



10.69 ACRE MESQUITE, NEVADA

LOCATION

- » Located at Exit 120 South Interchange of Interstate-15 & Falcon Ridge Parkway
- » Google Maps Link: [Google Maps](#)
- » Coordinates: 36.8047350004439, -114.11187619867

KEY HIGHLIGHTS

- » Exit 120 South I-15 Freeway Exit Mesquite, Nevada
- » Excellent visibility from Pioneer Blvd & Falcon Ridge Pkwy
- » Surrounded by retail, dining, and residential growth
- » Traffic counts: 13,600 AADT Falcon Ridge Pkwy
- » High traffic area with strong growth potential for commercial or mixed-use development

PRICING REDUCED

\$3,950,000 | \$369,504/Acre | \$8.48 PSF

DEMOGRAPHICS

- » POPULATION: 24,200 estimated 2025
- » Fastest growing city in Nevada

CONTACT

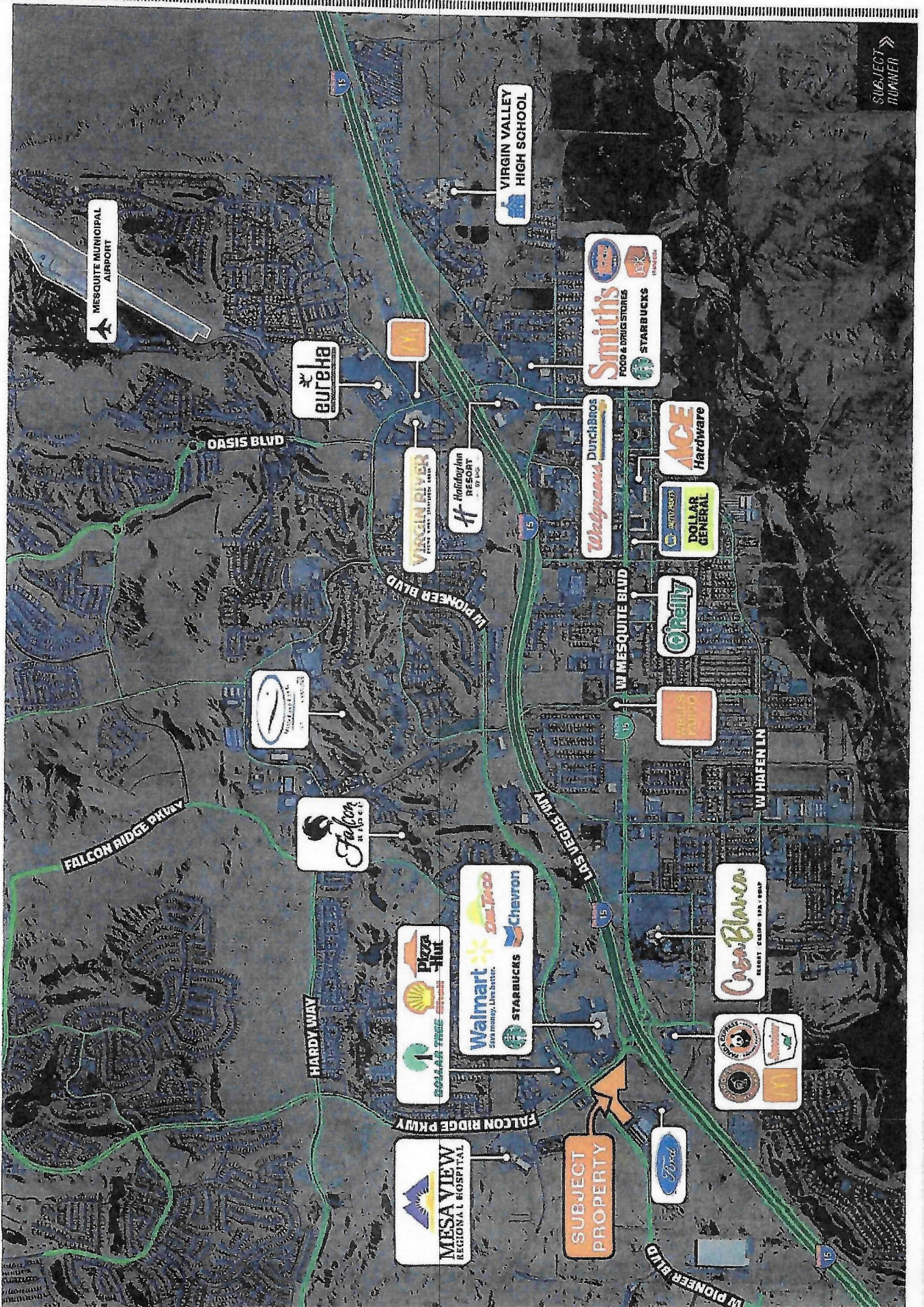
- » **RANDY BLACK SR** 702.222.2222
Owner/Broker randyblacksr@aol.com



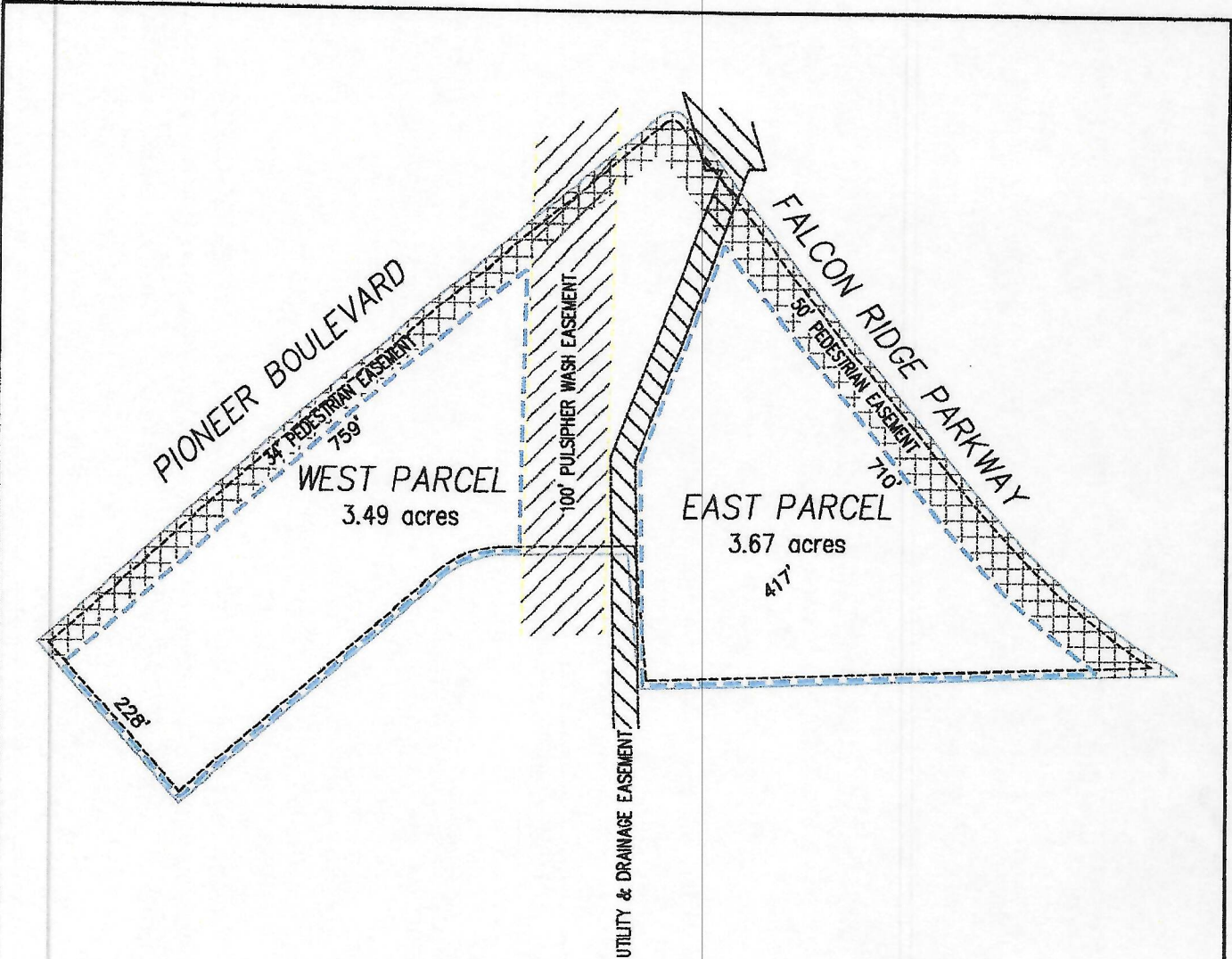
DIVERSIFIED INTEREST
(702) 496-3051

DIVERSIFIED INTERESTS
NEVADA BROKER: #0000877

MARKET AERIAL



SUBJECT
BANNER



APN: 001-18-201-010
 15 FALCON RIDGE PARKWAY
 10.69 ACRES
 EAST PARCEL BUILDABLE AREA 3.67 acres
 WEST PARCEL BUILDABLE AREA 3.49 acres

ADDITIONAL EASEMENTS:
 A 10.00 FOOT PUBLIC UTILITY AND
 DRAINAGE EASEMENT ALONG FRONT LOT
 LINES CONTIGUOUS TO AND DEDICATED
 RIGHT-OF-WAY LINES, SIDE AND REAR LOT
 LINES.



SEPT 2025	
VRC	

EXHIBIT 'B'
 RANDY BLACK SR
 15 FALCON RIDGE PARKWAY
 001-18-201-010

WC, L.L.C.
 LAND SURVEYORS
 505 EAST MESQUITE BOULEVARD
 MESQUITE, NV 89027 702-265-3622

VVC, LLC
505 East Mesquite Boulevard
Mesquite, NV 89027
702-265-3622
vvcllc2024@gmail.com

September 24, 2025

Randy Black, SR
Diversified Interest
702-496-3051
randyblacksr@aol.com

Dear Mr. Black

Pursuant to your request for information concerning the development of the 10.69 acres located at 15 Falcon Ridge Parkway, Mesquite, Nevada. Clark County Assessor's Parcel No. 001-18-201-010 please note the following:

Utilities

- 1- Culinary Water
An existing water stub is located at the southwest corner form Auto Mall Circle. There are existing water lines on Pioneer Boulevard and along the East side of Pulsipher Wash.
- 2- Electric
Existing power is along Pioneer Boulevard and Falcon Ridge Parkway
- 3- Sanitary Sewer
An existing sewer line is along the East side of Pulsipher Wash, in Auto Mall Circle (southwest corner) and in Pioneer Boulevard.
- 4- Natural Gas lines are in Pioneer Boulevard.
- 5- Communication lines are along Pioneer Boulevard.

Pulsipher Wash (100.00 foot easement)

- 1- The City of Mesquite will require some sort of armament improvement to mitigate erosion of Pulsipher Wash. That could include, but not limited to, a concrete bottom and the sideslopes with rip rap or grass.
These improvements are not in concurrence with the minimum standards of Clark County Regional Flood District and the Owner/Developer would be responsible for all cost for maintenance to city standards.
- 2- Clark County Regional Flood District standards are:
 - a. A concrete u-channel, open at the top and lined with fencing.
 - b. A two barrel concrete box culvert.

The advantages of the box culvert are that it would be covered with paved surface and the Owner/Developer could use this space for parking, limited landscaping, etc.

To utilize option 2, the city will have funding for the maintenance for both the u-channel and the box culvert.

2- Clark County Regional Flood District standards are:

a- Reinforced Concrete U Channel Improvements

28' X 8' concrete U channel with 6' chainlink fence along all open sides with an approximate finished width of 50.00 feet plus side slopes tying into finished grades.

Estimated fee \$330,000

b- Reinforced Concrete Box Culvert

Double barrel 14' X 8' concrete culvert and outlet headwall structure with an approximate finished width of 30.00 feet. This option would be buried and the developer could use the 100.00 foot wash easement as parking and limited use site development. This option would create a more usable site without the wash dissecting the parcel.

Estimated fee \$410,000

The advantages of the box culvert are that it would be covered with paved surface and the Owner/Developer could use this space for parking, limited landscaping, etc.

The city will have funding for the maintenance for both the u-channel and the box culvert.

The existing off-site improvements are in good condition and a minimum of one right in/out will be allowed on Falcon Ridge Parkway by the City of Mesquite Public Works Department.

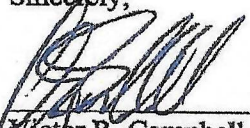
The property lies within the Falcon Ridge Planned Unit Development with Commercial General (CR-2).

Pre Mesquite Municipal Code: Article N. Commercial-General (CR-2)

The CR-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, wholesale, office and other general business uses of an intense character. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The CR-2 District is also appropriate along commercial corridors. The Commercial-General District corresponds to and implements in part the commercial and retail master plan category.

Please note that the information provided herein was by the City of Mesquite Engineer and the Mesquite Municipal Code, personal knowledge of the site and a field inspection preformed September 23, 2025.

Sincerely,



Victor R. Campbell, P.L.S.

VVC, LLC