



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



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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