



\$ 433,848.00

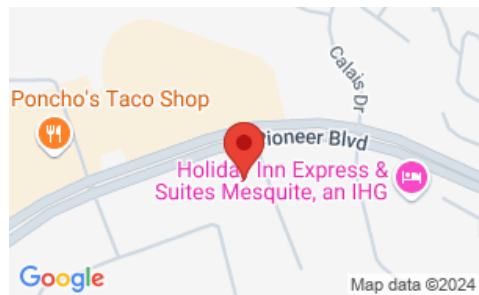
## 1080 W PIONEER BLVD, MESQUITE, NV 89027, USA

<https://themesquiterealtor.com>

Great opportunity to acquire PUD zoned vacant land next to Walmart in the Falcon Crossing subdivision. Visibility and easy access from the I-15 freeway with approx. 25,000 daily traffic count . Fast growing area, Falcon Crossing is becoming a major anchor and job creator within the Mesquite retail market. Mesquite...

1080 W Pioneer Blvd, Mesquite, NV  
89027, USA

- AB-Any Builder, CC&Rs-Yes, HOA-Yes, Special Assessment-No
- Commercial Land
- Active



### CALL US NOW

Phone: (702) 860-8915

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



## BASIC FACTS

**MLS #:** 1116941

**Status:** Active

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

**Lot size:** 0.83 sq ft

## LOCATION DETAILS

**County:** Clark

**Directions to Property:** Northeast adjacent  
to Walmart, just east of the car wash

**Zoning:** Commercial

## PROPERTY DETAILS

**Listing Area:** North of I15

**Subdivision:** Falcon Crossing

## PROPERTY FEATURES

**Exterior Features:** View of Mountains

**Community Name:** Falcon Ridge

## FEES & TAXES

**HOA Fees:** 44.55

**HOA Fees Term:** month

**Estimated Annual Taxes:** 1507

**HOA Includes:** Master & Sub HOA

## MISCELLANEOUS

**Internet Authorization:** Yes

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