

Great opportunity for prime 2.18 Ac corner lot



MLS#: 1126446
List Price: \$699,000
Lot Size: 2.18 acres (94,961 Sq. Ft.)
Address: 390 Riverside Rd
 Mesquite, NV 89027

- For more photos & information,
- Taxes \$1743/year
- CR-2 zoning wide variety of uses
- could be wide variety of commercial
- Close to schools, parks, shopping
- All utilities available at street/s
- text to 844-498-8687
- Vacant 2.18 ac lot
- Could be residential
- High traffic count
- Close to Casinos



From opposite corner



From opposite corner



From opposite corner



aerial with dimensions of frontage



Great opportunity as long term or short term investment. Buy and hold or buy and develop. High visibility corner commercial or residential use possible with CR-2 zoning. Could go with multi family, townhomes or condos, or a wide variety of commercial uses. At prominent intersection with street light and great traffic. Adjacent parcels are developed townhomes (attached SFR). Two of four corners at cross streets developed as variety of established commercial use properties. All utilities available at lot lines of street/s. Across the street from grocery shopping/more. Across the street from veterinary clinic. Walking distance to Junior High School. Less than a mile from Casinos, public parks, I-15, movie theater, Veterans Center, Golf Courses, & more. Would be a fantastic site for Multi-Family Residential Income, or Townhomes similar to those adjacent. Mesquite zoning-LU guidelines call for max height of 35 ft/2 stories, max roof area of 60%, min open space of 15%.

Listed By: E. Shaun Caldwell -- Prime Properties Mesquite
 For more information on this listing contact:



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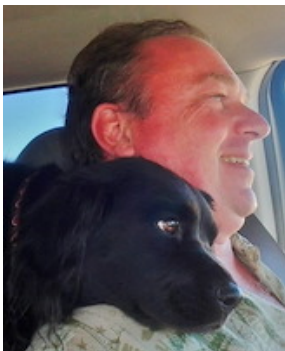
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Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act. The accuracy of this information is not guaranteed. It is not to be relied upon and should be verified by the buyer.



390 Riverside Rd, Mesquite, NV 89027



Presented by

Earl Shaun Caldwell | Broker-Owner

Nevada Real Estate License: B.0143955



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PRIME PROPERTIES MESQUITE

550 W. Pioneer Blvd., #206

Mesquite, NV 89027

390 Riverside Rd, Mesquite, NV 89027

■ Off Market

• Sold Date: 7/30/2004
• Public Record

Closed Price

\$399,000

Closed Date: 7/30/2004

Property Facts

| | Public Facts | Listing Facts |
|------------------|-------------------------|---------------|
| Property Type | Land | - |
| Property Subtype | Residential-Vacant Land | - |
| Number of Units | 0 | - |
| Lot Size | 2.18 acres | - |
| Lot Dimensions | 2.180 AC | - |
| Garage (spaces) | 0 | - |

Extended Property Facts

Exterior Details

| | |
|------------------------|--------------|
| Lot Size - Square Feet | 94,961 sq ft |
| Lot Size - Acres | 2.18 acres |
| Neighborhood Code | 5111.51 |

Schools (based on location)

| | |
|-------------------|-------------------------------------|
| Elementary School | Virgin Valley Elementary School |
| Middle School | Charles Arthur Hughes Middle School |
| High School | Virgin Valley High School |
| School District | Clark County School District |

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Public Facts

Legal Description

| | |
|-----------------------------------|--|
| Parcel Number | 001-17-401-012 |
| County | Clark County |
| City/Municipality/Township | MESQUITE CITY |
| Census Tract | 320030056.141003 |
| Carrier Route | R010 |
| Abbreviated Description | DIST:MES CITY/MUNI/TWP:MESQUITE CITY SEC/TWN/RNG/MER:SEC 17 TWN 13S RNG 71E PARCEL MAP FILE 47 PAGE 60 PT LOT 2 MAP REF:PM F0047 P0060 |
| Current Use | Residential-Vacant Land |

Assessed Values

| Date | Improvements | Land | Total | Tax |
|------|--------------|----------|----------|---------|
| 2025 | — | \$65,808 | \$65,808 | \$1,743 |
| 2024 | — | \$62,817 | \$62,817 | — |
| 2023 | — | \$62,817 | \$62,817 | \$1,674 |
| 2022 | — | \$55,837 | \$55,837 | \$1,551 |
| 2021 | — | \$53,178 | \$53,178 | \$1,477 |
| 2020 | — | \$53,178 | \$53,178 | \$1,475 |
| 2019 | — | \$53,178 | \$53,178 | \$1,475 |
| 2018 | — | \$53,178 | \$53,178 | — |
| 2017 | — | \$53,178 | \$53,178 | — |
| 2016 | — | \$53,178 | \$53,178 | \$1,475 |
| 2015 | — | \$53,178 | \$53,178 | \$1,475 |
| 2014 | — | \$59,826 | \$59,826 | \$1,475 |
| 2013 | — | \$59,826 | \$59,826 | \$1,659 |
| 2012 | — | \$74,782 | \$74,782 | — |
| 2011 | — | \$97,216 | \$97,216 | \$2,696 |

Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

School: Virgin Valley Elementary School

School Details

Name
Virgin Valley Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Clark County School District

Address
200 Woodbury Ln,
Mesquite, NV 89027

Phone
(702) 346-5761

School Facts

| | Virgin Valley Elementary School | Clark County School District |
|--------------------------------|---------------------------------|-------------------------------|
| Overall Grade | B | B |
| Total Enrollment | 569 | 309,787 |
| Students per Teacher | 15:1 | 25:1 |
| Students in Free Lunch Program | 100% | 98% |
| Academic Grade | B+ | B- |
| Average GPA | - | 3.41 (out of 57800 responses) |
| Math Proficiency | 43% | 25% |
| Reading Proficiency | 47% | 41% |
| Gifted Students | 4% | - |
| AP Enrollments | - | - |
| Graduation Rate | - | 80% |
| Average ACT Score | - | 23 (out of 16433 responses) |
| Average SAT Score | - | 1,180 (out of 4380 responses) |
| Teacher Grade | B- | C+ |
| Average Teacher Salary | \$73,705 | \$73,705 |
| Teachers in 1st or 2nd Year | 5% | 14% |

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

School: Charles Arthur Hughes Middle School

School Details

Name
Charles Arthur Hughes Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Clark County School District

Address
550 Hafen Ln, Mesquite, NV 89027

Phone
(702) 346-3250

School Facts

Charles Arthur Hughes Middle School

Clark County School District

| School Facts | Charles Arthur Hughes Middle School | Clark County School District |
|--------------------------------|-------------------------------------|--------------------------------------|
| Overall Grade | B- | B |
| Total Enrollment | 541 | 309,787 |
| Students per Teacher | 17:1 | 25:1 |
| Students in Free Lunch Program | 100% | 98% |
| Academic Grade | B | B- |
| Average GPA | — | 3.41 (out of 57800 responses) |
| Math Proficiency | 26% | 25% |
| Reading Proficiency | 39% | 41% |
| Gifted Students | — | — |
| AP Enrollments | — | — |
| Graduation Rate | — | 80% |
| Average ACT Score | — | 23 (out of 16433 responses) |
| Average SAT Score | — | 1,180 (out of 4380 responses) |
| Teacher Grade | C+ | C+ |
| Average Teacher Salary | \$73,705 | \$73,705 |
| Teachers in 1st or 2nd Year | 10% | 14% |

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

School: Virgin Valley High School

School Details

Name
Virgin Valley High School

Level
High

Type
Public

Grades Served
9-12

School District
Clark County School District

Address
820 Valley View Dr,
Mesquite, NV 89027

Phone
(702) 346-2780

School Facts

| | Virgin Valley High School | Clark County School District |
|--------------------------------|-----------------------------|-------------------------------|
| Overall Grade | B- | B |
| Total Enrollment | 780 | 309,787 |
| Students per Teacher | 21:1 | 25:1 |
| Students in Free Lunch Program | 100% | 98% |
| Academic Grade | C+ | B- |
| Average GPA | 3.5 (out of 429 responses) | 3.41 (out of 57800 responses) |
| Math Proficiency | 22% | 25% |
| Reading Proficiency | 37% | 41% |
| Gifted Students | - | - |
| AP Enrollments | - | - |
| Graduation Rate | 82% | 80% |
| Average ACT Score | 23 (out of 130 responses) | 23 (out of 16433 responses) |
| Average SAT Score | 1,140 (out of 10 responses) | 1,180 (out of 4380 responses) |
| Teacher Grade | B- | C+ |
| Average Teacher Salary | \$73,705 | \$73,705 |
| Teachers in 1st or 2nd Year | 8% | 14% |

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Community Reviews for this School

Posted: 4/15/2024 by Senior

I really like Virgin valley and have had fun and always feel super safe. I just wish there was more engagement of the Hispanic and the whites.

Posted: 4/1/2024 by Senior

Virgin Valley High School is a great school. We are a part of the CCSD and sometimes they overlook our little school. Overall, it is a lovely school.

Posted: 1/19/2024 by Senior

I think the teachers are really good and helpful. The ethnicity demographic is mostly white and Hispanic students.

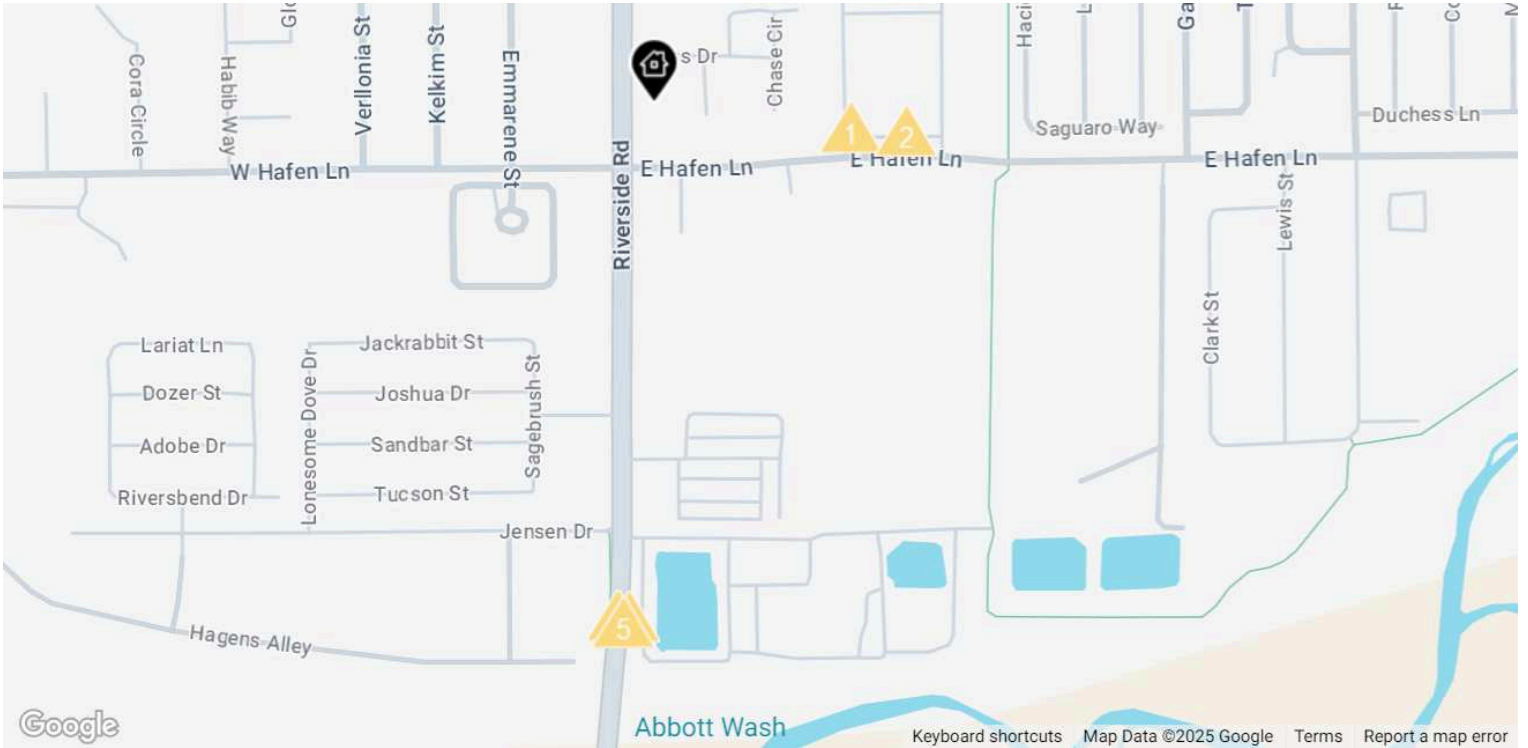
Posted: 11/7/2023 by Senior

My overall experience with Virgin Valley High School is decent. The school itself could benefit from stronger academic teaching. The teachers are good and seem to care well about the students. I would like to see more school spirit and having to include the whole student body in the majority of events.

Posted: 11/6/2023 by Junior

Virgin Valley High School is a mediocre school; People are typically friendly and the education is alright. For the size of the school, a wide variety of courses can be taken to meet a student's academic requirements for college. Something that I would like to see in the future are more AP classes.

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

2,956

2024 Est. daily traffic counts

Street: **Hafen Ln**
Cross: **Riverside Rd**
Cross Dir: **W**
Dist: **-**

Historical counts

| Year | Count | Type |
|------|-------|------|
| | | |
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| | | |
| | | |

2

3,150

2022 Est. daily traffic counts

Street: **West Hafen Lane**
Cross: **Riverside Rd**
Cross Dir: **W**
Dist: **0.15 miles**

Historical counts

| Year | Count | Type |
|------|---------|------|
| 2021 | ▲ 3,200 | AADT |
| 2019 | ▲ 3,050 | AADT |
| 2018 | ▲ 2,750 | AADT |
| 2017 | ▲ 2,800 | AADT |

3

4,950

2021 Est. daily traffic counts

Street: **Riverside Road**
Cross: **Jensen Dr**
Cross Dir: **N**
Dist: **0.08 miles**

Historical counts

| Year | Count | Type |
|------|---------|------|
| 2019 | ▲ 4,150 | AADT |
| 2018 | ▲ 4,050 | AADT |
| 2017 | ▲ 3,900 | AADT |
| 2016 | ▲ 3,900 | AADT |

4

4,863

2024 Est. daily traffic counts

Street: **-**
Cross: **-**
Cross Dir: **-**
Dist: **-**

Historical counts

| Year | Count | Type |
|------|---------|------|
| 2022 | ▲ 4,900 | AADT |

5

4,122

2024 Est. daily traffic counts

Street: **Riverside Rd**
Cross: **Jensen Dr**
Cross Dir: **N**
Dist: **-**

Historical counts

| Year | Count | Type |
|------|-------|------|
| | | |
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
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- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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