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99 ROOM HOTEL

MY CARSON SUITES



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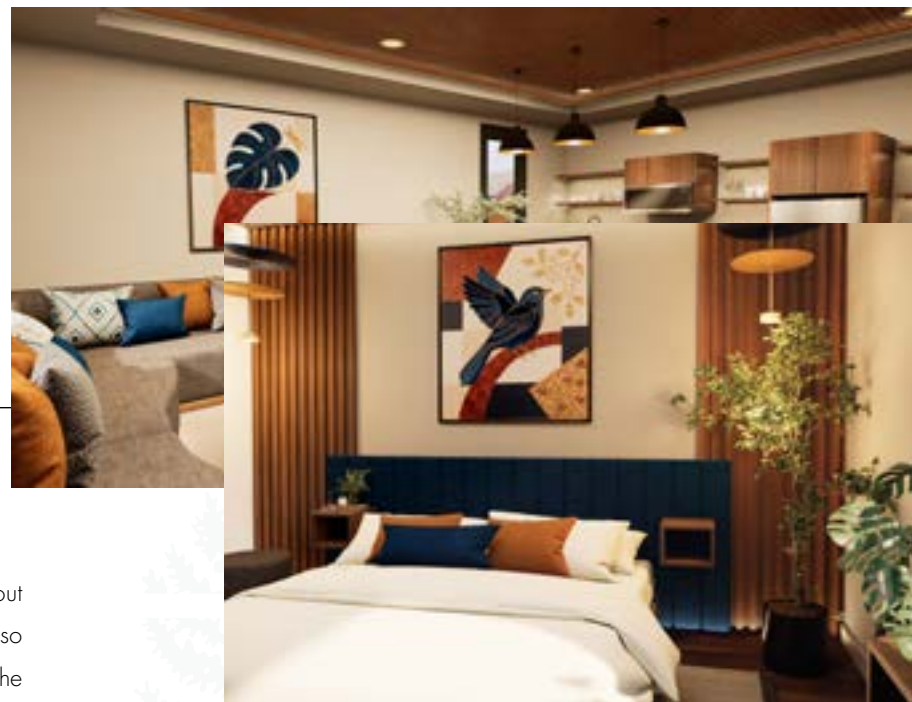
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LUXURY HOTEL AT THE GATEWAY TO SOUTH LAKE TAHOE.

SWEEPING VIEWS OF THE CARSON VALLEY

The location also offers residents convenient access to major employment centers throughout Carson City, Reno-Sparks, Douglas County, and the Tahoe Reno Industrial Center, while also providing immediate proximity to the recreational and lifestyle amenities associated with the South Lake Tahoe region. In addition to its regional connectivity, the project is surrounded by an expanding concentration of commercial services, entertainment venues, dining establishments, shopping centers, and medical facilities that continue to drive demand and enhance the area's overall desirability.

The site's elevated topography and panoramic mountain and valley views create the opportunity for a premium hospitality experience that captures the natural beauty of Northern Nevada while maintaining convenient access to both Carson City and Lake Tahoe destinations. Visitors will also benefit from close proximity to regional event venues, outdoor recreation amenities, and the growing commercial corridor throughout northern Carson City.



The proposed hotel is uniquely positioned to capitalize on both Carson City's economic expansion and South Lake Tahoe's year-round tourism industry. Guests will benefit from immediate access to Interstate 580 and convenient proximity to a broad range of retail, dining, gaming, and entertainment amenities throughout Carson City. Nearby casinos, theaters, restaurants, shopping centers, golf courses, breweries, and entertainment venues create a highly attractive hospitality environment for both leisure and business travelers. The surrounding commercial infrastructure provides visitors with convenient access to dining, nightlife, shopping, recreation, and essential services, further strengthening the site's appeal as a lodging destination.



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CARSON CITY HOSPITALITY

As Carson City continues to expand as a governmental, economic, entertainment, and tourism-support hub for the broader Northern Nevada region, the hospitality component is positioned to serve a broad mix of business travelers, state-related visitors, vacation guests, and outdoor recreation enthusiasts. The combination of strategic location, diversified demand drivers, commercial amenities, regional accessibility, and scenic qualities creates strong long-term fundamentals for hospitality performance and positions the project as a landmark gateway development for travelers entering the South Lake Tahoe region.

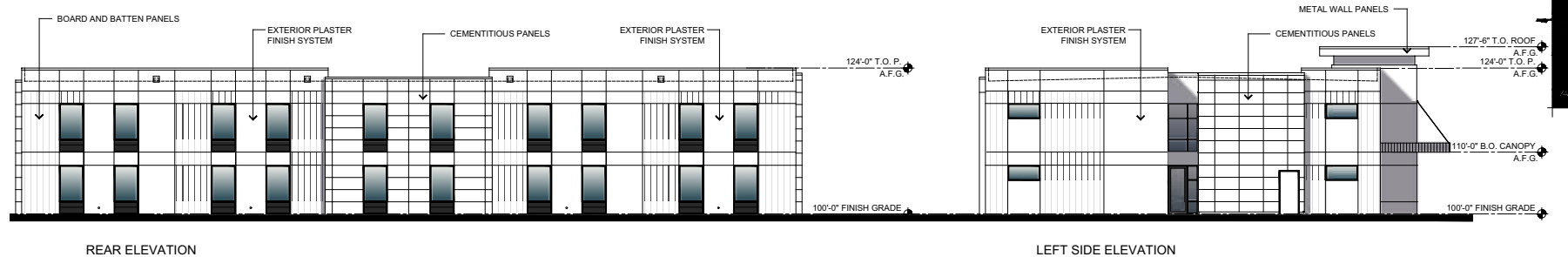
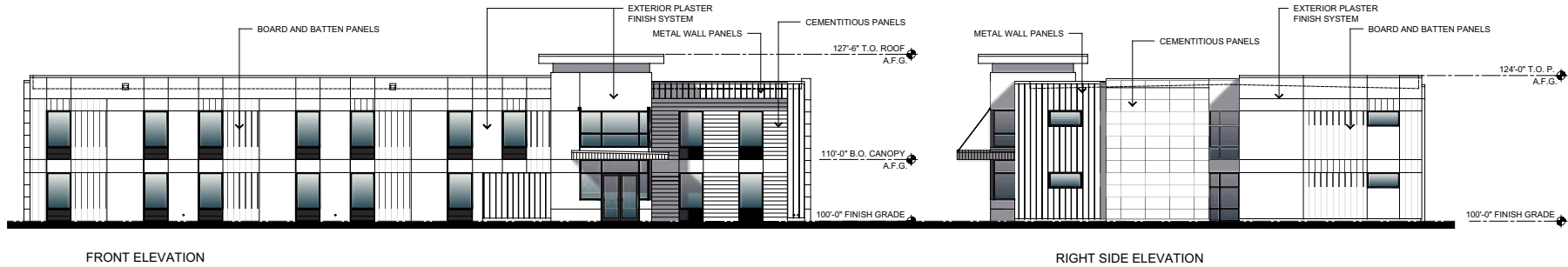
Hotels within the Carson City market have historically performed well due to the area's highly diversified demand base. As Nevada's capital city, Carson City generates consistent year-round hotel demand associated with legislative sessions, state agency operations, governmental meetings, consultants, legal professionals, training programs, and public sector visitors. This government-related travel creates a stable foundation of weekday occupancy that complements the region's strong leisure and tourism activity.



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ELEVATIONS



COMMERCIAL ELEVATIONS

SCALE : 1/8"=1'-0"

0 4 8 16 10-01-2025

SHT A5.3



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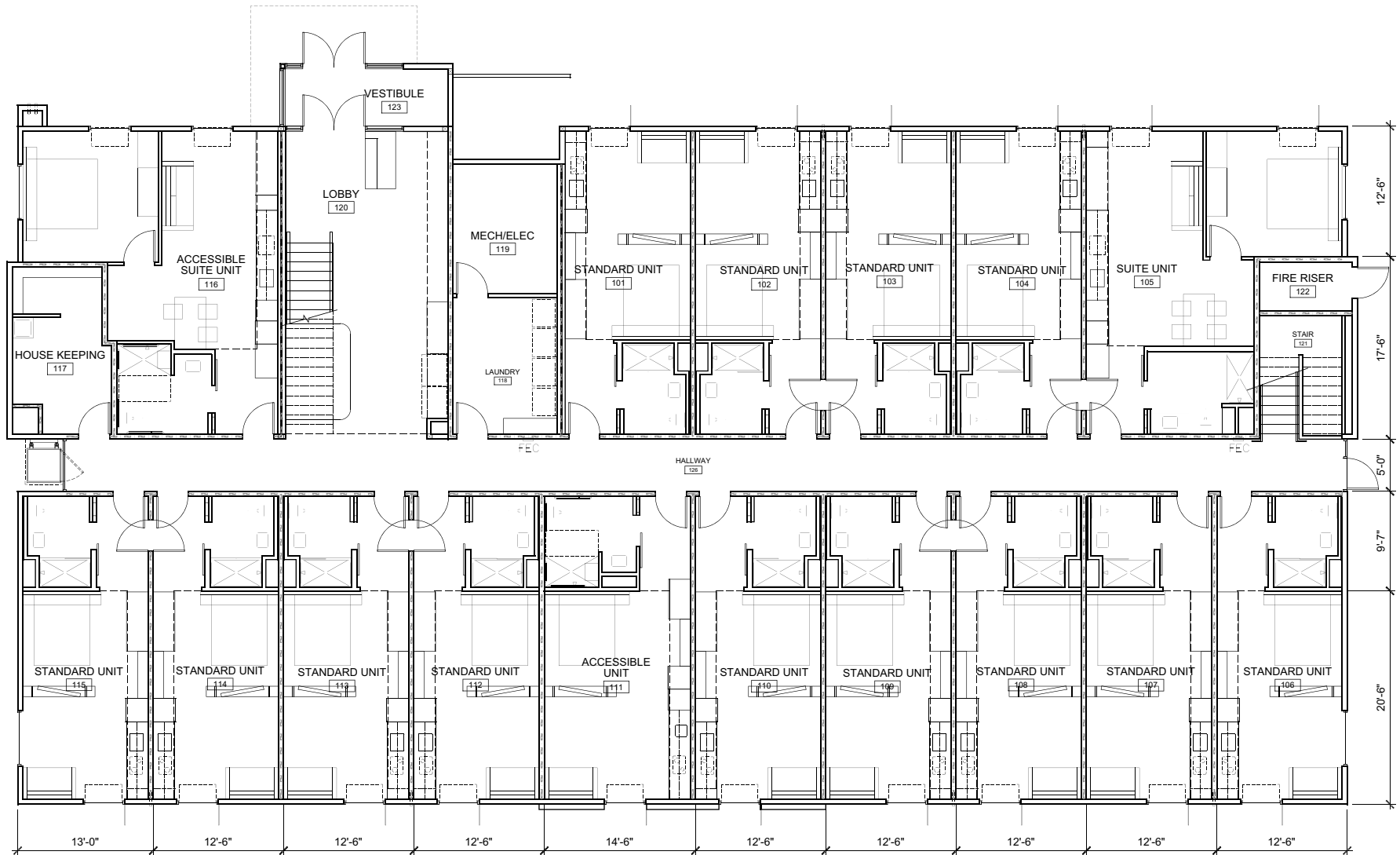
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COMMERCIAL ELEVATIONS

Legacy 49
Dayton, Nevada



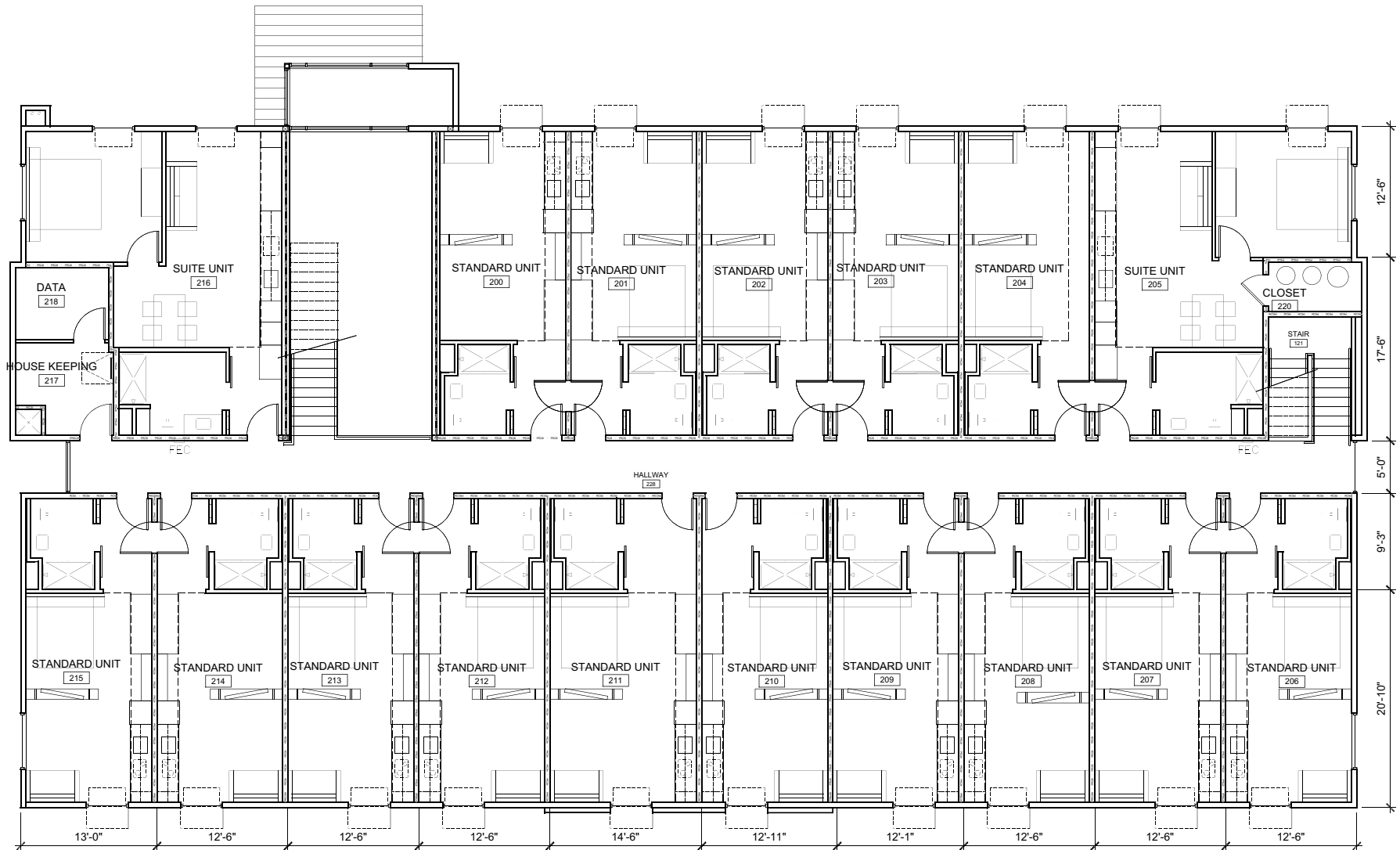
Hotel Floor Plan Level 1



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Hotel Floor Plan Level 2



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