

OFFERING
MEMORANDUM

1400 BRECCIA RD

WELLINGTON, NV 89444



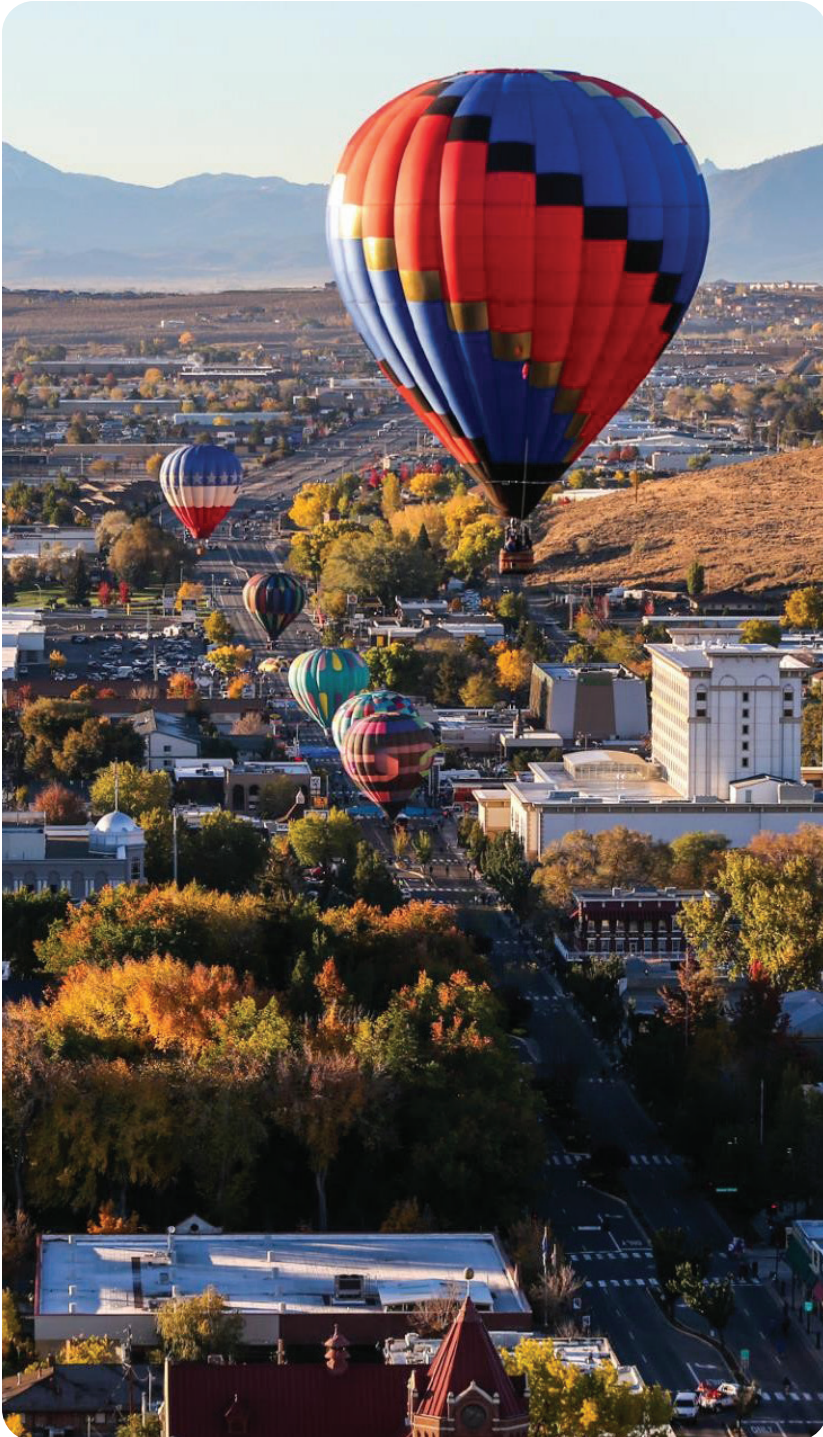


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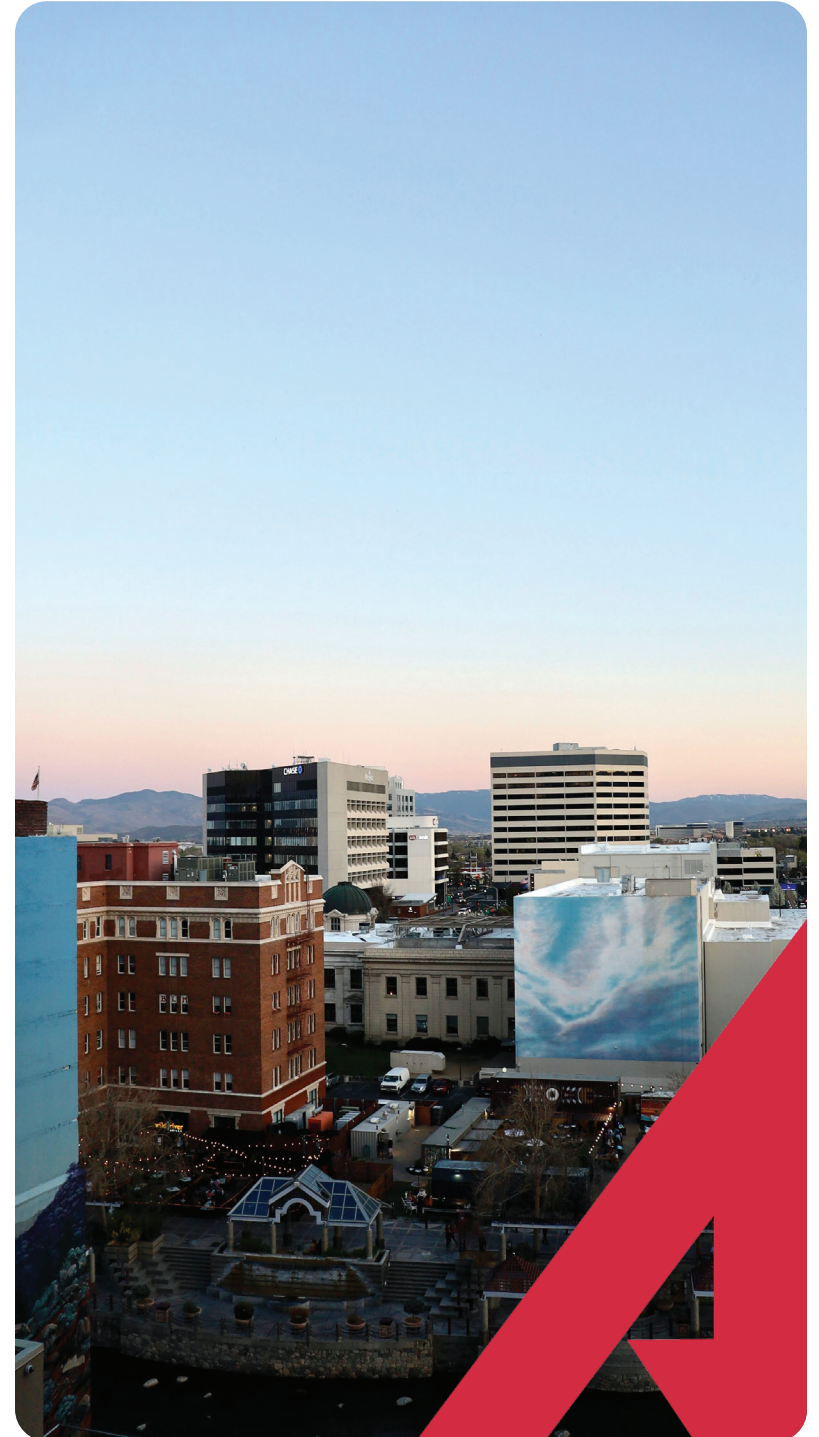
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01 Executive Summary

Offering Summary
Regional Map



Property Summary

NAI Alliance is pleased to present for sale 1400 Breccia Rd in Wellington, NV. This parcel is a large lot residential parcel spanning ± 50 acres ready for redevelopment. This property has the corners marked and is fully fenced, located at the end of a paved road with community water and a power pole just outside the main gate. The west and north sides of the property sit adjacent to BLM land, while the east has multiple 1-acre lots with homes on them. The south has recently been developed (Holbrook Bluffs) with 5-acre lots and newer homes. A little more than half the property has a gentle slope, and the rest is a hill. There is a dirt road that leads into the heart of the property from east to west, and a second road leads to the north end of the fence line. Zoned for Forest and Range, the property can be divided in half, although the process has not yet been initiated. The Lyon County Assessor's Parcel Number is 1022-17-001-003.

Property Highlights



Raw Land
LAND TYPE



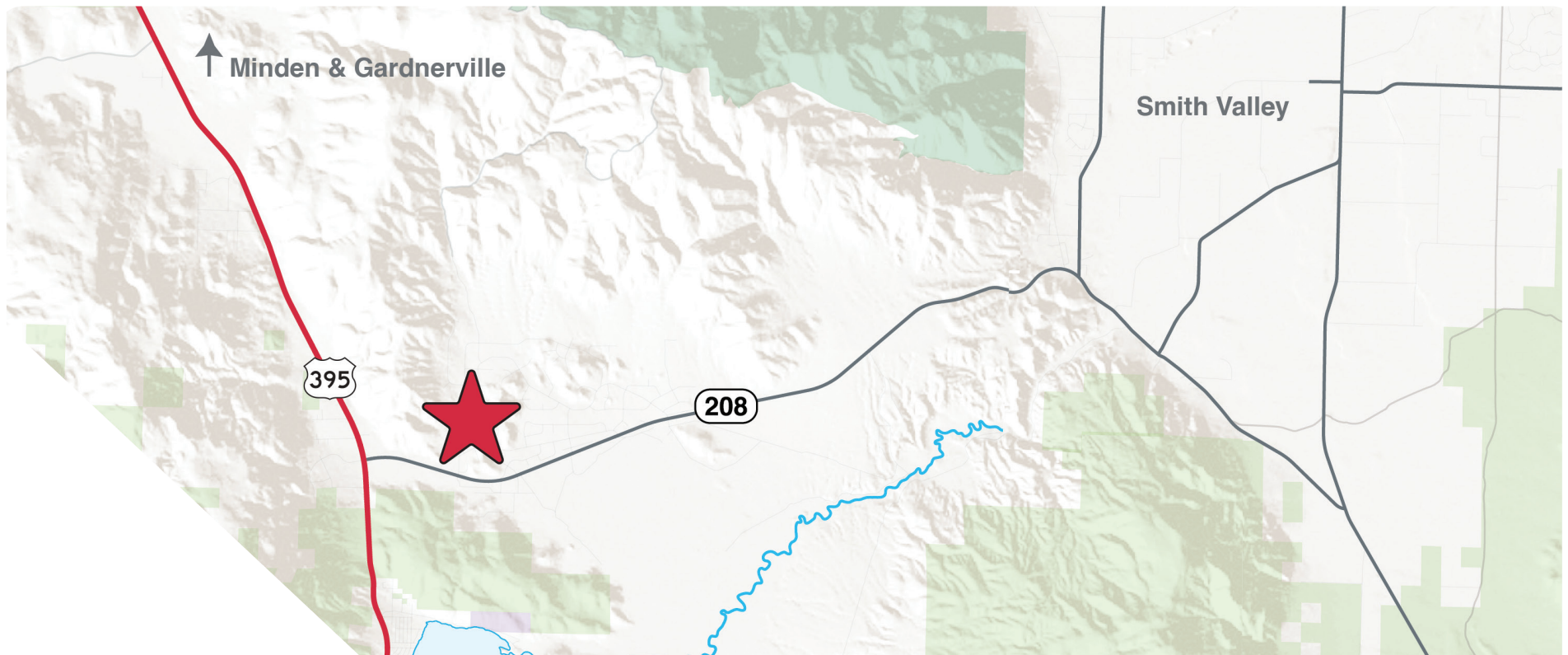
SFR with Forest and Range Overlay
ZONING



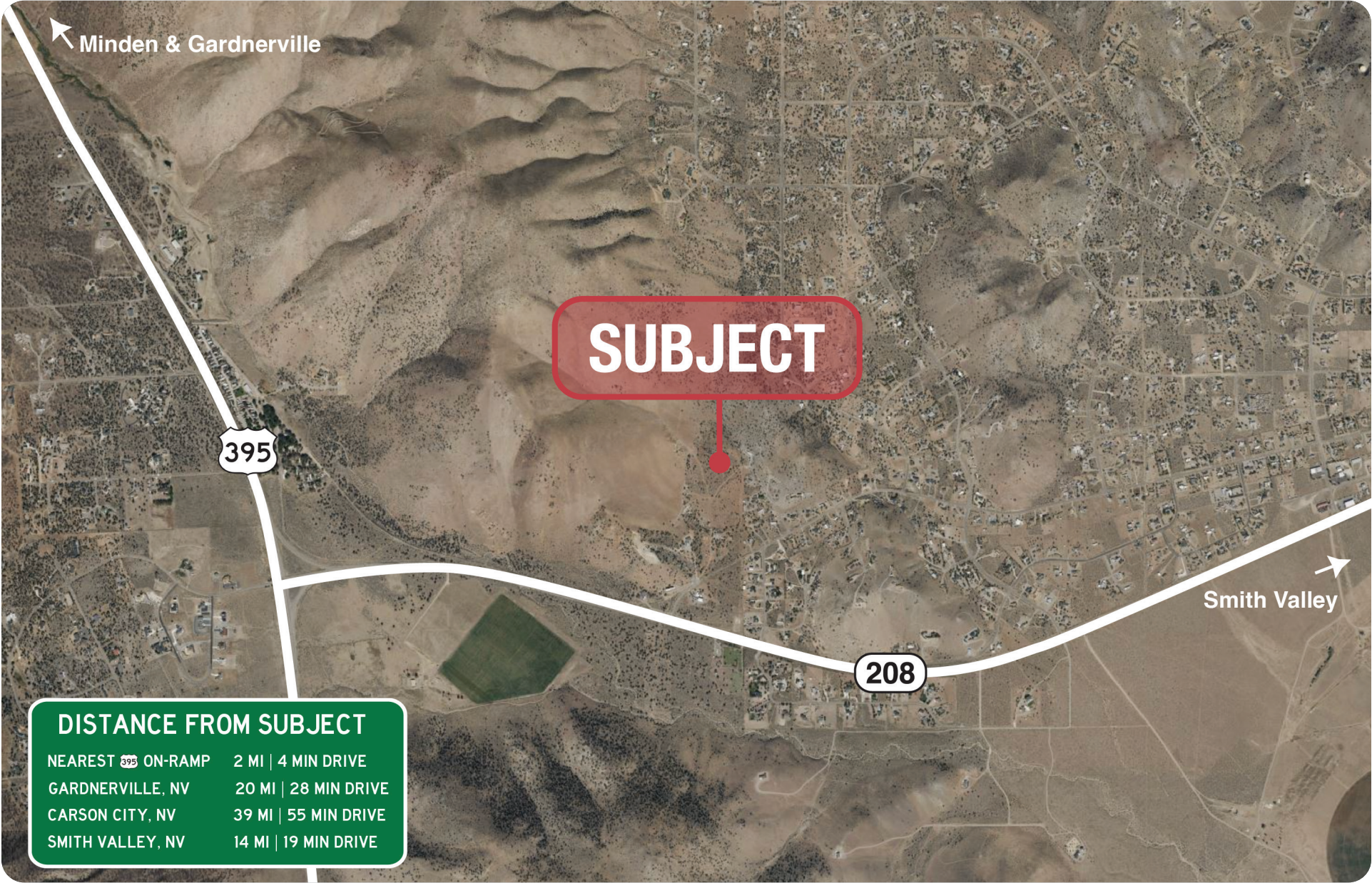
Contact Broker
PRICE PER AC



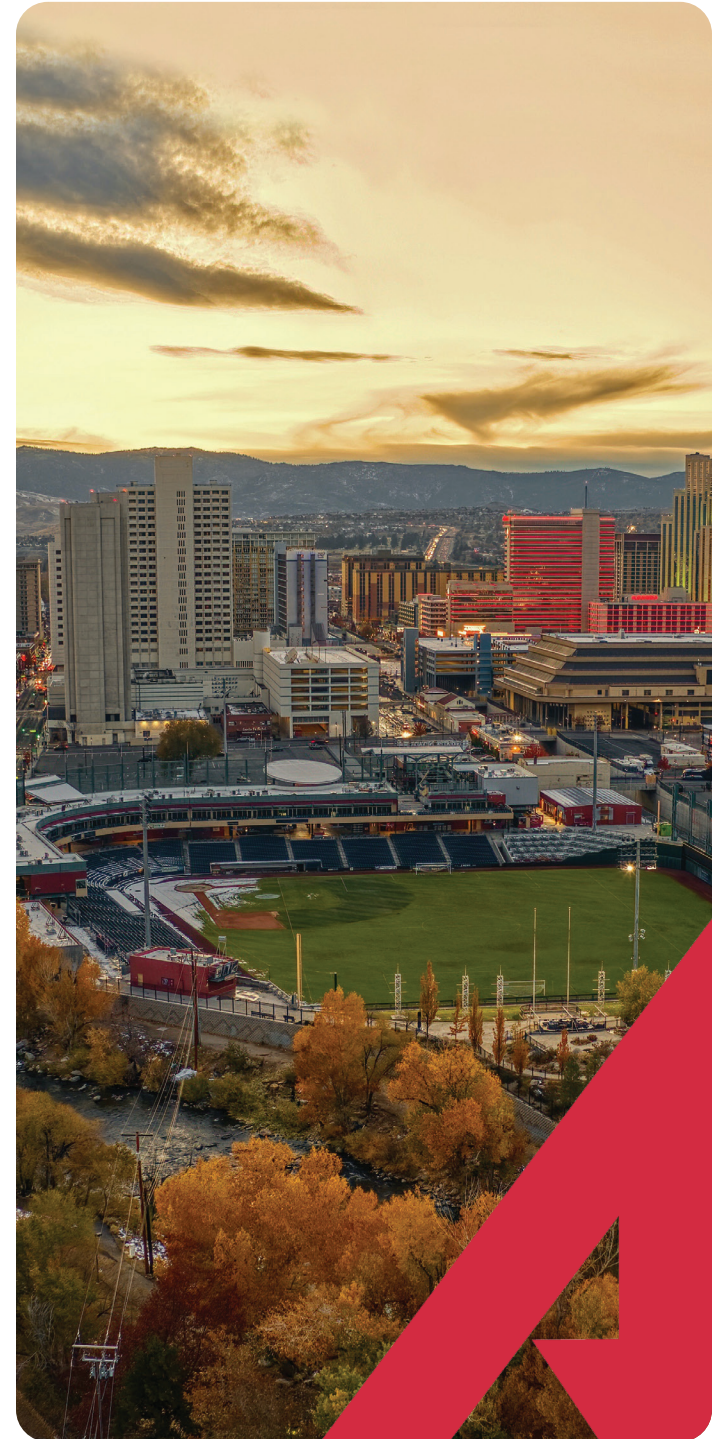
Wellington, NV
LOCATION



Regional Map



02 Meet The Team



PREPARED BY



Randy Pease, ccim

Director | NRED N°: S.177243

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Randy Pease, Director joined NAI Alliance in 2024 as a Land and Investment Specialist representing property owners, developers, and investors throughout Nevada. Randy earned his CCIM designation in 2019, and his Development certification through the CCIM institute in 2022

Randy's experience with land assemblage, development and investment analysis, combined with his extensive market knowledge, enables him to assist his clients with maximizing value on the investment, acquisition and disposition phases of real estate transactions.

Prior to joining NAI, Randy was a Land Specialist with Cushman & Wakefield and a Vice President with Logic Commercial Real Estate. Randy was a Founding Member of the City of Reno Green Building Task Force, a Past Member of the City of Reno Technology Council, and a Past President of the Sierra Arts Foundation. Randy holds multiple professional certifications and considers himself a lifelong student.



Braeden Evenden

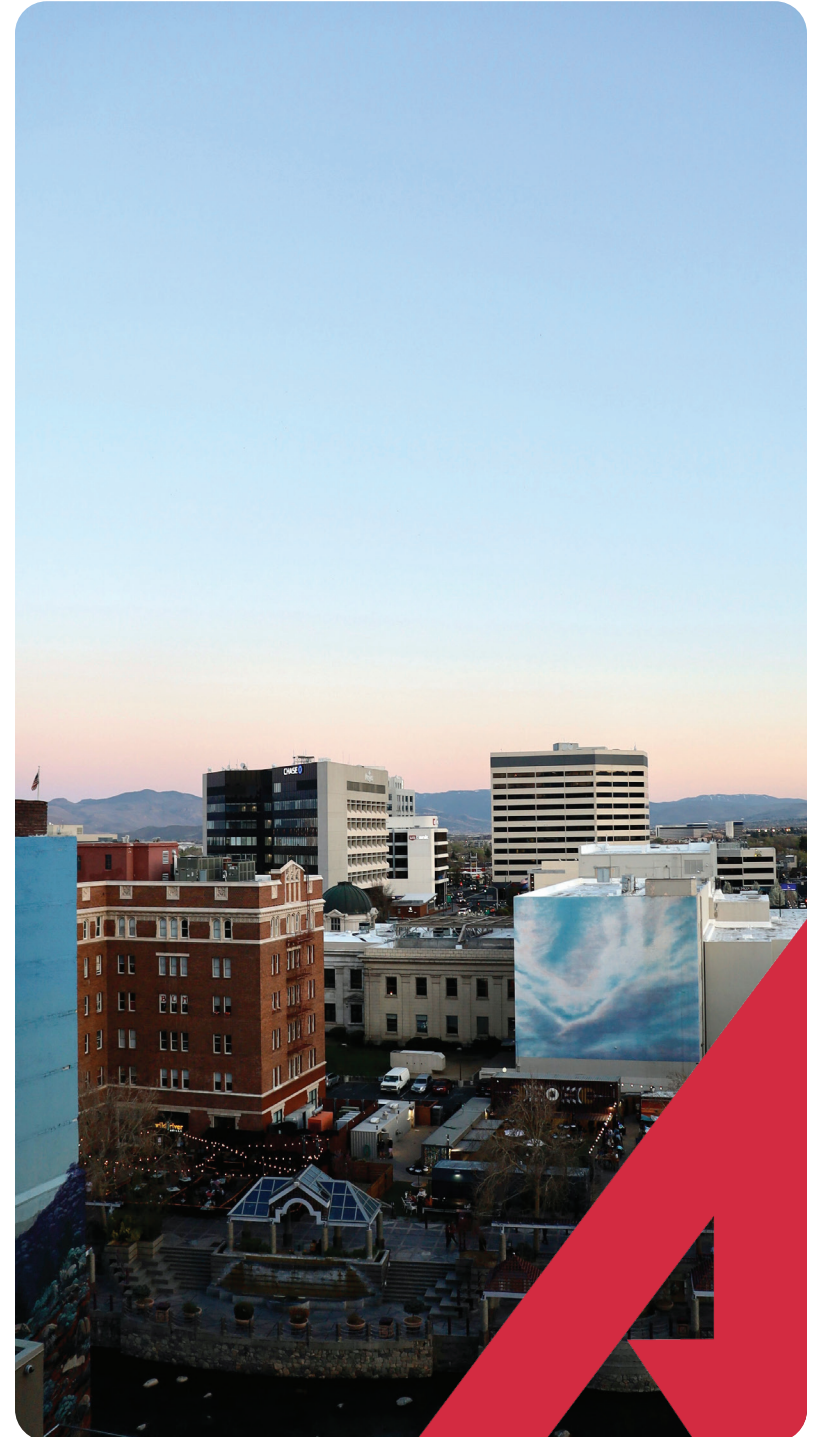
Associate | NRED N°: S.185410

(702) 526 4729 | bevenden@naialliance.com

Braeden Evenden grew up in the real estate industry, working in his father's brokerage in Henderson, Nevada, where he first obtained his Nevada Real Estate Salesperson's license in 2018. Braeden graduated from the University of Nevada, Reno, in 2021 with a bachelor's degree in Business – Finance. Since then, he has worked alongside Randy Pease, CCIM, collaborating with a wide variety of landowners, developers and investors across the State. Prior to joining NAI Alliance, Braeden worked as an Associate with LOGIC Commercial Real Estate, where he honed his knowledge of land and investment sales, leasing, and expanded his network within the industry. Braeden is dedicated to obtaining his CCIM designation by 2025, recognizing its pivotal role in enhancing his ability to serve his commercial clients. Outside of the office, Braeden looks forward to spending time with his two dogs, golfing, and enjoying a cigar with good company.

06 Market Analysis

Market Overview
Demographics
About Nevada
About Northern Nevada



15 Mile Demographics

KEY FACTS



9,204
POPULATION



5.9%
UNEMPLOYMENT



2.5
HOUSEHOLD
SIZE (AVG.)



55
MEDIAN
AGE

INCOME FACTS



\$77,663

MEDIAN
HOUSEHOLD
INCOME



\$44,763

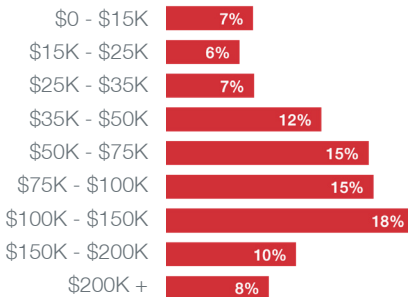
PER CAPITA
INCOME



\$354,234

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



BUSINESS FACTS



234
BUSINESSES



1,892
EMPLOYEES

EDUCATION FACTS



7%
NO HIGH
SCHOOL
DIPLOMA



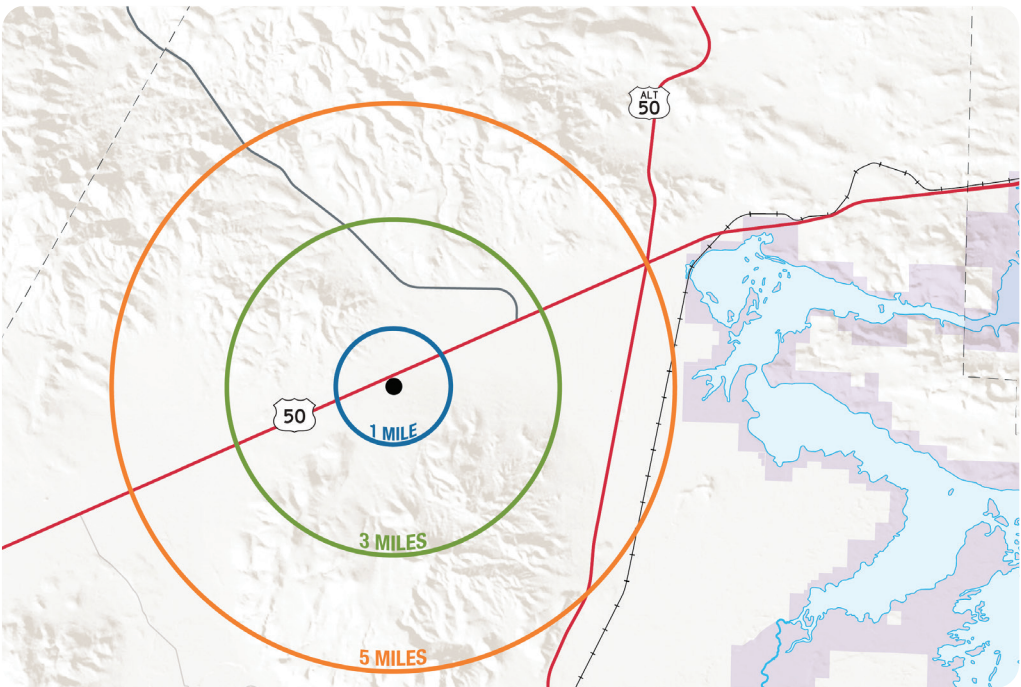
30%
HIGH
SCHOOL
GRADUATE



38%
SOME
COLLEGE



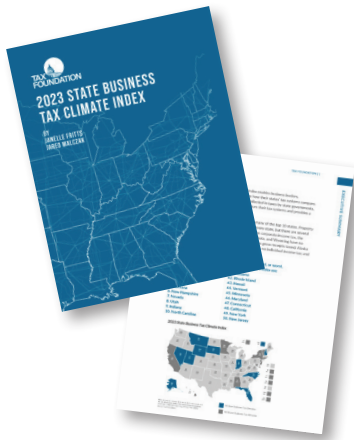
25%
BACHELOR'S
DEGREE



Source: 15 Mile Demographic Profile by ESRI

About Nevada









Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



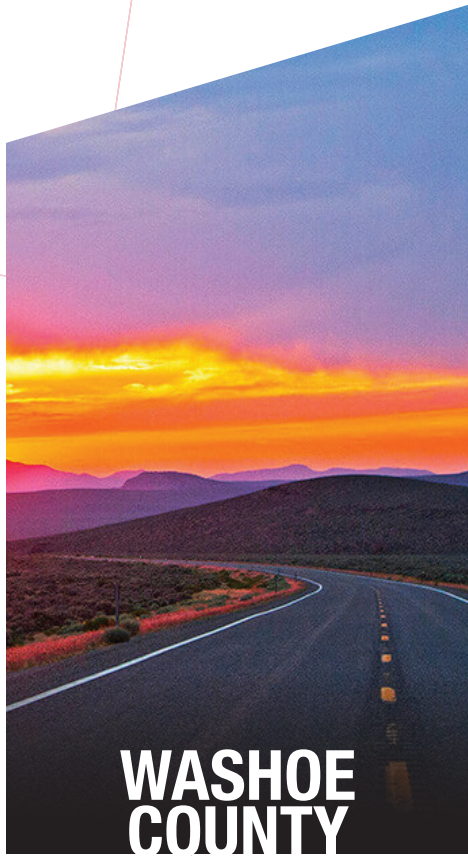
61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- ✓ The deferral of taxes
- ✓ A reduction in taxes by 10 to 15 percent
- ✓ The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

About Northern Nevada



WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

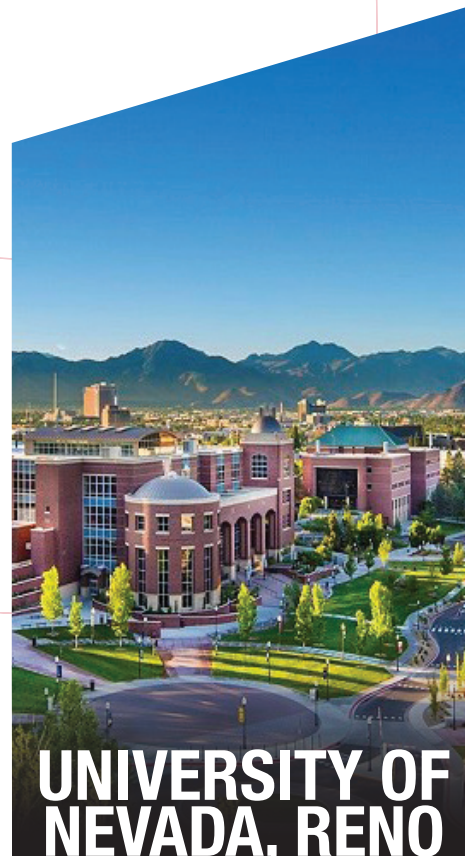
Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

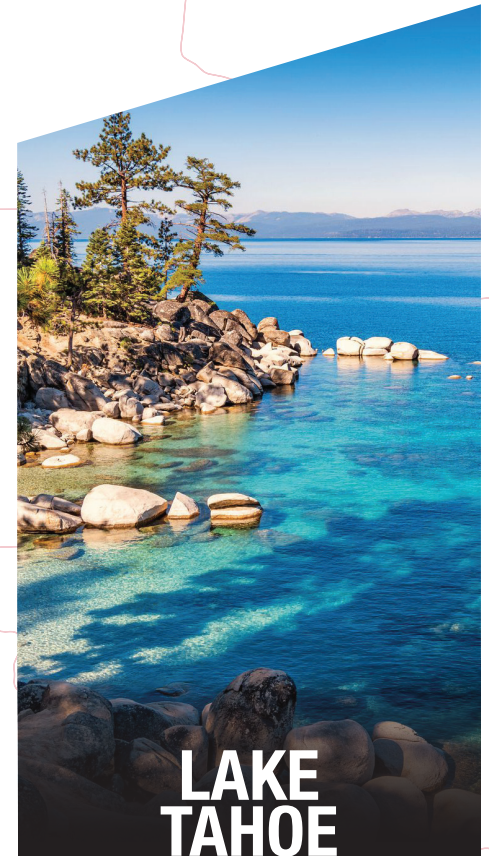
Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



UNIVERSITY OF NEVADA, RENO

The University of Nevada, Reno was founded in 1874 and has been based in Reno since 1885.

Comprised of 11 separate colleges and schools, the University offers over 145 tier-1 degree programs and averages over 17,000 students annually.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

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SUBJECT



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NAI Alliance