



## Homesite Development For Sale!

- 292 total acres
- Residential Zoning
- Central Location
- Great access to Downtown via 395 and to Sparks via 7th street
- Many view lots on rolling terrain.
- Adjacent to Lennar's Northstar subdivision

## Property Characteristics

- 356 Homesites on Approximately 73 acres.
- 105 Final Mapped (includes dedicated water)
- 251 Paper Lots (tentative map approved)
- Water and Sewer Facilities Approved.
- 82 Adjacent acres deeded to Sun Valley General Improvement District, Parks & Recreation.
- Already deeded open space creates a connection between Golden Valley Road to Sun Valley Regional Park.
- The remaining 220 acres proposed to be held in 'open space' in the form of common area.



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