

LAND FOR SALE

EAST WEST COMMERCIAL

20-Acre Parcels @ \$5,000 Per Acre (Minimum 100-Acre Parcels) YOU'RE CHOICE

Description:

- **Sale Price:** \$5,000 per acre x 100 acre parcels (minimum) = \$500,000
or: \$7,000 per acre x 20 acre parcels (minimum) = \$140,000.
- **Location:** Approx. 15 mins. from Walmart & Lowes in Fernley, NV & approx. 40+ mins. East of Reno, NV. in the "Brady's Hot Springs" area. Property is located on the South side of I-80 & Alt. Road-95 at the I-80 & Nightingale Interchange. Entrance to the property is 1/8 mile East of the interchange on Alt. Road-95 & visible from I-80.
- **Zoning:** RR-20 (Rural Residential) with a cooperative county open-minded to any zoning changes.
- **Utilities:** NV Energy Power (electrical) on Alt. Road-95, Natural Gas service less than 1/2 mile from site. Water well will have to be drilled (Water Rights Permits are available). Telephone/Internet services are also available.
- **Comments:** Property is positioned in a highly potential Geothermal Field & is located between 2 Geothermal facilities in full operation. New entrance road coming into property soon.

For further information

Contact:

Tony Reda

Broker-Manager

1135 Terminal Way

Suite 204 (Main Office)

Reno, Nevada 89502

Telephone: (775) 815-4219

Fax: (775) 358-9602

E-mail address:

tony.reda@eastwestcommercial.com



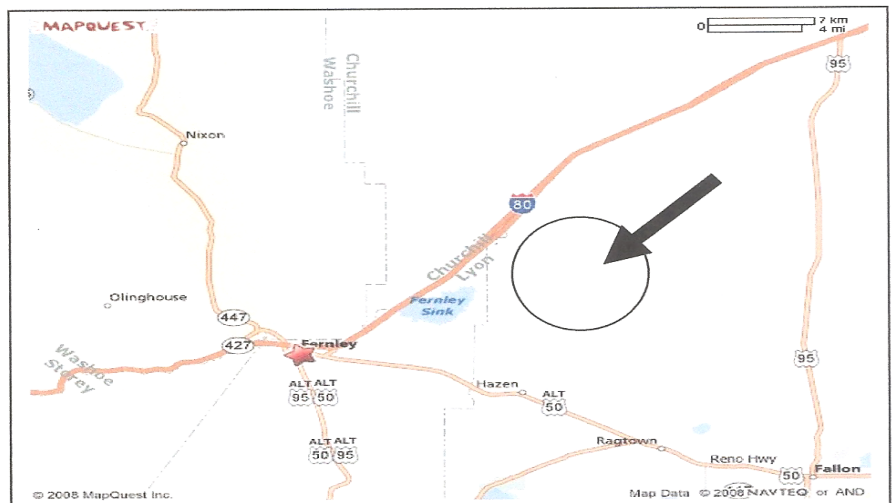
**EAST WEST COMMERCIAL
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Please check our websites:

<http://commercialrealestate-reno.com>

Tony.Red@EastWestCommercial.com

www.EastWestCommercial.com



"BRADY'S HOT SPRINGS AREA"

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