



**±4.24 Acres**

**1020 West Pioneer 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**



# ±4.24 Acres for Sale

1020 West Pioneer Blvd  
Mesquite, NV 89027

## Property Details

### SALE PRICE

\$1,000,000

\$235,849 per acre / \$5.41 psf

### APNs

001-18-201-008

### ZONING

PUD Planned Unit Development

### PLANNED LAND USE

Incorporated Clark County (INCORP)

### PROPERTY TAX

2024 Property Taxes \$2,205.40

### FLOOD ZONE

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



## The Property

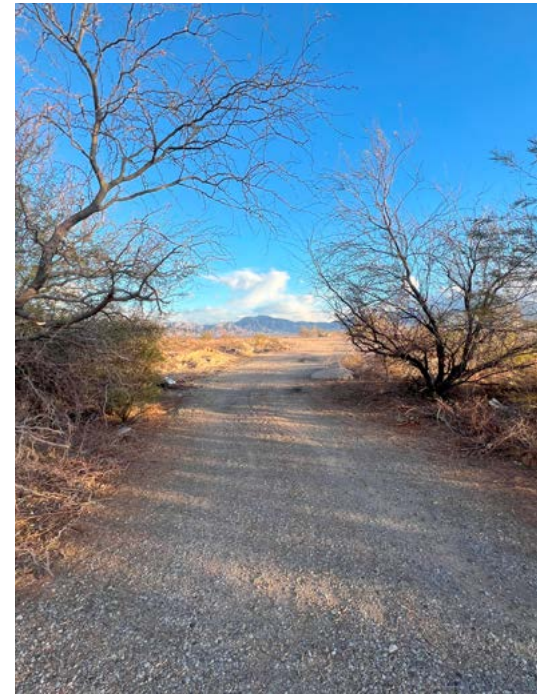
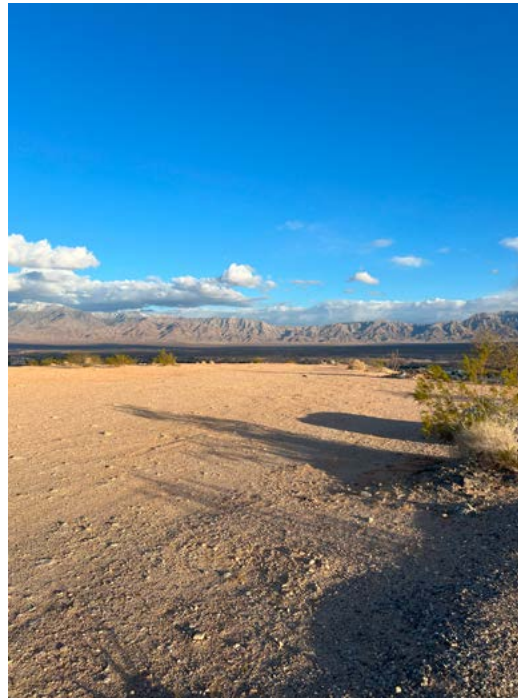
Located in Mesquite, Nevada, the property consists of ±4.24 acres of land zoned PUD (Planned Unit Development).

The property is in an ideal location, visible from the I-15 and next to WalMart and Holiday Inn. The site is suitable for a wide array of development.





$\pm 4.24$  Acres





# ±4.24 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
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL 5 GOV. LOT NUMBER

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

BOOK T13S R71E

SEG. 18

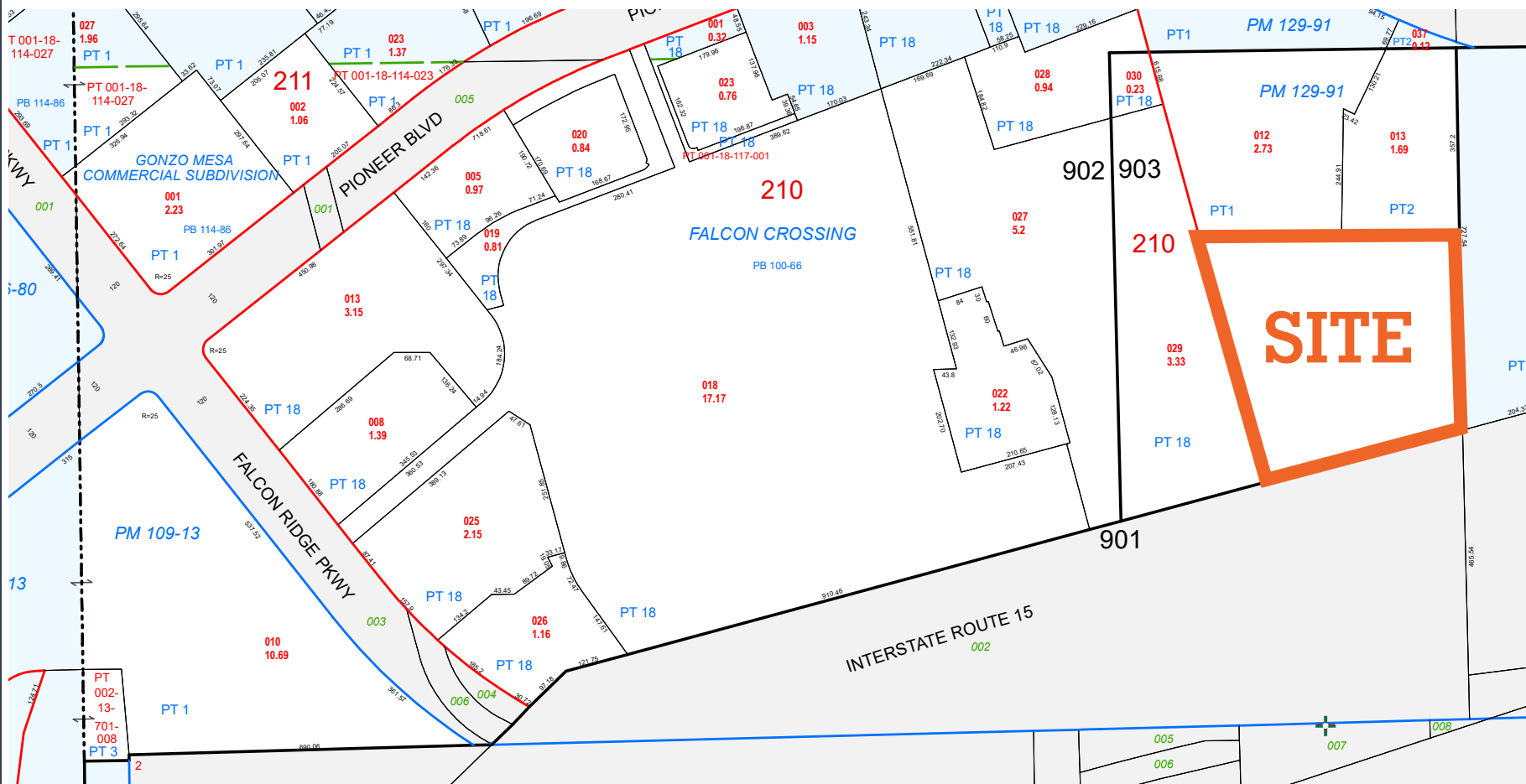
S 2 NW 4

001-18-2

CLARK COUNTY NEVADA

Scale: 1" = 200'

Rev: 11/27/2023



# 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!



## 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<sup>NV</sup>.GOV

	1 mile	3 mile	5 mile
<b>POPULATION</b>			
2024 Estimated Population	6,721	20,581	25,502
2029 Projected Population	7,055	21,527	26,741
<b>RACE &amp; ETHNICITY</b>			
2024 Estimated White	66.9%	72.7%	74.6%
2024 All Other	33.1%	27.3%	25.4%
<b>HOUSEHOLD</b>			
2024 Estimated Households	2,753	9,433	11,732
<b>HOUSEHOLD INCOME</b>			
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

<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
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SOURCE: SITESUSA



# DEL WEBB SUN CITY COMMUNITY

Estimated 3,500 Homes upon Completion

Mesquite  
Municipal  
Airport



For additional information,

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**AVISON  
YOUNG**

10845 Griffith Peak Drive, Suite 100

Las Vegas, NV 89135

[avisonyoung.com](http://avisonyoung.com)

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