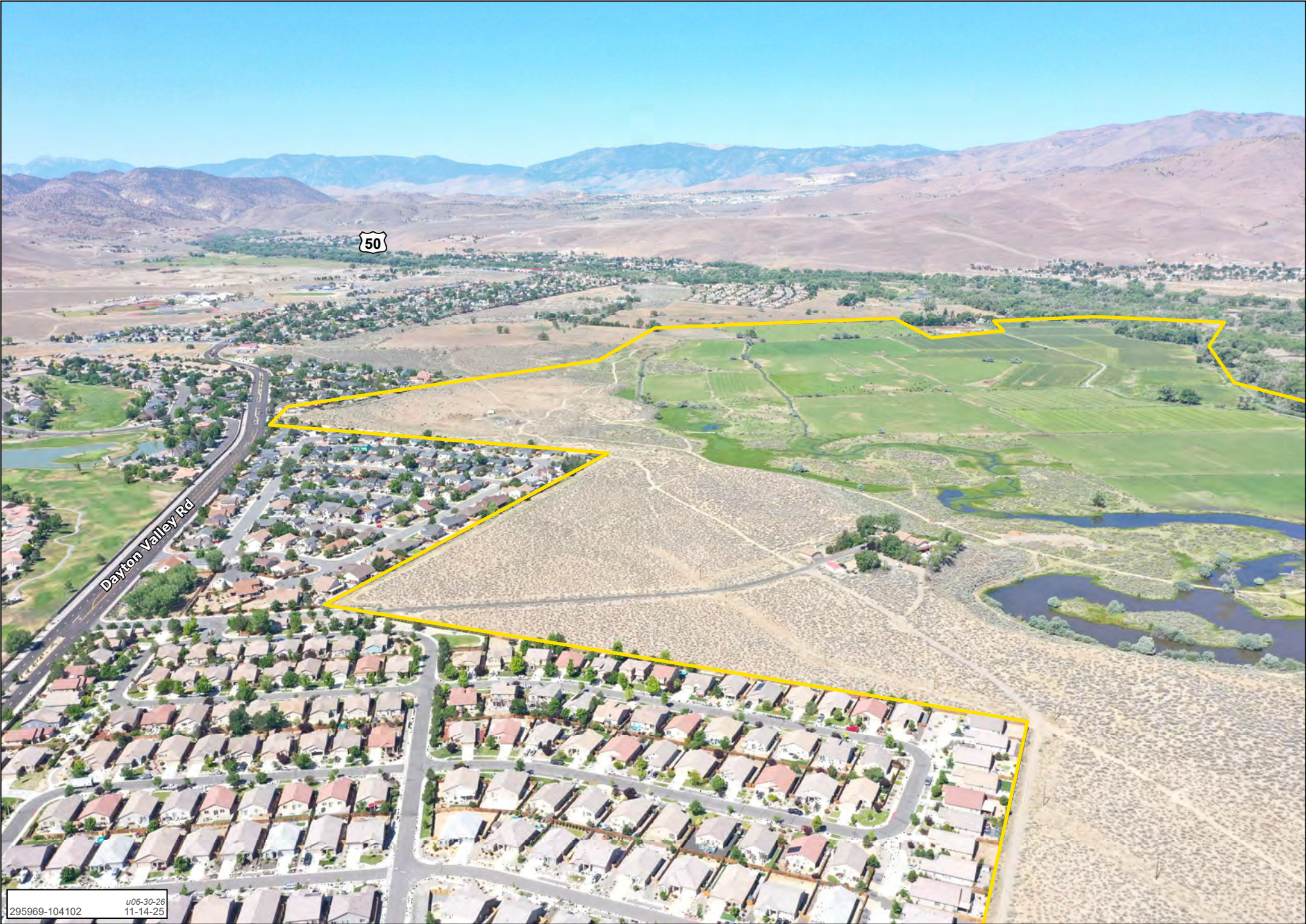
DETAIL | QUILICI RANCH

Mark Krueger | Ryan Krueger | 775.264.4150 | landadvisors.com



DRONE | QUILICI RANCH

Mark Krueger | Ryan Krueger | 775.264.4150 | landadvisors.com



DRONE | QUILICI RANCH

Mark Krueger | Ryan Krueger | 775.264.4150 | landadvisors.com



Dayton Valley Rd

295969-104102 u06-30-26
11-14-25

DRONE | QUILICI RANCH

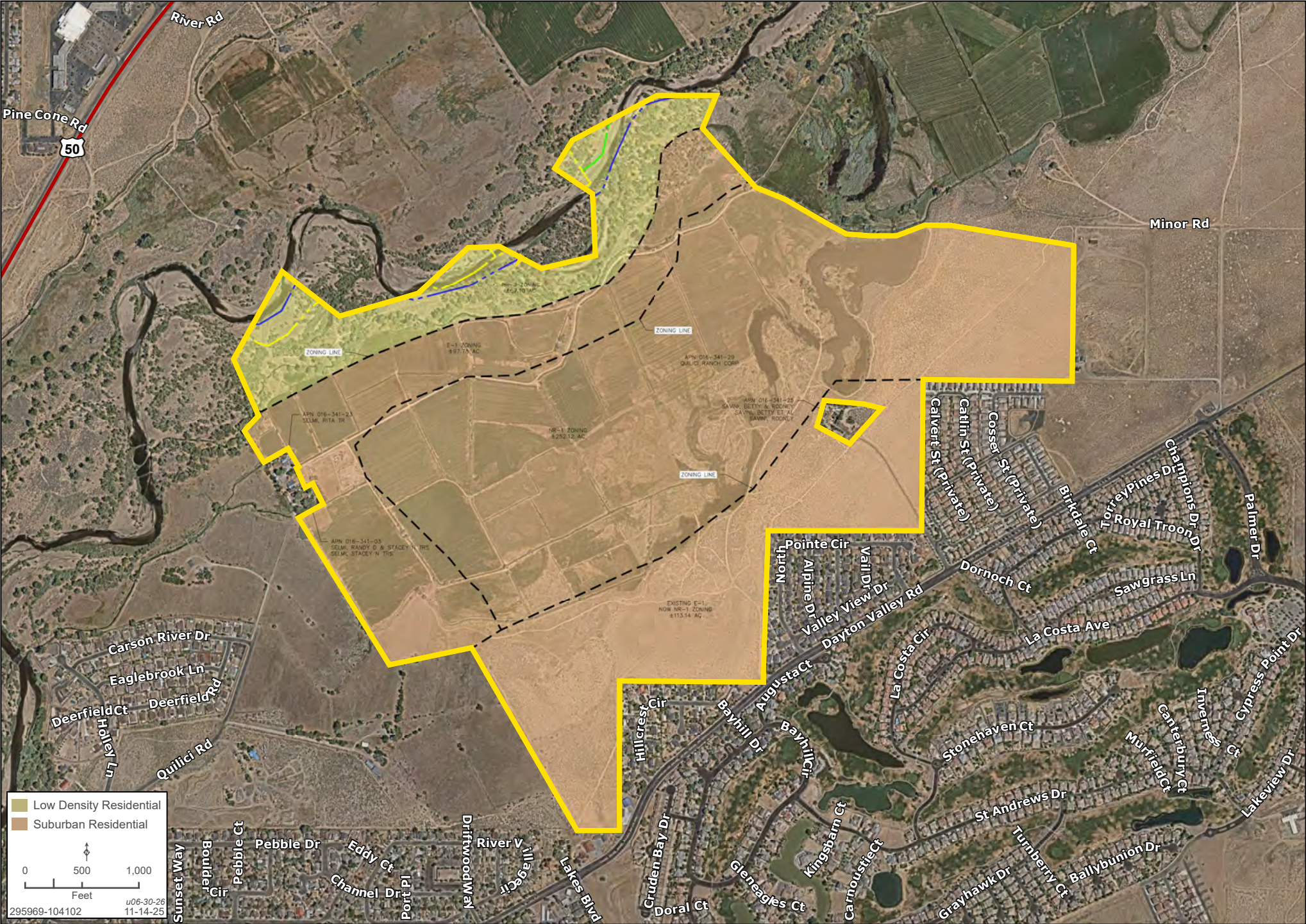
Mark Krueger | Ryan Krueger | 775.264.4150 | landadvisors.com



295969-104102 u06-30-26
11-14-25

ZONING | QUILICI RANCH

Mark Krueger | Ryan Krueger | 775.264.4150 | landadvisors.com



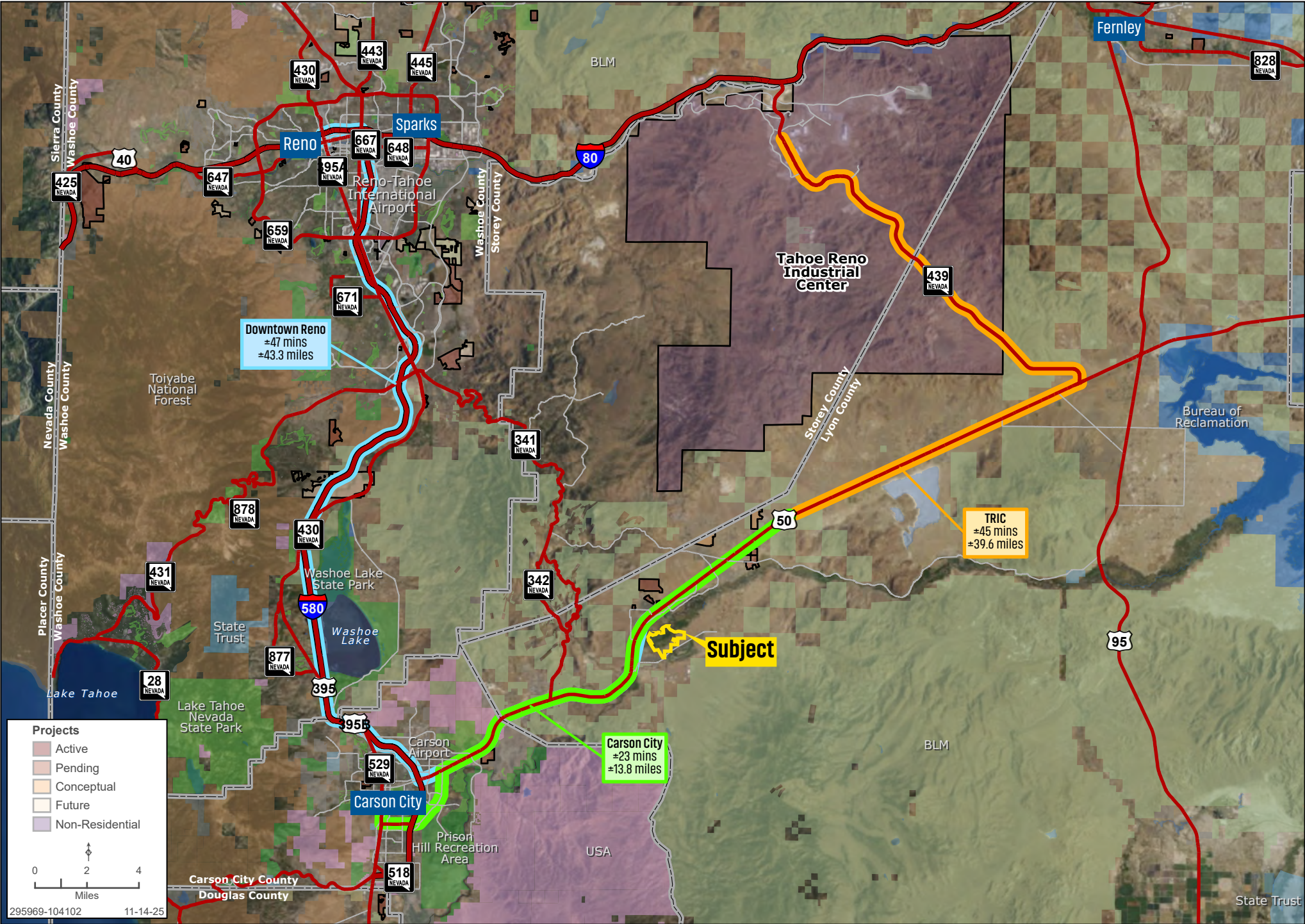
AMENITIES | QUILICI RANCH

Mark Krueger | Ryan Krueger | 775.264.4150 | landadvisors.com



REGIONAL | QUILICI RANCH

Mark Krueger | Ryan Krueger | 775.264.4150 | landadvisors.com



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.

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



Mark Krueger | Ryan Krueger | 775.264.4150 | landadvisors.com



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	10,134	17,873
2030 Projected Population	10,764	19,103



Workforce Education

	3 MILES	5 MILES
Some College/No Degree	27.5%	26.4%
Associates Degree	13.2%	12.6%
Bachelors Degrees	15.5%	16.8%
Masters/Professional/Doctorate Degrees	6.4%	6.4%



Household Income and Size

	3 MILES	5 MILES
2025 Average Household Income	\$96,778	\$106,187
2030 Average Projected Household Income	\$103,361	\$115,962
2025 Total Households	4,092	7,003
2030 Projected Total Households	4,368	7,519
2025 Average Household Size	2.94	2.99

Population by Year (within 5 miles)

2030 PROJECTED
19,103



2025
17,873



2020
16,478



The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. NVLyon295969 - 08.05.2026.



LandAdvisors.com