RM&D

Resource Management and Development • www.RMDNevada.com

COMMERCIAL LAND FOR SALE: RENO, NEVADA

Strategic Infill Development Opportunity



Mixed-Use Zoning • Established Commercial Corridor • Regional Connectivity

$2,900,000

2.382 Acres | 103,760 SF | $27.95/SF

CONTACT: Carole Brill, CCIM • Owner/Broker • 775 338 3844 • carole@rmdnevada.com • B.1002211

www.RMDNevada.com | 401 Court Street, Reno, NV 89501 | 775 352 7900

Property Overview

Neil Lane & Meadowood Mall Circle, Reno, Nevada 89502

The Offering

RM&D is pleased to present a strategic infill development opportunity adjacent to Meadowood Mall in Reno, Nevada. The property is positioned within the established Meadowood District, with convenient access to major transportation corridors and surrounding retail, residential and business uses.

Property Facts

SALE PRICE	$2,900,000
LAND AREA	2.382 Acres / 103,760 SF
PRICE / SF	$27.95
LOCATION	Neil Lane & Meadowood Mall Circle, Reno, Nevada
APN	025-372-32
ZONING	MU — Mixed Use Urban

Property Highlights

- Adjacent to Meadowood Mall within an established commercial corridor
- Convenient access to S. McCarran Boulevard, S. Virginia Street and I-580
- Just 3.5 miles from Reno-Tahoe International Airport
- Surrounded by established retail, residential and business uses
- Infill location within Reno's established urban area

Demographics

	1 Mile	3 Mile	5 Mile
2025 POPULATION (EST.)	8,097	72,527	183,325
2025 AVERAGE HH INCOME	$84,304	$114,091	$123,172

Traffic Counts

I-580 — **46,084**

S. McCarran Blvd — **26,342**

S. Virginia St — **22,415**

The Nevada Advantage

6TH FASTEST-GROWING STATE IN THE U.S.*

- No corporate or personal state income tax, franchise tax, inventory tax, inheritance/gift tax or estate tax
- Low-cost startup, regulatory, licensing and annual fees
- Supportive business environment for entrepreneurs, startups and corporations
- Strategic western U.S. location with access to major regional, national and international markets

** Population growth by percentage | U.S. Census Bureau, 2025*

Area Retail


MEADOWOOD MALL
SUBJECT PROPERTY
16,220
7,702
9,993
71,507
22,260
4,798
4,798
Kietzke Ln
Northbound Frontage Rd
Southbound Frontage Rd
Carson-Reno Hwy
Neil Rd
Airway Dr
Dry Creek
Longley Ln
Double R Blvd
580
659
Sprint
VICTORIA'S SECRET
AÉROPOSTALE
AMERICAN EAGLE
EXPRESS
charlotte russe
THE CHILDREN'S PLACE
CHARLEY'S
JCPenney
macy's
FOREVER 21
H&M
SEPHORA
Foot Locker
See's CANDIES
TILLY'S
CHAMPS
The Cheesecake Factory
cricket
maurices
GNC
VITAMIN WORLD
Justice
Bath&BodyWorks
DICK'S
Buckle
rue21
claire's
FINISH LINE
COACH
metro by T-Mobile
SBARRO
SKECHERS
francesca's
Eddie Bauer
ROUND1
CRUNCH

CONTACT



Carole Brill, CCIM
Owner / Broker
775 338 3844 (Cell)
carole@rmdnevada.com
B.1002211 • PM.0166073

This flyer has been prepared by RM&D (Resource Management & Development) for advertising and general informational purposes only. While the information is believed to be reliable, no representations or warranties, expressed or implied, are made as to its accuracy or completeness. Interested parties should conduct their own independent investigation and verification of all information. © 2026 RM&D

[Land for Sale: Neil Road & Meadowood Circle, Reno, NV _08182026]

ABOUT RM&D



Your Nevada Commercial Real Estate Specialist

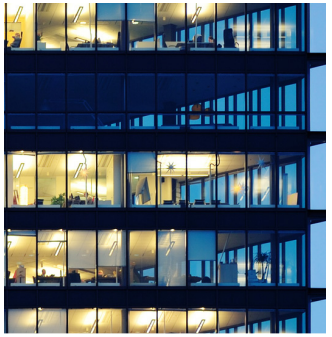
Our clients trust us to deliver innovative, forward-thinking investment and commercial property deals that exceed even the most ambitious expectations. We're strategic specialists driven to create substantial growth and stability via customized solutions for high-net-worth individuals, institutional investors, and mid-to-large sized family-owned businesses.



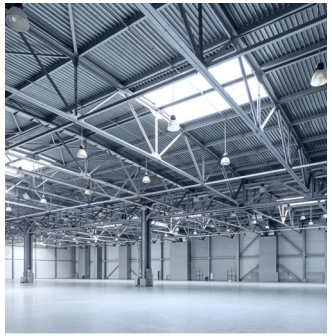
Investment



Property Management



Landlord Representation



Tenant Representation

Benefit by partnering with RM&D's Northern Nevada experts in Investment, all sectors of Commercial Property Management, Brokerage, Landlord Representation, and Tenant Representation.

RM&D Resource Management and Development

www.RMDNevada.com • 775 352 7900