



Also Available  
±18.78 AC

**FOR SALE**  
**± 67 AC VACANT LAND**  
**COMMERCIAL & INDUSTRIAL**  
**\$12,900,000**  
W Pioneer Blvd & Wittwer Trail  
Mesquite, NV

# I-15 STRATEGIC CONNECTIVITY

 **DISTANCE: 1.7 MILES**  
**DRIVE TIME: 4 MINUTES**

**INTERCHANGE I-15  
FALCON RIDGE**

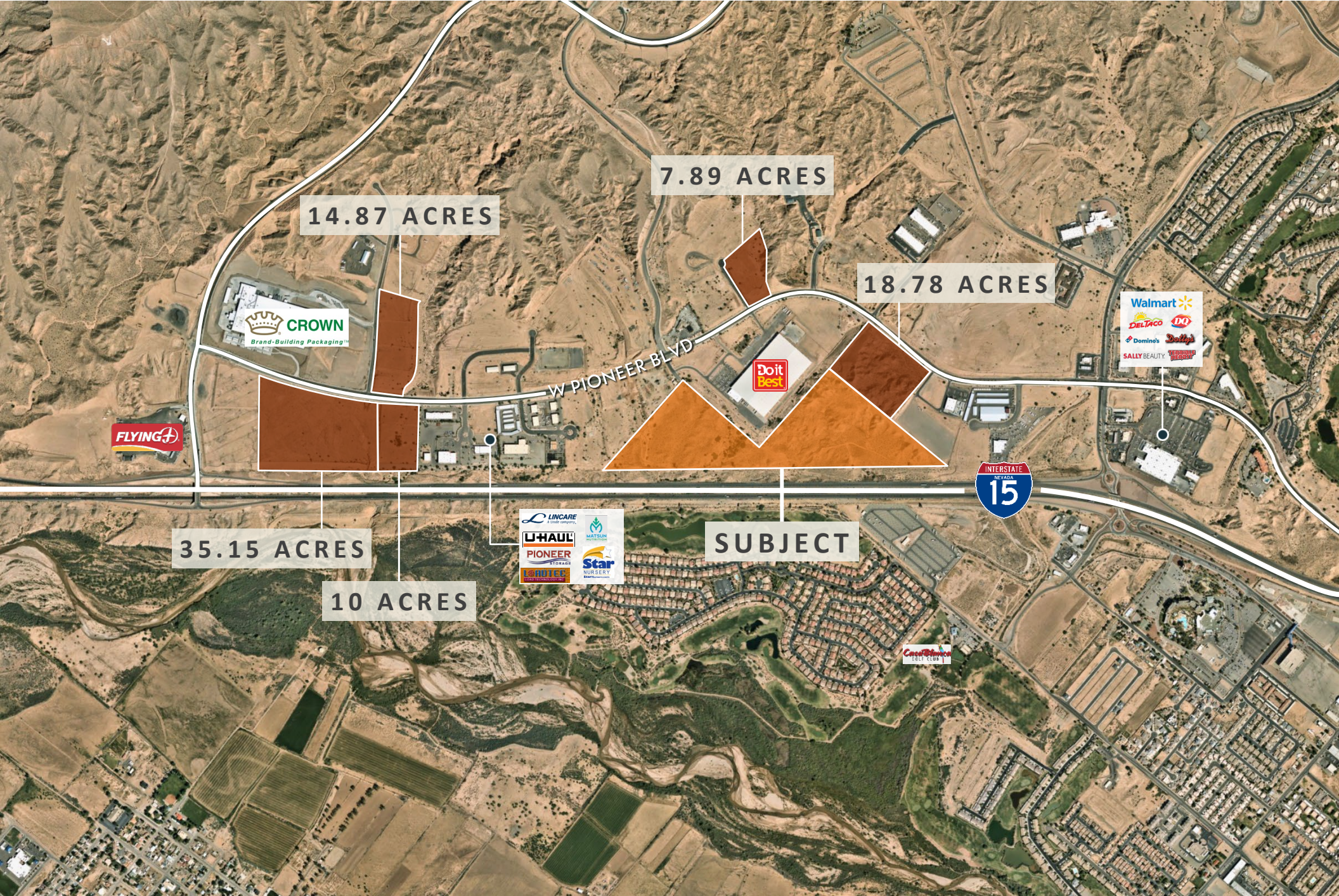
**INTERCHANGE  
I-15 FLAT TOP**

W PIONEER BLVD



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

# MESQUITE TECH AND COMMERCE CENTER OTHER AVAILABLE SUNBELT LISTINGS

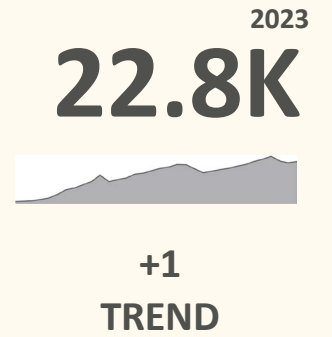


# REGIONAL OVERVIEW

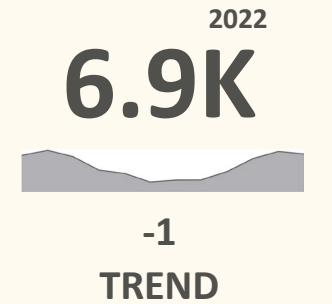
INDICATOR	CURRENT VALUE	VS. PRIOR	VS. 1 YR AGO	TREND
Population.....	22.8K	▲	▲	+1
Labor Force.....	6.9K	▼	▼	-1
Employment.....	6.4K	▼	▼	-1
Unemployment.....	519	▲	▲	-2
Unemployment Rate.....	7.6%	▲	▲	-2
Gross Casino Gaming Revenue.....	\$14.4M	▲	▲	+1
Daily Auto Traffic I-15 at NV/AZ Border.....	31.1K	▼	▲	-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



▲ vs. Prior  
▲ vs. Last Yr.



▼ vs. Prior  
▼ vs. Last Yr.



▲ 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**  
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# MESQUITE UTILITIES MAPS



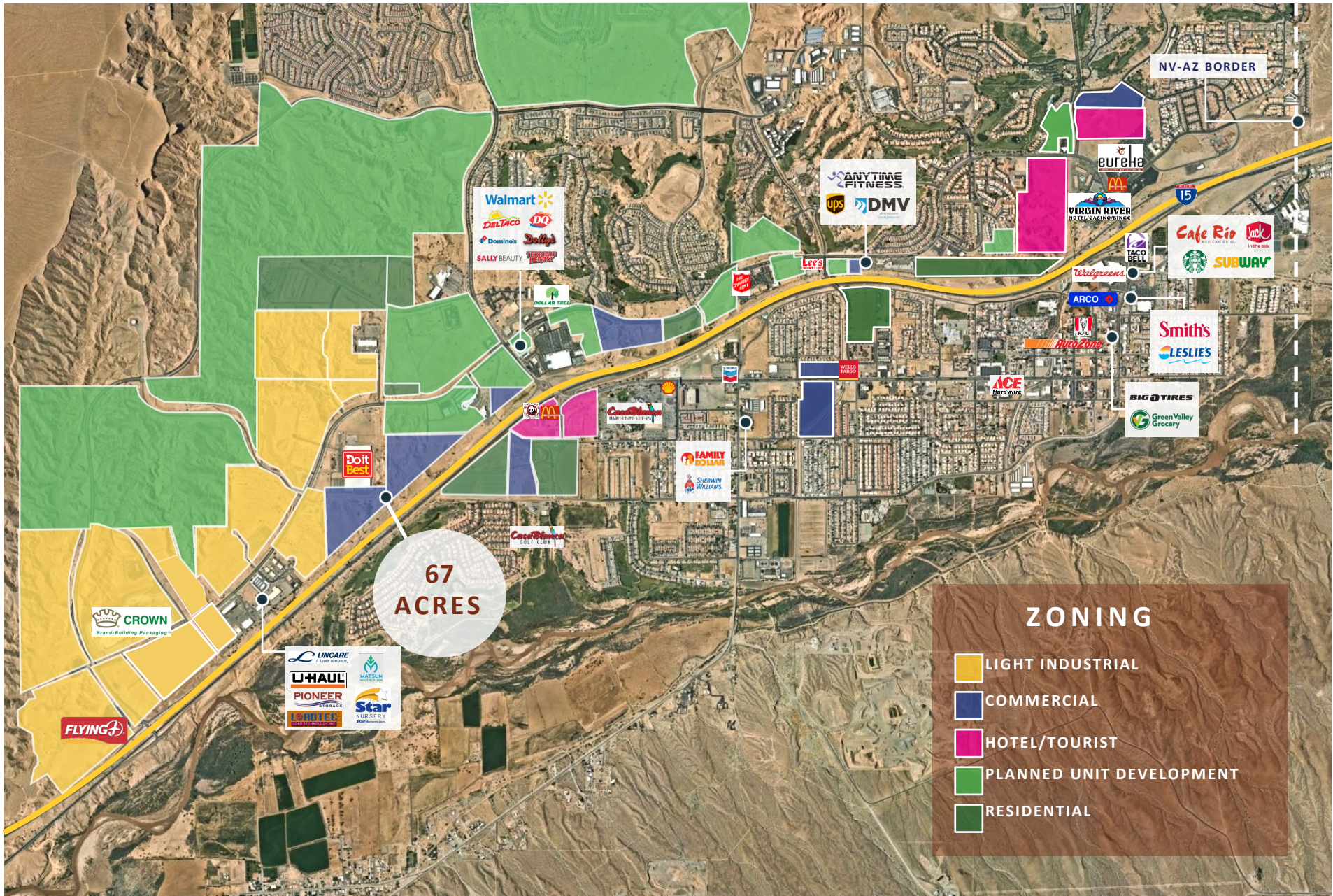
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# TRADE AREA - MESQUITE, NV



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# EAST FACING OVERVIEW



Drone Flight Date: August 9, 2024

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

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# WEST FACING OVERVIEW



APNs : 002-13-801-001, 002-13-801-003, 002-24-501-001,  
002-24-101-002, 002-24-201-002

Drone Flight Date: August 9, 2024

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

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