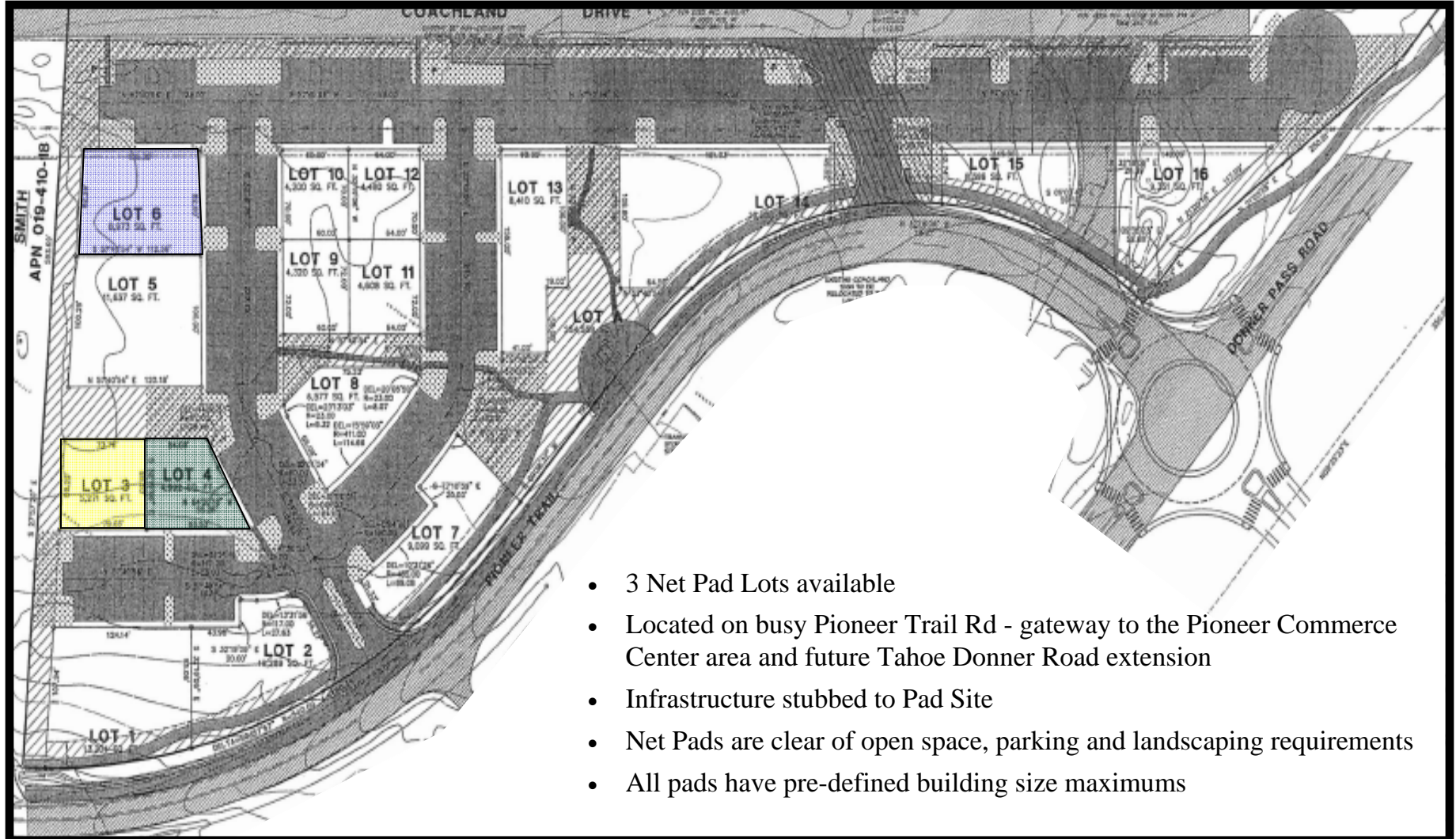


**FOR
SALE**

Pioneer Business Park

Commercial Lots - Planned Development - Opportunities



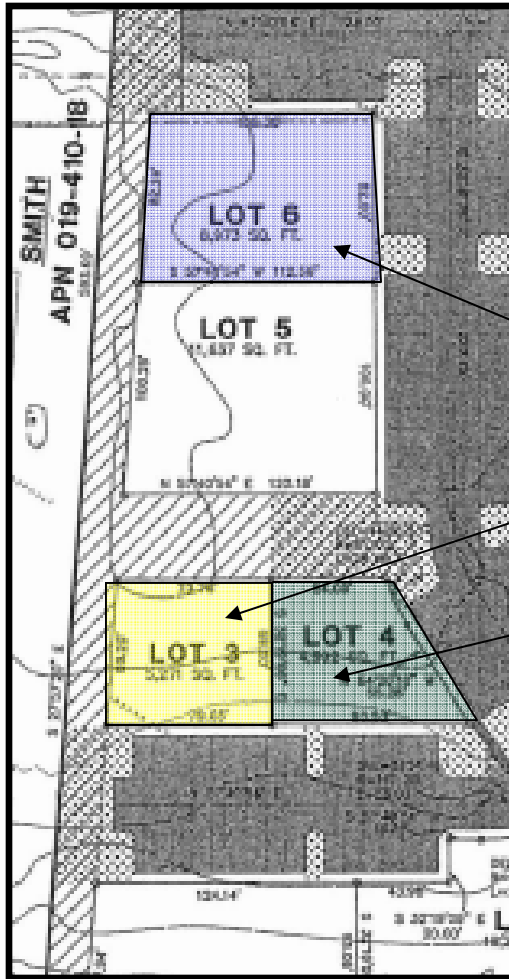
- 3 Net Pad Lots available
- Located on busy Pioneer Trail Rd - gateway to the Pioneer Commerce Center area and future Tahoe Donner Road extension
- Infrastructure stubbed to Pad Site
- Net Pads are clear of open space, parking and landscaping requirements
- All pads have pre-defined building size maximums

**Call Tom Watson or Karl Saimre
Phone 530.587.7633**

**TRUCKEE
RIVER
Associates**

**FOR
SALE**

Pioneer Business Park Lots Available



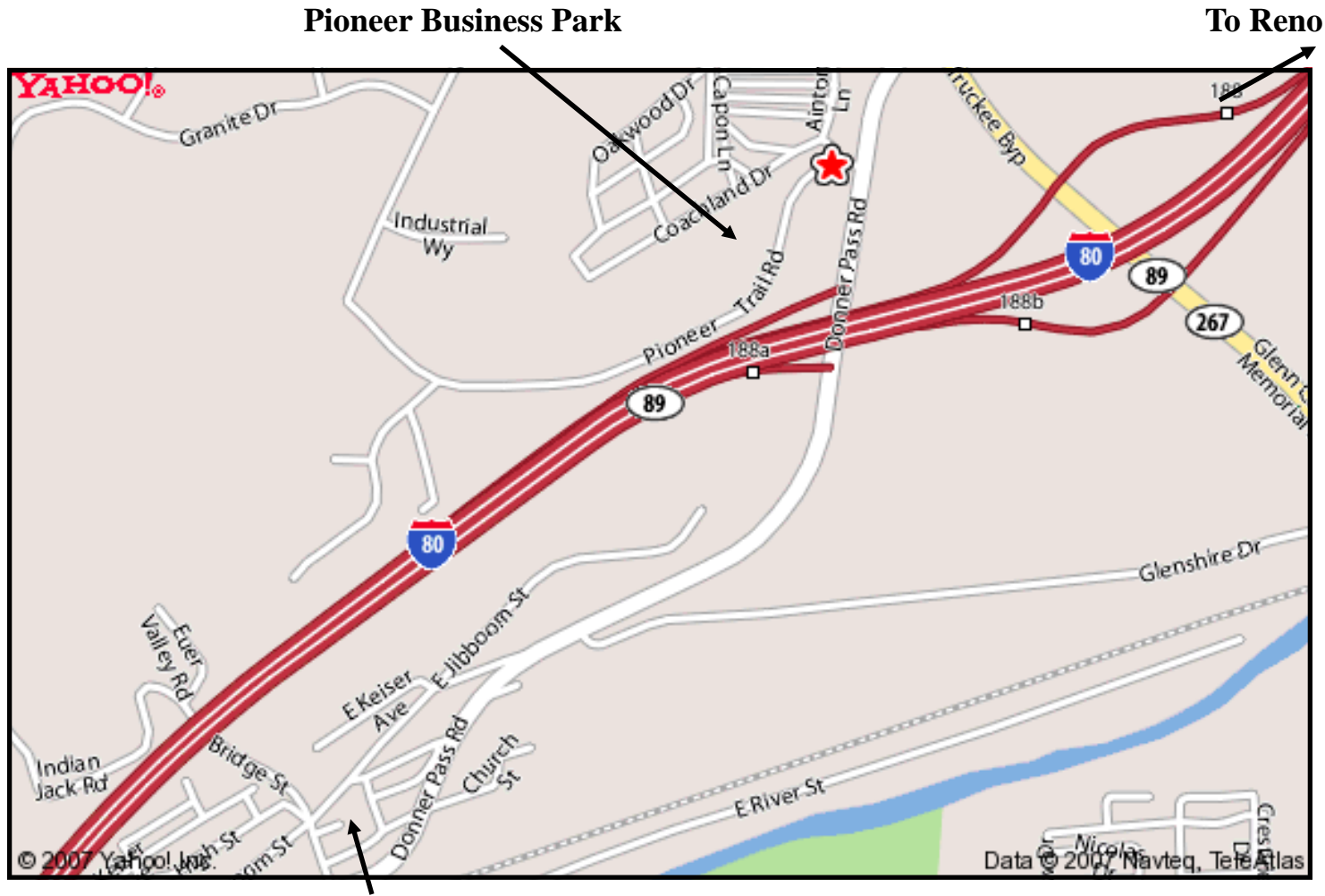
<u>Lot #</u>	<u>Total Pad Area</u>	<u>Allowable Floor Area</u>	<u>Asking Price</u>
#6	8,907	5,991	\$550,000
#3	5,235	3,521	\$350,000
#4	4,851	3,263	\$330,000

**Call Tom Watson or Karl Saimre
Phone 530.587.7633**

**TRUCKEE
RIVER
Associates**

**FOR
SALE**

Pioneer Business Park Location



**Call Tom Watson or Karl Saimre
Phone 530.587.7633**

**TRUCKEE
RIVER
Associates**