

FLAT TOP COMMERCE & TECHNOLOGY PARK LAND

NWC of Lower Flat Top Drive and I-15 (Mesquite, Nevada 89027)
±70 Acres Industrial | For Sale or Lease



Exclusively Represented By:

JEFFREY MITCHELL, CCIM

Principal Broker, Nevada, Newmark Mountain West

Direct: 702.374.0211

jmitchell@newmarkmw.com

B.7448.LLC

MICHAEL STUART

Executive Managing Director, Newmark

Direct: 702.405.1738

Michael.Stuart@nmrk.com

S.28088

IAN DAVIS, CCIM

Newmark Mountain West

Direct: 702.374.0219

idavis@newmarkmw.com

S.184738

newmarkmw.com

EXECUTIVE SUMMARY

Newmark Mountain West is pleased to present **Flat Top Commerce & Technology Park**, a premier opportunity to acquire one of Southern Nevada's largest remaining industrial and technology development sites along the Interstate 15 corridor in Mesquite, Nevada.

The offering consists of approximately **70± gross acres (67± net usable)** of industrial land at Lower Flat Top Drive, providing buyers with the flexibility to pursue industrial, technology, and commercial, development through a phased or bulk acquisition strategy.

Strategically located at **Interstate 15 Exit 118**, the property benefits from approximately **23,770 vehicles per day**, direct freeway visibility, and immediate access to one of the West's primary freight corridors connecting Southern California, Las Vegas, Utah, and the Intermountain West. The adjacent Flying J Travel Center and Wendy's reinforce the interchange as an established commercial and logistics destination.

Supported by recently expanded **Southwest Gas** infrastructure, municipal water and wastewater service, electrical service provided by **Overton Power District No. 5 (OPD5)**, and a business-friendly, pro-growth entitlement environment, Flat Top Commerce & Technology Park is well positioned to accommodate logistics, manufacturing, contractor yards, distribution, industrial owner-users, advanced manufacturing, and technology-driven investment.

As demand for AI, cloud computing, and digital infrastructure continues to reshape site selection across the West, the property's scale, strategic interstate location, utility infrastructure, and Nevada's favorable business climate create compelling long-term potential for data center and digital infrastructure development, subject to utility capacity, interconnection, and project-specific due diligence.

Available for acquisition in its entirety, through phased parcel takedowns, or as a standalone commercial offering, **Flat Top Commerce & Technology Park** represents a rare opportunity to secure a scalable development site combining interstate accessibility, flexible ownership opportunities, and long-term positioning within one of the Intermountain West's emerging commerce, logistics, and technology corridors.

Highlights:

- 70± Gross Acres (67± Net Usable)
- Immediate I-15 Access at Exit 118
- 23,770 ADT at the Interchange
 - Adjacent to Flying J Travel Center & Wendy's
 - Southwest Gas Infrastructure Available
- Electric Service by Overton Power District No. 5
- Data Center & Advanced Manufacturing Potential
- Business-Friendly, Fast-Track Entitlement Environment
- Flexible Bulk, Phased, or Individual Parcel Acquisition
- **Zoning: Light Industrial - IR-1**

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INDUSTRIAL LAND

The core of the offering is approximately **70± gross acres of industrial land**, equating to roughly **67± net usable acres** after accounting for private roadway and infrastructure carve-outs. The site accommodates multiple parcel sizes, giving buyers flexibility to pursue a bulk acquisition, a phased takedown, or a single parcel purchase.

Flat Top Commerce & Technology Park is well suited for:

- Logistics and distribution users
- Data Center / Advanced Manufacturing
- Contractor and service yards
- Industrial developers
- Owner-users
- Land banking and 1031 capital seeking long-term growth along the I-15 corridor
- **Zoning: Light Industrial - IR-1**

Based on the parcel configuration, access characteristics, frontage, and planned utility phasing, the industrial land is offered at a **target pricing range of \$6.00 - \$10.00 per square foot** with pricing varying by parcel size, visibility, access, and proximity to existing and planned utility infrastructure.

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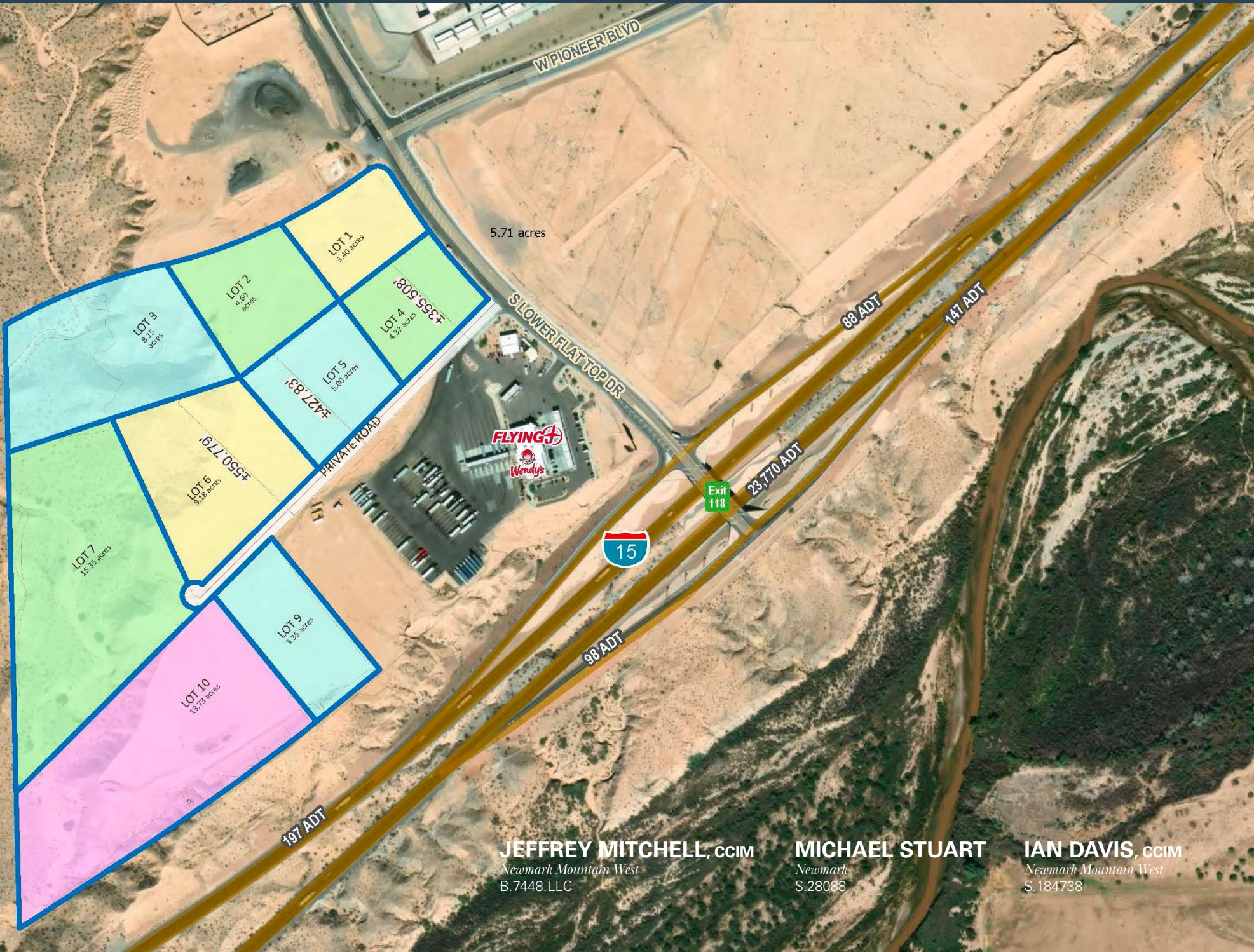
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Newmark
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Newmark Mountain West
S.184738

PROPERTY OVERVIEW & SITE PLAN

LOT #	GROSS ACREAGE	FRONTAGE / ACCESS	APN
Lot 1	3.40 AC	S. Lower Flat Top Dr.	00223411004
Lot 2	4.60 AC	TBD	00223411004
Lot 3	8.15 AC	TBD	00226110003 00223411005
Lot 4	4.32 AC	S. Lower Flat Top Dr.	00223411004
Lot 5	5.00 AC	TBD	00223411004
Lot 6	9.18 AC	TBD	00223411005
Lot 7	15.35 AC	TBD	00226110003
Lot 9	3.35 AC	TBD	00226110002
Lot 10	13.73 AC	TBD	00226110003 00226110004

Zoning: Light Industrial - IR-1



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MESQUITE, NV



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REGIONAL ACCESS DISTANCE MAP



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Newmark Mountain West
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MICHAEL STUART
Newmark
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LOGISTICS OVERVIEW

LOGISTICS

- Strategic I-15 Frontage – Immediate access to Interstate 15, the primary north-south freight corridor connecting Southern California, Las Vegas, Salt Lake City, and the Intermountain West.
- One-Day Trucking Reach – Serves a population base of more than 25 million people within a single day's drive, providing efficient access to major Western U.S. consumer and distribution markets.
- Gateway Between Major Markets – Positioned approximately 80 miles from Las Vegas and 120 miles from St. George, offering an attractive alternative to higher-cost industrial markets.
- Proximity to Southern California Ports – Direct interstate connectivity to the Ports of Los Angeles and Long Beach supports import distribution and regional supply chain operations.
- Access to Regional Labor Markets – Within commuting distance of the growing Mesquite and Virgin Valley workforce, while also drawing labor from the Las Vegas metropolitan area and Southwest Utah.

- Heavy Freight Corridor – Located on one of the highest-volume commercial trucking routes in the western United States, with continuous movement of consumer goods, construction materials, food products, and industrial commodities.
- Rail Connectivity – Truck access to Union Pacific rail infrastructure in the Las Vegas Valley (Apex Industrial Park) enables rail-served logistics and transload opportunities for bulk commodities and manufacturing users.
- Future Growth Position – Benefits from Nevada's pro-business environment, expanding regional population, and continued investment in industrial, manufacturing, and technology-related development throughout the I-15 corridor.

TRUCK TRAVEL TIMES:

- Las Vegas – 1:15
- St. George – 1:20
- Salt Lake City – 6:00
- Los Angeles/Long Beach Ports – ~6:00

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DATA CENTER POTENTIAL

Nevada has emerged as one of the nation's premier markets for hyperscale and AI infrastructure, supported by a business-friendly regulatory environment, favorable tax structure, and significant utility investment in electrical transmission. While the majority of existing development has occurred in Northern Nevada, Southern Nevada and the I-15 corridor represent the next frontier for large-format digital infrastructure as demand for power and developable land accelerates. NV Energy projects unprecedented load growth driven primarily by AI and hyperscale data centers.

KEY SITE ATTRIBUTES

- **70± Acres of Contiguous Industrial Land** – Provides the scale necessary for a phased hyperscale campus, AI compute facility, or supporting digital infrastructure.
- **Interstate Visibility & Access** – Immediate I-15 access offers efficient transportation for construction, equipment deliveries, and ongoing operations while connecting Southern California, Las Vegas, Utah, and the Mountain West.
- **Business-Friendly Nevada Environment** – Nevada continues to be one of the country's most attractive states for capital investment, offering no state corporate income tax, no personal income tax, streamlined permitting, and a long history of supporting advanced manufacturing and technology investment.
- **Municipal Partnership Opportunity** – Mesquite's pro-growth economic development philosophy and available industrial land present an opportunity for collaborative infrastructure planning, expedited entitlement, and potential local and state incentive programs for qualifying investment.
- **Power Infrastructure Expansion** – Nevada is making multi-billion-dollar investments in transmission, substations, and generation to support rapidly increasing electrical demand, with AI and hyperscale computing representing the primary driver of future load growth. Early coordination with Overton Power District No.5 (OPD5) will be essential to evaluate available capacity, substation strategy, and long-term service timelines.
- **Water Resources** – Compared to many Western markets, Mesquite benefits from established municipal water infrastructure and relatively lower competing industrial demand. Modern air-cooled and hybrid-cooled data center designs can substantially reduce water consumption, enhancing site flexibility while preserving municipal resources. Water availability remains subject to utility verification and project-specific engineering.
- **Renewable Energy Opportunity** – Nevada's abundant solar resources, expanding battery storage, and increasing geothermal generation align with hyperscaler sustainability goals and long-term clean energy procurement strategies.
- **Strategic Alternative to Congested Markets** – As established data center hubs encounter land, power, and entitlement constraints, Mesquite offers an emerging location with large developable tracts, interstate connectivity, and room for long-term campus expansion.

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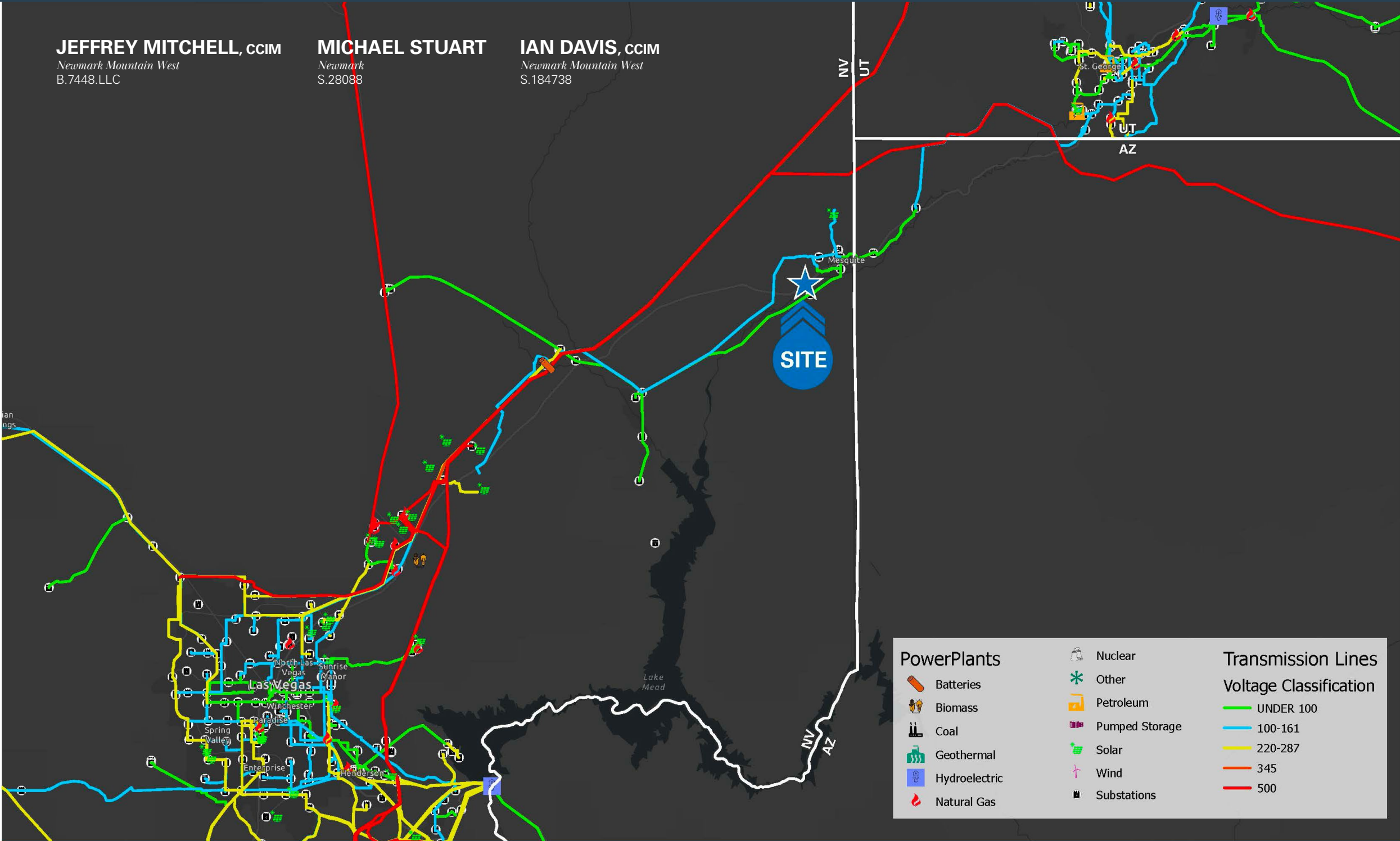
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Quick Summary:

- Large contiguous ownership
- Interstate access
- Industrial zoning
- Business-friendly tax environment
- Municipal growth orientation
- Scalable infrastructure planning
- Access to Overton Power District No.5 (OPD5) service territory

POWER INFRASTRUCTURE MAP



AREA OVERVIEW

MESQUITE NEVADA

- A rapidly growing city
- A promising hub for commercial real estate investment
- Strong projected annual growth rate of 3.8%
- Economic landscape is thriving
- Monthly household consumer retail expenditures of \$2,191 demonstrate a stable and affluent community
- The nearby Las Vegas-Henderson-Paradise metro area, with its 2.34 million residents and 1.7% projected annual growth rate, offers access to a larger market
- Harry Reid International Airport (57.6 million passengers in 2023, a 9.4% YoY increase)



12,243
2026 EST. HOUSEHOLDS

13,608
2031 PROJ. HOUSEHOLDS

\$103,524
EST. AVERAGE
HOUSEHOLD INCOME

\$80,534
EST. MEDIAN HOUSEHOLD INCOME

25,376
2026 EST. POPULATION

27,964
2031 PROJ. POPULATION

20,689
DAYTIME POPULATION 16+

2.0%
PROJECTED ANNUAL
GROWTH RATE

551
TOTAL BUSINESSES

6,262
TOTAL EMPLOYEES



- I-15**
- Exit 118 (Lower Flat Top Drive)
 - Exit 120 (Falcon Ridge Parkway)
 - Exit 122 (Pioneer Boulevard)
 - 30,757 ADT



- ATTRACTIONS**
- Eureka Casino Resort
 - Virgin River Casino and Lodge
 - CasaBlanca Resort, Casino Golf & Spa
 - Stateline Casino
 - Oasis Golf Club
 - Oasis Canyons Golf Course
 - Wolf Creek Golf Club
 - Conestoga Golf Club
 - Falcon Ridge Golf Course
 - Coyote Willows Golf Course
 - Casablanca Golf Course
 - Palms Golf Course



- AMENITIES**
- Mesquite Technology and Commerce Center (800 Acres)
 - Mesquite Municipal Airport
 - College of Southern Nevada (Satellite Campus)
 - Mesa View Regional Hospital (25 Beds)



- NEW HOUSING DEVELOPMENTS**
- The Fields
 - Vista Del Luna
 - Gatherings at Ridgemont
 - Proulx
 - 1,234 Proposed Single Family Units
 - 2,656 Proposed Multi-Family Units

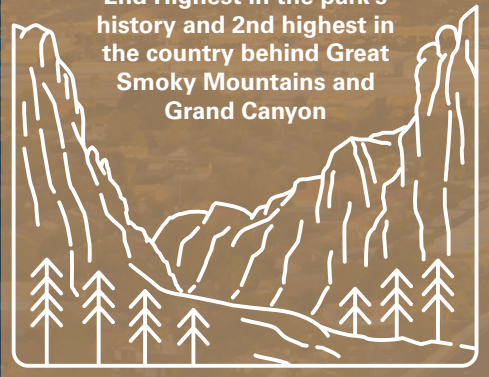
WHY SOUTHERN NEVADA

Clark County Nevada has experienced significant population growth, with the current population reaching approximately **2.41 million in 2026**, up from 2.34 million in 2024. Projections indicate that the population will continue to grow, reaching **2.53 million by 2051**. This expansion is driven by a favorable climate, affordable living, and diverse job opportunities. While tourism and entertainment remain central to the economy, the region is also attracting technology and logistics industries due to its strategic location and business-friendly policies. For companies, Las Vegas offers a growing consumer base, a skilled workforce, and excellent connectivity, making it an ideal environment for expansion and innovation.

ZION NATIONAL PARK VISITS

4,984,525

2nd Highest in the park's history and 2nd highest in the country behind Great Smoky Mountains and Grand Canyon



RANKINGS

#7

Safest and Wealthiest U.S. Retirement Towns

Source: GOBankingRates

#1

(Mesquite) Safest City in NV

Source: SafeWise

33,500

University of Nevada, Las Vegas Students



30,000

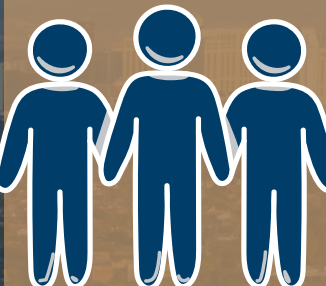
Mesquite Center - College of Southern Nevada Students



2026 EST. POPULATION

2.41M

Las Vegas-Henderson-North Las Vegas, NV MSA



2031 PROJ. POPULATION

2.53M

Las Vegas-Henderson-North Las Vegas, NV MSA

MESQUITE MUNICIPAL AIRPORT

7 MINUTES, 3 MILES

ST GEORGE REGIONAL AIRPORT

40 MINUTES, 40 MILES

HARRY REID INTERNATIONAL AIRPORT

1 HR 30 MIN, 90 MILES



HISTORICAL ANNUAL GROWTH RATE (2020-2026)

1.1%

Las Vegas - Henderson - North Las Vegas, NV MSA



MEDIAN HOUSEHOLD INCOME (2024)

\$82,638

Las Vegas - Henderson - North Las Vegas, NV MSA

HOUSEHOLDS

937,353

Las Vegas - Henderson - North Las Vegas, NV MSA

EMPLOYEES

756,257

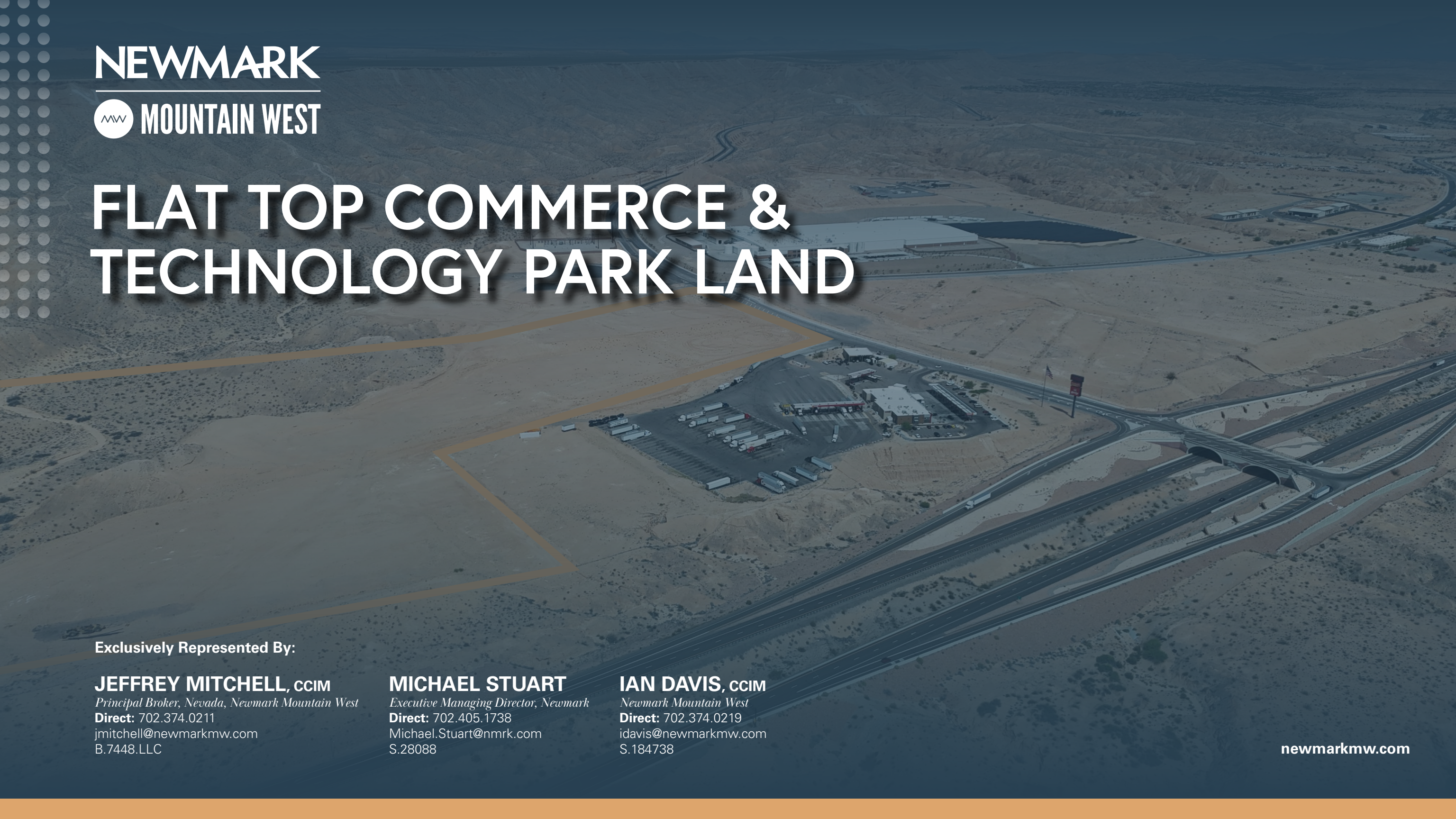
Las Vegas - Henderson - North Las Vegas, NV MSA

MONTHLY RETAIL EXPENDITURES (2026)

\$4,051

Las Vegas - Henderson - North Las Vegas, NV MSA





NEWMARK

 **MOUNTAIN WEST**

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