



±2.70 Acres

**335 Calais Drive
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**

±2.70 Acres for Sale

335 Calais Drive
Mesquite, NV 89027

Property Details

SALE PRICE

\$475,000

\$175,926 per acre / \$4.04 psf

APNs

001-18-116-001 and 001-18-113-004

ZONING

PUD Planned Unit Development

PLANNED LAND USE

Incorporated Clark County (INCORP)

PROPERTY TAX

2024 Property Taxes \$2,597.04

FLOOD ZONE

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



The Property

Located in Mesquite, Nevada, the property consists of ±2.70 acres of land zoned PUD (Planned Unit Development).

The site is suitable for a myriad of development and is in close proximity to Pioneer Boulevard.



± 2.70 Acres



±2.70 Acres for Sale

Parcel Map

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

MAP LEGEND

PARCEL BOUNDARY	CONDOMINIUM UNIT	001 ROAD PARCEL NUMBER
SUB BOUNDARY	AIR SPACE PCL	001 PARCEL NUMBER
PM/LD BOUNDARY	RIGHT OF WAY PCL	1.00 ACREAGE
ROAD EASEMENT	SUB-SURFACE PCL	202 PARCEL SUB/SEQ NUMBER
MATCH / LEADER LINE		PB 24-45 PLAT RECORDING NUMBER
HISTORIC LOT LINE		5 BLOCK NUMBER
HISTORIC SUB BOUNDARY		5 LOT NUMBER
HISTORIC PM/LD BOUNDARY		GL5 GOV. LOT NUMBER
SECTION LINE		

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

BOOK T13S R71E

SEC. 18

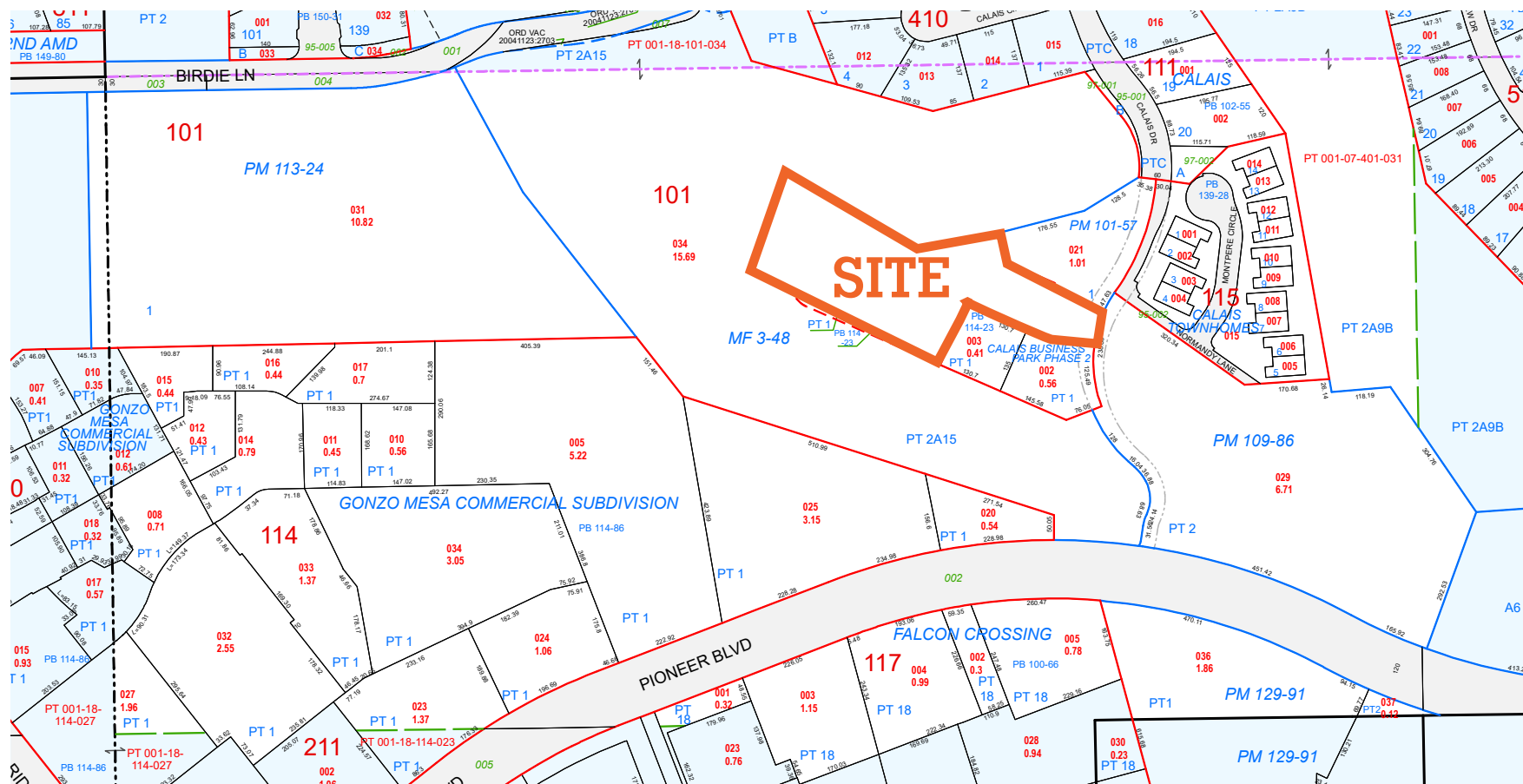
MAP N 2 NW 4

001-18-1

Scale: 1" = 200'

Rev: 11/27/2023

CLARK COUNTY NEVADA



TAX DIST 902

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 24,971 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



24,971
POPULATION
2020



\$59,528
MEDIAN HH
INCOME



9,938
TOTAL NUMBER
OF HOUSEHOLDS

Mesquite, Nevada

About Mesquite, Nevada

7,373

NUMBER OF EMPLOYEES

645

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. MESQUITE^{NV}.GOV

	1 mile	3 mile	5 mile
POPULATION			
2024 Estimated Population	6,721	20,581	25,502
2029 Projected Population	7,055	21,527	26,741
RACE & ETHNICITY			
2024 Estimated White	66.9%	72.7%	74.6%
2024 All Other	33.1%	27.3%	25.4%
HOUSEHOLD			
2024 Estimated Households	2,753	9,433	11,732
HOUSEHOLD INCOME			
2024 Est. Average Household	\$86,765	\$77,849	\$78,624
2024 Est. Median Household	\$64,357	\$67,923	\$69,845
2024 Est. Per Capita Income	\$35,565	\$35,726	\$36,211

EDUCATION

2	1	1	1
ELEMENTARY GRADES K-5	MIDDLE GRADES 6-8	HIGH SCHOOL GRADES 9-12	COLLEGE

MEDICAL

3	ASSISTED LIVING CARE	10	HOSPITAL & MEDICAL FACILITIES
----------	-------------------------	-----------	----------------------------------

SOURCE: SITESUSA

DEL WEBB SUN CITY COMMUNITY

Estimated 3,500 Homes upon Completion



For additional information,

DAVE WRZESINSKI, Vice President, Capital Markets

o: 702 637 7721 c: 702 283 2961

dave.wrzesinski@avisonyoung.com

NV #S.0178303

**AVISON
YOUNG**

10845 Griffith Peak Drive, Suite 100

Las Vegas, NV 89135

avisonyoung.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.