


←  Spooner Summit (to Lake Tahoe)

**900 Jacks Valley Road  
Carson City, NV 89705  
Douglas County**

**HREC**  
**COMMERCIAL**

HELLO REAL ESTATE CENTER

**READY TO REDEVELOP**  
FOR SALE OR LEASE

General Commercial  
6.01 Acres

**6.01 AC -VACANT LAND IN DOUGLAS COUNTY, SOUTH CARSON CITY, MINUTES TO SPOONER SUMMIT HIGHWAY TO LAKE TAHOE. GENERAL COMMERCIAL LOT READY TO REDEVELOP; LOCATION IS JUST OFF JACKS VALLEY ROAD; FUTURE VISTA GRANDE ROAD RUNS EAST OF LOT, LOTS OF FRONTAGE; WALKING DISTANCE TO SHOPS SUCH AS BED BATH & BEYOND, HOME DEPOT, TARGET, UPS STORE, QDOBA, CHILI'S; ESTABLISHED RESIDENTIAL AREA AND FUTURE GROWTH INCLUDES UP TO 1200 NEW HOMES AND APARTMENTS.**

**OWNER CARRY: 7% INTEREST, 3 YEAR INTEREST ONLY PAYMENTS, 50% DOWN. MASTER LEASE PURCHASE: \$400K DOWN, 6 MONTH TERM AT \$10K MONTHLY PAYMENTS.**



**Located In Douglas County - Voted Best Place To Live  
Genoa: One Of Nevada's Oldest Settlements  
Harrah's, Harvey's And Hard Rock Hotel At Stateline  
4625 – 9500 Elevation  
Minden Historic Downtown District**

## **READY TO REDEVELOP 6.01 Acres - Current Features:**

- Corners Marked
- 30 Minute Drive to Lake Tahoe
- 40,000 Traffic Count
- 45 Minute Drive to TRIC (Tesla, Switch, Google and Blockchains)
- Adjacent Residential
- 30 Minute Drive To Reno/Sparks

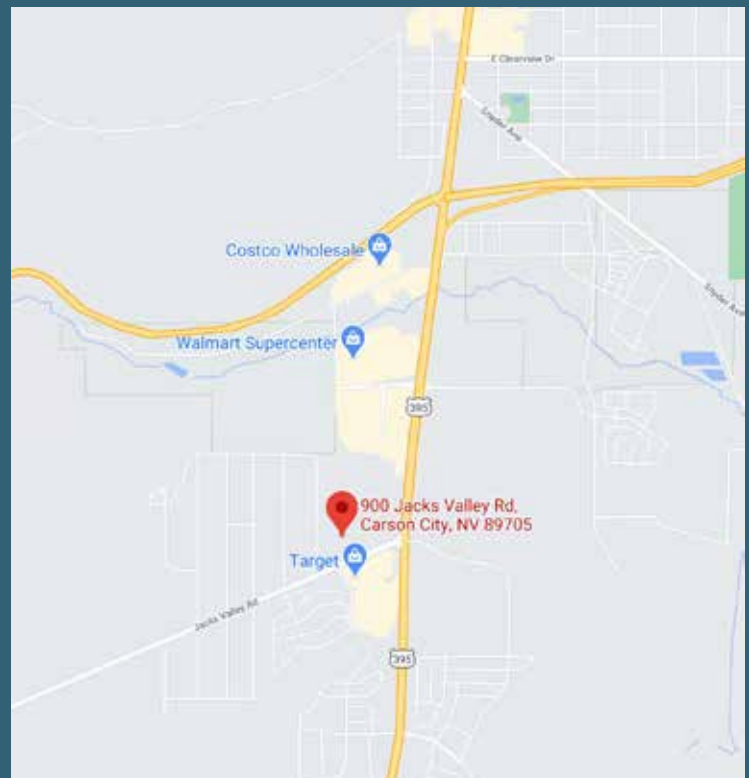
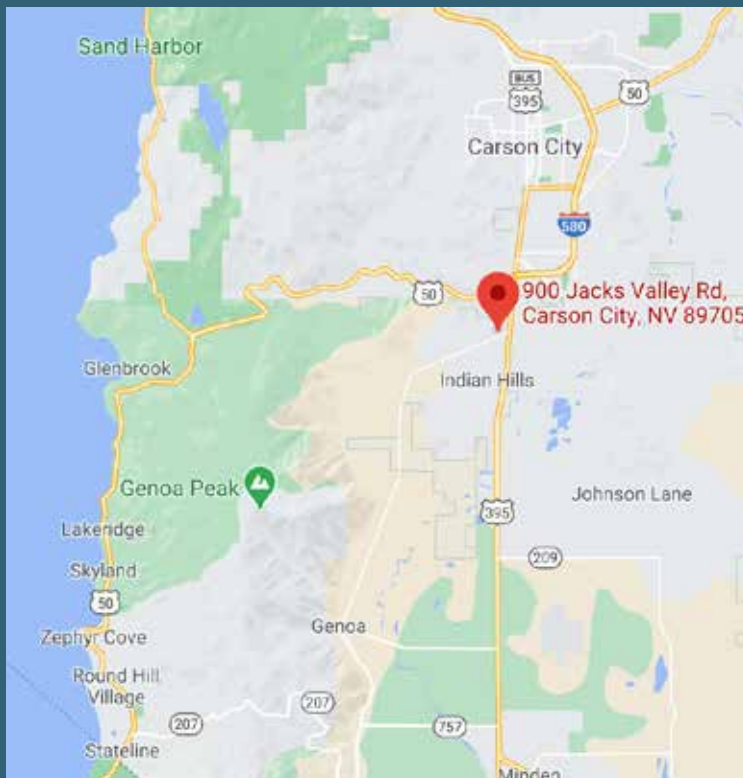


Located in Carson City, an independent city and the capital of the US state of Nevada, named after the mountain man Kit Carson. Carson City is about 30 miles (50 km) south of Reno and originated as a stopover for California bound emigrants, but developed into a city with the Comstock Lode, a silver strike in the mountains to the northeast. The city has served as the capital of Nevada since statehood in 1864 and for much of its history was a hub for the Virginia and Truckee Railroad, although the tracks were removed in the 1950s. Prior to 1969, Carson City was also the county seat of Ormsby County. In 1969, the county was abolished, and its territory was merged with Carson City to form the Consolidated Municipality of Carson City. With the consolidation, the city limits today extend west across the Sierra Nevada to the California state line in the middle of Lake Tahoe.

## NEARBY ESTABLISHED AND FULL OPERATING BRANDS NOW OPEN INCLUDING:



- ✓ AT&T
- ✓ Bed Bath & Beyond
- ✓ Bodine's Casino
- ✓ Boot Barn
- ✓ Chili's Bar & Grill
- ✓ Cost Plus World Market
- ✓ Costco
- ✓ Home Depot
- ✓ King Buffet
- ✓ Little Cesars Pizza
- ✓ Marshalls
- ✓ Mattress Firm
- ✓ Play It Again Sports
- ✓ Qdoba
- ✓ Target
- ✓ The UPS Store
- ✓ Walmart Supercenter



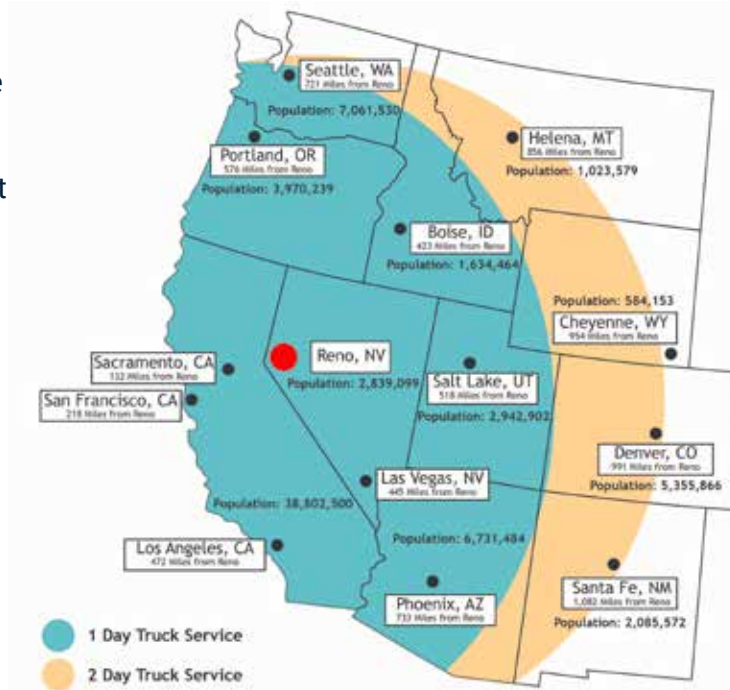
## CONSIDERING RELOCATING? CONSIDER RENO!

The Reno area is ranked the #1 MSA for job growth (Milken Report 2020). More Bay Area companies are moving here to lower their operating costs and establish themselves in a place where their business can grow and where their employees enjoy a lower cost of living.

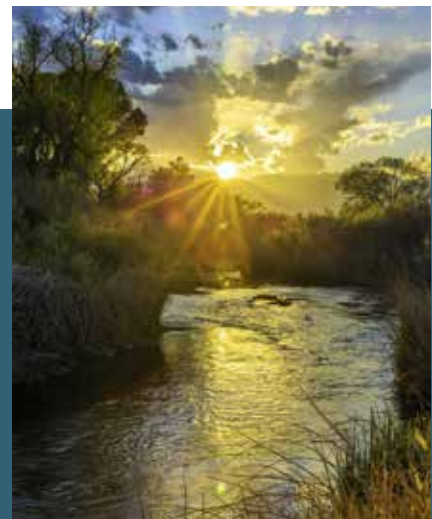
Nevada is a business-friendly state. Companies like Tesla, Switch, Microsoft, Apple, Amazon, Zulily, Patagonia, Urban Outfitters, Thrive Market, Petco, and Panasonic call Northern Nevada home to some of their most crucial business functions.

### Favorable Tax Climate

- ✓ No corporate income
- ✓ No inventory tax
- ✓ No franchise tax
- ✓ No personal income tax
- ✓ No inheritance tax
- ✓ No estate tax
- ✓ No unitary tax
- ✓ No intangibles tax



Reach 60 Million Customers in 1-day with truck service. The greater Reno-Sparks area is centrally located in the Western United States and is within 1-day truck service to over 60 million customers and 2-day truck service to 11 states.



### KEY INDUSTRIES THAT HAVE RELOCATED TO RENO-SPARKS-TAHOE AREA:

- ✓ Technology
- ✓ Advanced Manufacturing
- ✓ Distribution, Logistics and E-Commerce
- ✓ Back Office | Office Support
- ✓ Renewable Energy
- ✓ Financial Support
- ✓ Aerospace & Defense
- ✓ Health/Medical





## FEATURED PROPERTY



# HREC COMMERCIAL

## HELLO REAL ESTATE CENTER

Whether you're buying or selling, we'll guide you thru the process. Hello Real Estate Center strives to provide an unwavering commitment to all of our clients. HREC Commercial has all the tools to market each and every property with the same level of care and personalization around the world.

Our brokerage team consists of highly specialized professionals who are committed to bringing you individualized service, local market expertise, and regional opportunities to lease-up or sell your real estate assets throughout Northern Nevada. HREC Commercial is the right choice.

### JAY-DEE BREHM, BROKER/OWNER

Broker B.145653.LLC

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