



ALT HWY 50/95

SHADOW LANE

**SITE**

**FOR SALE >**  
**135 Shadow Land**  
**Fernley, NV 89408**  
APN: 021-132-74

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**Prime Commercial**  
**Development Site**

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TED STOEVER  
Senior Vice President  
+1 775 823 4665 DIRECT  
+1 775 443 0651  
Ted.Stoever@colliers.com

 COLLIERS INTERNATIONAL  
5520 Kietzke Lane, Suite 300  
Reno, Nevada 89511  
+1 775.823.9666  
[www.colliers.com/reno](http://www.colliers.com/reno)



# FOR SALE > COMMERCIAL DEVELOPMENT SITE

## 135 Shadow Lane, Fernley, NV 89408

SALE PRICE: \$1,076,000.00  
TOTAL SQUARE FEET: ±215,186  
TOTAL ACREAGE: 4.94 ACRES

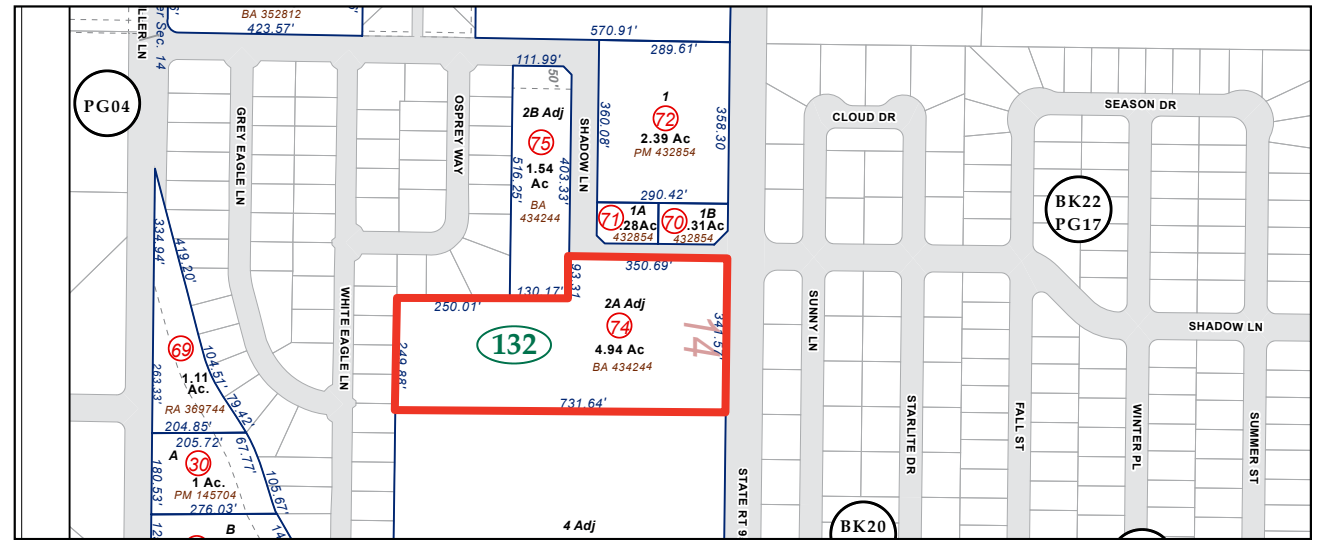
### PROPERTY DESCRIPTION

4.94 acres of prime commercial land in a rapidly emerging market. Located across from a local retail center, the property lends itself to be an ideal commercial site or a high density residential location. Great potential for multifamily or town homes!

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### PROPERTY PHOTO

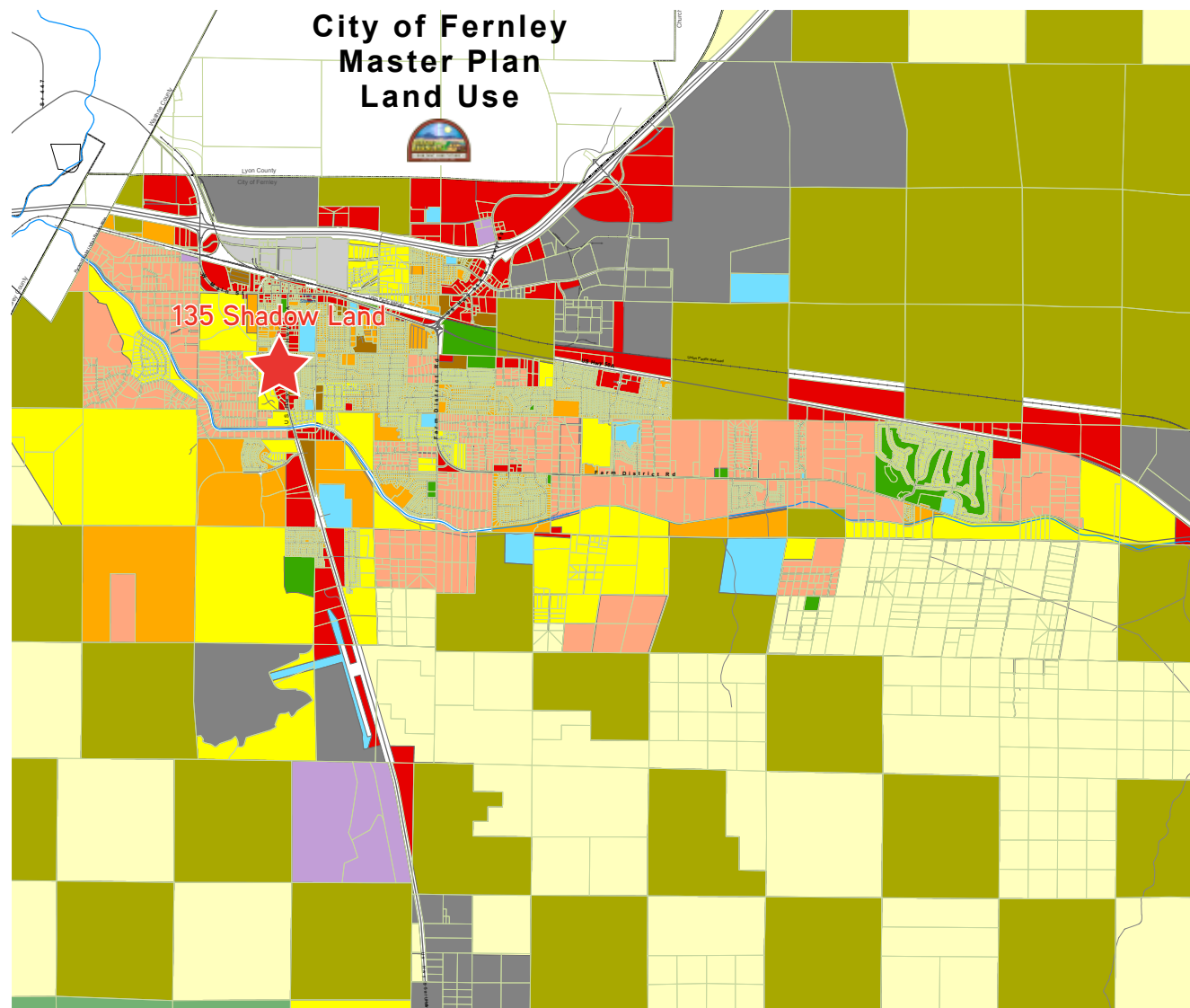
### ASSESSOR'S MAP



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### CITY OF FERNLEY MASTER PLAN LAND USE



### CONTACT

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Senior Vice President  
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[Ted.Stoever@colliers.com](mailto:Ted.Stoever@colliers.com)

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