



±2.17 Acres

**454 West Mesquite Boulevard
Mesquite, NV 89027**

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**AVISON
YOUNG**

±2.17 Acres for Sale

454 West Mesquite Blvd.
Mesquite, NV 89027

Property Details

SALE PRICE

\$345,000

\$158,986 per acre / \$3.65 psf

APNs

001-17-701-042

ZONING

CR-2 Commercial - General

PLANNED LAND USE

Incorporated Clark County (CITY) -
Density

PROPERTY TAX

2025 Property Taxes \$5,092.93

FLOOD ZONE

This property is not in a 100-year flood
zone (FIRM Panel 0387)



The Property

Located in the heart of Mesquite, 454 West Mesquite offers an outstanding opportunity in one of Southern Nevada's fastest-growing communities. Positioned with convenient access to major routes and surrounded by a mix of established businesses, neighborhoods, and scenic desert landscapes, this property benefits from strong visibility and local traffic.

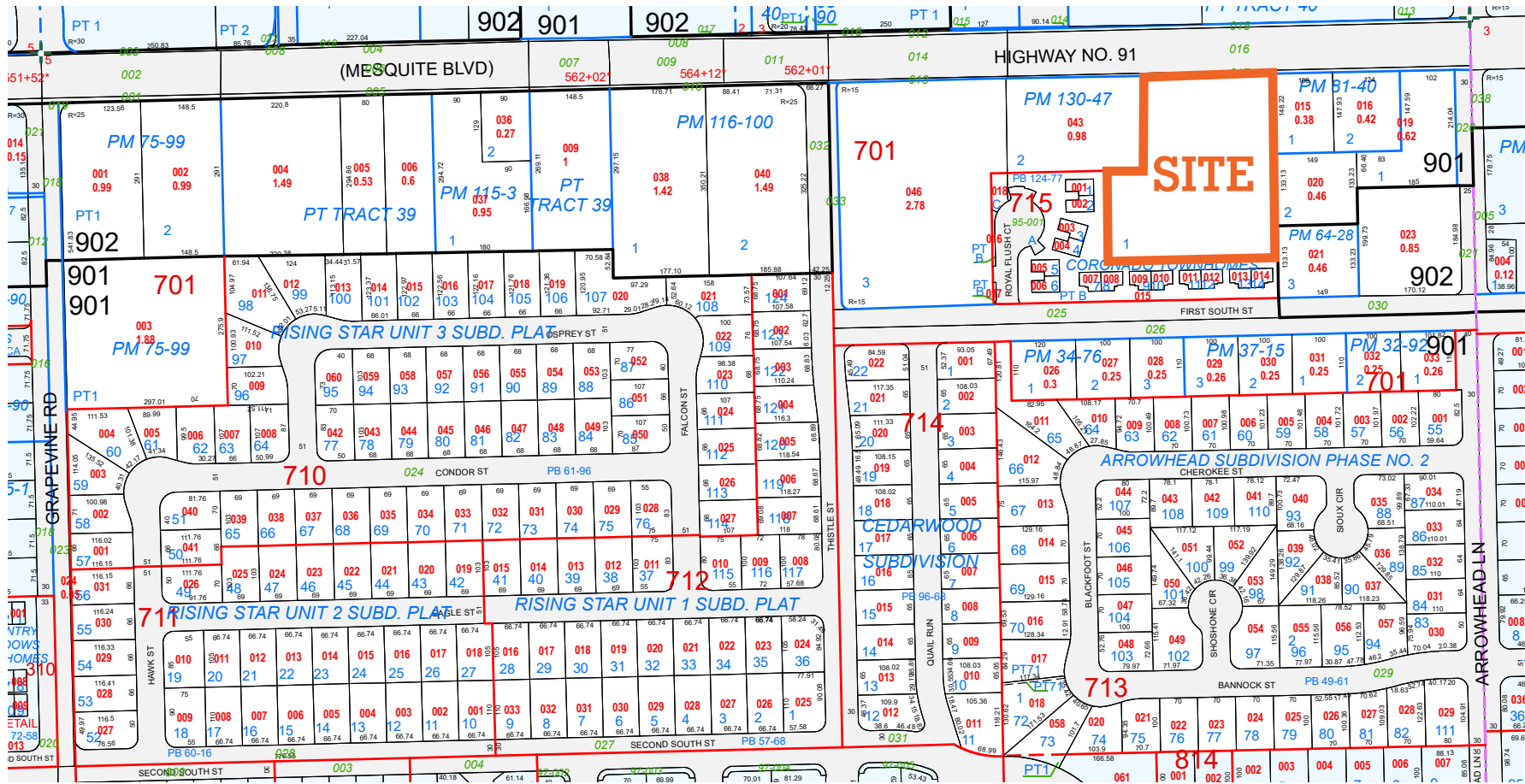
Mesquite's business-friendly atmosphere, proximity to the Utah border, and steady influx of residents and visitors make this an attractive location for a wide range of commercial or investment uses. Whether you're looking to establish a presence or expand your portfolio, 454 W Mesquite delivers a strategic address in a market poised for continued growth.



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Parcel Map

NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL 0 100 200 400 600 800	MAP LEGEND — PARCEL BOUNDARY — SUB BOUNDARY — PM/LD BOUNDARY — ROAD EASEMENT — MATCH / LEADER LINE — HISTORIC LOT LINE — HISTORIC SUB BOUNDARY — HISTORIC PM/LD BOUNDARY — SECTION LINE □ CONDOMINIUM UNIT □ AIR SPACE PCL □ RIGHT OF WAY PCL □ SUB-SURFACE PCL	ASSESSOR'S PARCELS - CLARK COUNTY, NV. Briana Johnson - Assessor		BOOK T13S R71E	SEC. 17	TWP N 2 SE 4	001-17-7
		001 ROAD PARCEL NUMBER 001 PARCEL NUMBER 1.00 ACREAGE 202 PARCEL SUB/SEQ NUMBER PB 24-45 PLAT RECORDING NUMBER 5 BLOCK NUMBER 5 LOT NUMBER GL5 GOV. LOT NUMBER	3002 001 4035 036	Scale: 1" = 200'	Rev: 8/26/2024		



TAX DIST 902,901

About Mesquite, Nevada

Since incorporation Mesquite has experienced rapid growth, at one time being named “The fastest growing city in America” for it’s size. The population stands at over 29,933 residents. With this growth has come an increase of businesses and services never before enjoyed by residents of the area. A new hospital, medical and dental clinics brought care that had only been possible by traveling outside the valley. Stores, restaurants, movie theatres, art galleries, golf courses, hotels and casinos are providing employment and services for the life style that has become a trademark of Mesquite.

Housing developments are creating beautiful neighborhoods for residents of all ages. Access to newly opened land west of Mesquite has been made possible by the addition of the I-15 interchange encouraging the construction of new light industry. Mesquite has long been a stop on a busy western highway but now it is a destination!



Click Here for
Mesquite Video

THE VALUE-ADDED LIFESTYLE

*The Virgin Valley offers a lifestyle beyond compare.
Plain and simple, people want to live and work here.*

When asked, local employees often remark about the benefits of living and working so close to the recreation of choice and on the flip side, employers often comment that the productivity and work ethic of the workforce is a true asset to businesses in the area. It is just fact that in the Virgin Valley, the quality lifestyle and the business climate are a true asset to our ever-growing workforce.

SOURCE: CHOOSEMESQUITE.COM



29,933
POPULATION
2025



\$75,679
MEDIAN HH
INCOME



13,893
TOTAL NUMBER
OF HOUSEHOLDS

Mesquite, Nevada

About Mesquite, Nevada

7,373

NUMBER OF EMPLOYEES

1,627

NUMBER OF
BUSINESSES

NEVADA EXCELLENT TAX ADVANTAGES

No personal income tax

No corporate income tax

No unitary tax

No franchise tax



ATTRACTIVE BUSINESS INCENTIVES

Tax abatements for job creation

Tax abatements for capital investment

Tax investments for intellectual property
development

SOURCE: CHAMBEROFCOMMERCE

	1 mile	3 mile	5 mile
POPULATION			
2025 Estimated Population	6,769	22,710	27,659
2030 Projected Population	7,046	24,467	30,120
RACE & ETHNICITY			
2025 Estimated White	64.9%	71.2%	72.7%
2025 All Other	35.1%	28.8%	27.3%
HOUSEHOLD			
2025 Estimated Households	2,762	10,518	12,836
HOUSEHOLD INCOME			
2025 Est. Average Household	\$103,222	\$98,231	\$100,017
2025 Est. Median Household	\$74,047	\$76,442	\$77,860
2025 Est. Per Capita Income	\$42,137	\$45,540	\$46,457

EDUCATION

2	1	1	1
ELEMENTARY GRADES K-5	MIDDLE GRADES 6-8	HIGH SCHOOL GRADES 9-12	COLLEGE

MEDICAL

3	ASSISTED LIVING CARE	10	HOSPITAL & MEDICAL FACILITIES
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SOURCE: SITESUSA

DEL WEBB SUN CITY COMMUNITY

Estimated 3,500 Homes upon Completion

Mesquite
Municipal
Airport

MAVERIK

ceureka
Casino Resort

TACO
BELL

76

McDonald's

BW | Best Western
Hotels & Resorts

SUBWAY

Walgreens

Smith's

Jack
in the Box

Kellogg Fried Chicken

Wafu Bank

SUBJECT
PROPERTY

Mesquite

Conestoga
GOLF CLUB

Falcon
RIDGE

MESA VIEW
REGIONAL HOSPITAL

Walmart

Pilot

TRACTOR
SUPPLY CO.

Do it
Best

DEL TACO

SUBWAY

PANDA EXPRESS

Sinclair

McDonald's

CHIPOTLE
MEXICAN GRILL

Casa Blanca
Golf Course

CROWN
Brand-Building Packaging

FLYING
SAVINGS

ON/OFF
RAMP

WELLS
FARGO

H
Hilton Garden
Inn Express

Shell

Chevron

CONOCO

GS

ARIZONA
NEVADA

ARIZONA
NEVADA



Get in touch

If you would like more information on this offering, please get in touch.

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