



**±2.00 Acres**

**451 West Mesquite Boulevard  
Mesquite, NV 89027**

**DAVE WRZESINSKI**, Vice President, Capital Markets

o: 702 637 7721 c: 702 283 2961

dave.wrzesinski@avisonyoung.com

NV #S.0178303



**AVISON  
YOUNG**

# ±2.00 Acres for Sale

451 West Mesquite Blvd.  
Mesquite, NV 89027

## Property Details

### SALE PRICE

\$425,000

\$212,500 per acre / \$4.88 psf

### APNs

001-17-603-029

### ZONING

MF-2 Multi-Family Low Density

### PLANNED LAND USE

Incorporated Clark County (CITY) -  
Density

### PROPERTY TAX

2025 Property Taxes \$4,859.88

### FLOOD ZONE

This property is not in a 100-year flood  
zone (FIRM Panel 0387)



## The Property

Positioned in the heart of Mesquite, Nevada, the property presents a compelling opportunity for owner-users or investors seeking a commercial property in a growing Southern Nevada market. The property benefits from convenient access to major arterial roadways, established surrounding businesses, and proximity to residential neighborhoods that support a variety of commercial uses.

This offering is well suited for investors seeking a stable commercial presence or for businesses looking to establish or expand operations in Mesquite's central commercial district.





# About Mesquite, Nevada

Since incorporation Mesquite has experienced rapid growth, at one time being named “The fastest growing city in America” for it’s size. The population stands at over 29,933 residents. With this growth has come an increase of businesses and services never before enjoyed by residents of the area. A new hospital, medical and dental clinics brought care that had only been possible by traveling outside the valley. Stores, restaurants, movie theatres, art galleries, golf courses, hotels and casinos are providing employment and services for the life style that has become a trademark of Mesquite.

Housing developments are creating beautiful neighborhoods for residents of all ages. Access to newly opened land west of Mesquite has been made possible by the addition of the I-15 interchange encouraging the construction of new light industry. Mesquite has long been a stop on a busy western highway but now it is a destination!



[Click Here for Mesquite Video](#)

## THE VALUE-ADDED LIFESTYLE

*The Virgin Valley offers a lifestyle beyond compare.  
Plain and simple, people want to live and work here.*

When asked, local employees often remark about the benefits of living and working so close to the recreation of choice and on the flip side, employers often comment that the productivity and work ethic of the workforce is a true asset to businesses in the area. It is just fact that in the Virgin Valley, the quality lifestyle and the business climate are a true asset to our ever-growing workforce.

SOURCE: CHOOSEMESQUITE.COM



29,933  
POPULATION  
2025



\$75,679  
MEDIAN HH  
INCOME



13,893  
TOTAL NUMBER  
OF HOUSEHOLDS

# Mesquite, Nevada

# About Mesquite, Nevada

**7,373**

NUMBER OF EMPLOYEES

**1,627**

NUMBER OF BUSINESSES

## NEVADA EXCELLENT TAX ADVANTAGES

No personal income tax

No corporate income tax

No unitary tax

No franchise tax



## ATTRACTIVE BUSINESS INCENTIVES

Tax abatements for job creation

Tax abatements for capital investment

Tax investments for intellectual property development

SOURCE: CHAMBEROFCOMMERCE

1 mile      3 mile      5 mile

### POPULATION

2025 Estimated Population	6,769	22,710	27,659
2030 Projected Population	7,046	24,467	30,120

### RACE & ETHNICITY

2025 Estimated White	64.9%	71.2%	72.7%
2025 All Other	35.1%	28.8%	27.3%

### HOUSEHOLD

2025 Estimated Households	2,762	10,518	12,836
---------------------------	-------	--------	--------

### HOUSEHOLD INCOME

2025 Est. Average Household	\$103,222	\$98,231	\$100,017
2025 Est. Median Household	\$74,047	\$76,442	\$77,860
2025 Est. Per Capita Income	\$42,137	\$45,540	\$46,457

### EDUCATION

<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>
ELEMENTARY GRADES K-5	MIDDLE GRADES 6-8	HIGH SCHOOL GRADES 9-12	COLLEGE

### MEDICAL

<b>3</b>	ASSISTED LIVING CARE	<b>10</b>	HOSPITAL & MEDICAL FACILITIES
----------	----------------------	-----------	-------------------------------

SOURCE: SITESUSA



# Get in touch

If you would like more information on this offering, please get in touch.

## DAVE WRZESINSKI

Vice President, Capital Markets

o: 702 637 7721 c: 702 283 2961

dave.wrzesinski@avisonyoung.com

NV #S.0178303



Visit us online  
[avisonyoung.com](http://avisonyoung.com)

© 2026 Avison Young - Nevada, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

AVISON  
YOUNG