

FOR SALE | REGENCY PARK II - 119 ±5,500 SF TENTATIVE MAPPED LOTS
RESIDENTIAL DEVELOPMENT OPPORTUNITY

MILITARY ROAD NEAR
U.S. HIGHWAY 395
Reno, NV 89506



Adjacent housing development to Regency Park II

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INVESTMENT SUMMARY

Sale Price: \$2,618,000 or \$22,000/lot
Offering: 119 ±5,500 SF lots
Location: Military Road and Stead Boulevard, Reno, NV
Zoning: Residential (tentative map approved)
Flood Zone: AE, A and X Unshaded
Utilities: Water, Sewer, Electrical and Natural Gas to site
Probable Improvement Costs: ±\$53,000/unit (\$36,000 estimated hard costs and \$17,000 estimated soft costs)

INVESTMENT HIGHLIGHTS

- + Tentative map approved
- + Strongest location in the North Valleys for residential development
- + New home average value pricing has exceeded the previous peak from 2005
- + Located less than ¼ mile from LogistiCenter II (1.6 Million SF), Stead Airport (future 3,600 acre employment center) and Sage Point Business Park
- + Approximately 5½ million square feet of new industrial construction in progress
- + Nearby retail - Walmart, Smith's Grocery, Grocery Outlet, CVS and Starbucks
- + Less than two miles to U.S. Highway 395 Intersection at Lemmon Drive
- + Recent companies in submarket include a major internet retailer (1,000+ jobs), Exxel Outdoors, Mary's Gone Crackers, Lasco Valves, Quality Bicycle Products, Marmot, PetCo, Sherwin Williams and Urban Outfitters



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CBRE

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 **SITE PHOTOS**



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FUTURE HEINZ RANCH
 4,000 UNITS

Red Rock Industrial - 2MM
 PetCo, Arrow Electronics, Pentair, Almo, NBF

Stead Industrial - 14MM
 Urban Outfitters, Turn 14, Fosdick, Michelin, DDS, General Motors, Numark, Legend Valve, BizChair.com, Cardinal Health, Firestone, Burrows Paper

SITE

STEAD AIRPORT

SKY RANCH
 147 UNITS (DR HORTON)

Sage Point Business Park - 1.5MM
 UPS Logistics, Sherwin Williams, Genco, Tagg Logistics, Volvo, Bender, Quality Bicycle Parts, Cascade Designs, Barrier Safe Solutions

SIERRA VISTA VILLAGE
 194 UNITS (DILORETO HOMES)

Stead Bl.

ARROYO CROSSING
 236 UNITS (LANSING COMPANIES)

STEAD BLVD

STEAD ELEMENTARY SCHOOL

NORTH VALLEYS REGIONAL PARK

Military Road

STONEFIELD HORIZONS
 300 UNITS (LENNAR)

NORTH PEAK APARTMENTS
 - 320 UNITS AND SENIOR HOUSING PROJECT - 100 UNITS

PROPOSED: 112 APARTMENT UNITS

LogistiCenter II - 1.6MM
 Marmot

Lemmon Drive

North Valleys Submarket:
 Per EDRAWN's EPIC Report, the North Reno submarket is set to experience growth of ±8,054 people and ±4,932 jobs by 2019. Nearly 18,000 residential units currently proposed and/or under construction

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**Stead Industrial
14MM**
Urban Outfitters, Turn 14,
Fosdick, Michelin, DDS,
General Motors, Numark,
Legend Valve, BizChair.com,
Cardinal Health, Firestone,
Burrows Paper

**Sage Point
Business Park - 1.5MM**
UPS Logistics, Sherwin Williams,
Genco, Tagg Logistics, Volvo, Bender,
Quality Bicycle Parts, Cascade
Designs, Barrier Safe Solutions

**SKY RANCH
147 UNITS
(DR. HORTON)**

SITE

**ARROYO
CROSSING
236 Units**

**SIERRA VISTA
VILLAGE
194 Units
(DiLoreto Homes)**

**STONEFIELD HORIZONS
300 units (Lennar)**

STEAD BOULEVARD

MILITARY ROAD

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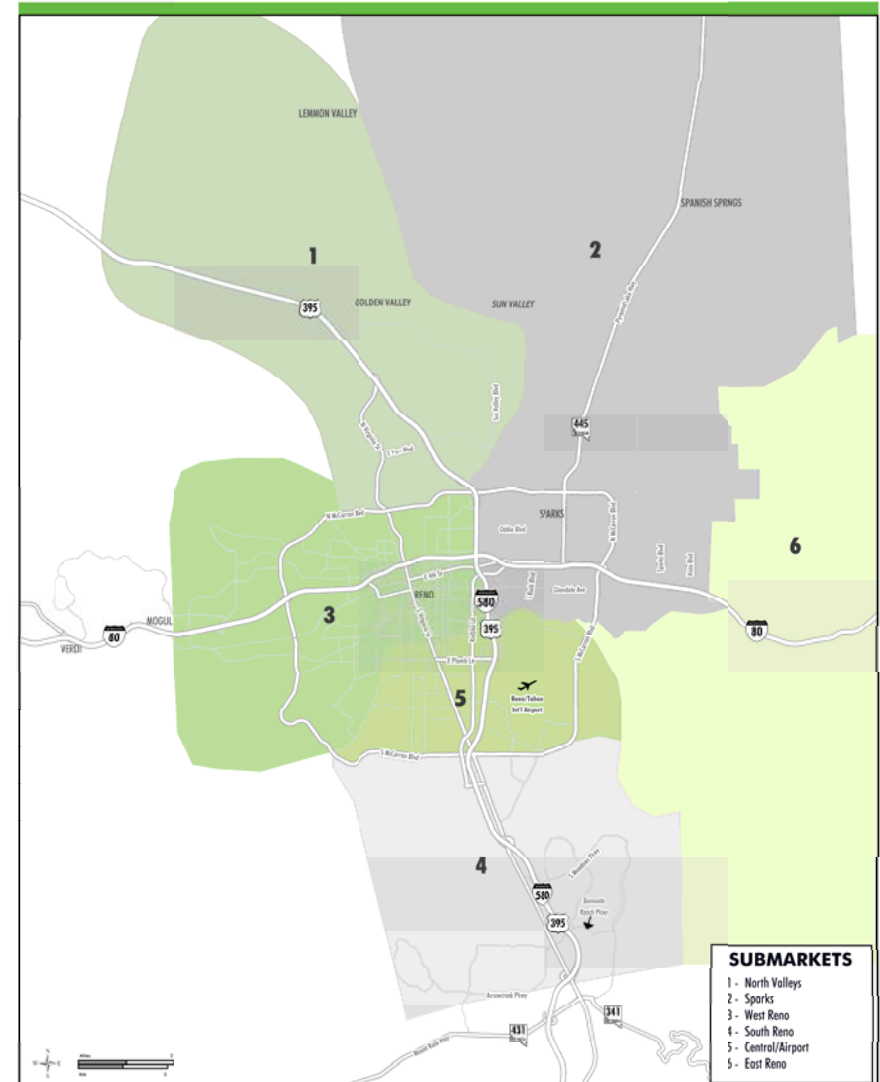


NORTH VALLEYS SUBMARKET

The North Valleys is well positioned for success, offering strong market fundamentals, a growing population and employment combined with an expanding and successful industrial base.

- Major employment center for the growing Reno/Sparks metro area.
- Companies such as G.M., Petco, Arrow Electronics, Urban Outfitters, Amazon, Dupont, RR Donnelly, JC Penney, UPS, and Mary's Gone Crackers all have facilities in the North Valleys which occupy over 18 million square feet.
- More than 2,000 residential units are currently in various stages of development. Most are less than one mile from Regency Park II. Lennar, D.R. Horton and Artisan communities have projects in the immediate vicinity to provide adequate housing for employees.
- Future residential build out could be as much as 17,000 new homes, almost doubling the current North Valley's population of 55,641.
- Employees will find reasonable housing prices with a majority of homes under \$350,000

Current economic development officials are projecting ±50,000 new jobs to the Reno/Sparks area by 2020. As a result of the projected growth we anticipate an increase of 60,000 people within five years. The area is experiencing quality job growth spurred by recent company relocations and announcements such as Tesla/Panasonic (6,500+ jobs) and Switch (2000+ jobs).



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FUTURE HEINZ RANCH
 4,000 Units

Red Rock Industrial - 2MM
 PetCo, Arrow Electronics, Pentair, Almo, NBF

REGENCY PARK II
 119 Units

SKY RANCH
 147 Units (DR Horton)

Reno Stead Airport

Sage Point Business Park - 1.5MM
 UPS Logistics, Sherwin Williams, Genco, Tagg Logistics, Volvo, Bender, Quality Bicycle Parts, Cascade Designs, Barrier Safe Solutions

STONEFIELD HORIZONS
 300 units (Lennar)

FUTURE PRADO RANCH
 5000 units

Lemmon Valleys Shopping Center
 Bank of America
 Smith's market fresh, money smart.
 Jack in the Box
 Qdoba MEXICAN GRILL

Stead Industrial - 14MM
 Urban Outfitters, Turn 14, Fosdick, Michelin, DDS, General Motors, Numark, Legend Valve, BizChair.com, Cardinal Health, Firestone, Burrows Paper

Northern Valleys Commerce Center 1.4MM
 Marys Gone Crackers

SIERRA VISTA VILLAGE
 194 Units (DiLoreto Homes)

Walmart

ARROYO CROSSING
 236 Units

LogistiCenter II - 1.6MM
 Marmot

North Hills Shopping Center
 Raley's, usbank, QuikStop, jiffy lube, UNITED STATES POSTAL SERVICE, BURGER KING, Wendy's, SUBWAY

North Valleys Shopping Center
 BIG LOTS, CVS pharmacy, Starbucks, Reilly, GROCERY OUTLET, McDonald's, The UPS Store, Dotti's, DICKEY'S BARBECUE PIT, Party of Five

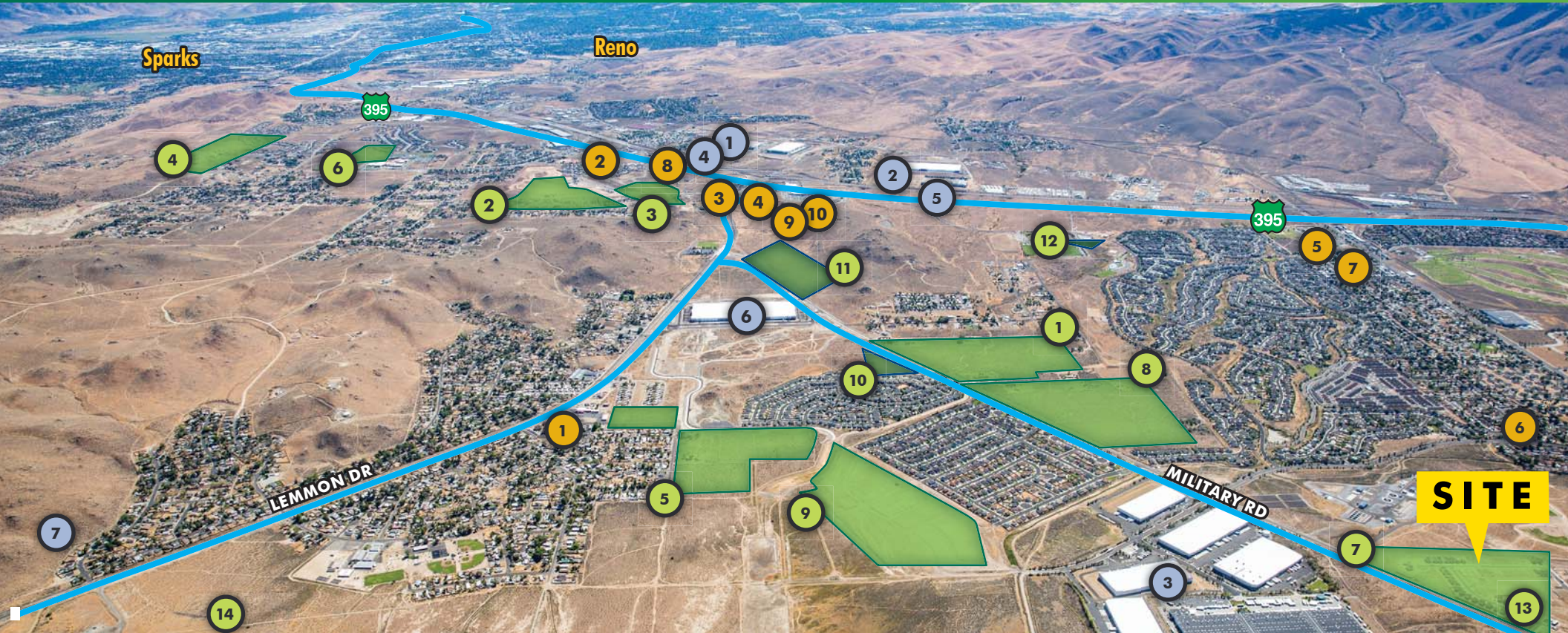
Three Flags Center
 ANYTIME FITNESS, Dallas Tax Stores, Inc., Steak 'n Shake, MyKid's Smile Dentistry & Orthodontics

LogistiCenter I - 1.2MM
 Major Internet Retailer, Lasco Valves

North Hills Industrial - 1MM
 C&H Distribution, Anixter, Rite-Maid, Sullivans, Thrift Books, Radians, Legacy Transportation

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RESIDENTIAL PROJECTS

Single Family & Multifamily (Proposed & Under Construction)

- 1 Arroyo Crossing : 236 units
- 2 Cabernet at the Highlands : 425 units
- 3 Estancia : 202 units
- 4 Ladera Ranch : 356 units
- 5 North Valley Estates : 252 units
- 6 Northridge : 91 units
- 7 Sky Ranch (DR Horton) : 147 units
- 8 Sierra Vista Village (DiLoreto Homes) : 194 units
- 9 Stonefield Horizons (Lennar) : 300 units
- 10 Lansing : 112 units
- 11 North Peak Apartments : 320 units
Affordable Senior Housing Project : 100 units
- 12 Sky Vista South : 72 units
- 13 Regency Park (Artisan Homes) : 207 units
- 14 Prado Ranch (proposed)

• TOTAL SUBMARKET HOUSING UNITS: 17,985

SHOPPING CENTERS

& Key Retailers

- 1 Lemmon Valley Shopping Center : 18,884 SF
- 2 North Hills Shopping Center : 125,306 SF
- 3 North Valleys Shopping Center : 113,733 SF
- 4 Shops at Lemmon Valley : 80,582 SF
- 5 Silver Lake Center : 11,506 SF
- 6 Stead Marketplace : 21,300 SF
- 7 Stead Plaza : 21,000 SF
- 8 Three Flags Center : 27,390 SF
- 9 Vista Hills Shopping Center : 18,630 SF
- 10 Walmart : 152,230 SF

*Note: Per EDAWN's EPIC Report, the North Reno submarket is set to experience growth of ±8,054 people and ±4,932 jobs by 2019.

EMPLOYERS*

Recently Relocated and Expanded

- 1 Large Internet Retailer
 - 2 Exxxel Outdoors
 - 3 Quality Bicycle Products
 - 4 Lasco Valves
 - 5 Mary's Gone Crackers
 - 6 Marmot
 - 7 Prado Ranch Industrial (proposed)
- PREDICTED JOBS BY 2019: ±4,932

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RESIDENTIAL PROJECTS

Single Family & Multifamily (Proposed & Under Construction)

- 1 Arroyo Crossing : 236 units
- 2 Cabernet at the Highlands : 425 units
- 3 Estancia : 202 units
- 4 Evans Ranch : 5,556 units
- 5 Heinz Ranch : 4,200 units
- 6 North Valley Estates : 252 units
- 7 Regency Park (Artisan Homes) : 207 units
- 8 Sierra Vista Village (DiLoreto Homes) : 194 units
- 9 Silver Hills : 680 units
- 10 Silver Star Ranch : 1,600 units
- 11 Stonefield Horizons (Lennar) : 300 units
- 12 Lansing : 112 units
- 13 North Peak Apartments : 320 units
- Affordable Senior Housing Project : 100 units
- 14 Sky Vista South : 72 units
- 15 Sky Ranch (DR Horton) : 147 units
- 16 Prado Ranch :

• TOTAL SUBMARKET HOUSING UNITS: 17,985

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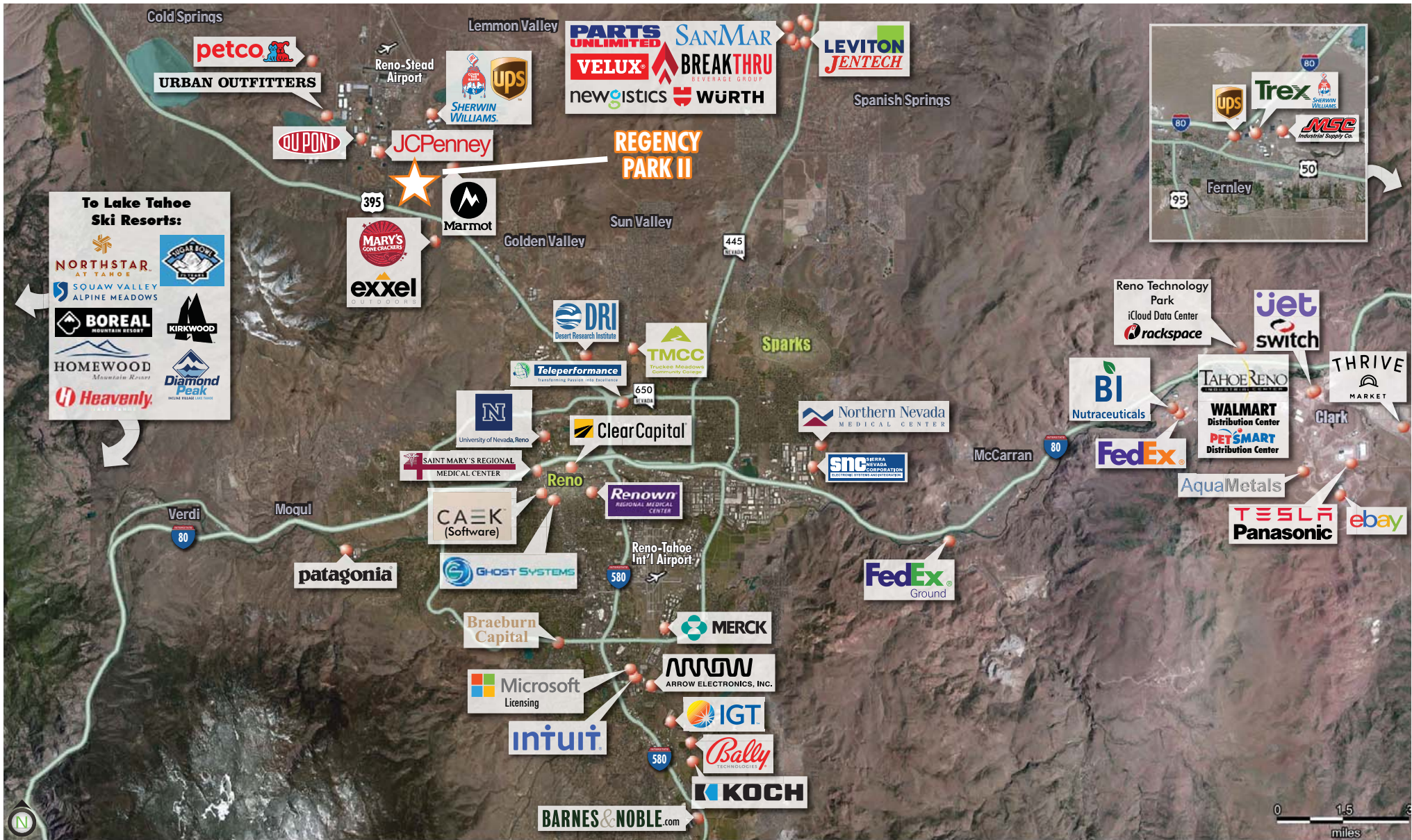
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- 6 Mary's Gone Crackers
- 7 Marmot
- 8 PetCo
- 9 Urban Outfitters
- 10 Tactical Air Support
- 11 Prado Ranch (proposed)

• PREDICTED JOBS BY 2019: ±4,932

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LOCATION DESCRIPTION

The site is located in North Reno just off U.S. Highway 395. The newly signalized intersection at Lemmon Drive and Military Road is within 10 minutes of Interstate 80.

NEARBY AMENITIES:

- + Mayors Park
- + North Valley's Regional Park
- + Sierra Sage Golf Course
- + Lemmon Valley Elementary School
- + Stead Elementary School
- + North Valleys High School



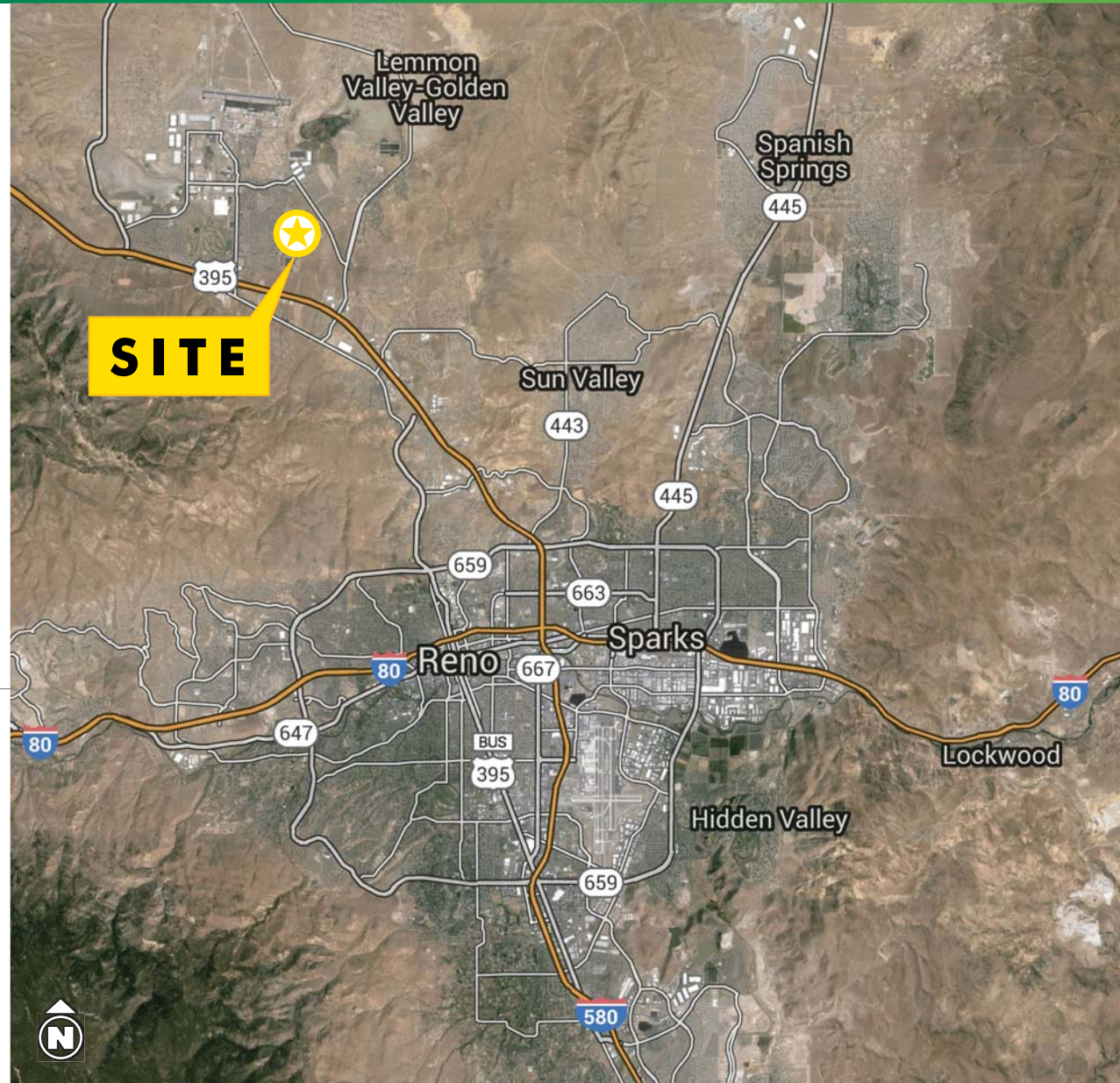
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TENTATIVE MAP



NOT TO SCALE—
ALL DIMENSIONS
ARE APPROXIMATE.