

Land for the next wave of AI & industry

Site selection brief | AI compute, data centers, manufacturing & logistics

WHY NEVADA

Western reach: I-80 and US-50 corridors connect Northern Nevada to western markets. **Business climate:** no state corporate or personal income tax. **Energy investment:** Greenlink expands transmission infrastructure. **Incentives:** qualifying projects may seek GOED abatements, subject to approval and current energy, water and community requirements.

PORTFOLIO AT A GLANCE

LOCATION / PROJECT	REPORTED SIZE	SITE SELECTION POSITIONING
Washoe / Pah Rah + Sparks Village	~4,865.472 total	11-parcel historical portfolio group north of TRIC; includes Sparks Village, 219.712 acres (APN 084-140-11), marketed with I-80 frontage. County GIS confirms parcel areas; historical GR zoning.
Spanish Springs Washoe	~320 acres	APN 076-100-19. Reno-Sparks area holding for industrial or compute-campus feasibility review.
Stagecoach Lyon	~55.5 acres	US-50 frontage; owner reports 5.5 commercial + 50 residential acres and 15 acre-feet of water rights associated with Stagecoach GID.
Other Stagecoach holdings Lyon	241.79 + 47.75 ac	Lyon County APNs 015-311-18 and 015-311-19 total 289.54 acres; separate from the 55.5-acre Stagecoach Valley holding.
I-50 Plaza Lyon	~29.09 acres	Owner-identified highway-area project for commercial, industrial support and infrastructure screening.
Dayton + Dayton Plaza Lyon	~200 + 3.15 acres	Dayton APN 016-151-14; Dayton Plaza APNs 019-193-05 and 019-193-06. Evaluate campus, industrial support and service uses.
11000 Reno Highway Churchill	640 gross acres	APN 007-091-12: historical gross acreage 640; marketed net acreage of about 580 remains to be reconciled.
Elko / North 5th Street	~640 acres	Large holding; owner identifies potential for sixteen 40-acre parcels, subject to subdivision approval.
West Wendover Elko	~6,742.808 acres	Historical supplied assessor screenshot lists 11 APNs; current acreage and availability require county confirmation.
Additional portfolio holdings	Acreage varies	Three other Churchill parcels; Gold Canyon development parcels; Elko 17.6-acre holding. Parcel schedules and suitability to be confirmed.

START WITH YOUR POWER & LAND REQUIREMENTS

Share target MW, acreage, delivery date, cooling strategy and fiber needs to shortlist candidate sites. Sparks Village has owner-reported power, fiber and gas infrastructure nearby; service capacity and connection terms require utility confirmation.

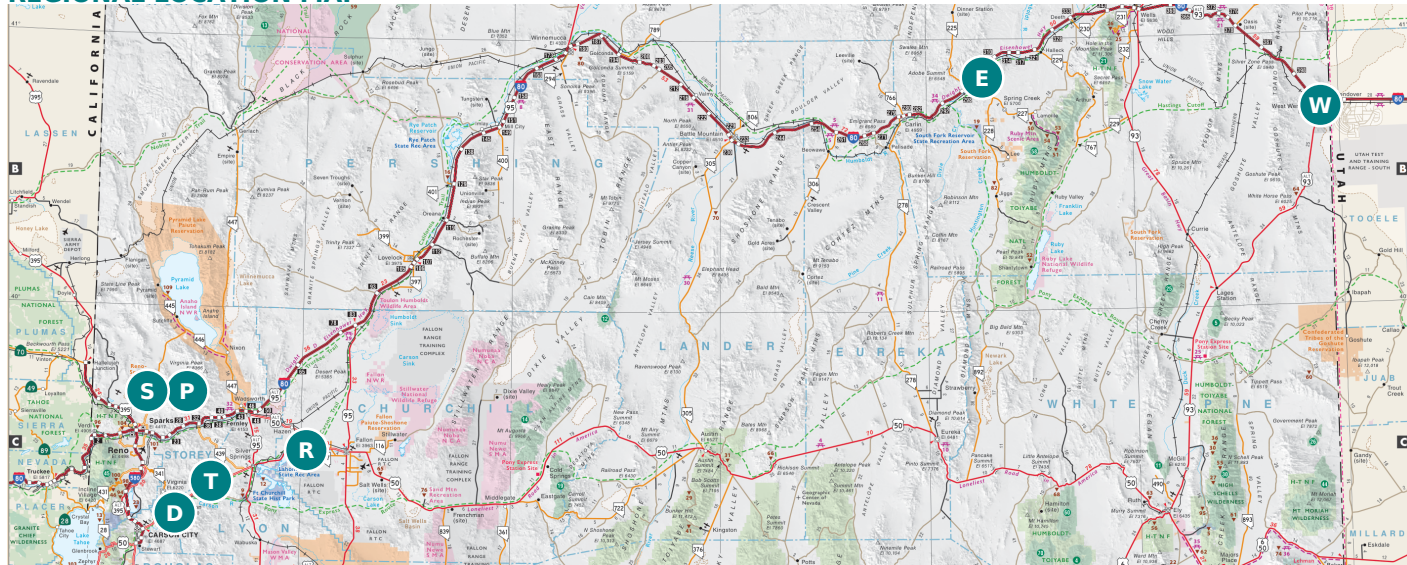
Preliminary portfolio overview - 22 October 2026. Acreages are approximate, from owner information and a historical Washoe brochure; Sparks Village is included in the Washoe total. Current ownership, availability, APNs, access, zoning, buildable area, water rights, power and fiber must be verified. Uses shown are concepts; no utility capacity or development approval is represented.

Sources: Enterprise One historical Washoe brochure; owner-supplied portfolio information; Nevada GOED (goed.nv.gov/doing-business-nevada and [/incentives](https://goed.nv.gov/incentives)); NV Energy (nvenergy.com/cleanenergy/greenlink-nevada); Nevada EO 2026-005.

Northern Nevada land map

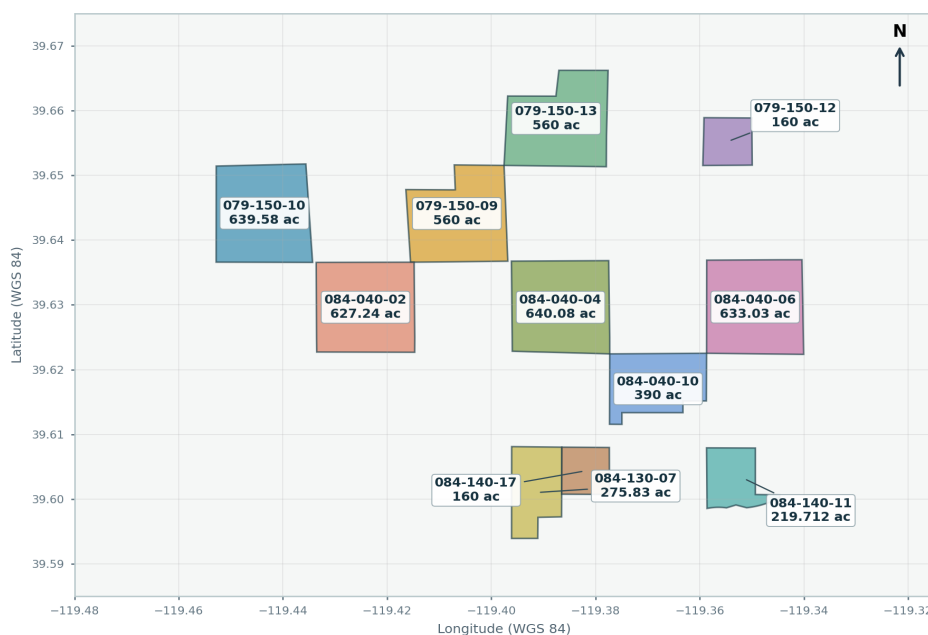
Official Nevada highway map + county GIS parcel boundaries

REGIONAL LOCATION MAP



P: Pah Rah / Sparks Village S: Spanish Springs T: Stagecoach D: Dayton R: Reno Hwy E: Elko W: West Wendover

WASHOE: COLORED PARCEL SECTIONS WITH APNs



COUNTY RECORD CHECK

11 parcels
4,865.472 acres total

Includes Sparks Village
084-140-11
219.712 acres

Spanish Springs
076-100-19
320 acres (separate)

Parcel shapes and APNs come from Washoe County GIS, with 2026 assessor acreage attributes.

Colors distinguish parcels; they do not indicate zoning, ownership or approvals.

Map reflects the historical Enterprise One parcel set. Regional letters locate general areas; the parcel diagram uses county GIS boundary geometry. The one-page APN schedule lists the broader Nevada inventory and identifies pending checks.

Nevada APNs & acreages

Source-checked inventory | 22 October 2026 | Acres shown for whole parcels

C County record checked; **H** historical record supplied; **R** reported / not independently confirmed; **?** acreage missing.
Checking an APN and acreage does not establish current ownership, ownership share or sale availability.

APN	ACRES	PROPERTY / AREA	SRC	APN	ACRES	PROPERTY / AREA	SRC
WASHOE COUNTY				ELKO COUNTY			
084-140-11	219.712	Sparks Village	C	006-100-008	~640	North 5th Street	R
084-040-06	633.03	Pah Rah	C	001-660-034	~17.6	El Armuth Drive	R
084-040-10	390.00	Pah Rah	C	010-510-001	1,080.340	Wendover Project	H
084-140-17	160.00	Pah Rah	C	010-520-001	2,680.000	Wendover Project	H
084-130-07	275.83	Pah Rah	C	010-520-003	302.800	Wendover Project	H
084-040-04	640.08	Pah Rah	C	010-730-001	204.740	Wendover Project	H
079-150-13	560.00	Pah Rah	C	010-740-110	3.870	Wendover Project	H
079-150-09	560.00	Pah Rah	C	010-740-111	4.280	Wendover Project	H
084-040-02	627.24	Pah Rah	C	010-740-113	60.630	Wendover Project	H
079-150-10	639.58	Pah Rah	C	010-740-142	90.405	Wendover Project	H
079-150-12	160.00	Washoe	C	010-740-143	72.703	Wendover Project	H
076-100-19	320.00	Spanish Springs	C	010-740-202	2,153.980	Wendover Project	H
LYON COUNTY				010-740-203	89.060	Wendover Project	H
015-402-09	55.50	Stagecoach Valley	C	CHURCHILL COUNTY			
015-311-18	241.79	Stagecoach / US-50	C	007-091-12	640 gross*	11000 Reno Highway	H
015-311-19	47.75	Stagecoach / US-50	C	007-151-12	Pending	Additional holding	?
015-311-02	80.00	Stagecoach	C	007-151-77	Pending	Additional holding	?
015-362-22	10.46	I-50 Plaza	C	009-331-04	Pending	Additional holding	?
015-362-23	10.46	I-50 Plaza	C	STOREY COUNTY - CANDIDATES			
015-362-24	8.17*	I-50 Plaza	R	004-181-02	~159.25	Gold Canyon chain	R
019-193-05	1.51	Dayton Plaza	C	004-291-02	~520.80	Gold Canyon chain	R
019-193-06	1.64	Dayton Plaza	C	CLARK COUNTY - HISTORICAL			
016-151-14	200.00	Dayton / Cemetery Rd	C	071-02-000-005	~10	Historical asset entry	R
015-021-01	431.65	Gold Canyon candidate	C	071-02-000-013	~20	Historical asset entry	R
015-311-07	120.00	Gold Canyon candidate	C				
015-551-01	632.16	Gold Canyon candidate	C				
006-052-04	0.218	125 Pike St	C				
006-052-05	0.218	115 Pike St	C				
006-052-06	0.218	105 Pike St	C				

Reconciled totals: Washoe brochure 11-parcel group = **4,865.472 acres** using current county acreage (Sparks Village included); Spanish Springs is separate. Stagecoach 015-311-18 + -19 = **289.54 acres**, not 292 plus 47.75. Dayton Plaza = **3.15 acres**. Wendover supplied screenshot = **6,742.808 acres** across 11 APNs; current county confirmation pending.

Open checks: I-50 Plaza -24: 8.17 acres is secondary-source data; older split descriptions say 8.40. The 29.09-acre I-50 total remains provisional. Reno Highway: historical gross 640 acres differs from ~580 marketed; net acreage not reconciled. Gold Canyon/Storey candidates require asset-list and ownership linkage. Churchill missing acreage remains unresolved. This is a reconciliation list, not a certified complete asset register.

Sources: Washoe County OpenData parcel GIS, 2026 attributes (queried 22 Oct 2026); Lyon County GSA parcel pages (source dates vary); Enterprise One Washoe brochure and assessor maps; partners' 2024 tax schedule; supplied Wendover assessor screenshot; 22-APN concordance dated 17 Oct 2026. H/R/? entries have not received current county confirmation.