



Davis Industrial Quarry Opportunity



Transaction Realty is a Northern Nevada Residential and Commercial Real Estate company affiliated with Wholesale Mortgage Services and TransAction Property management LLC operating from offices in Reno and Carson City

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Executive Overview

Northern Nevada's unprecedented growth has been well documented as commercial development is trying to match pace with the tens of thousands of jobs being created each day.

This offering is a brief overview of a commercial business opportunity in the heart of Northern Nevada's Lyon County in Silver Springs located at the intersection of US Highway's 50 and 95A

This bustling area has new road projects, an expansion of a rail head project and a planned airport expansion along with two huge new industrial parks in Fernley linked by USA Parkway to Reno Tahoe Industrial Center, the largest Industrial park in the United States.

The Davis Quarry Industrial Opportunity represents a tremendous return on investment as prices are peaking and as infrastructure construction works to keep pace with demand for building and construction material.

The Davis Industrial Quarry in Silver Springs is ideally located 1/2 mile from rail, one mile from highway 50 and 95, 14 miles from Interstate 80 in Fernley and 25 minutes from Carson City. This commercial business opportunity is positioned to service infrastructure and construction demands now and well into the future.





Contents

- Property Overview
- Property Proximity
- Property Specifications
- Area Activity
- Area Development
- Area Growth
- News
- Nevada Economy



DAVIS QUARRY OPPORTUNITY

Property Overview

The historical Davis Rock Quarry, formerly Silver Springs Aggregate, is a family owned property since 1978 and has been inactive after the passing of founder and patriarch Wallace A. Davis.

This amazing commercial business opportunity includes some equipment and is rich in high grade material. It is poised to supply the exploding area with much needed "high quality" concrete and asphalt grade aggregate for road, industrial and commercial construction.

It is ideally suited for many of the new road projects around the Silver Springs and USA parkway connecting to Reno Tahoe Industrial Park I and II . The largest Industrial complex in the United States.

The property includes 126.6 Acres Zoned M1 Manufacturing with special use permits for Asphalt, concrete and gravel mining. It also includes a 3 bed/2 bath house on site which could easily be converted to a business office and the property includes onsite power distribution and 2 wells.



DAVIS QUARRY OPPORTUNITY

Property Proximity

Ideally located 1/2 mile from railroad, one mile from highway 50 and 95. Only 14 miles from Interstate 80 in Fernley, NV. Centrally located for many of the new infrastructure and road projects, an airport expansion and overall explosive growth around the Silver Springs. The USA Parkway connects to the Reno Tahoe Industrial park. The largest Industrial park in the United States



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DAVIS QUARRY OPPORTUNITY

Property Specifications

Price	\$3,600,000
Sale Type	Investment or Owner User
Total Lot Size	128.86 AC
Proposed Use	Industrial
Zoning Code	M1
Cross Street	Highway 50
Number of lots	5
Parcel Numbers	01522157 01522164 01526104 01526117 01526118
Tax Assessments	
Land	\$33,430
Improvements	\$4,667
Total Assessments	\$38,097



DAVIS QUARRY OPPORTUNITY

Area Activity

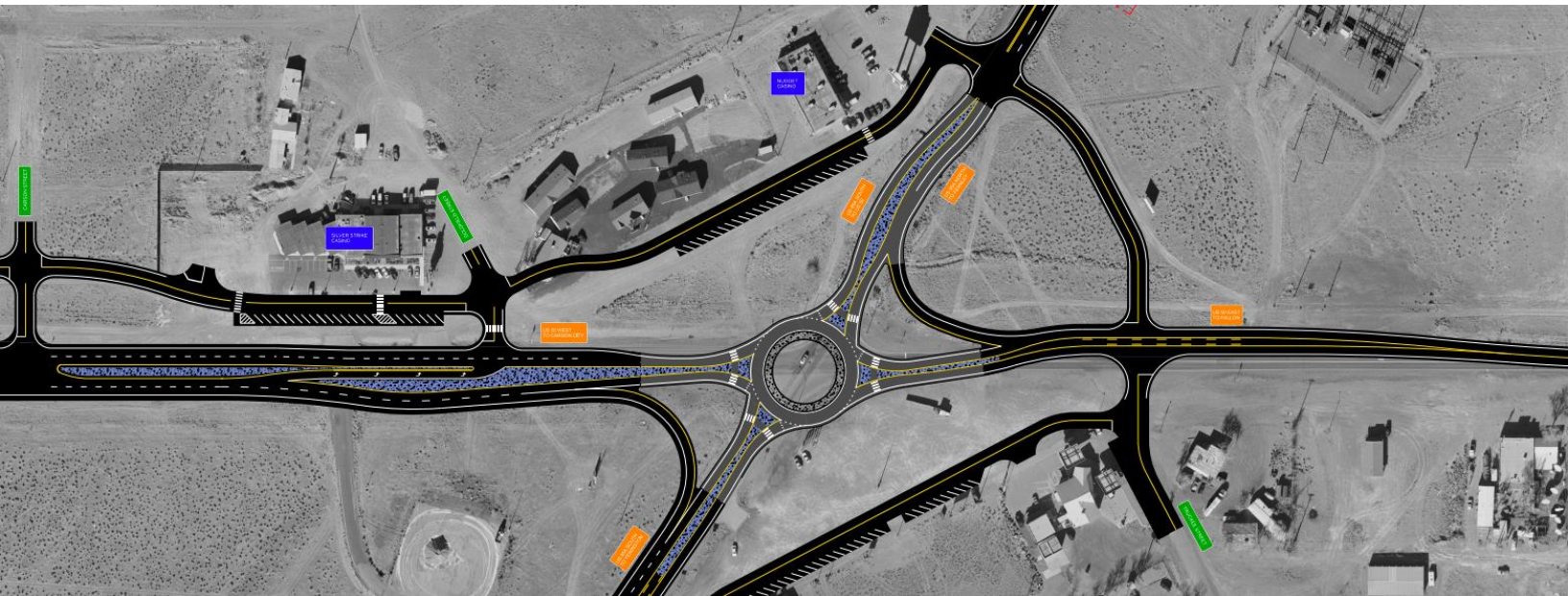
In summer 2020, NDOT completed widening of U.S. 50 between Stagecoach and Silver Springs.

The U.S. 50 Phase 2 widening project added a key link to one of the most traveled corridors in Lyon County. The project helps reduce crashes, increases safety for the traveling public, and provides connectivity and mobility by designing concrete high-t intersections at county roads. Adding these elements on U.S. 50 helps control access to provide safety to the traveling public.



- Replacing the stop condition at U.S. 50 and U.S. 95A in Silver Springs with a new single lane concrete roundabout
- Extending the US 95A northbound truck climbing lane
- Landscape and aesthetics improvements
- Connection to the existing USA Parkway roundabout
- New fencing and cattle guards to control wildlife from entering the new corridor
- Frontage road connection to county roads
- Utility coordination
- Silver Springs Airport expansion

Silver Springs Roundabout



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Area Development

Tahoe Reno Industrial Center



Tahoe Reno Industrial Center (TRIC) is a massive 107,000 acre park that encompasses a developable 30,000 acre industrial complex with pre-approved industrial and manufacturing uses. Located nine (9) miles east of Reno on I-80, in a pro-growth Nevada county, the four 5,000 acre phases now available for development include:

- Rail serviced sites
- Municipal water and sewer utility companies
- High pressure gas to all sites
- Five (5) generating power plants on site with more than 900 megawatts of electrical power available to all park users

Benefits of the Tahoe Reno Industrial Center include:

- Low risk geography located in Department of Homeland Security Zone 1 Safety Zone
- Meets stringent TIA-942 Tier 4 criteria for datacenter construction
- Designated "minimally seismically active" by USGS
- High Desert location has no flooding or water issues and 8-9 months of free cooling
- Logistically strong location
- Just 9 miles east of Reno/Sparks
- Borders I80, one of the major east/west arteries in the nation
- Two dedicated exits (Patrick & USA Parkway), one that serves a four-lane artery south through the center of the park
- Only 15 miles to the Reno Tahoe International Airport with flights almost hourly to all major markets in the country, less than an hour to the Bay Area of CA

The park built 14 million square feet of buildings in its first 16 years. This year, the park has started construction on another 10 million square feet. With such tenants as Tesla, Walmart, PetSmart, Toys R' Us, eBay, Diapers.Com, Dell and U. S. Ordinance who have already made the decision to locate within the Tahoe/Reno Industrial Center and another 10 million square feet of additional tenants signed recently, it is on its way to be the largest industrial complex in the world. With more major tenants scheduled to announce relocation to the Tahoe/Reno industrial center, it should produce over 100,000 new jobs to the Northern Nevada region.

DAVIS QUARRY OPPORTUNITY

Area Growth

Lance Gilman changed the economic fortunes of the Truckee Meadows in the 21st century with the Tahoe-Reno Industrial Complex (TRI) in Storey County, just east of Reno-Sparks.

Technology titans such as Blockchains, Google and Switch -- plus large manufacturers such as Tesla -- have located there, bringing jobs, population growth and new money to Northern Nevada.



DAVIS QUARRY OPPORTUNITY

Area News- Fernley

Fernley to become epicenter for Northern Nevada Development!

TRI, Gilman and partner Roger Norman Sr. are developing another mega-industrial park just east of TRI in Fernley. "Fernley is just ripe for development," Gilman told host Sam Shad. "It is in the epicenter of what is going to happen over the next 10 or 15 years in Northern Nevada. Fernley is the epicenter."

The Fernley Industrial Park will enjoy the same logistical advantages that made TRI attractive -- like a nearby cargo airport in Reno and the adjacent rail-lines and Interstate highway system that can move products to any point in the western U.S. in one day or less.

The TRI is billed as the largest industrial park in North America. Yet in some ways, the Fernley development could be larger, Gilman said.

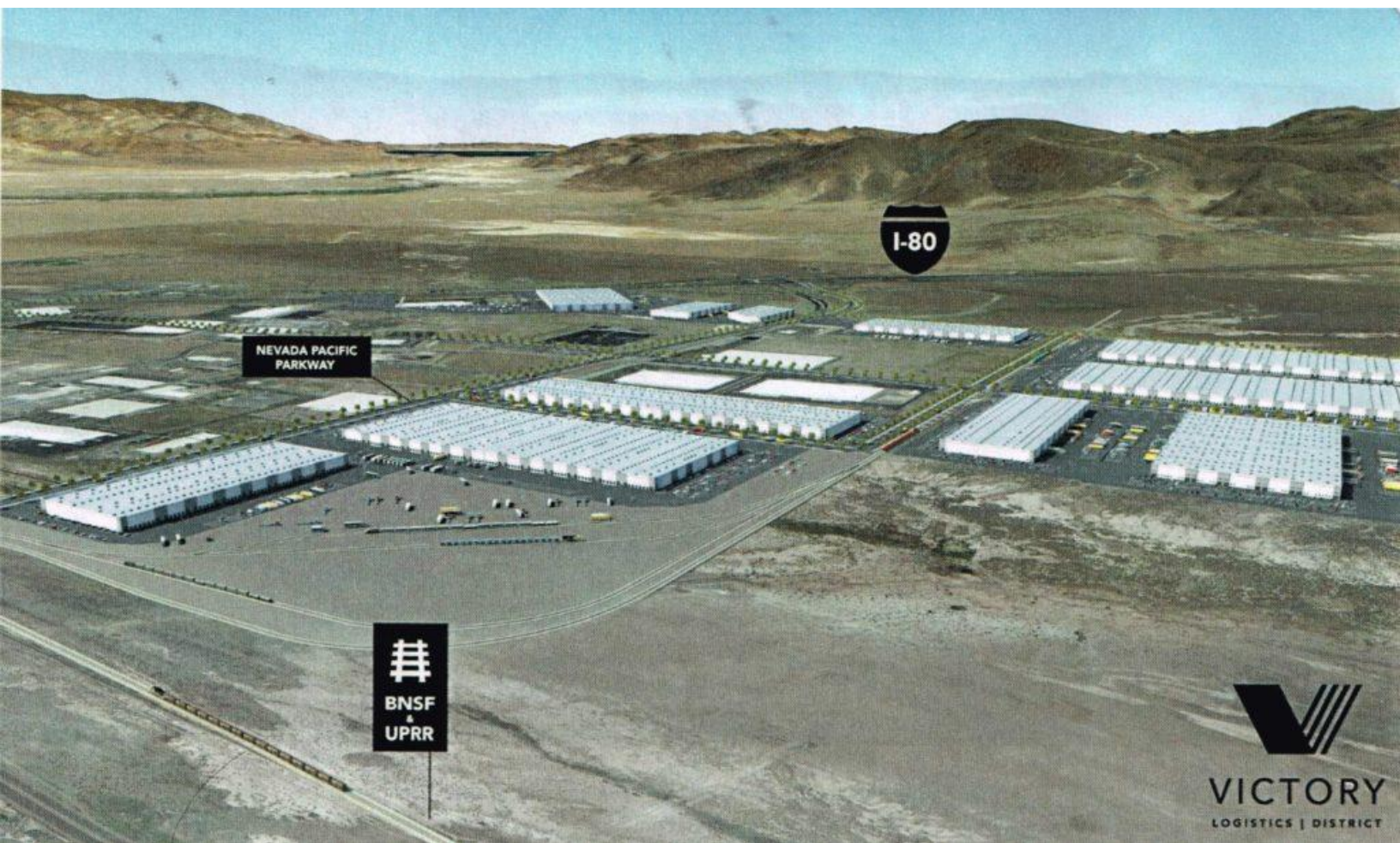


DAVIS QUARRY OPPORTUNITY

Area News- Fernley

VICTORY LOGISTICS DISTRICT

Mark IV Capital purchased the 4,100 acres of the Crossroads Commerce Center as well as additional industrial land west of Fernley in August 2019. According to Paul Cate, CEO and President of Mark IV Capital, the project is exciting because of the property's size and because of its location with access to U.S. 50, U.S. 95 and Interstate 80 and the future Interstate 11, as well as rail lines. "An area like this that is so well located can really benefit, and we really do expect to have thousands of jobs brought in here," Cate said. Evan Slavik, Mark IV Capital's President of Real Estate, estimated buildout of Phase I of the Victory Logistics District, which consists of the about 2,500 acres between Interstate 80 and U.S. 50A, would take five to seven years.



NEVADA PACIFIC PARKWAY

Along with that, he said the master plan for the district also includes the connection of I-80 with U.S. 50A via Nevada Pacific Parkway, which was previously planned but never completed.

DAVIS QUARRY OPPORTUNITY

Area Speak

Northern Nevada DISCOVERED

“Nevada started to diversify about 15 years ago by marketing itself as a distribution center, touting its abundance of land and proximity to California and other Western states”

“Once known for casinos, Northern Nevada is now attracting corporations drawn by it’s low costs, lenient permitting rules and relative proximity to Silicon Valley

With thousands more jobs in the pipeline—Tesla alone estimates it will hire 6,500 by 2020.” - Wall Street Journal

THE WALL STREET JOURNAL.
WSJ

“The famed Incline Village and Crystal Bay area on the North Shore of Lake Tahoe, have for years hosted huge estates of billionaires. “

“Many tech billionaires from the nearby Bay Area have invested in the area purely for the fact that Nevada has no state personal, business or corporate income tax.”

“I visited the area recently to tour the most amazing new real estate listings available, all part of an explosion of development and tech billionaire money arriving into the area.” - Forbes

Forbes

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Area Economy

Carson City Area

- Current Population Carson City: 55,274**
- Average Area Home Price: \$346,456**
- Average 2 bedroom apartment: \$1,372/mo**



Business Vs. Gaming

When people think of Nevada, they think of gambling. However, over the last couple of decades, Northern Nevada industry has become much more than Gaming with many prominent corporations relocating to the area for its business friendly environment.

Nevada Tax Structure

Nevada's tax structure continues to be one of the least burdensome in the country, allowing both business and employees to flourish.

Nevada has NO:

- Corporate Income Tax
- Unitary Tax
- Inventory Tax
- Estate and/or Gift Tax
- Personal Income Tax
- Franchise Tax
- Inheritance Tax
- Special Intangible Tax

Advantages of Doing Business in Nevada:

- Stockholders, directors and officers need not live or hold meetings in Nevada
- Directors need not be stockholders
- Officers and directors of a Nevada Corporation can be protected from personal liability for lawful acts of the corporation
- Nevada corporation may purchase, hold, sell or transfer shares of its own stock

Forbes Lists

- # 98 Best small places for business and careers
- %57 in Job Growth
- #112 in Education

Major Carson City Employers:

- Carson City School District
- Carson Tahoe Medical Center
- City Of Carson City
- Department of Transportation
- Western Nevada College

Northern Nevada Largest Industry Sectors:

- Wholesale Trade, transportation & Utilities
- Leisure & Hospitality
- Accommodation and Food Service
- Government
- Professional & Business Services
- Educational and Health Services
- Retail Trade
- Goods Producing
- Local Government

Carson City	
Carson County Tax Rate	7.60
Unemployment	4.9%
Job Growth	4.9%
Cost of Living	6% > nat'l avg
College grads	23.7%
Net Migration 2017	150
Gross Metro Product	\$3.2 B