


10.69 ACRE MESQUITE, NEVADA

LOCATION

- » Located at Exit 120 South Interchange of Interstate-15 & Falcon Ridge Parkway
- » Google Maps Link: 
- » Coordinates: 36.80473500046439, -114.111867819987

KEY HIGHLIGHTS

- » Exit 120 South I-15 Freeway Exit Mesquite, Nevada
- » Excellent visibility from Pioneer Blvd & Falcon Ridge Pkwy
- » Surrounded by retail, dining, and residential growth
- » Traffic counts: 13,600 AADT Falcon Ridge Pkwy
- » High traffic area with strong growth potential for commercial or mixed-use development
- » Located approximately 2.4 miles from Sun City Mesquite (Del Webb community)

PRICING REDUCED

\$3,450,000 | \$481,500/Acre | \$11.05 PSF
Owner will consider selling part submit all offers

DEMOGRAPHICS

- » POPULATION: 24,200 estimated 2025
Fastest growing city in Nevada

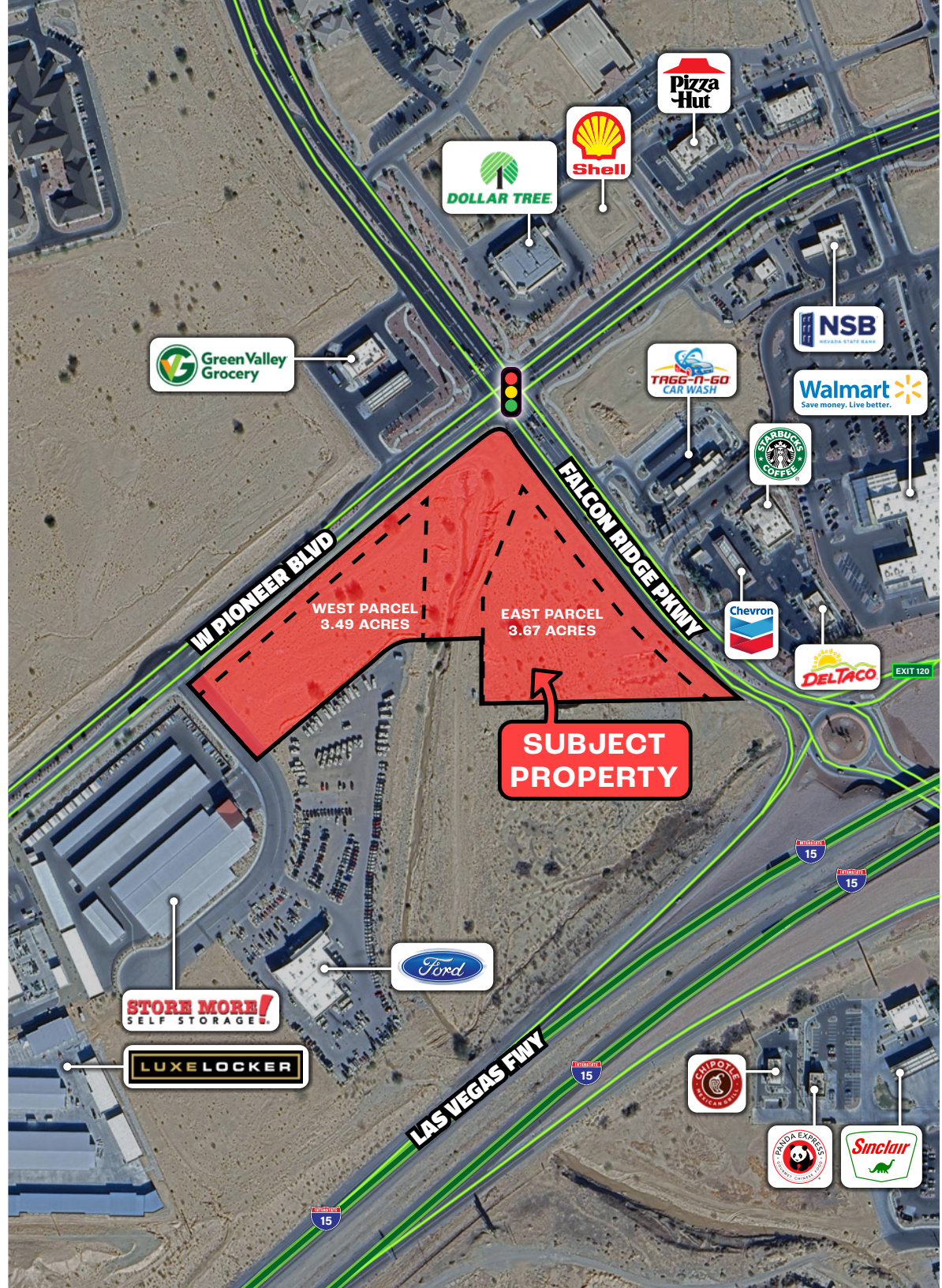
CONTACT

- » **RANDY BLACK SR** 702.222.2222
Owner/Broker randyblacksr@aol.com



DIVERSIFIED INTEREST
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NEVADA BROKER: #0000877



MARKET AERIAL



Aerial by:
SUBJECT RUNNER
Imagery:
Google Earth