



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

PUBLISHED RESERVE: \$150,000

LAST ASKING: \$189,000

SIZE: 29,155± Square Feet

ZONING: TRPA Plan Area Statement 110, South Y – Commercial/Public Service

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 29,155± square foot commercial development site is located along Emerald Bay Road (US Highway 50) in the South Lake Tahoe “Y” neighborhood, which is one of the most heavily traveled intersections within the Lake Tahoe Basin, with shopping centers and factory stores as the focal point. Property and usage development in the immediate neighborhood includes restaurants, medical, dental and professional offices, older motels, single and multi-family residences and the Tahoe Valley Campground. The Lake Tahoe Airport is located a short distance to the southeast, and Barton Memorial Hospital is a short distance to the northeast.

The rectangular site is comprised of two tax parcels that total 18,993± square feet of existing land coverage and could accommodate a professional office, or commercial building with on-site parking. Please see Supplemental Information Package for zoning details. The southerly portion of parcel 7 is improved as a parking area containing four parking spaces. The site has good access and visibility, with approximately 104 feet of frontage along US Highway 50, and access directly from the Highway. The property is within the TRPA Plan Area 110 – South Y, which allows for development of Commercial/Public Service uses. All utilities are available to the site.

Auction Property #126, a 15,000± square foot site, is located nearby at 3868 Lake Tahoe Blvd.

LOCATION: 1189 and 1201 Emerald Bay Road. APN's: 032-196-06 and 07

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015