



FOR SALE

1185 W Pioneer Blvd
Mesquite, NV 89027

- Located across from Walmart
- High traffic site is in the heart of Mesquite's retail trade area
- Owner is a licensed Real Estate Broker

±1.06 ACRES | RETAIL

Offering Details

ADDRESS	1185 W Pioneer Blvd, Mesquite, NV 89027
LAND ONLY FOR SALE	\$595,000
LOT SIZE	±1.06 Acres
TAX ID	001-18-211-002

Property Highlights

- Located across from Walmart
- High traffic site is in the heart of Mesquite's retail trade area
- Owner is a licensed Real Estate Broker
- Signalized Corner
- Just off the I-15 Freeway, near Wal-Mart, Blvd Home, Mesa View Regional Hospital and many other retail and professional uses.



OR TEXT 23557 TO 39200

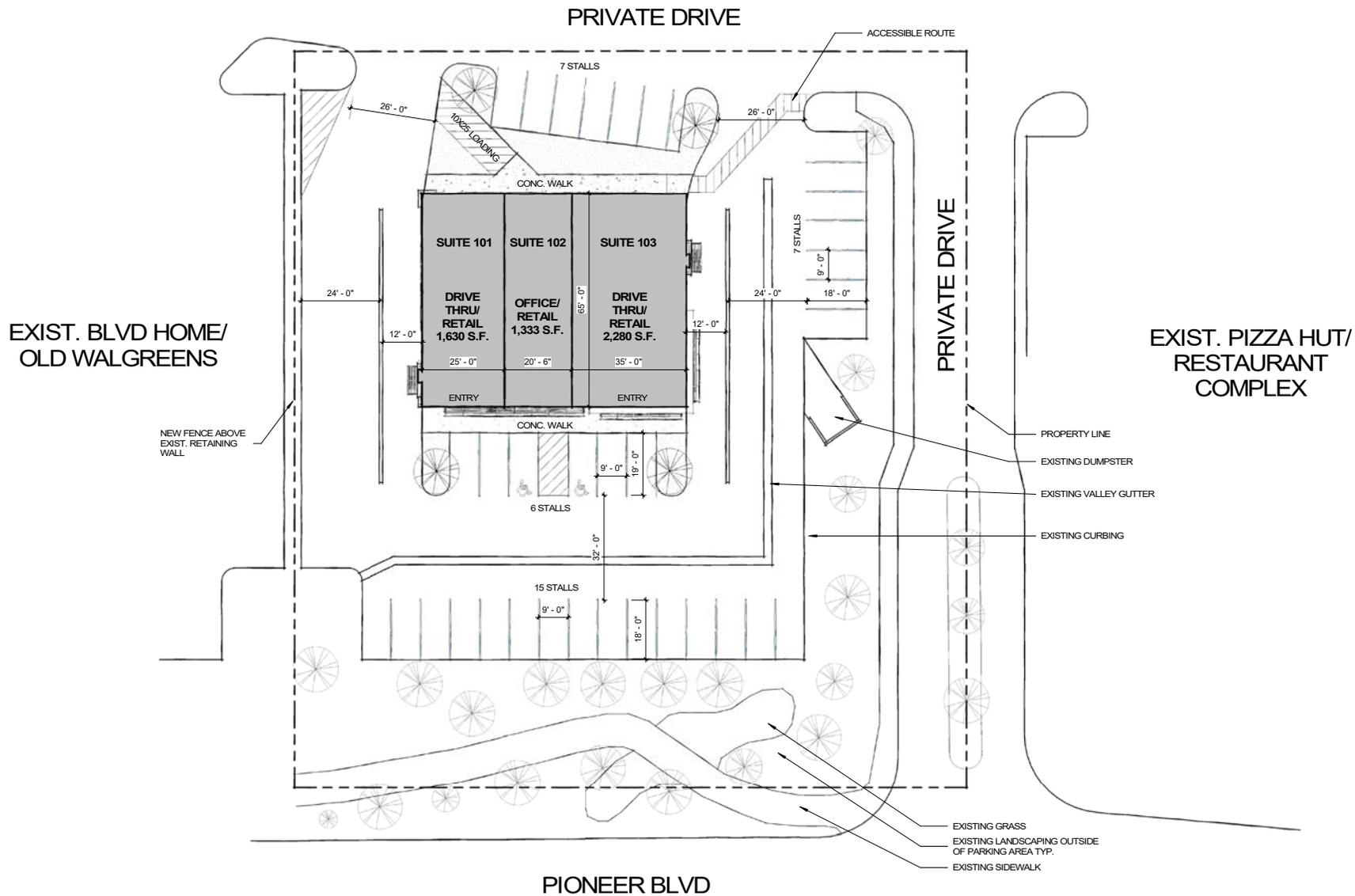
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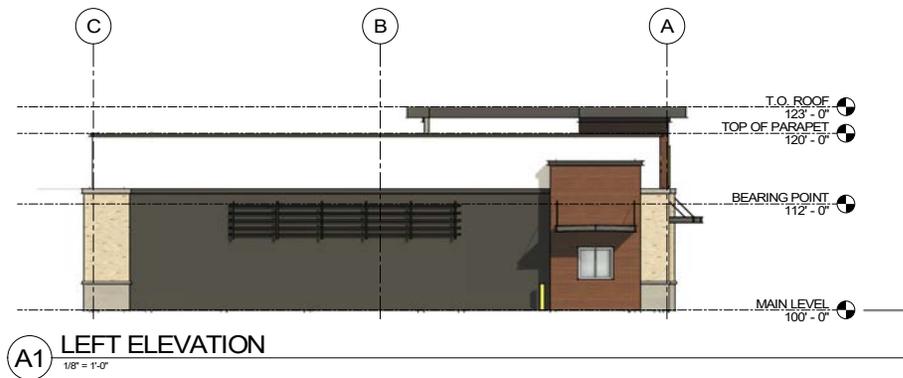
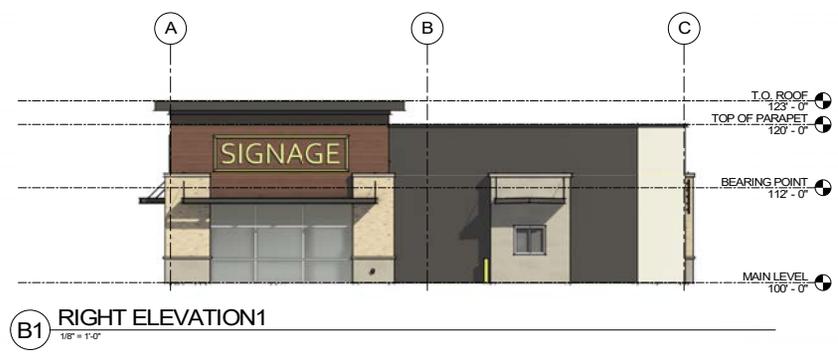
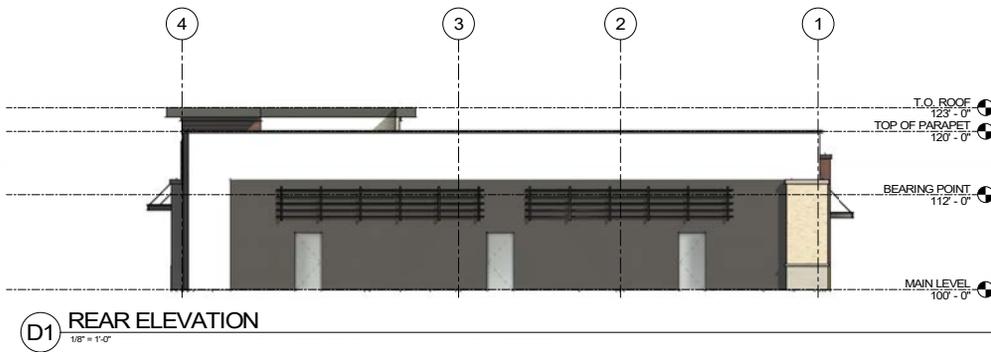
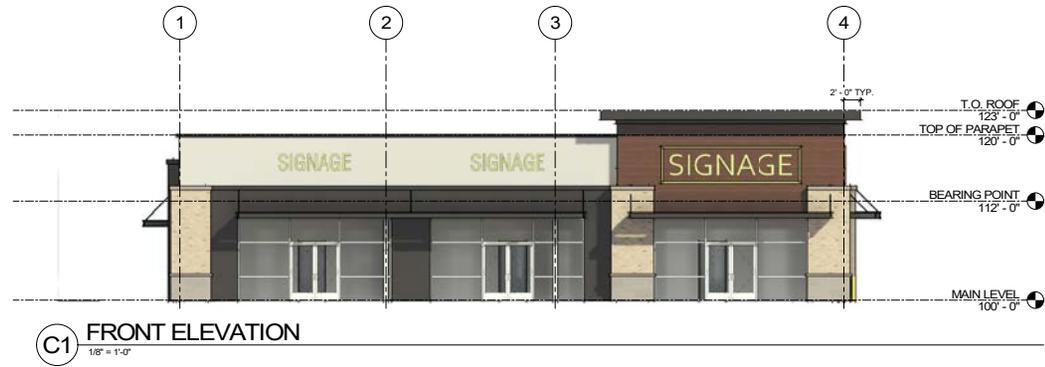


SUMMARY

PRELIMINARY SITE PLAN



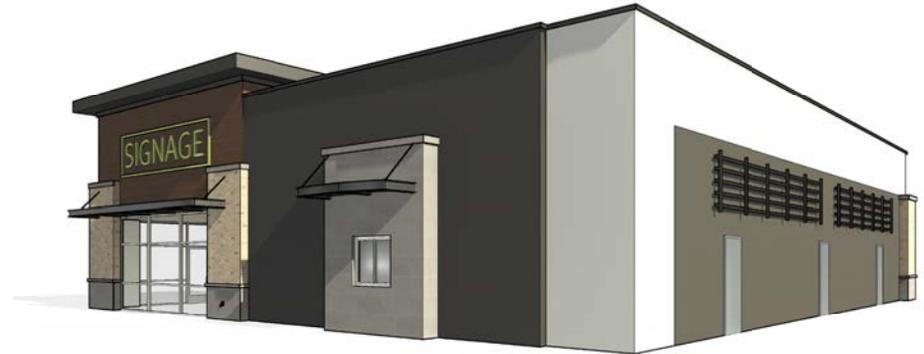
Preliminary Architectural Renderings



Preliminary Architectural Renderings



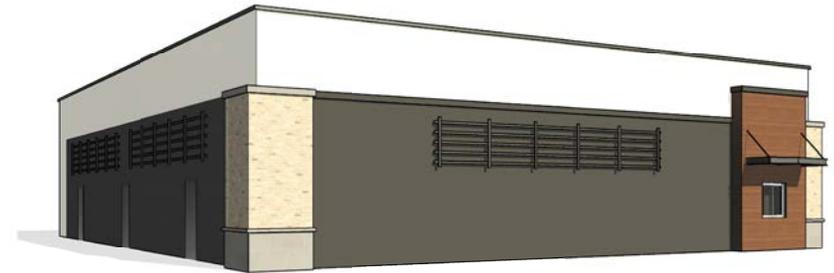
1 PERSPECTIVE VIEW - FRONT RIGHT



3 PERSPECTIVE VIEW - RIGHT



2 PERSPECTIVE VIEW - FRONT



4 PERSPECTIVE VIEW - LEFT



verizon
IRON MOUNTAIN

NEVADA STATE BANK

Walmart

Pizza Hut
ERA
T-Mobile

B
H
Blvd Home

DOLLAR TREE

PIONEER BLVD

FALCON RIDGE PKWY

PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

MESQUITE POWER CENTER



Below: Nearby Businesses (Not Included)



1135 W Pioneer Blvd



1155 W Pioneer Blvd



250 Falcon Ridge Pkwy

NEARBY PROPERTIES



1135 W Pioneer Blvd



1155 W Pioneer Blvd

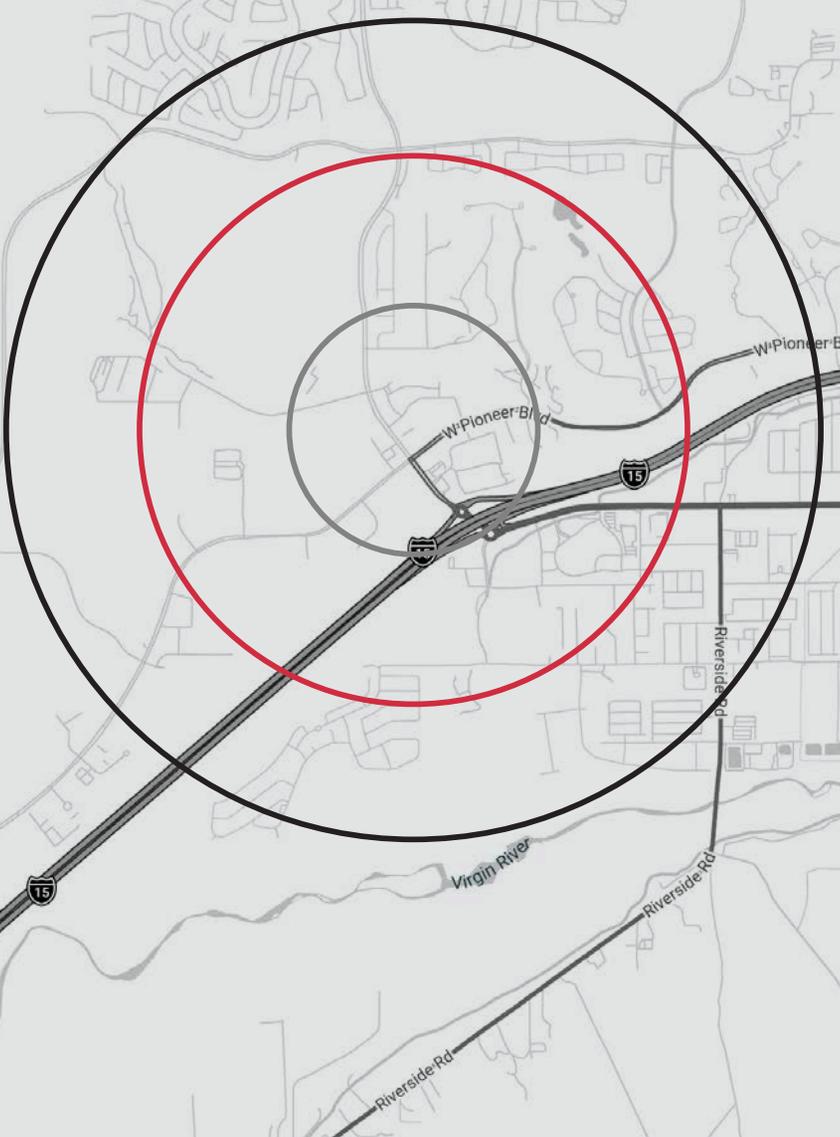


250 Falcon Ridge Pkwy



1165 W Pioneer Blvd

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	1,981	18,828	24,468
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,050	8,788	11,492
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$97,149	\$97,051	\$96,260

Traffic Counts

STREET	AADT
Pioneer Boulevard	14,000
Mesquite Boulevard	10,600

Cities Nearby

Las Vegas, Nevada	80 miles
Salt Lake City, Utah	343 miles
Los Angeles, California	347 miles
Phoenix, Arizona	380 miles
Reno, Nevada	488 miles
Denver, Colorado	670 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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