



**\$ 407,721.00**

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

<https://mesquitenvrealtor.com>

Subject property is Parcel 3 as shown on attached map. Great opportunity to acquire a prime partially developed parcel next to Walmart in the Falcon Crossing subdivision. Zoned CR-2. Visibility and easy access from the I-15 freeway with approx. 25,000 daily traffic count . Fast growing area, Falcon Crossing is...

- AB-Any Builder, CC&Rs-Yes, HOA-Yes, 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:** 10/20/24

**Post Updated:** 2024-11-16 01:43:08

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

**Status:** Active

**Lot size:** 0.78 sq ft

**MLS #:** 1116942

## LOCATION DETAILS

**Directions to Property:** Northeast adjacent  
to Walmart **Zoning:** Commercial

## PROPERTY DETAILS

**Listing Area:** North of I15

**Subdivision:** Falcon Crossing

## FEES & TAXES

**HOA Fees:** 35.10

**HOA Fees Term:** month

**Estimated Annual Taxes:** 939

**HOA Includes:** Master & Sub HOA

## PROPERTY FEATURES

**Exterior Features:** View of Mountains

**Utilities:** Water Source: City/Municipal,  
Natural Gas: Not Available

**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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