The Canyons

Reno, Nevada 89521

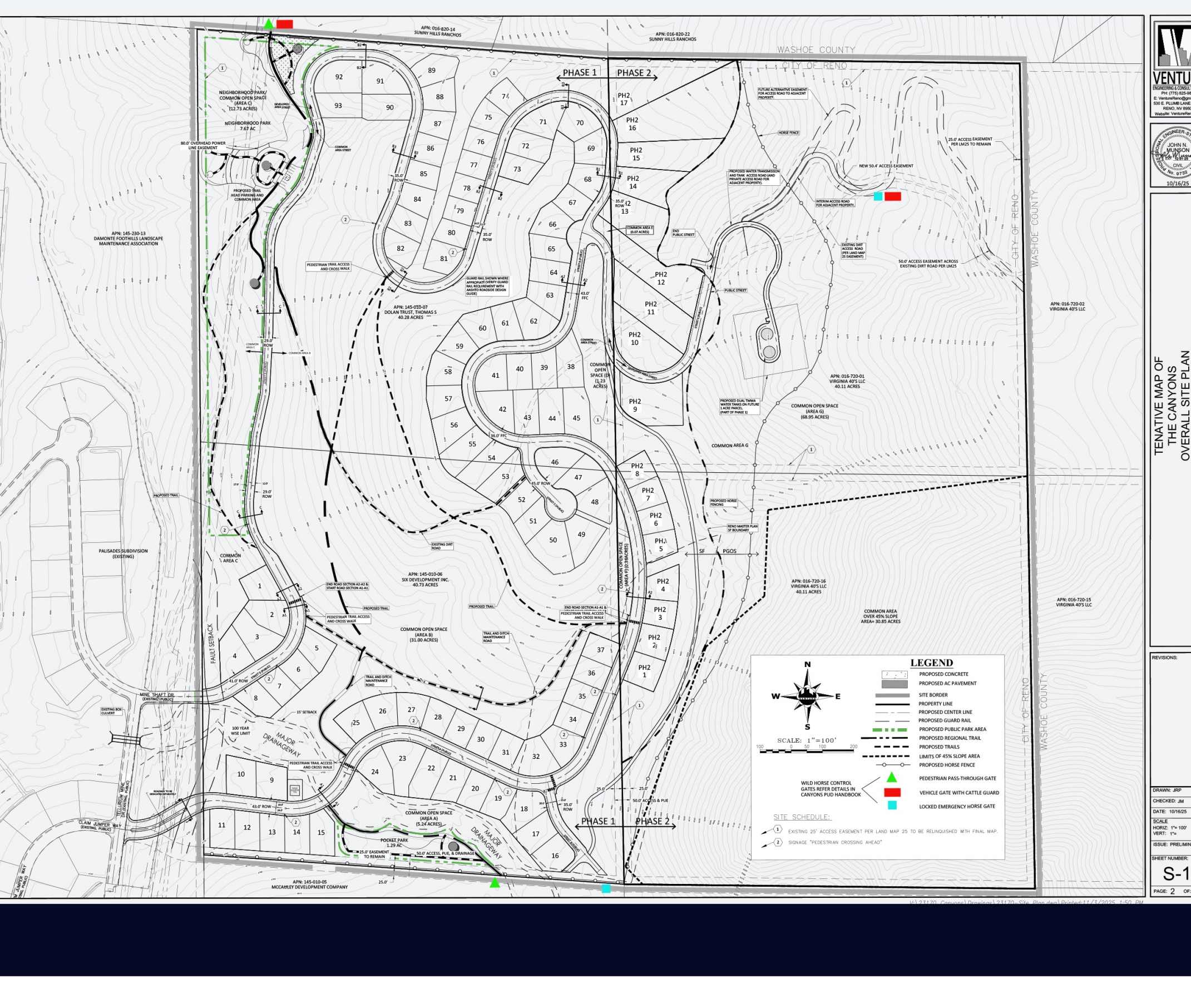
Property Overview:

[Redacted] is pleased to present a premier 110-lot single-family residential development located in the highly sought-after South Meadows area of Reno, Nevada—one of the region's most supply-constrained residential markets and among the last remaining opportunities for new single-family detached development. Planned across two development phases, the community offers a diverse mix of lot types and sizes designed to accommodate a range of home designs and buyer preferences.

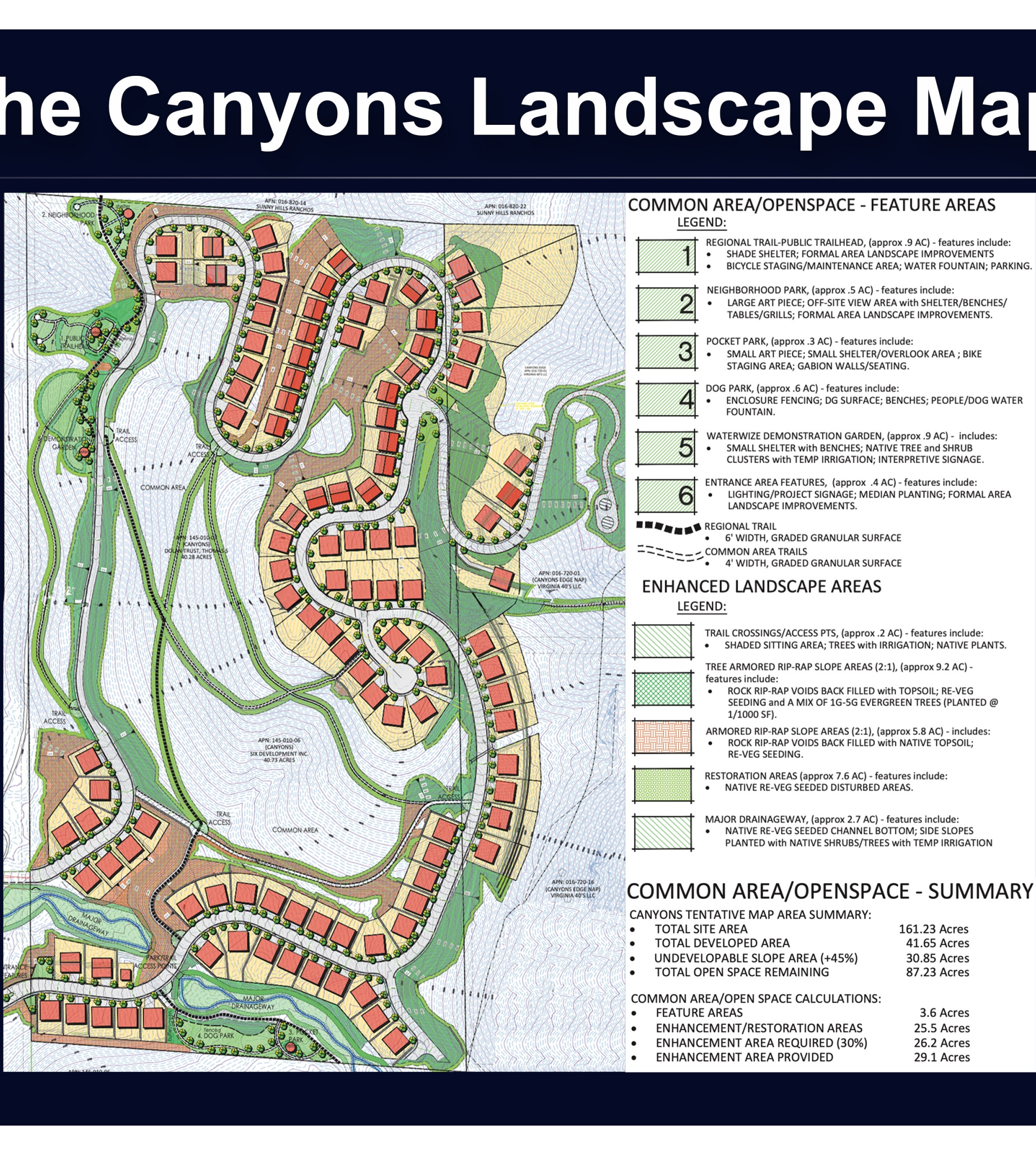
Phase 1 includes 93 single-family detached lots, consisting of 71 flat pad lots and 22 walkout basement lots, with an average lot size of 11,277 square feet and approximately 80 feet of frontage. Phase 2 introduces 17 executive-style lots, comprised of 14 flat pad lots and 3 walkout basement lots, featuring significantly larger average lot sizes of 25,777 square feet. Together, the phased design provides flexibility while maintaining a cohesive community layout.

Set within a dramatic natural setting, the development captures expansive views of the Sierra Nevada Range, Mt. Rose, Downtown Reno, and Washoe Valley, and is anchored by a common-area open-space network exceeding 100 acres, including a dedicated 12-acre open-space park. Conveniently located just five minutes from Damonte Ranch High School and twenty minutes to Reno–Tahoe International Airport, the property combines privacy, connectivity, and limited future inventory—presenting a rare and compelling opportunity to deliver high-quality single-family homes in a proven Reno market.

The Canyons Tentative Map


PHASE 1
PHASE 2
WASHOE COUNTY
LEGEND
VENTURE
TENATIVE MAP OF THE CANYONS OVERALL SITE PLAN
S-1

The Canyons Landscape Map

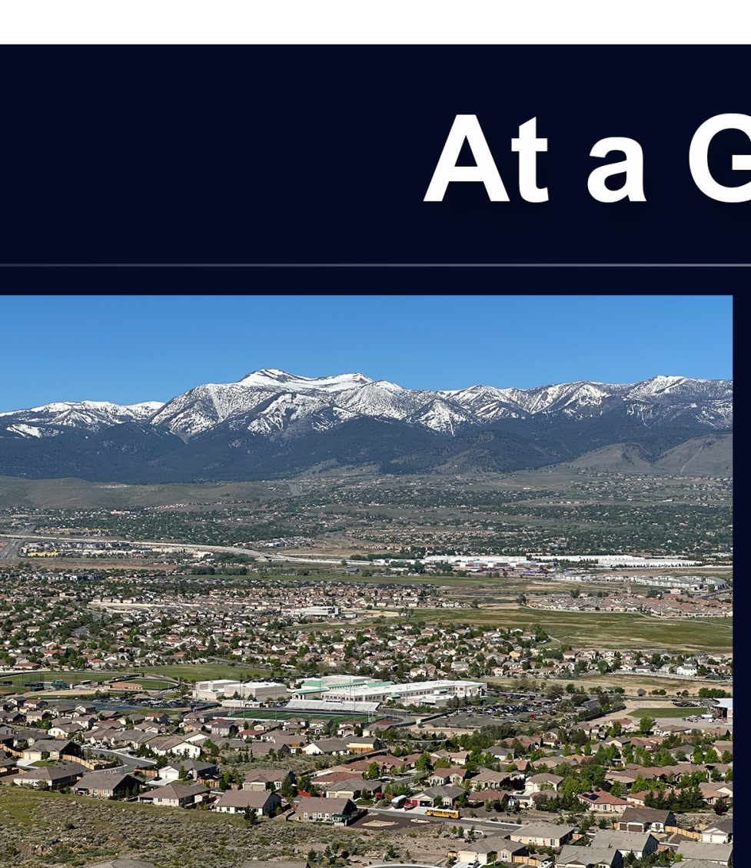

COMMON AREA/OPENSPACE - FEATURE AREAS
LEGEND:
1 REGIONAL TRAIL-PUBLIC TRAILHEAD, (approx .9 AC) - features include: SHADE SHELTER; FORMAL AREA LANDSCAPE IMPROVEMENTS; BICYCLE STAGING/MAINTENANCE AREA; WATER FOUNTAIN; PARKING.
2 NEIGHBORHOOD PARK, (approx .5 AC) - features include: LARGE ART PIECE; OFF-SITE VIEW AREA with SHELTER/BENCHES/TABLES/GRILLS; FORMAL AREA LANDSCAPE IMPROVEMENTS.
3 POCKET PARK, (approx .3 AC) - features include: SMALL ART PIECE; SMALL SHELTER/OVERLOOK AREA ; BIKE STAGING AREA; GABION WALLS/SEATING.
4 DOG PARK, (approx .6 AC) - features include: ENCLOSURE FENCING; DG SURFACE; BENCHES; PEOPLE/DOG WATER FOUNTAIN.
5 WATERWIZE DEMONSTRATION GARDEN, (approx .9 AC) - includes: SMALL SHELTER with BENCHES; NATIVE TREE and SHRUB CLUSTERS with TEMP IRRIGATION; INTERPRETIVE SIGNAGE.
6 ENTRANCE AREA FEATURES, (approx .4 AC) - features include: LIGHTING/PROJECT SIGNAGE; MEDIAN PLANTING; FORMAL AREA LANDSCAPE IMPROVEMENTS.
REGIONAL TRAIL 6' WIDTH, GRADED GRANULAR SURFACE
COMMON AREA TRAILS 4' WIDTH, GRADED GRANULAR SURFACE
ENHANCED LANDSCAPE AREAS
LEGEND:
TRAIL CROSSINGS/ACCESS PTS, (approx .2 AC) - features include: SHADED SITTING AREA; TREES with IRRIGATION; NATIVE PLANTS.
TREE ARMORED RIP-RAP SLOPE AREAS (2:1), (approx 9.2 AC) - features include: ROCK RIP-RAP VOIDS BACK FILLED with TOPSOIL; RE-VEG SEEDING and A MIX OF 1G-5G EVERGREEN TREES (PLANTED @ 1/1000 SF).
ARMORED RIP-RAP SLOPE AREAS (2:1), (approx 5.8 AC) - includes: ROCK RIP-RAP VOIDS BACK FILLED with NATIVE TOPSOIL; RE-VEG SEEDING.
RESTORATION AREAS (approx 7.6 AC) - features include: NATIVE RE-VEG SEEDED DISTURBED AREAS.
MAJOR DRAINAGEWAY, (approx 2.7 AC) - features include: NATIVE RE-VEG SEEDED CHANNEL BOTTOM; SIDE SLOPES PLANTED with NATIVE SHRUBS/TREES with TEMP IRRIGATION
COMMON AREA/OPENSPACE - SUMMARY
CANYONS TENTATIVE MAP AREA SUMMARY:
TOTAL SITE AREA 161.23 Acres
TOTAL DEVELOPED AREA 41.65 Acres
UNDEVELOPABLE SLOPE AREA (+45%) 30.85 Acres
TOTAL OPEN SPACE REMAINING 87.23 Acres
COMMON AREA/OPEN SPACE CALCULATIONS:
FEATURE AREAS 3.6 Acres
ENHANCEMENT/RESTORATION AREAS 25.5 Acres
ENHANCEMENT AREA REQUIRED (30%) 26.2 Acres
ENHANCEMENT AREA PROVIDED 29.1 Acres

Due Dilligence Materials

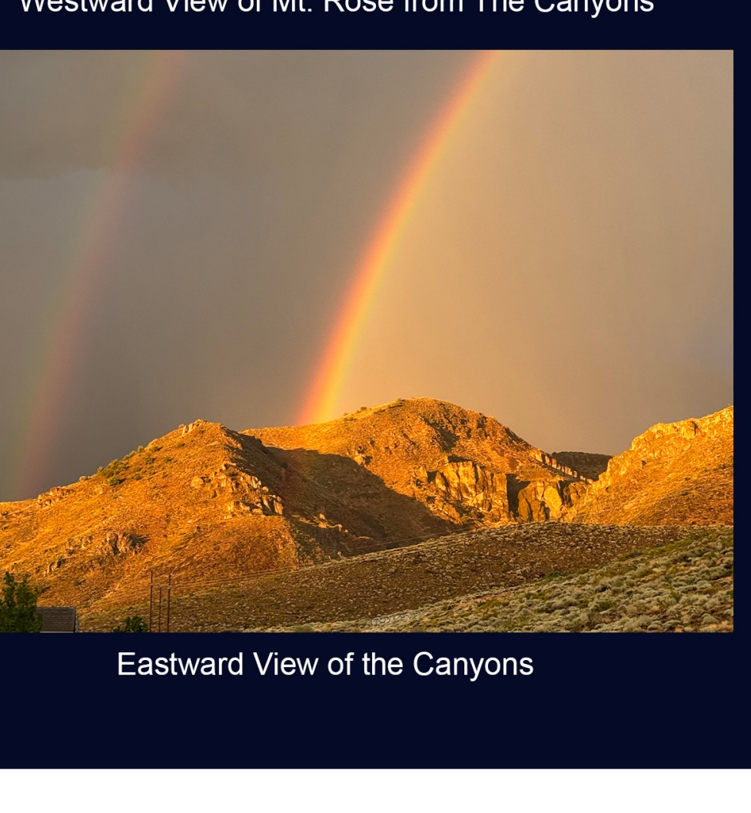
Available Upon Request

- *Tentative Map*
- *Update Handbook*
- *Geotech Report*
- *Grading Plan*
- *Cut and Fill Map*
- *Engineer's Estimates*
- *Drainage Report*
- *TMWA Discovery*
- *Traffic Study*
- *Sewer Report*

At a Glance

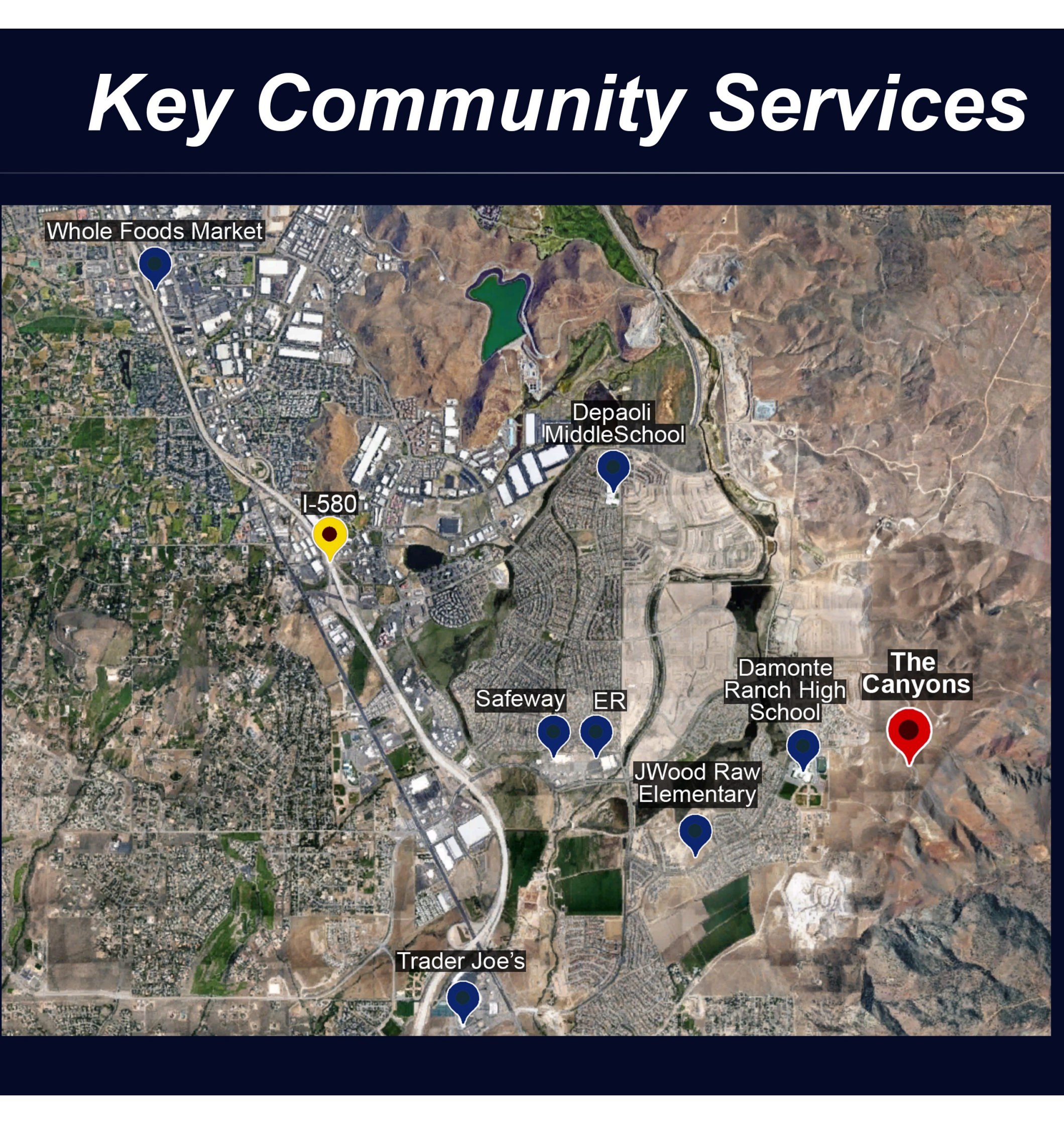

Westward View of Mt. Rose from The Canyons

Northward View of Reno From the Canyons

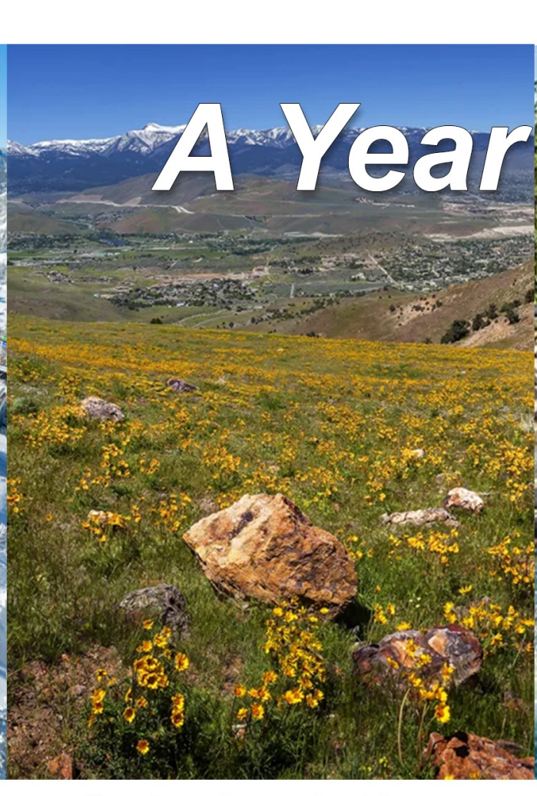
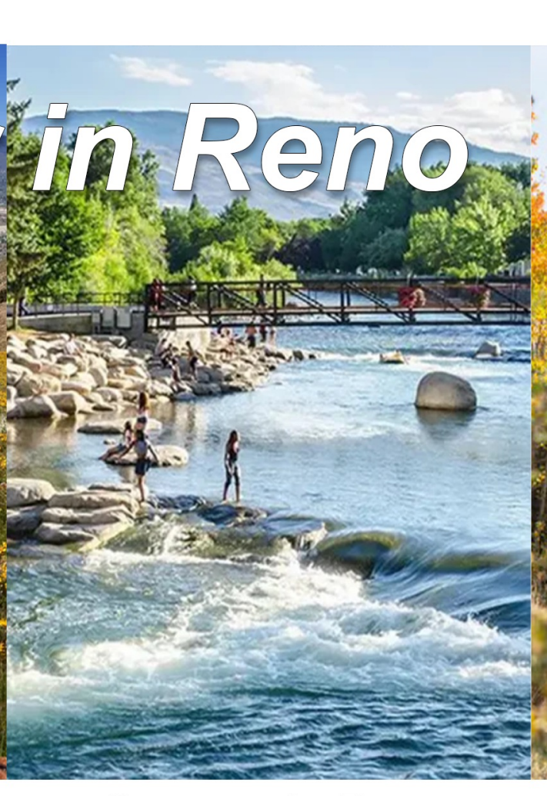
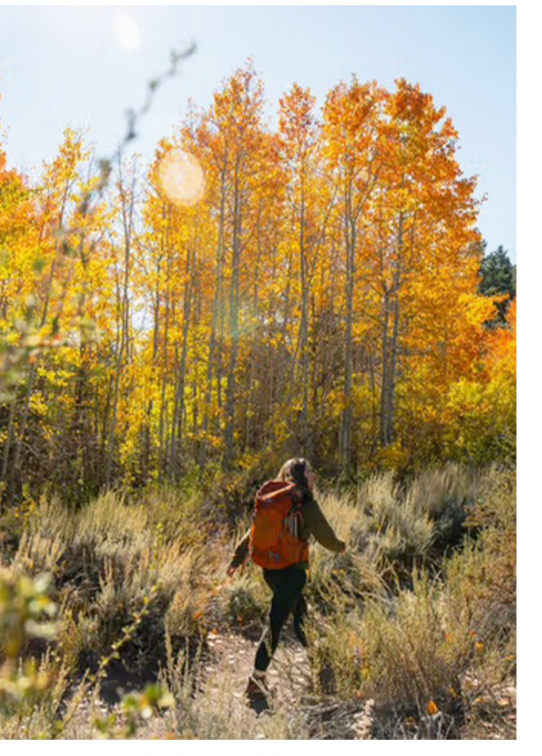

Eastward View of the Canyons

Southward View of Mt. Rose & Slide Mt. from The Canyons

Key Community Services


Whole Foods Market
Depaoli MiddleSchool
I-580
Safeway
ER
Damonte Ranch High School
The Canyons
JWood Raw Elementary
Trader Joe's

A Year in Reno

Winter in Reno

Winter brings a seasonal shift as cooler temperatures and snow-dusted landscapes define the months ahead. The surrounding mountains become a winter playground, offering scenic views that change with the seasons.

Just a short drive from the city, Mount Rose Ski Tahoe offers some of the region's best skiing and snowboarding, along with sweeping views of Lake Tahoe. Winter recreation becomes an easy extension of life in Reno.

Closer to town, winter settles into a relaxed pace with plenty of clear, sunny days. Ice skating and seasonal gatherings balance mountain recreation with everyday city living.

Springtime in Reno

Spring brings renewed energy to Reno as wildflowers bloom, trees fill in with fresh color, and the Truckee River corridor comes back to life. Parks and open spaces brighten the landscape as the city shifts into warmer days.

Comfortable temperatures and longer daylight hours make it easy to get outside—whether hiking and biking local trails, enjoying river walks, or dining outdoors around town. Spring offers an easygoing pace before the height of summer.

Seasonal events add to the experience, including the Reno Jazz Festival and the late-spring Reno River Festival, which bring music, activity, and community energy to the season.

Summer in Reno

Summer in Reno is marked by long, sunny days and an easy, energetic pace. The Truckee River becomes a focal point, with the Riverwalk offering a popular setting for evening strolls, outdoor dining, and gathering as the city cools off after warm afternoons.

Outdoor activities naturally fill the season, from river floating and concerts to nights spent downtown enjoying dinner, events, and live music. A full calendar of summer traditions—including the Reno Rodeo, Hot August Nights, Reno Rib Cook-Off, and Artown—adds to the season's lively, social atmosphere.

Fall in Reno

Fall brings cooler temperatures and rich color to Reno as aspen groves and cottonwoods turn gold across the valleys and nearby mountains. Crisp mornings and mild afternoons create ideal conditions for hiking, with foothill and mountain trails offering scenic views and comfortable weather.

The season introduces a slower, more relaxed pace, inviting time outdoors and moments to enjoy the changing landscape. Whether exploring trails, taking scenic drives, or spending time around town, fall highlights Reno's natural beauty and easy transition into the cooler months.

Northern Nevada By the Numbers

Population breakdown

507,280
2025 Washoe County Population

2.29%
Nevada Population Growth Rate

# 7
Most Property and Income Tax Friendly State

No Personal Income Tax

No Estate or Gift Tax

No Inheritance Tax

No Corporate Income Tax

Employment Breakdown

10%
N. Nevada Employment Growthin the Past 5 Years

12%
2025 Local Tech Sector Expansion

9x
2025 More jobs in professional businesses, manufacturing, and education than in gaming industries

Data from the US Census Bureau

The state of Nevada has consistently ranked within the top 10 nationwide over the past decade. These rankings are a direct reflection of the growth, community, culture, and economy that Nevada has to offer.

Top States for Clean Energy Investment
1. Montana
2. Wyoming
3. **Nevada**
4. New Mexico
5. South Dakota

Source: Keystone Korner

Top Mid-Sized Manufacturing Hubs
1. California
2. **Nevada**
3. Florida
4. Colorado
5. Utah

Source: Business Facilities

Top States for Geothermal Energy Production
1. California
2. **Nevada**
3. Utah
4. Hawaii
5. Oregon

Source: Statista

Best Business Climate
1. Texas
2. North Carolina
3. Virginia
4. Utah
5. Tennessee
6. Colorado
7. Washington
8. **Nevada**
9. Georgia
10. Florida

Source: Business Facilities

Best Business Tax Climate
1. Wyoming
2. South Dakota
3. Alaska
4. Florida
5. Montana
6. New Hampshire
7. **Nevada**
8. Utah
9. Indiana
10. North Carolina

Source: Business Facilities

Top States for Best Economy
1. Florida
2. Texas
3. Utah
4. Idaho
5. Minnesota
6. **Nevada**
7. North Carolina
8. Kansas
9. Oklahoma
10. Alaska

Source: U.S. News & World Report

Top States for Infrastructure
1. Nebraska
2. South Dakota
3. Utah
4. **Nevada**
5. Oregon
6. Kansas
7. Washington
8. North Dakota
9. Vermont
10. Minnesota

Source: U.S. News & World Report

Top Solar Energy Production
1. California
2. Texas
3. Florida
4. North Carolina
5. Arizona
6. **Nevada**
7. Georgia
8. New York
9. Virginia
10. Massachusetts

Source: Climate Central

Fastest Growing Low Tax States
1. South Carolina
2. Idaho
3. Delaware
4. North Carolina
5. Tennessee
6. **Nevada**
7. Alabama
8. Montat
9. Arizona
10. Arkansas

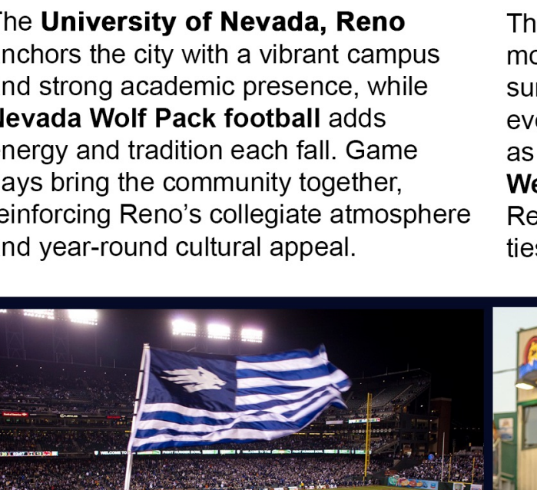
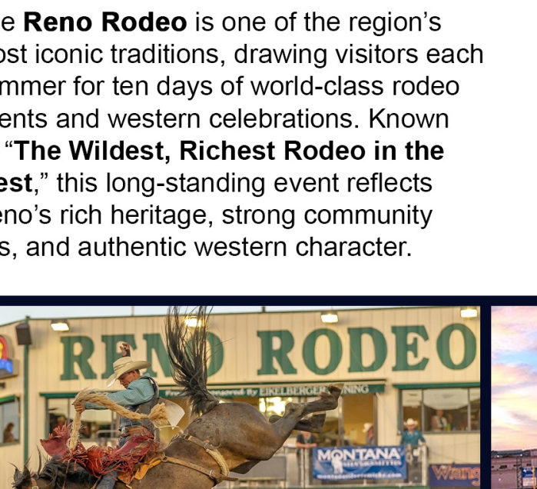
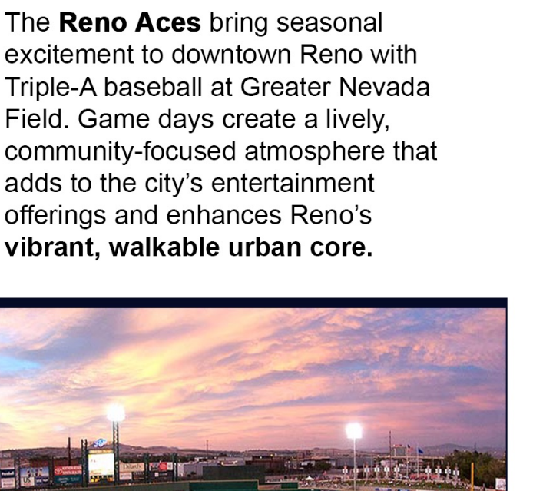
Source: Investopedia

The **Reno Balloon Races** are a beloved Reno tradition, filling the sky each fall with colorful hot air balloons at sunrise. This free, multi-day event reflects the area's **community spirit, open spaces, and outdoor-oriented lifestyle** that locals enjoy year after year.

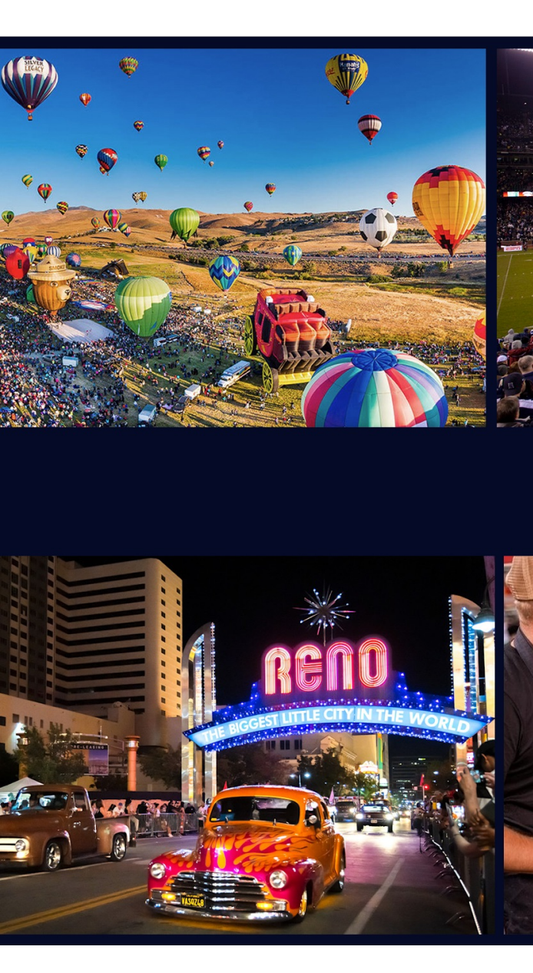
The **University of Nevada, Reno** anchors the city with a vibrant campus and strong academic presence, while **Nevada Wolf Pack football** adds energy and tradition each fall. Game days bring the community together, reinforcing Reno's collegiate atmosphere and year-round cultural appeal.

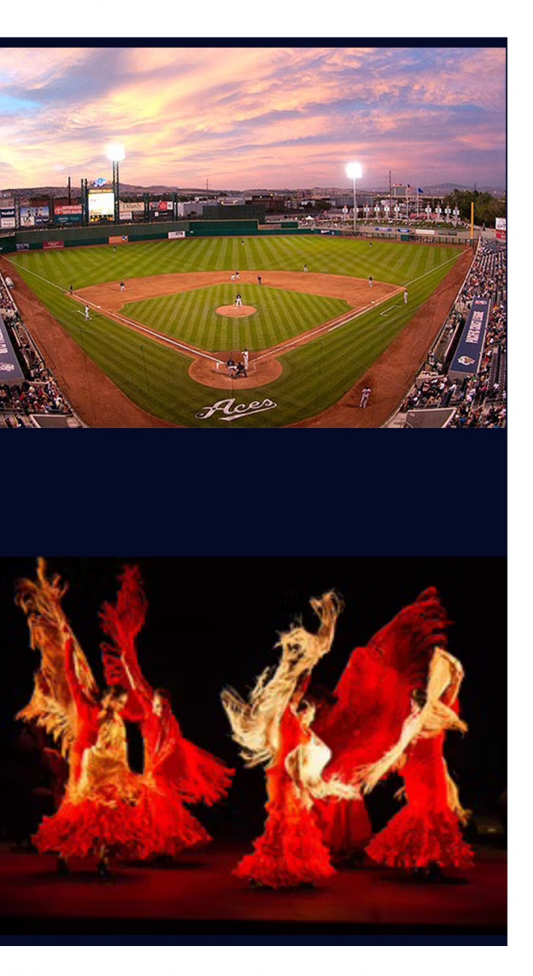
The **Reno Rodeo** is one of the region's most iconic traditions, drawing visitors each summer for ten days of world-class rodeo events and western celebrations. Known as "**The Wildest, Richest Rodeo in the West**," this long-standing event reflects Reno's rich heritage, strong community ties, and authentic western character.

The **Reno Aces** bring seasonal excitement to downtown Reno with Triple-A baseball at Greater Nevada Field. Game days create a lively, community-focused atmosphere that adds to the city's entertainment offerings and enhances Reno's **vibrant, walkable urban core.**

Reno Activities





Hot August Nights is one of Reno's signature summer events, celebrating **classic cars, live entertainment, and cruising** throughout the region. The week-long festival brings energy and visitors to the area each year, showcasing Reno's lively spirit, nostalgic charm, and strong sense of community that add to its lasting allure.

The **Reno Rib Cook-Off** is one of Northern Nevada's largest and most anticipated summer events, drawing **top barbecue teams** and visitors from across the region. Held each Labor Day weekend, the festival brings lively crowds, live entertainment, and a celebratory atmosphere that highlights the area's strong community energy and regional appeal.

The **Reno River Festival** celebrates Reno's riverfront with a weekend of **whitewater kayaking, live music, and outdoor festivities** along the Truckee River. This annual event highlights the city's active lifestyle, vibrant downtown energy, and connection to the outdoors, adding to the unique character that defines Reno.

Artown transforms Reno each summer with a month-long celebration of arts, culture, and community. Featuring **hundreds of performances, exhibitions, and cultural events** throughout the city, Artown showcases Reno's creative spirit and enriches the cultural fabric that makes the region a dynamic place to live and gather.

Driving time to:

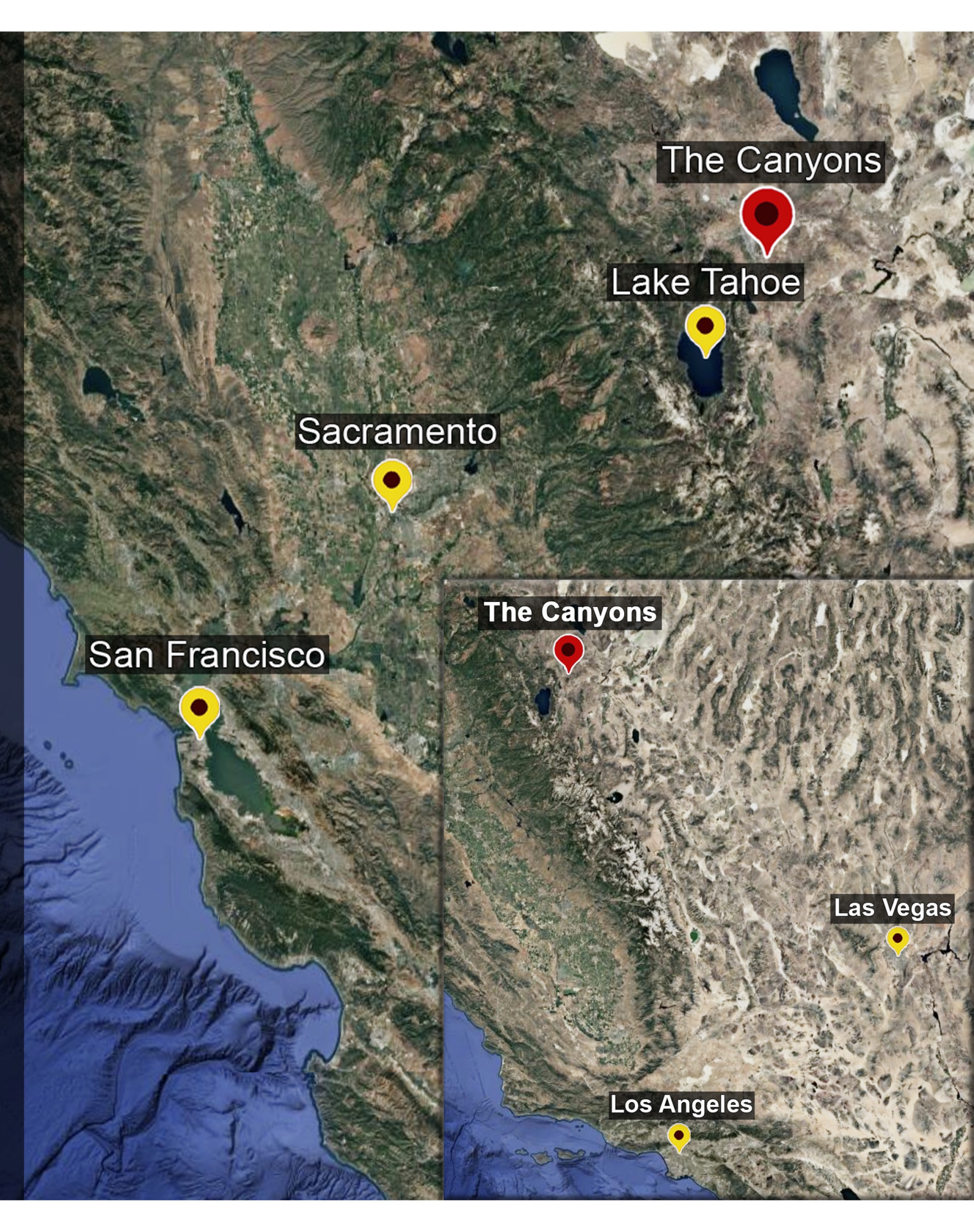
Lake Tahoe: 50 minutes

Sacramento: 2.5 hours

San Francisco: 4 hours

Las Vegas: 7 hours

Los Angeles: 7.5 hours


The Canyons
Lake Tahoe
Sacramento
San Francisco
The Canyons
Las Vegas
Los Angeles

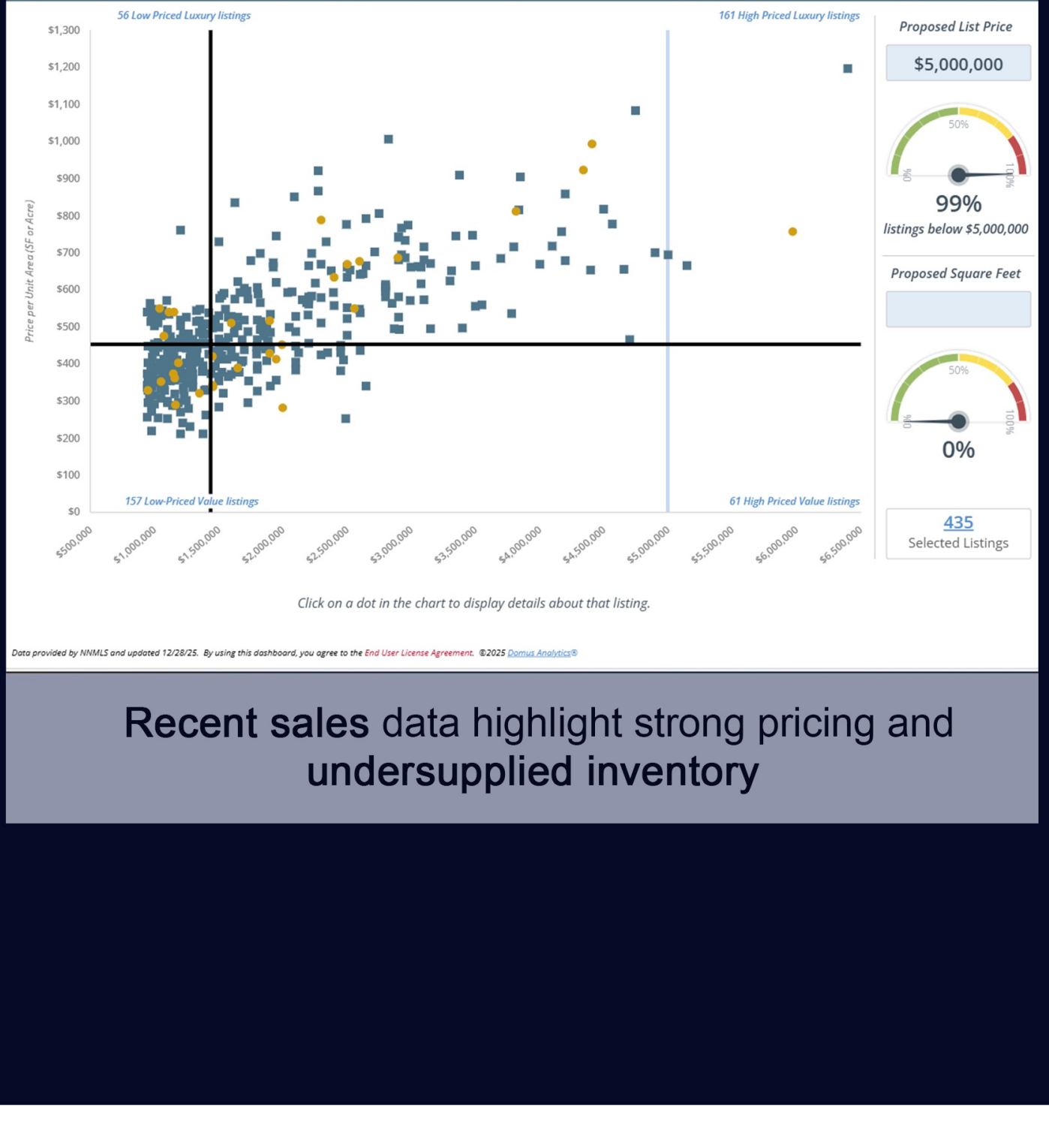
Housing Market Information

Market Growth Overview

Reno and Washoe County continue to experience above-average population and employment growth supported by sustained in-migration and a diversified regional economy. Reno's population is projected to exceed approximately 284,000 by 2026, while Washoe County has grown more than 6% since 2019 and is expected to increase an additional 4% by 2029, driven by expanding technology, healthcare, logistics, and manufacturing sectors.

Housing Demand & Market Conditions

Housing demand remains strong across the Reno–Sparks market, particularly in the upper-tier single-family segment. In 2025, 435 homes sold between $1 million and $5 million across two zip codes, demonstrating notable depth in a highly concentrated area. Homes typically sell within 30–60 days, inventory remains near a 2.5-month supply, and recent sales support average price-per-square-foot levels around $450.



Recent sales data highlight strong pricing and **undersupplied inventory**

Disclosure:

This Offering Memorandum provides information relevant to the acquisition and development of "The Canyons" in Reno, Nevada. The information herein has been provided by the Seller and Broker. Although obtained from reliable sources, it may not encompass all the information needed for a fair evaluation of the property. This information is for general reference purposes only. Additional details should be uncovered through proper feasibility studies and economic analysis by the potential purchaser for the development and sale of the property.

The Seller and Broker, along with their respective employees, agents, consultants, or representatives, make no representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its content. No legal liability is assumed or implied with respect thereto. While the information contained in this Offering Memorandum or any other information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. The potential buyer must conduct its own independent investigation, discovery, and analysis regarding the acquisition of the property without relying on this Offering Memorandum.

This Offering Memorandum does not represent that there have been no changes or altered conditions of the property since its preparation or distribution. All discussions or communication by the potential purchaser, the potential purchaser's agents, representatives, employees, or affiliates with the Seller's representatives, engineers, consultants, or agents, or any person privy to The Canyons, are prohibited unless otherwise permitted by the Seller.

Broker cooperation will be allowed for a broker that procures and represents a buyer purchasing the property. If applicable, a cooperating broker fee shall be paid at closing. Cooperation does not include a broker that represents themselves as Principals or a broker whose member of their immediate family is participating in thepurchase of the property. No broker will be recognized for a potential purchaser who has previously contacted or been contacted by the Seller or Seller's representatives

For more information and pricing, contact [Redacted].