

MALLARD INVESTMENT MANAGEMENT

17.21 ACRES, 2195 MILL STREET, RENO, NEVADA

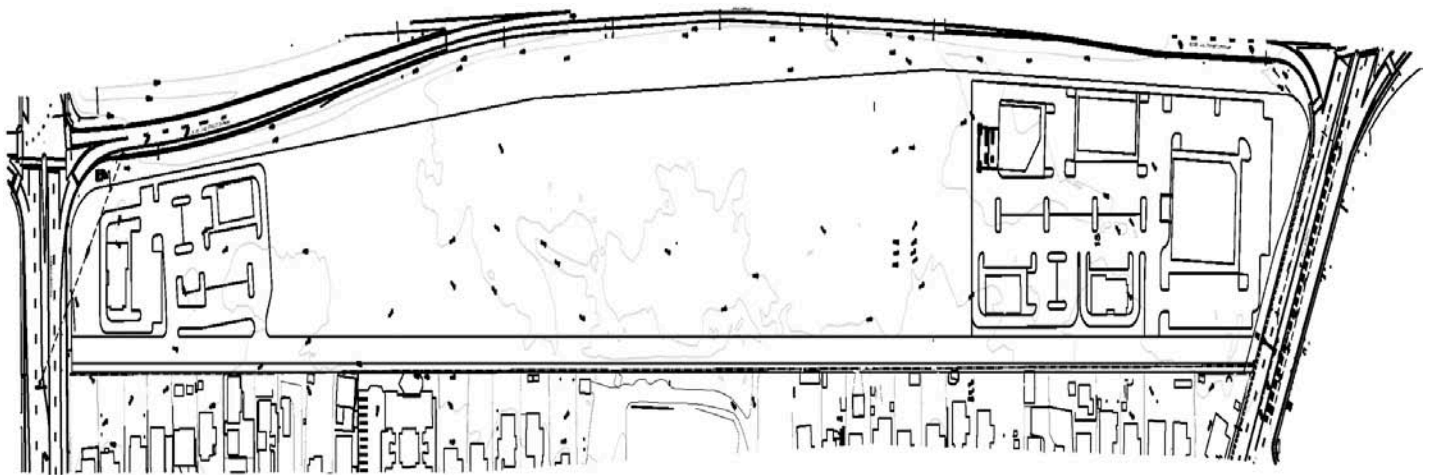


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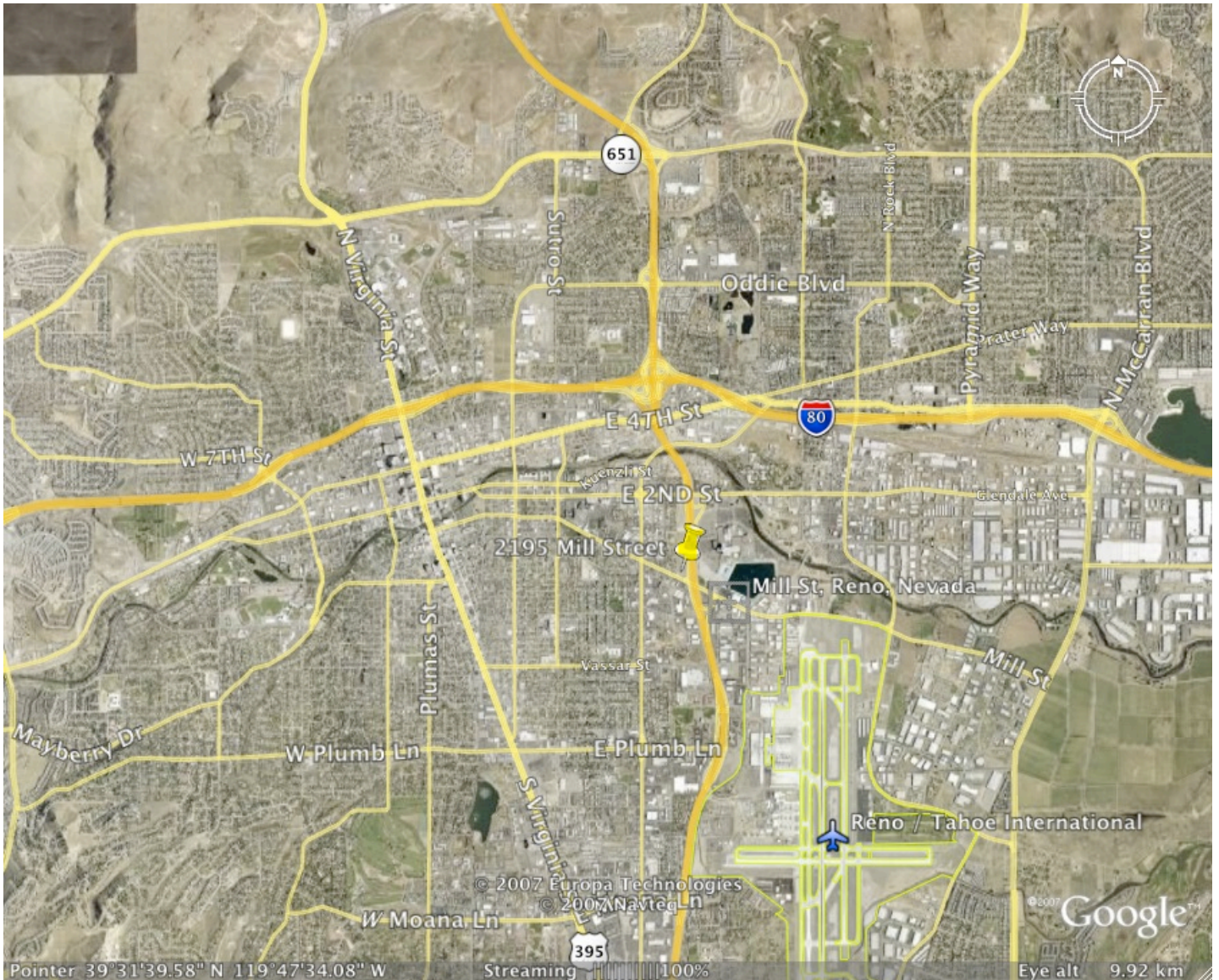
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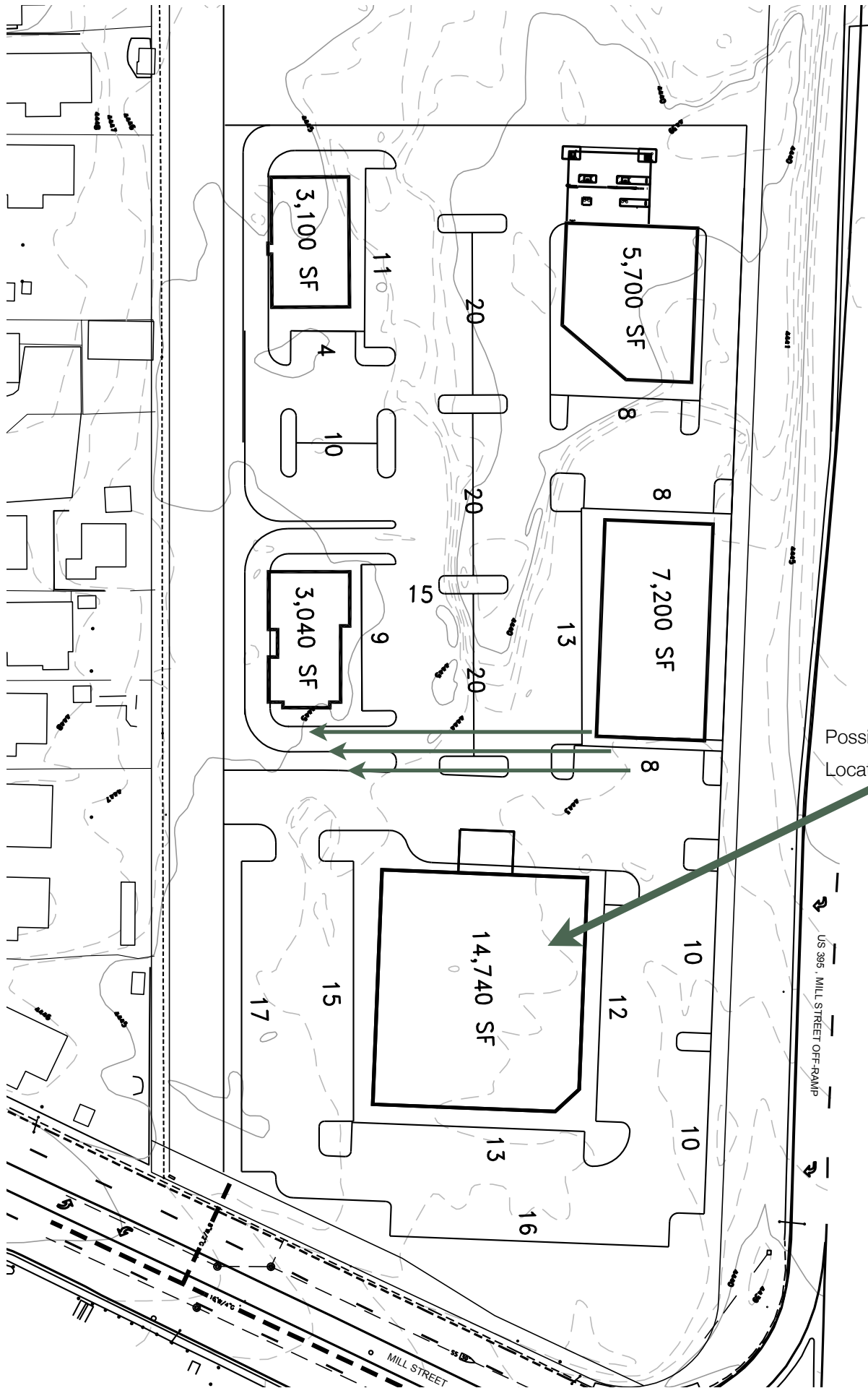
Centrally located in Reno, inside the McCarran Loop (a major expressway surrounding the city center), the Mixed Use, high density transit corridor property is adjacent to US Highway 395, with 2000 + feet of frontage. The parcel is fronts and is accessible from Mill Street (south side) and 2nd Street (north side), with both streets having on and off ramp access to the highway. We are showing one possible conceptual plan above.

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The parcel has a sound wall along the highway side of the property, which will help reduce any road noise, for the central parcel area mixed uses. 2195 Mill Street is located 1 mile from the Reno-Tahoe International Airport and the Renown Medical Center, and 1 1/2 miles to the downtown Reno entertainment corridor. The City of Reno planning additionally calls for the development of a transit corridor on Mill Street, from the hospital to the airport. The redevelopment of this area should continue to be defined in the coming years. A newly constructed Super WalMart is across the street on 2nd Street, and the Grand Sierra Hotel Casino is across the highway to the east of the property. Several improvements are planned for the casino, which should create some additional activity to the area. The mixed use property can accommodate non-gaming hotel, retail, office, multi-family and specialty residential. The site should blend nicely, with additional nearby redevelopment projects that include: Wells Avenue, 2nd Street, downtown beautification projects, Renown hospital expansions, and the new Reno Aces triple A baseball stadium.



Possible South Side Location on Mill Street

US 395, MILL STREET OFF-RAMP

MILL STREET