



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

<https://mesquitenvrealtor.com>

Great opportunity to acquire PUD overlay with CR-2 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 retail hub. Mesquite Sun City...

**\$ 4,896,144.00**

- CC&Rs-Yes, HOA-Yes, SB-Specific Builder, Special Assessment-No
- Commercial Land
- Active

### CALL US NOW

Phone: 702-872-2222

Email: 340 Falcon Ridge Parkway #100 Mesquite, NV 89027

Address: [realtor@annie.black](mailto:realtor@annie.black)



## BASIC FACTS

**Date added:** 11/22/24

**Post Updated:** 2024-11-22 13:07:46

**Type:** CC&Rs-Yes HOA-Yes SB-Specific  
Builder Special Assessment-No

**Status:** Active

**Lot size:** 11.77 sq ft

**MLS #:** 1124472

## LOCATION DETAILS

**Directions to Property:** Adjacent to  
Walmart parking lot

**Zoning:** Commercial, PUD

## PROPERTY DETAILS

**Listing Area:** North of I15

**Subdivision:** Falcon Crossing

## FEES & TAXES

**HOA Fees:** 552.00

**HOA Fees Term:** month

**Estimated Annual Taxes:** 11067

**HOA Includes:** Management, Single HOA  
only

## PROPERTY FEATURES

**Exterior Features:** View of Mountains

**Utilities:** Water Source: City/Municipal, Legal  
Access: Yes, Power: Line To Property, Sewer:  
Not Hooked-up

**Community Name:** Falcon Ridge

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## MISCELLANEOUS

**Internet Authorization:** Yes

## COURTESY OF

**Listing Agent Name:** Trent Graves

**Listing Agent ID:** S.0066253

**Listing Office Name:** Premier Properties of Mesquite

**Listing Office ID:** AA10214

**Contact Info:** (702) 682-1277

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