

DOUBLE R

±64.44 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



775.264.4150 | LandAdvisors.com

EXECUTIVE SUMMARY



LOCATION

Double R Blvd & Amston Rd
City of Reno



SIZE

±64.44 Acres



PARCEL

164-331-01



ZONING

MF30 (up to 30 units per acre)



SCHOOLS

Donner Springs Elementary School
Depoali Middle School
Damonte Ranch High School



PROPERTY HIGHLIGHTS

- Rare South Reno infill development opportunity and one of the last remaining large multifamily-zoned sites in the submarket.
- Preliminary site plan designed for 352 multifamily units.
- Surrounded by BLM land with direct access to an extensive hiking trail system.
- Premium, unobstructed views of the South Reno Valley and Sierra Nevada mountains.
- Minutes from South Reno's major employment centers, medical offices along Reno Corporate Drive, and retail services.
- Approximately 6 minutes to freeway and Meadowood Mall.
- Conveniently located near both Northern Nevada Medical Center and Renown Health facilities.
- Situated in one of Northern Nevada's strongest multifamily markets, characterized by high rental rates and low vacancy levels.
- Surrounded by an affluent housing market with average new home prices of approximately \$876,000, supporting long-term housing demand.



ENTITLEMENTS

Zoning allows for up to 30 units per acre. Prime location for apartments, condos, and small lot single family development. All utilities are adjacent to the site.

Comprehensive due diligence package available upon request.



PRICE

Market to Determine

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OBLIQUE SOUTH | DOUBLE R

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DRONE VIEW A | DOUBLE R

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DRONE VIEW B | DOUBLE R

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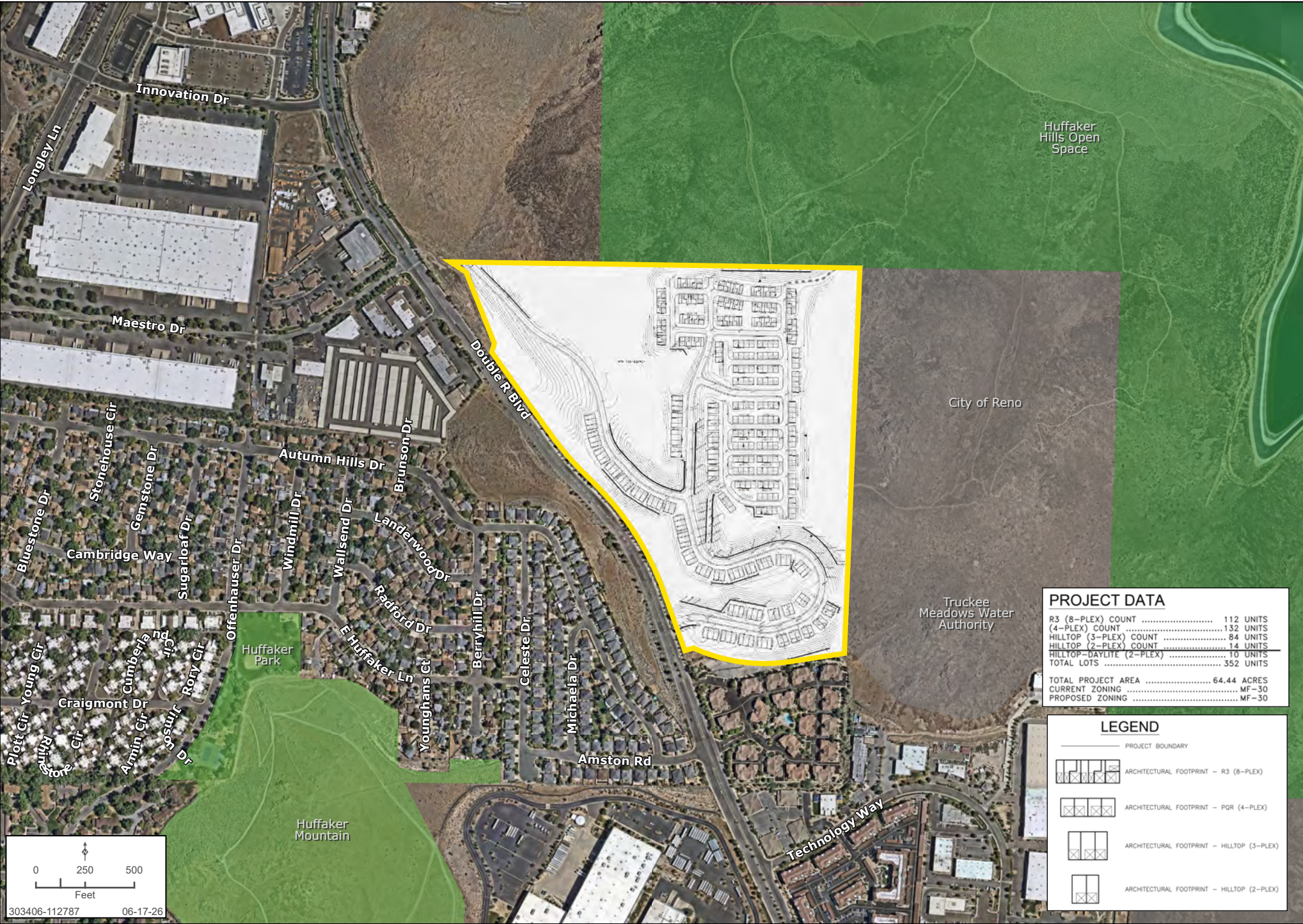


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CONCEPTUAL LAYOUT | DOUBLE R

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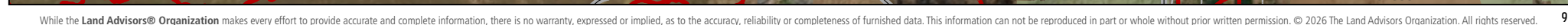


AMENITIES | DOUBLE R

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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 | DOUBLE R

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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	63,628	142,128
2030 Projected Population	66,050	147,682



Workforce Education

	3 MILES	5 MILES
Some College/No Degree	19.3%	19.1%
Associates Degree	9.3%	8.6%
Bachelors Degrees	23.9%	25.2%
Masters/Professional/Doctorate Degrees	16.6%	17.3%



Household Income and Size

	3 MILES	5 MILES
2025 Average Household Income	\$130,383	\$133,828
2030 Average Projected Household Income	\$144,433	\$148,029
2025 Total Households	26,974	60,277
2030 Projected Total Households	28,303	63,073
2025 Average Household Size	2.34	2.34

Population by Year (within 5 miles)

2030 PROJECTED
147,682



2025
142,128



2020
131,118



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