



\$ 1,700,000.00

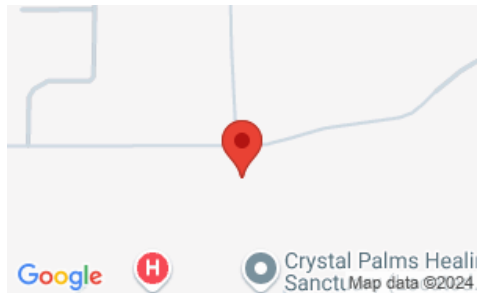
## 1170 BIRDIE LN, MESQUITE, NV 89027, USA

<https://themesquiterealtor.com>

Great location with the current zoning of the 10.82 acres is MF4, this means you can put 25 units per acre. This is Mesquites highest allowed zoning. With views of the Falcon Ridge Golf Course this is an Ideal location to build a great project.

1170 Birdie Ln, Mesquite, NV 89027, USA

- AB-Any Builder, CC&Rs-Yes, HOA-Yes, Special Assessment-No
- Multi Family Lot
- Active



### CALL US NOW

Phone: (702) 860-8915

Email: [Teerlink.justin@gmail.com](mailto:Teerlink.justin@gmail.com)



## BASIC FACTS

**MLS #:** 1125135

**Type:** AB-Any Builder CC&Rs-Yes HOA-Yes  
Special Assessment-No

**Status:** Active

**Lot size:** 10.82 sq ft

## LOCATION DETAILS

**County:** Clark

**Zoning:** Mixed Zoning, Multi-Family, PUD,  
See Remarks

## PROPERTY DETAILS

**Listing Area:** North of I15

**Subdivision:** Falcon Ridge (No Subdivision)

## PROPERTY FEATURES

**Exterior Features:** View of Golf Course,  
View of Mountains

**Community Name:** Falcon Ridge

## FEES & TAXES

**HOA Fees:** 38.00

**HOA Fees Term:** month

**Estimated Annual Taxes:** 3309

**HOA Includes:** Single HOA only

## MISCELLANEOUS

**Internet Authorization:** Yes

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