

# Sunrise Trails

193 Planned Units

Chisholm Trail  
Fernley, Nevada 89408

Multi-Family Land Available in an Opportunity Zone





# Location Overview

## Fernley, Nevada

Located just 30 miles east of Reno/Sparks and 14 miles east of the Tahoe-Reno Industrial Center, Fernley is well located at the convergence of three major highways: Interstate 80, US Highway 50 and US Highway 95A. Making Fernley a prime destination for those wishing to live just out of the “big city” but still close to the fun and employment opportunities.

Fernley’s population is 20,616 as of the 2020 census and is predicted to grow rapidly due to employment growth at the 4,600 acre Victory Logistics District (Fernley) and the Tahoe Reno Industrial Center, home to Tesla, Google, etc.

Victory Logistics District will bring thousands of new manufacturing and technology jobs within the next few years.

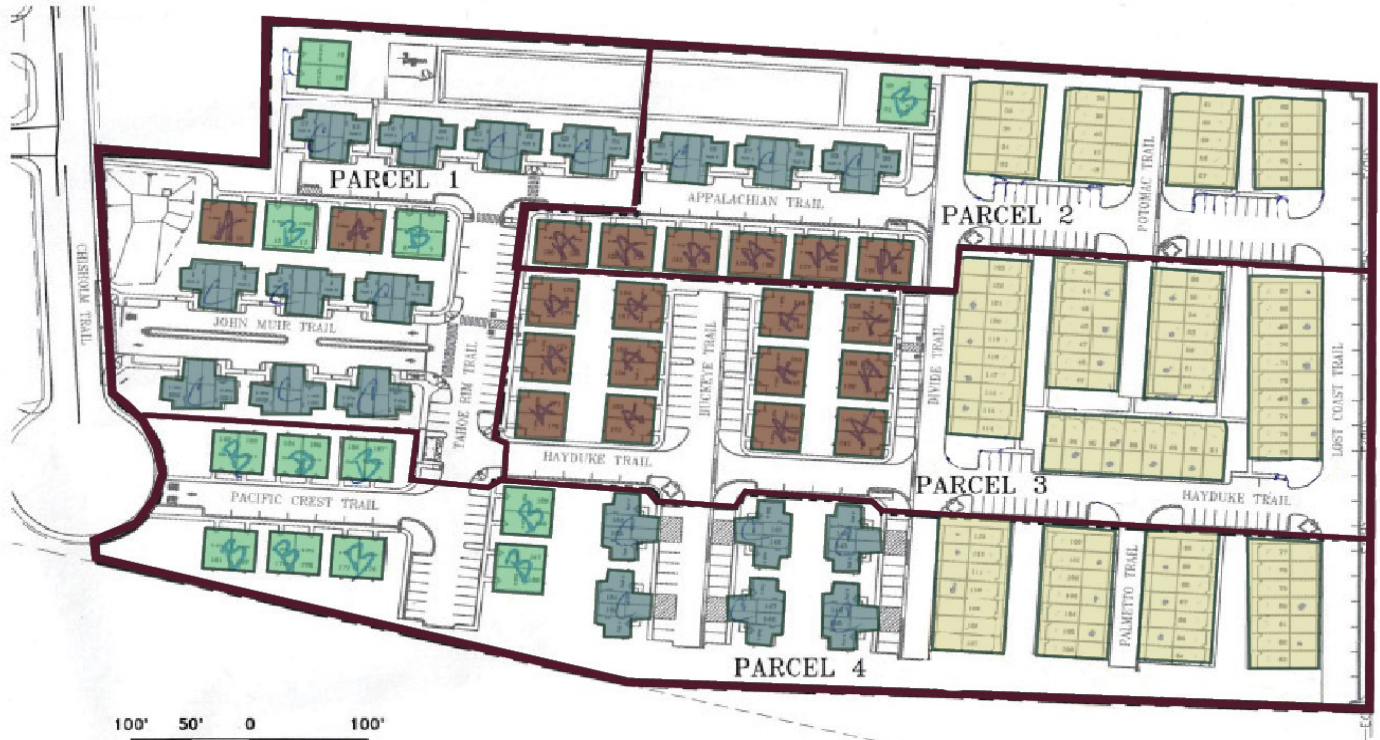


## 13.89 Total acres zoned MF30 - Multi-Family

Project consists of four contiguous parcels. APNS 021-272-41, 021-272-42, 021-272-43, 021-272-44.

Sunrise Trails is located in the heart of Fernley next to the main shopping and dining district with easy access to I-80, US 95A and US 50. Neighboring amenities include: Grocery Outlet, Starbucks, Taco Bell, Burger King, Pizza Hut, AutoZone, T-Mobile and Verizon. Nearby is Walgreens, Raley's, Walmart, Lowe's and Victory Logistics District.

# Development



## Sunrise Trails is a Multi-Phase, Residential Development

Welcome to Sunrise Trails Subdivision - a thoughtfully planned development featuring a total of 193 high-quality units comprised of Duplexes and Townhouses, each designed with comfort and convenience in mind. All units offer 2 spacious bedrooms and 2 full bathrooms, making them ideal for families, professionals, or investors seeking modern living in a growing community.

### Phased Development Plan:

- Phase 1 (Currently Under Construction):
  - o 30 Duplex units
  - o Scheduled for tenant occupancy in late August or early September 2025

### Future Phases:

Phase 2 - 40 Units    Phase 3 - 67 Units    Phase 4 - 56 Units

# Floor Plans

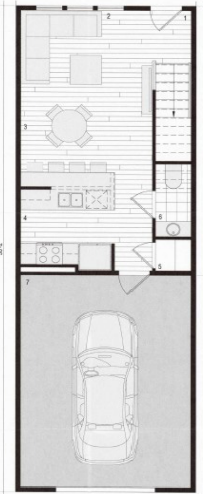
**A**

40 Units  
812 Sq Ft.



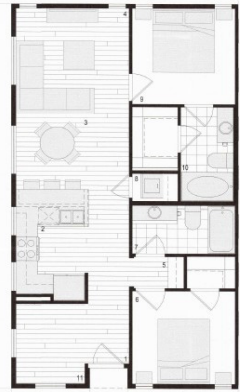
**Townhouse**

91 Units  
1,187 Sq Ft.



**B**

24 Units  
874 Sq Ft.



**C**

38 Units  
1,197 Sq Ft.



# Sunrise Trails

## Asking Price: Accepting Offers

Water: City of Fernley; 63.9 acre feet of water

Sewer: City of Fernley

## Tentative Map Approved and Parcel Map Recorded

Horizontal Construction for Phase 1 is 90% complete (needs paving)

Phase 1 of this project consists of a total of 15 buildings encompassing 30 units. Each of these planned units consist of 2 bedrooms and 2 bathrooms and the largest units will have a 1 car garage.

## Planned Amenities and Perks

- + Playground
- + Walking Path
- + Sports Field
- + Private Yards
- + BBQ & Picnic Area
- + Covered Parking
- + Washer/Dryer in Each Unit





## Contact Us

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