

MORTENSEN RANCH

±1,001 ACRES RENO, NEVADA



CONTACT THE KRUEGER LAND TEAM FOR MORE INFORMATION

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

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

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ORGANIZATION

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EXECUTIVE SUMMARY



LOCATION

Verdi - Highway 40 West to Somerset East
City of Reno



SIZE

±1,001.21 Acres



PARCELS

038-010-05, 038-830-02



PRICE

Market to Determine



LOTS

- Part of the Mortensen Area Plan in Verdi which includes Toll Brothers new Quilici Ranch.
- 632 Approved Tentative Map lots.
- 6,000 SF Min lot size.
- Includes 43 AF of water rights.



SCHOOLS

Verdi Elementary School
Billinghurst Middle School
McQueen High School

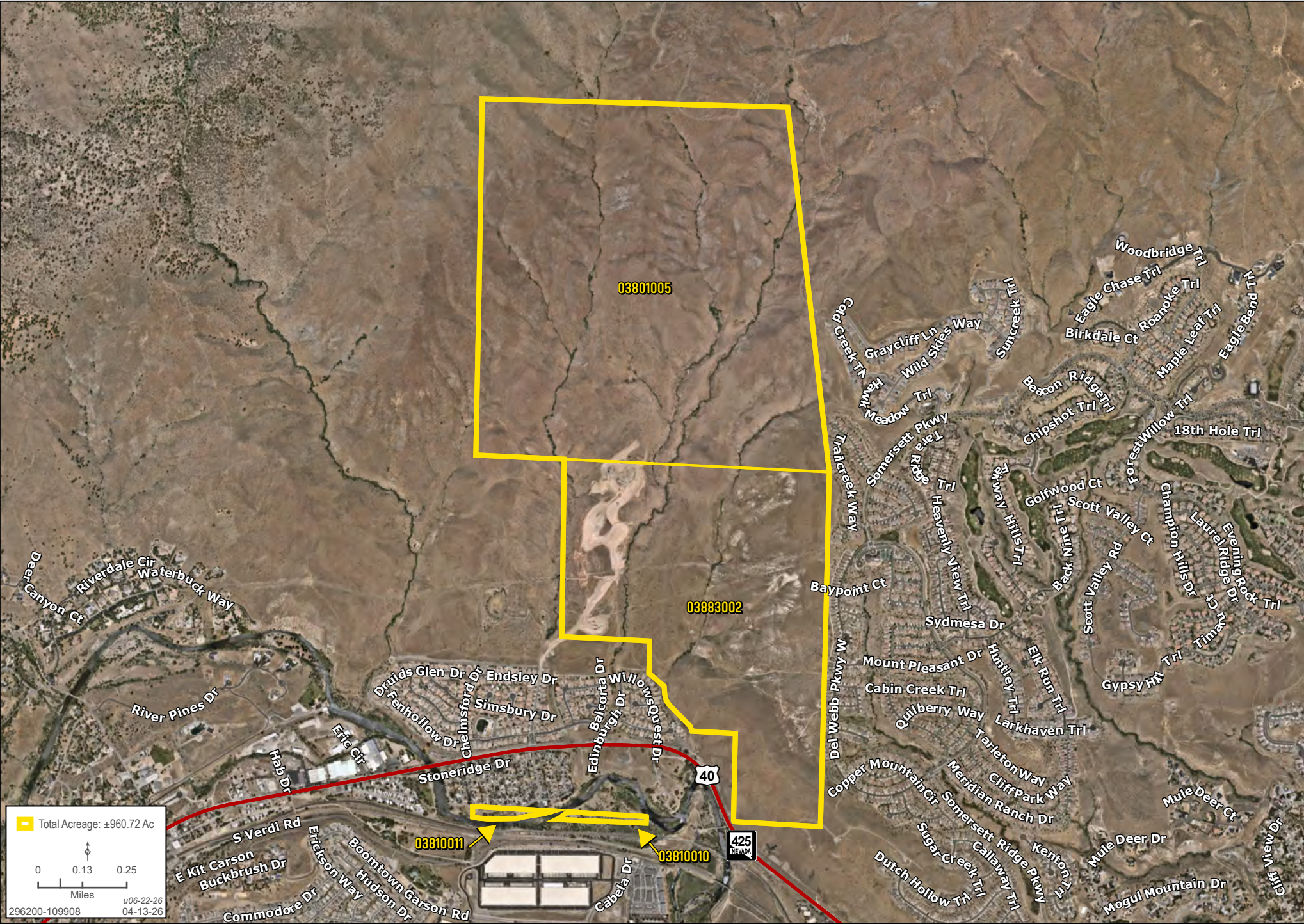


PROPERTY HIGHLIGHTS

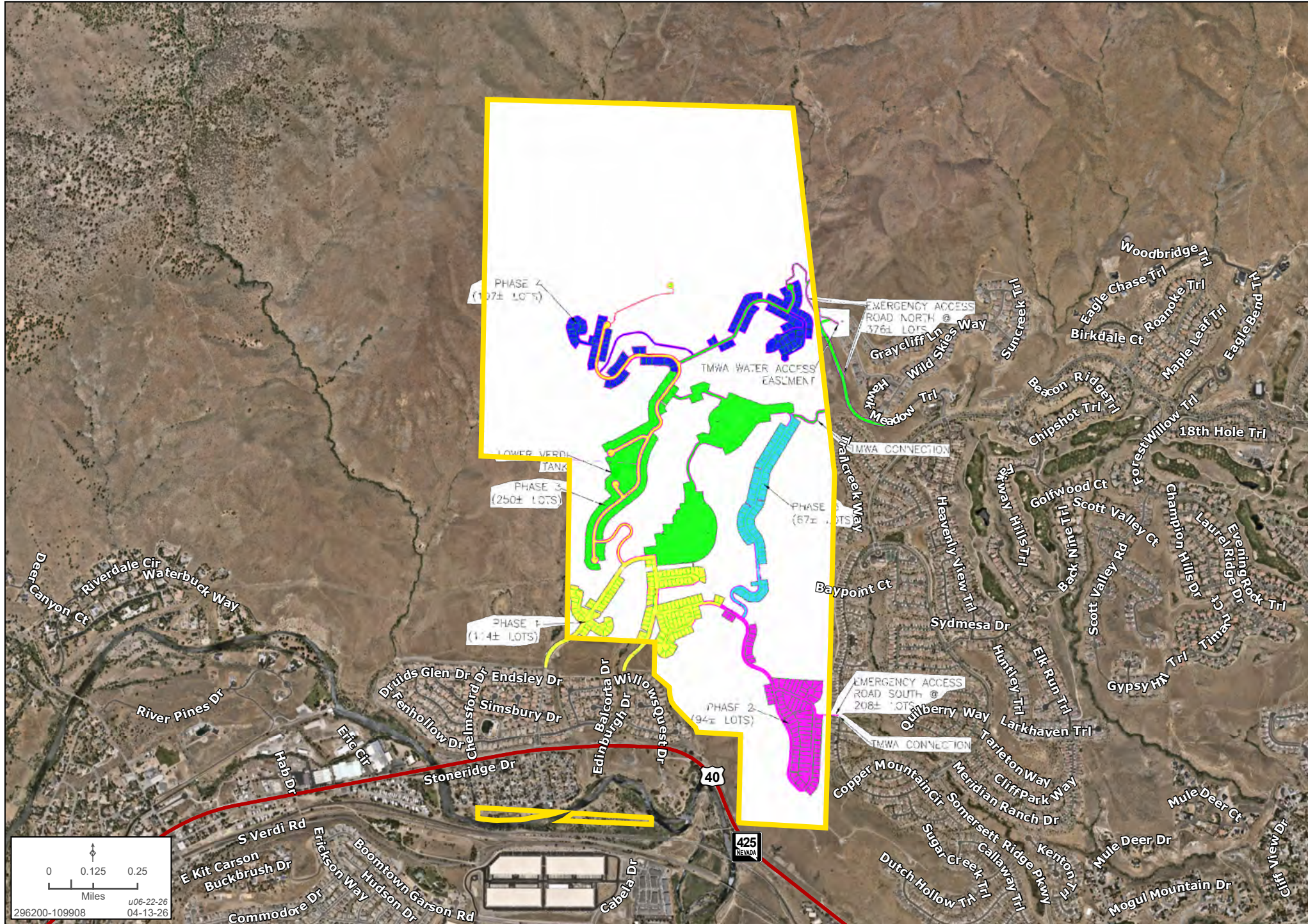
The last premier residential development in West Reno. Adjacent to Somerset Master Plan + golf course, Del Webb's Sierra Canyon development, and DR Horton's successful West Meadows development. Amazing views of Reno, Sierras, and Truckee River canyon to Truckee.

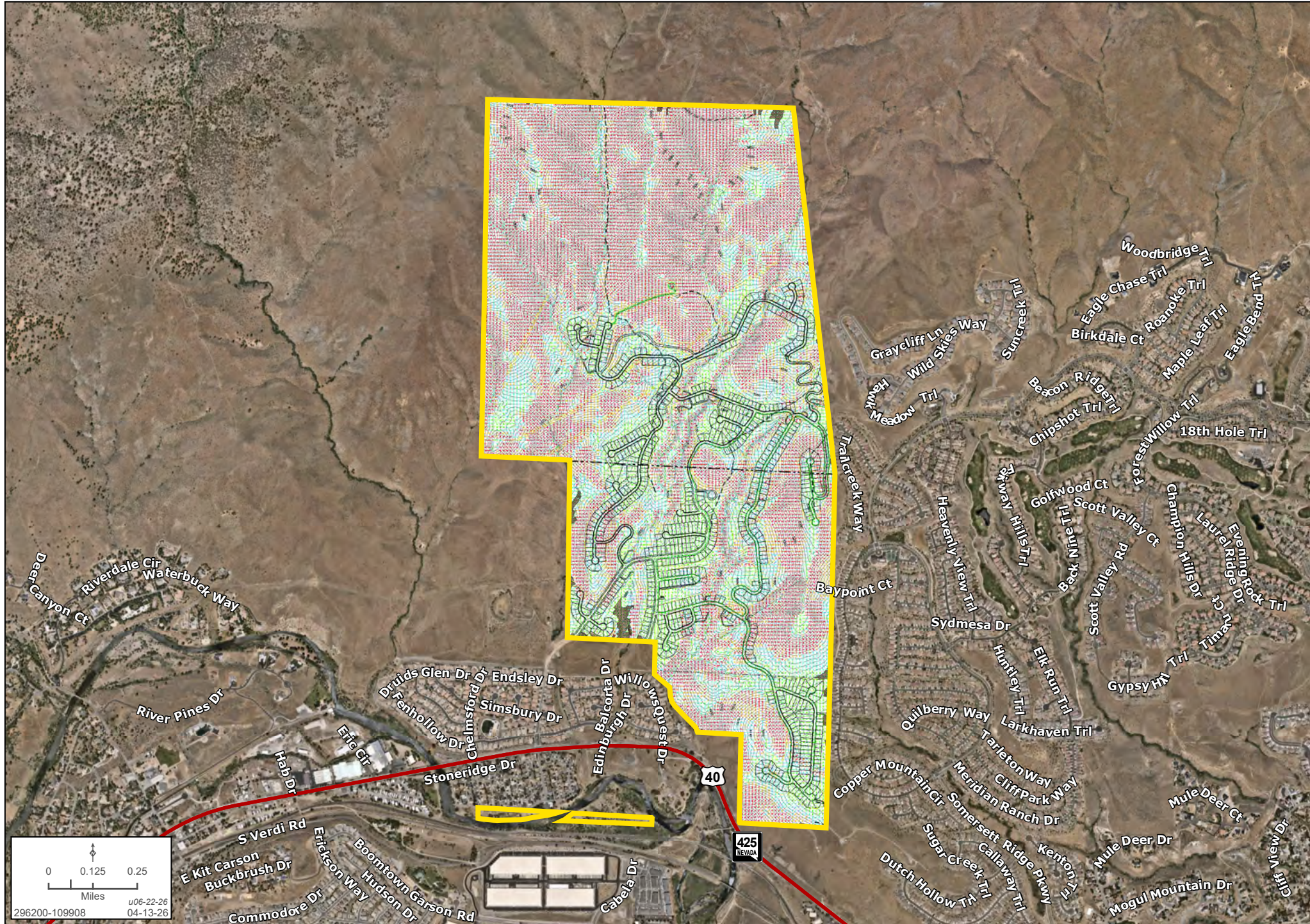
DETAIL

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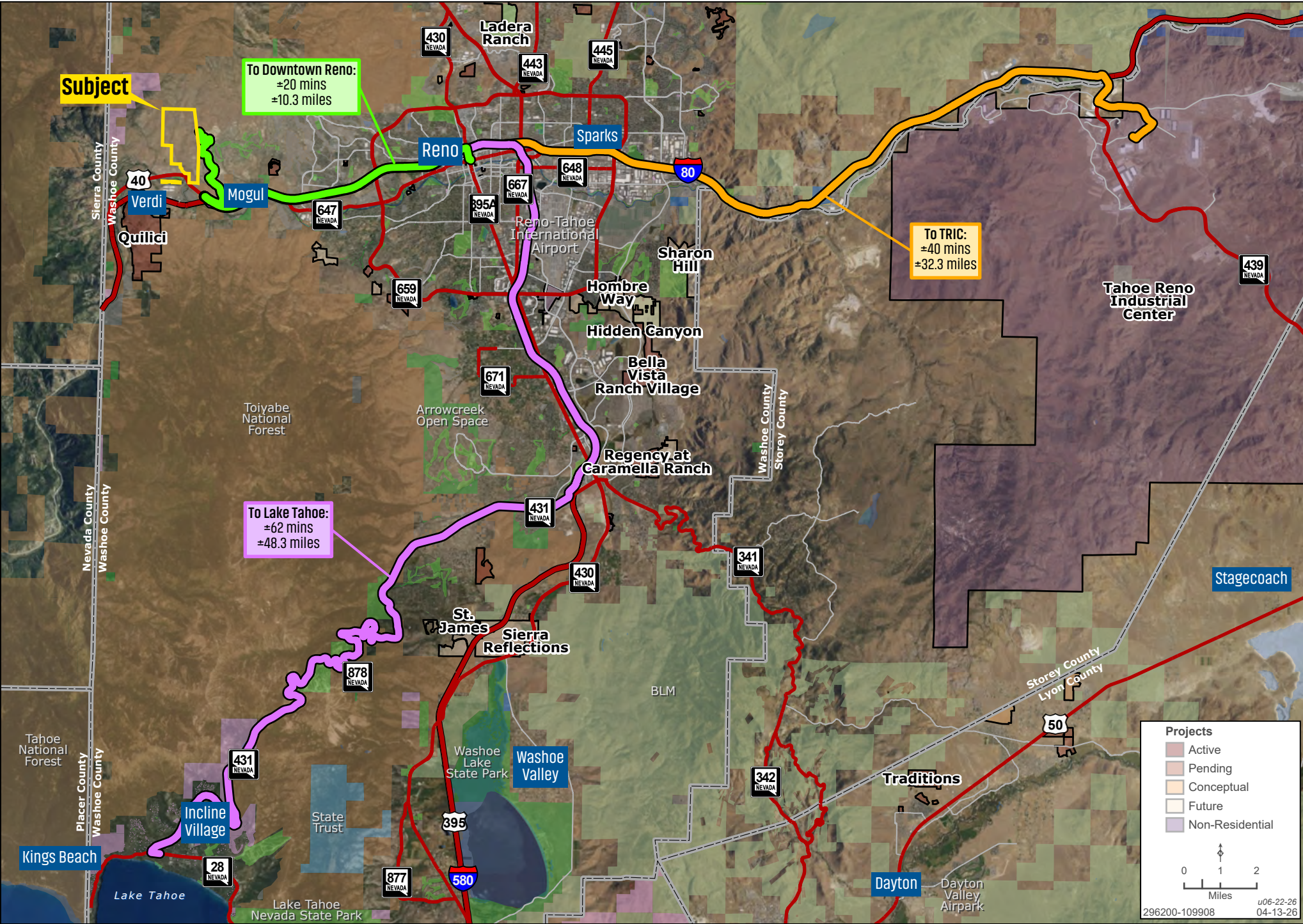




AMENITIES

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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.

\$659,120 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

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

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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	12,693	33,306
2030 Projected Population	14,469	35,562



Workforce Education

	3 MILES	5 MILES
Some College/No Degree	17.0%	19.8%
Associates Degree	7.0%	9.4%
Bachelors Degrees	30.7%	28.4%
Masters/Professional/Doctorate Degrees	27.8%	22.7%



Household Income and Size

	3 MILES	5 MILES
2025 Average Household Income	\$188,853	\$156,007
2030 Average Projected Household Income	\$203,031	\$174,265
2025 Total Households	5,458	13,850
2030 Projected Total Households	6,300	14,977
2025 Average Household Size	2.68	2.87

Population by Year (within 5 miles)

2030 PROJECTED
35,562



2025
33,306



2020
32,078



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