

74.94+/-ac. Mixed Use Land near I-15.

1311 W Pioneer Blvd, Mesquite, NV 89027



Presented By:
Encore Commercial, Inc.

Mixed-Use Land For Sale

Pads Starting at \$3.50/SF

W. Pioneer Blvd & Falcon Ridge Pkwy | Mesquite, NV



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Property Details

Great location on Falcon Ridge Pkwy and W Pioneer Blvd, off of I-15!!! Many possibilities!!! Zoned HT, MF-4, and CR-2; with Use for Commercial, Retail, Mixed Use, Hospitality, Resort Casino, and Single-Family Development. Great Opportunity! Properties have all utilities, all off-sites and drainage. Conveniently located near Mesa View Hospital, Solstice Motorcoach Resort, Deep Roots Harvest, Walmart and Ford Dealership. Purchase all or part. APNs 002-13-101-004, 002-13-101-005, 002-13-101-007, 002-13-601-001, 002-13-601-002, and 002-13-701-001. This price includes a lease-option for a 25-acre hotel-casino site paying \$180,000.00 per year and has an option price to purchase for \$12M.

Price: \$25,000,000

- Frontages on W Pioneer Blvd, Falcon Ridge Pkwy and Bertha Howe Ave.
- Zoned RV, MF-4, and CR-2; with Use for Commercial, Retail, Mixed use, Hospitality, Resort Casino, and Single Family Development.
- Properties have all utilities, all off-sites and drainage.
- Conveniently located near Mesa View Hospital, Solstice Motorcoach Resort, Deep Roots Harvest, Walmart and Ford Dealership.
- Great location in Mesquite, NV off of I-15.

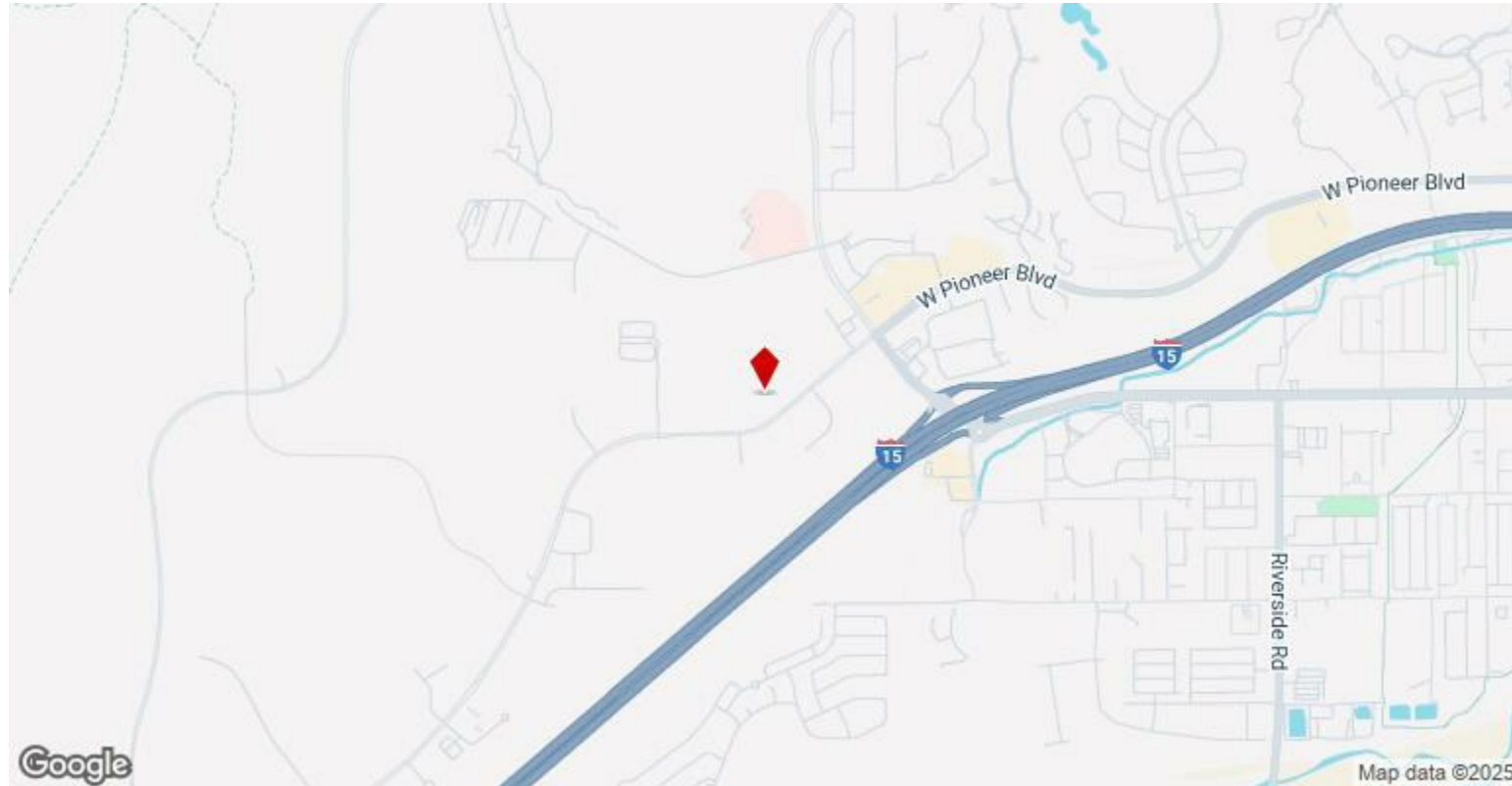
View the full listing here: <https://www.loopnet.com/Listing/1311-W-Pioneer-Blvd-Mesquite-NV/9708696/>

Price:	\$25,000,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Mixed Use
Sale Type:	Investment or Owner User
Total Lot Size:	74.94 AC
No. Lots:	1
Zoning Description:	HT, MF-4, and CR-2.
APN / Parcel ID:	002-13-101-004

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Location



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Property Photos



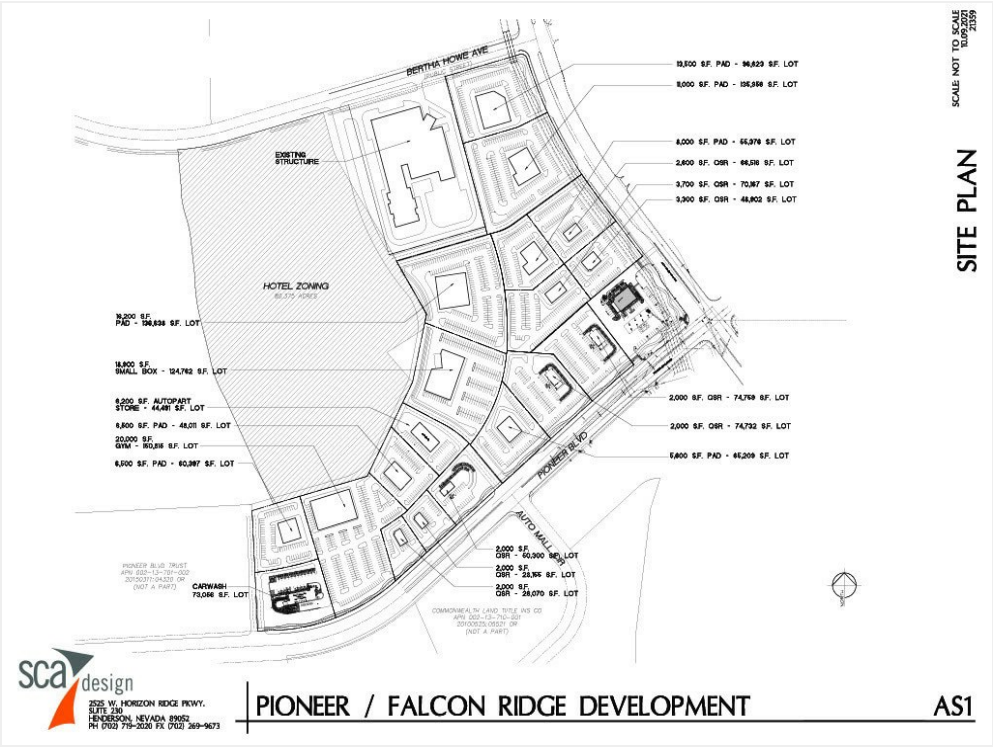
MESQUITE PG 1



Preliminary Landscape Plan - 12-02-2021

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Site Plan - 11-07-2021



Photo 1 - Sign near Hospital

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Photo 2



Photo 3

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Photo 4



Photo 6

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Photo 7



Photo 8

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Photo 9



Photo 10

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Property Photos



Photo 11



Photo 12

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