



FOR SALE
± 35.15 AC VACANT LAND
INDUSTRIAL
Make Offer

W Pioneer Blvd & Isaac Newton Dr
Mesquite, NV

SOUTHWEST FACING OVERVIEW



APNs : 002-23-710-001

W PIONEER BLVD

Drone Flight Date: January 10, 2022



Information is deemed to be reliable but is not guaranteed. The Buyer should conduct an independent investigation to determine the suitability of the property.

TEVIS HOLBOROW
C: 702.683.5534

TEVIS@SDRP.COM
WWW.SDRP.COM
LICENSE S.0192105



EAST FACING OVERVIEW



Drone Flight Date: January 10, 2022

Information is deemed to be reliable but is not guaranteed. The Buyer should conduct an independent investigation to determine the suitability of the property.

BILL LENHART
P: 702.365.5200
C: 702.275.0036

BILL@SDRP.COM
WWW.SDRP.COM
LICENSE B.0024863



MESQUITE TECH AND COMMERCE CENTER

OTHER AVAILABLE SUNBELT LISITINGS



I-15 STRATEGIC CONNECTIVITY



DISTANCE: 1.7 MILES
DRIVE TIME: 4 MINUTES

INTERCHANGE I-15
FALCON RIDGE

INTERCHANGE
I-15 FLAT TOP

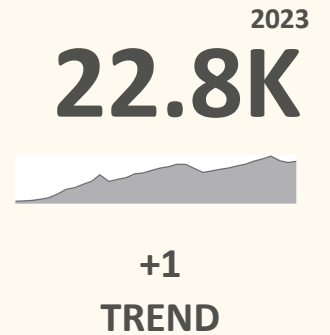
CAR COUNT 	
	YEAR 2023: 26,900
	YEAR 2022: 24,400
	YEAR 2021: 24,800
	YEAR 2020: 19,800

REGIONAL OVERVIEW

INDICATOR	CURRENT VALUE	VS. PRIOR	VS. 1 YR AGO	TREND
Population.....	22.8K	▲	▲	+1
Labor Force.....	6.9K	▼	▼	-1
Employment.....	6.4K	▼	▼	-1
Unemployment.....	519	▲	▲	-2
Unemployment Rate.....	7.6%	▲	▲	-2
Gross Casino Gaming Revenue.....	\$14.4M	▲	▲	+1
Daily Auto Traffic I-15 at NV/AZ Border.....	31.1K	▼	▲	-2
Visitor Volume.....	61.0K	▲	▼	+1
Consolidated Tax Distribution (Tier 2).....	\$1.3M	▲	▲	+2
Existing Home Average PSF.....	\$231.13	▼	▼	-2
Existing Home Closings.....	34	▼	▲	-2
Existing Home Median Closing Price.....	\$342.0K	▲	▲	+1
New Home Closing.....	21	▼	▼	-3
New Home Median Closing Price.....	\$415.0K	▼	▼	-2


Population

▲
vs. Prior
▲
vs. Last Yr.




Labor Force

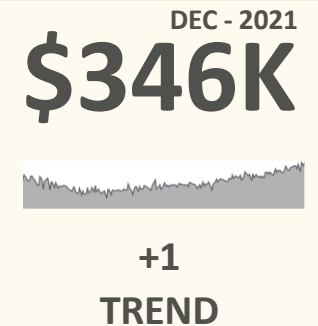
▼
vs. Prior
▼
vs. Last Yr.



\$

Existing Home Median Closing Price

▲
vs. Prior
▲
vs. Last Yr.



RANGE MAP

STRATEGIC

LOCATION

- > 1 hour 20 minute drive from Las Vegas, 40 minute drive from St George
- > 58 million people less than a day away
- > I-15 connects San Diego, Los Angeles, Las Vegas, and Salt Lake City
- > Ideal for trucking and shipping
- > Direct access and frontage on I-15, where approximately 53 million tons of goods, valued at \$123 billion, originate and terminate annually

REGIONAL

CONNECTIVITY

Las Vegas, NV.....	83 mi • 1 hr 20 min
Salt Lake City, UT.....	340 mi • 4 hr 45 min
Los Angeles, CA.....	350 mi • 5 hr 10 min
Phoenix, AZ.....	380 mi • 6 hr 15 min
San Diego, CA.....	411 mi • 6 hr 20 min
Reno, NV.....	487 mi • 7 hr 40 min
Tucson, AZ.....	495 mi • 7 hr 40 min
Albuquerque, NM.....	566 mi • 9 hr 20 min
Boise, ID.....	677 mi • 9 hr 20 min
San Francisco, CA.....	650 mi • 9 hr 30 min
Denver, CO.....	688 mi • 9 hr 45 min
Santa Fe, NM.....	625 mi • 10 hr 10 min
Cheyenne, WY.....	771 mi • 11 hr 00 min
Helena, MT.....	822 mi • 11 hr 30 min
Portland, OR.....	1,010 mi • 15 hr 40 min
Seattle, WA.....	1,167 mi • 16 hr 40 min

- 1-Day Truck Service
- 2-Day Truck Service

MESQUITE UTILITIES MAPS



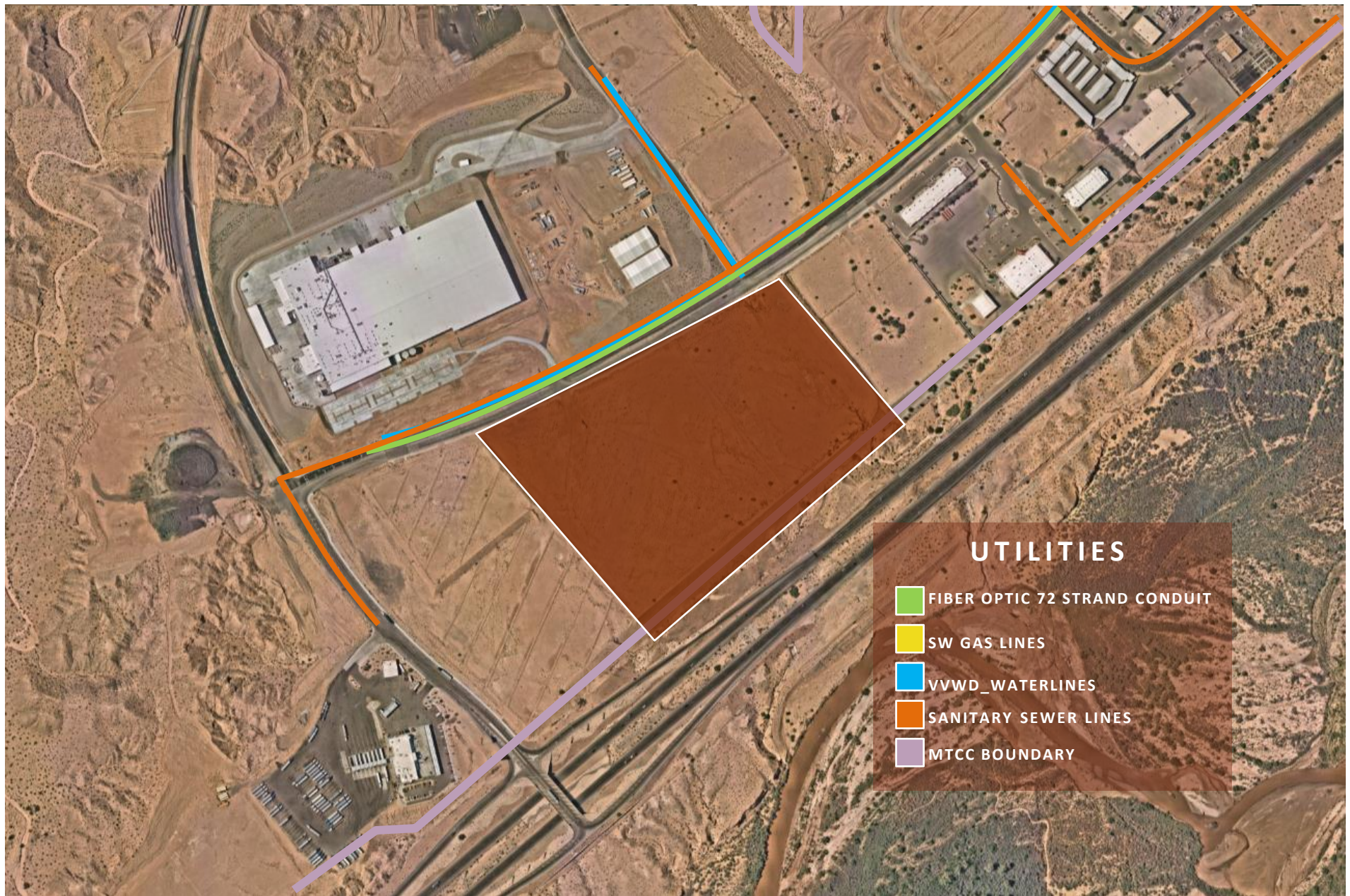
Information is deemed to be reliable but is not guaranteed. The Buyer should conduct an independent investigation to determine the suitability of the property.

BILL LENHART
P: 702.365.5200
C: 702.275.0036

BILL@SDRP.COM
WWW.SDRP.COM
LICENSE B.0024863



MESQUITE UTILITIES MAPS



Information is deemed to be reliable but is not guaranteed. The Buyer should conduct an independent investigation to determine the suitability of the property.

BILL LENHART
P: 702.365.5200
C: 702.275.0036

BILL@SDRP.COM
WWW.SDRP.COM
LICENSE B.0024863



7.89 ACRES

ZONING

- LIGHT INDUSTRIAL
- COMMERCIAL
- HOTEL/TOURIST
- PLANNED UNIT DEVELOPMENT
- RESIDENTIAL

BILL LENHART
P: 702.365.5200
C: 702.275.0036

