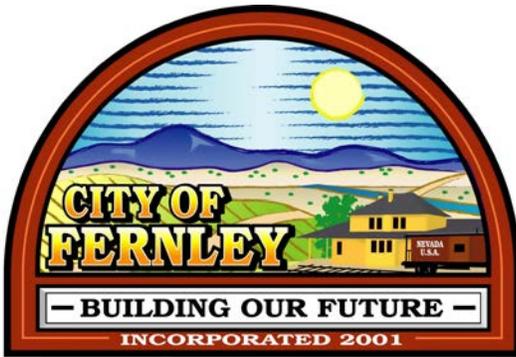




**JENUANE  
COMMUNITIES**

Your Local Homebuilder

**FALL IN LOVE WITH  
FERNLEY, NV**



Fernley, NV, is a charming town located about 30 miles east of Reno. It offers the perfect balance of small-town living and urban convenience. Residents enjoy great nearby amenities like shopping, dining, and entertainment while having a small-town ambiance. Fernley is surrounded by an abundance of natural beauty, with nearby lakes, mountains, and desert landscapes that make it an attractive destination for outdoor enthusiasts.

In recent years, the town has experienced major growth. It was recently named the fastest-growing city in Northern Nevada! There has recently been an influx of new businesses, restaurants, and housing developments in the area, contributing to the exponential growth the city is experiencing.

Whether you're looking for an affordable cost of living, job opportunities, or a small-town atmosphere, Fernley has it all. If you're ready to plant your roots in a rapidly-growing city that offers a quality lifestyle, Fernley might be exactly what you're looking for!

Below are just some of the many reasons people are relocating to Fernley, Nevada:

- **Be at the Forefront of a Rapidly Growing City**
- **Affordable Cost of Living**
- **Small Town Atmosphere**
- **Outdoor Recreation**
- **Job Opportunities**
- **Excellent School District**





## **BE AT THE FOREFRONT OF A RAPIDLY GROWING CITY**

Fernley's sudden growth offers a unique opportunity for those looking to be at the forefront of a rapidly-expanding community. As the town continues to attract new residents and businesses, it is also investing in infrastructure, including new schools, parks, and housing developments. This makes Fernley an ideal destination for those wanting to be part of a dynamic, forward-thinking community poised for even greater growth in the coming years.

Entrepreneurs seeking a thriving business environment will find Fernley to be an attractive choice. With its strategic location and growing economy, the town presents numerous possibilities for entrepreneurial ventures to flourish. The supportive business ecosystem, combined with the town's commitment to fostering growth, creates an atmosphere primed for innovative ideas and sustainable success.

Young professionals seeking career opportunities will also find Fernley a promising home base. With the town's expanding job market and diverse industries, there are ample options to build a rewarding career. Fernley offers a range of employment prospects for individuals looking to make their mark in a growing city.

For families, Fernley presents an ideal setting to create lasting memories. The town's investment in new schools and parks demonstrates its dedication to providing quality education and recreational facilities for residents of all ages. Children can thrive in a nurturing environment, while families can enjoy outdoor activities and community events that everyone will enjoy.



## AFFORDABLE COST OF LIVING

One of the reasons that this small town is experiencing such rapid growth is because Fernley, NV, is relatively affordable compared to other cities in Nevada, particularly those closer to Reno or Las Vegas. The cost of living in Fernley is significantly lower, allowing residents to enjoy a higher quality of life without the hefty price tag.



Nevada has the benefit of lower tax rates, allowing residents to retain more of their hard-earned money. There are no income taxes in the state of Nevada, an added incentive for those considering moving to this beautiful state. Homes are also at a much lower starting point in Nevada compared to nearby states like California, so those looking to purchase a home will be able to afford higher-quality homes for a smaller price tag.



With the upcoming **Legacy Trails** community, Fernley is poised to become an even more desirable place to call home. Surrounded by expansive natural beauty and community amenities, Legacy Trails offers the perfect blend of serene living and modern comforts. Here, you can build your dream home and become part of a vibrant community that offers access to everything you could want or need.



Fernley Farmers Market

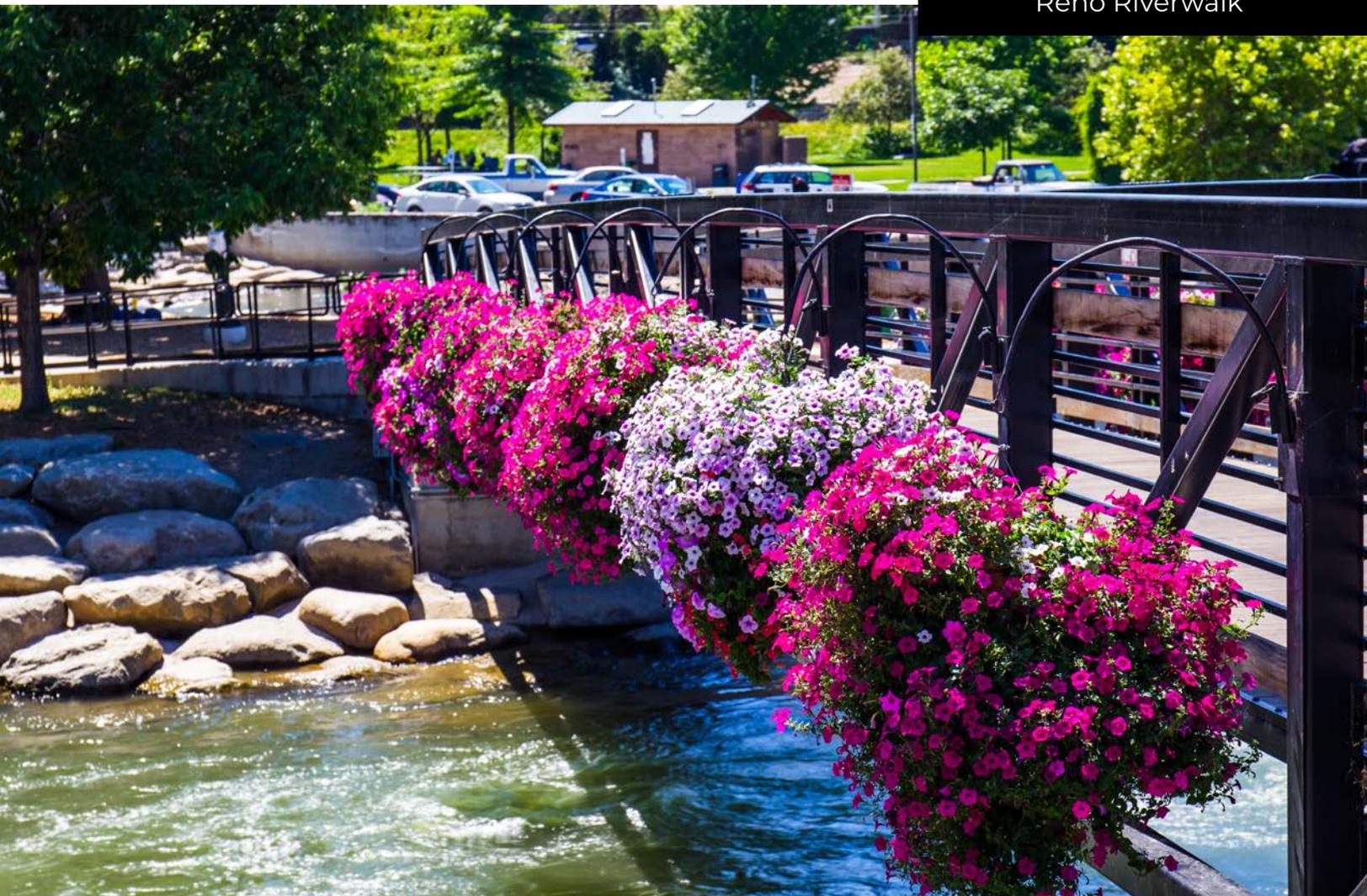
## SMALL-TOWN ATMOSPHERE WITH URBAN CONVENIENCES

Fernley offers the perfect balance of small-town living and urban convenience, with easy access to the amenities of a larger city while still maintaining a more relaxed pace of life. Residents of Fernley can enjoy the community-oriented atmosphere of a small town, with events like the annual Fernley Farmers Market, Fourth of July Parade, and Christmas Parade, which promote a sense of community pride and togetherness. Additionally, Fernley has several parks and recreational areas, like the Out of Town Park and the Fernley Swimming Pool, which provide opportunities for outdoor recreation and relaxation.

At the same time, Fernley is just a short drive from the bustling city of Reno, which offers an array of shopping, dining, and entertainment options. With Reno just 30 miles away, residents of Fernley can take advantage of amenities like the Reno-Tahoe International Airport, which offers flights to a variety of destinations. The University of Nevada, Reno, a higher education institution full of opportunities, is also close by. Reno is also home to several museums, theaters, and casinos, as well as a vibrant nightlife scene.

For those who work in Reno, Fernley's location makes it an ideal place to call home. Commuting from Fernley to Reno is easy, with several major highways connecting the two cities. This allows residents to enjoy the benefits of small-town living, while still being able to work in a larger urban area. Overall, Fernley offers the perfect blend of small-town charm and urban convenience, making it an appealing destination for those who value both.

Reno Riverwalk





Toiyabe National Forest

## OUTDOOR RECREATION

Fernley, NV, is surrounded by natural beauty, with nearby lakes, mountains, and desert landscapes that make it an ideal destination for nature enthusiasts. It is an attractive destination for people who enjoy outdoor activities like hiking, fishing, and boating. The City of Fernley Parks offers over ten parks and hundreds of acres of undeveloped open space for enjoyment and future park expansion. The parks system includes sports fields, restrooms, and playgrounds, providing a range of activities for all ages. For those who enjoy tennis or pickleball, the city has all-weather tennis courts available. Football, soccer, baseball, and softball fields are also available for team sports.



Fernley also has multiple picnic areas that are perfect for enjoying a day outdoors with family and friends. In addition, the city has three pavilions and a rodeo arena at Out of Town Park, which hosts a variety of events throughout the year. With all these facilities available, there's no shortage of outdoor activities to enjoy in Fernley.

The Rodeo Arena at the Out of Town Park is one of Fernley's top outdoor recreation destinations. The arena hosts a variety of events throughout the year, including the annual Fernley Rodeo, which attracts competitors and spectators from around the region. Whether you're a seasoned rodeo fan or just looking for a fun day out with family and friends, the Fernley Rodeo Grounds are definitely worth a visit.

For those who love to explore the great outdoors, Fernley is close to several natural attractions. Just a short drive away, Lahontan Reservoir offers boating, fishing, and swimming opportunities, as well as scenic views of the surrounding mountains. The nearby Toiyabe National Forest is another popular destination for hiking, camping, and wildlife watching. Whether you prefer hiking, fishing, or simply enjoying the natural beauty of the area, Fernley offers plenty of outdoor activities to enjoy.

## Fernley Rodeo





## **BUSTLING** **JOB MARKET**

Fernley's job market has been growing steadily in recent years, thanks in part to the town's proximity to larger urban areas like Reno. The town is home to several major employers, including Amazon, Raley's, and Sherwin-Williams, which provide a range of job opportunities in industries like retail, logistics, and manufacturing.

Additionally, the town is investing in infrastructure and economic development, which is expected to attract even more businesses and job opportunities to the area. The Fernley Industrial Park, is a 1,000-acre development that is designed to attract businesses in a variety of industries, including manufacturing, distribution, and logistics.

With its growing job market and affordable cost of living, Fernley is an attractive destination for those who are seeking new career opportunities in a dynamic and expanding community. Its proximity to larger cities also makes it an ideal location for anyone seeking a new career. If you're seeking a better work-life balance, living in Fernley is the perfect solution. When you live in Fernley, you live in a charming small town with a slower pace of life that's just a short commute away from a bustling city. It's the best of both worlds!



## EXCELLENT SCHOOLS

Fernley, NV, is home to several excellent schools that provide high-quality education to students of all ages. The city is located within the Lyon County School District, which is committed to providing a safe and supportive learning environment for all students. Elementary schools include Cottonwood Elementary, East Valley Elementary, and Fernley Elementary, which serve students in grades K-4. For students in grades 5-8, Fernley has two middle schools: Fernley Intermediate School and Silverland Middle School. Fernley High School provides a comprehensive high school education for students in grades 9-12. With a variety of schools to choose from, parents in Fernley can find the right fit for their child's educational needs. Additionally, the city is located within driving distance of several colleges and universities, including Truckee Meadows Community College, the University of Nevada-Reno, and Western Nevada College, providing access to plenty of opportunities for higher education.

In addition to its excellent schools, Fernley also offers a wide range of extracurricular activities to keep students engaged and involved. Sports teams include:

- Baseball
- Basketball
- Swimming
- Cross country
- Football
- Golf
- Soccer
- Tennis
- Track & Field
- Volleyball
- Wrestling
- Gymnastics
- Dance
- Cheerleading



Fernley provides plenty of opportunities for students to stay active and develop their athletic skills.

For students interested in the arts, there is an excellent selection of extracurricular activities available, including:

- Art Club
- Band
- Drama
- Music
- Newspaper
- Student Council
- Yearbook Committee

Getting to and from school is also easy and convenient, thanks to the Lyon County School District's bus system. The system provides transportation for students to and from school, as well as to and from extracurricular activities, making it easy for students to participate in after-school programs and events. The school buses are well-maintained and staffed by trained drivers, ensuring that students arrive safely and on time. With its excellent selection of extracurricular activities and school bus system, Fernley provides a well-rounded education for students of all ages.





*Now Open*

# Legacy Trails

## EXPERIENCE THE BEST OF BOTH WORLDS IN FERNLEY

With its affordable cost of living, proximity to outdoor recreation, excellent schools, and a growing job market, Fernley has become an attractive destination for individuals and families looking for a quality lifestyle.

As Fernley continues to experience rapid growth, it presents a unique opportunity to be part of a thriving community that is investing in infrastructure and fostering economic development. The town's strategic location, surrounded by natural beauty and offering a small-town atmosphere with urban conveniences, makes it an ideal place to call home.

Experience the charm, the natural beauty, and the vibrant community spirit that make Fernley, NV a truly special place to live and thrive. Reach out today to learn more about living at **Legacy Trails**, a community with access to all of the natural beauty and amenities that Fernley has to offer.



*Voted* **BEST HOMEBUILDER IN RENO**



**JENUANE  
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**We Buy Here. We Build Here. We Live Here.**

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