

Land for Sale

Silver Springs, Nevada



For Sale - \$1,475,000.00 (\$1.50/SF)

Located on Lake Ave West of US 95, adjacent to the Silver Springs Airport. 50 miles East of Reno, 37 miles East of Carson City, 16 miles South of Interstate 80, 28 miles west of Fallon.

• Land Detail	<u>700 Lake Ave:</u>	<u>800 Lake Ave.</u>
• APN	15-142-07	15-142-08
• Acreage	11.170 Ac.	11.310 Ac.
• Taxes (2017-2018)	\$800.64	\$808.38
• Total Land Size	22.48 Acres	
• Zoning	M1 - Allows for Office & Light Industrial	

Frank Gallagher, SIOR
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PROPERTIES

Commercial Real Estate Services

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Tahoe Reno Industrial Center



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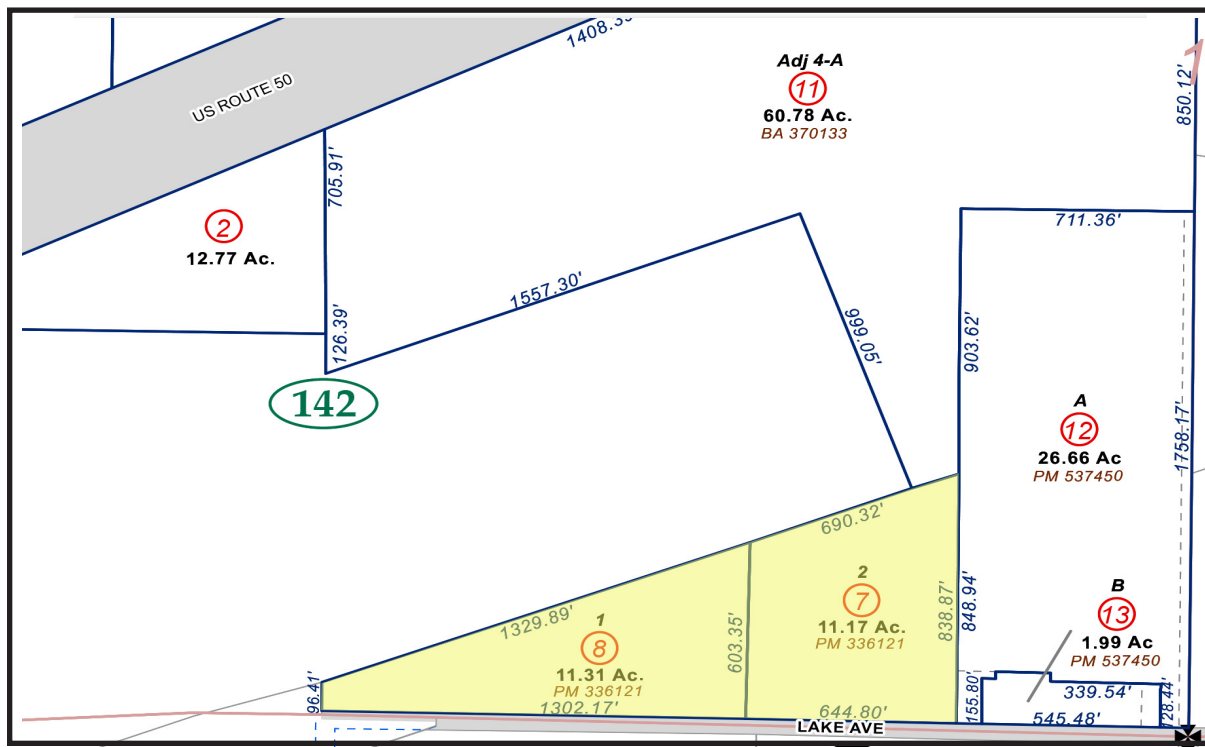
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Utilities Information

Utility	Provider(s)	Information*
Power	NV Energy	On Site - metered
Natural Gas	Southwest Gas	at 1030 Lake Ave - metered
Water	Silver Springs Mutual Water	On Site - \$273.00/mo base charge
Sewer	Silver Springs GID (Lyon County)	On Site - \$60.00/mo base charge
Phone/Cable/Internet	AT&T, Charter & Dish	Available - pricing varies

Demographic Information for Lyon County (2017 - U.S. Census)

Population	-	54.122
Gender Composition	-	27,493 (50.8%) Male, 26,629 (49.2%) Female
Age Distribution	-	0-5: 5.5%, 6-18: 21.8%, 65+: 21.1%
Educational Attainment	-	High School Graduate or Higher (25+) : 85%
Bachelor's	-	Bachelors Degree or Higher (25+) : 14.5%



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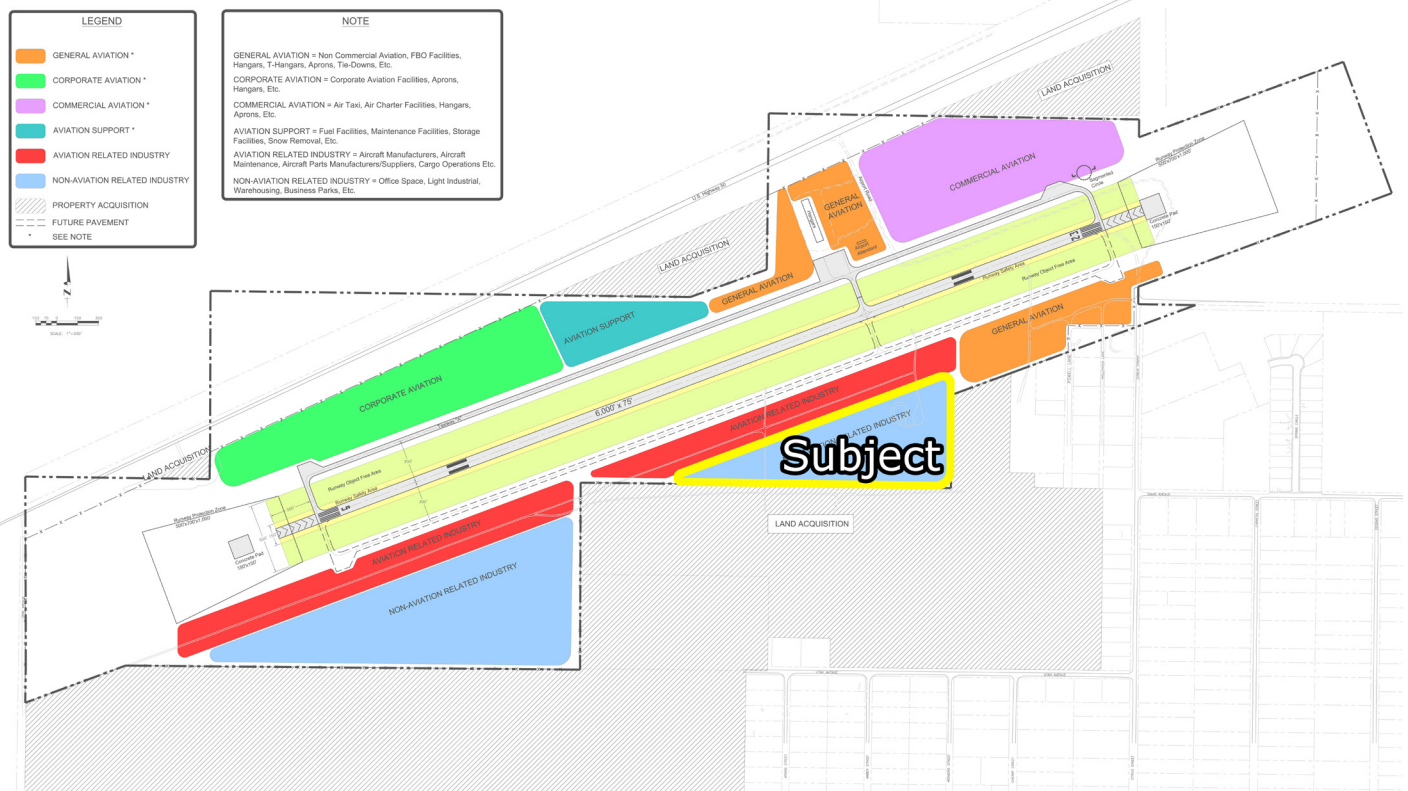
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About the Silver Springs Airport

Finished as a military airstrip in 1944, the runway length is now 6,000 feet long and 75 feet wide. The mean elevation is 4,234 feet above sea level. Using the prevailing wind runway headings of 5-23, it is just outside the weather effects of the eastern Sierra and rarely closed due to weather conditions. The Silver Springs Airport is a county owned facility leased to the Silver Springs Airport, LLC. It is on the NIPIAS system, is fully lighted, and maintains a 24 hour self-serve fueling station. There is sufficient land at the ends of the runway to accommodate expansion of an additional 1,600 feet. The Silver Springs Airport is located on 350 acres of Industrial zoned public land. There is approximately 400 acres of private land adjacent to the airport available for industrial and commercial development.



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