

For Sale

± 19.69 AC Fully Entitled With All Utilites Off of the I-15



1401 Pioneer Blvd.
Mesquite, NV 89027

Amy Ogden, SIOR
Partner
702.234.9860
aogden@logicCRE.com
S.0069966

Madeline Nuha
Associate
702.954.4131
mnuha@logicCRE.com
BS.0146665

Michael Keating Jr.
Associate
775.843.0125
mkeatingjr@logicCRE.com
S.0200781

Listing Snapshot



\$6,500,000
Sale Price



002-13-310-001, 002
Parcel Numbers (APNs)



Light Industrial (IR-1)

Property Highlights

- Positioned at the NWC of Pioneer Blvd. and Willis Carrier Canyon
 - ± 19.69 AC of fully entitled and balanced land, zoned IR-1 (light industrial)
 - Approvals in place to develop a ± 233,950 SF freestanding, divisible, Class A industrial facility
 - Utilities to site
 - Full architectural renderings and ALTA survey available
 - Easy access to I-15, less than a 3-minute drive



Retail



Future Retail



Hotels / Casinos



Open Space (Wash)



Multifamily



Government



MTCC Boundary



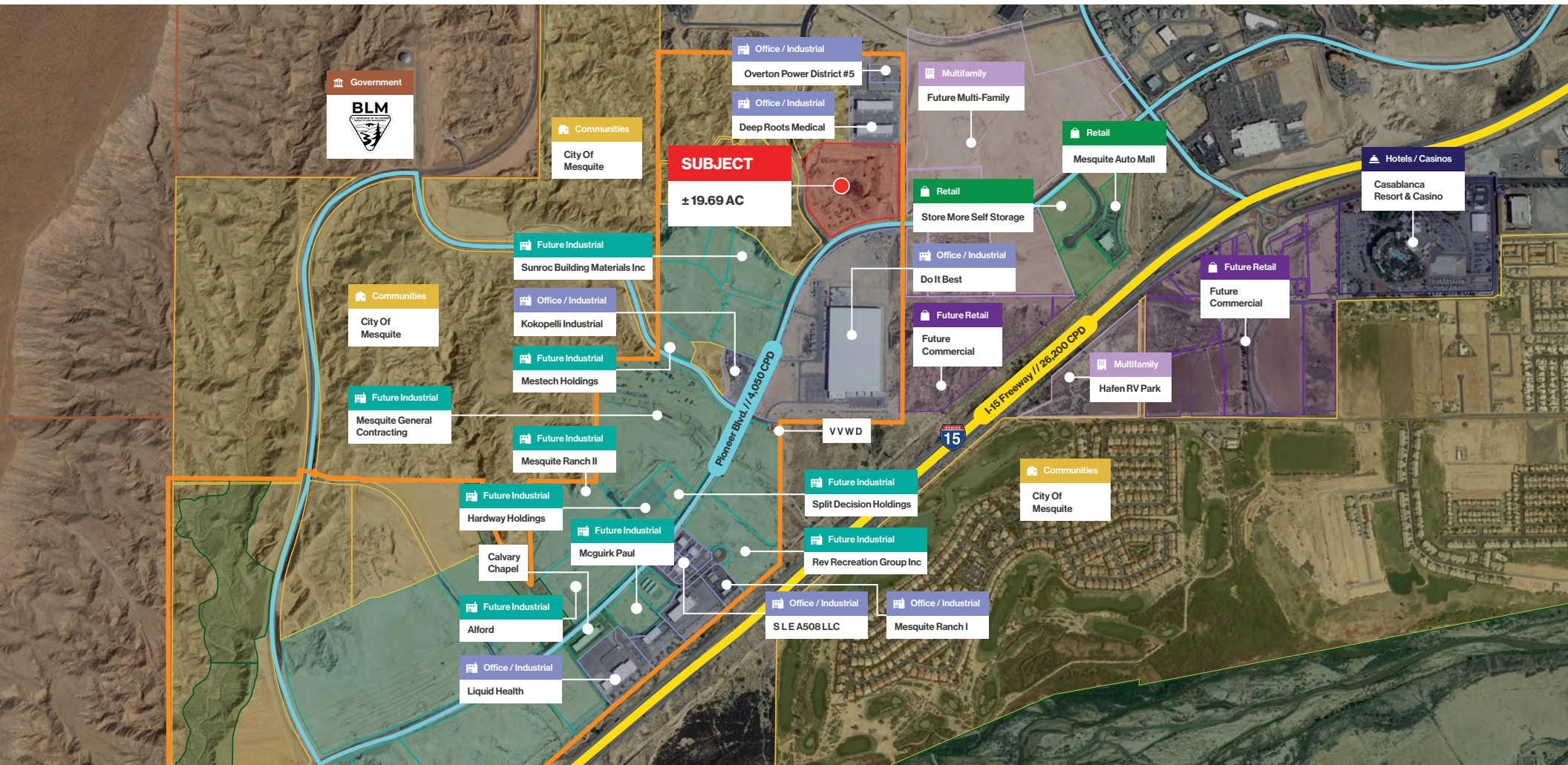
Future Industrial



Office/Industrial

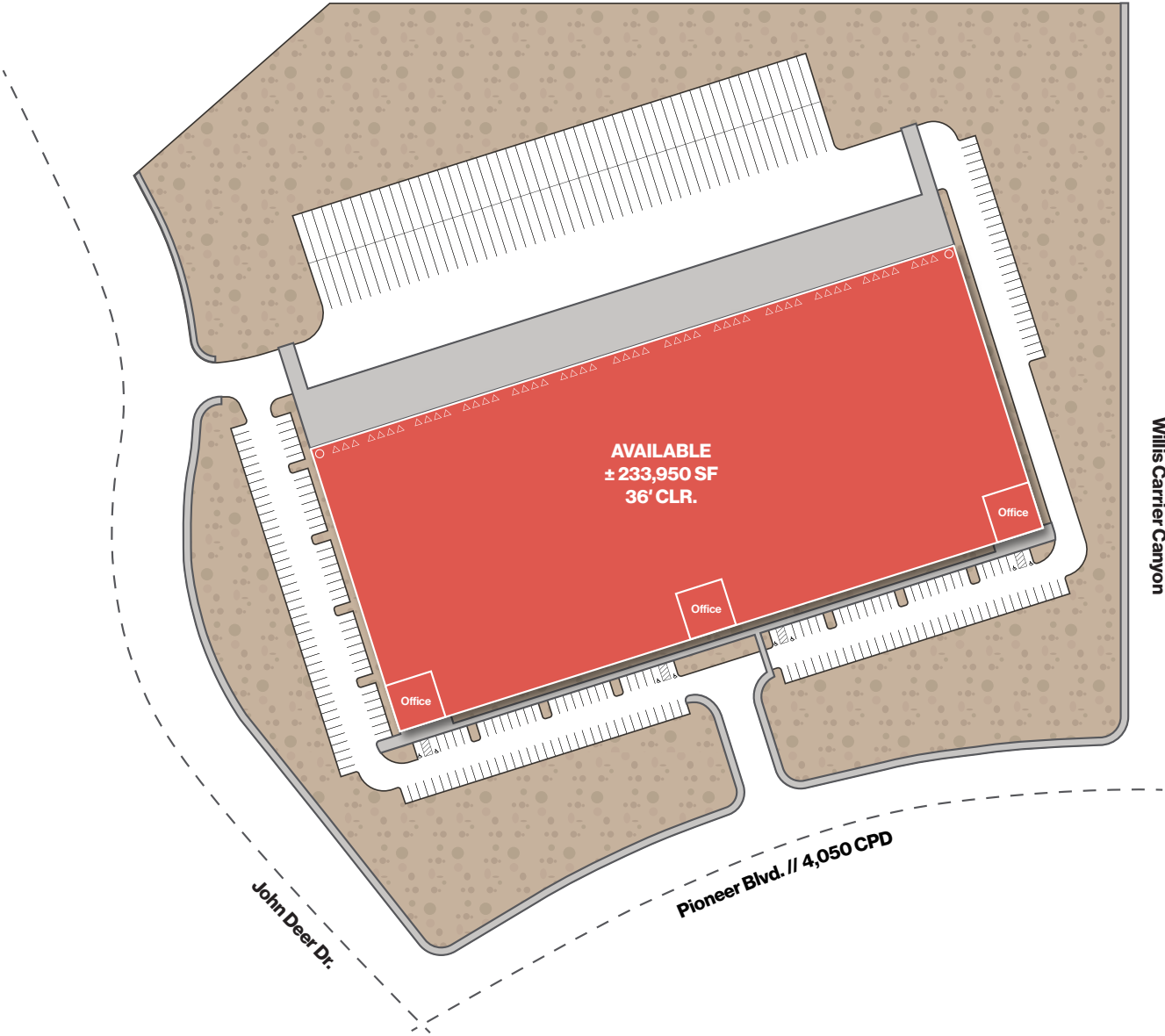


Communities



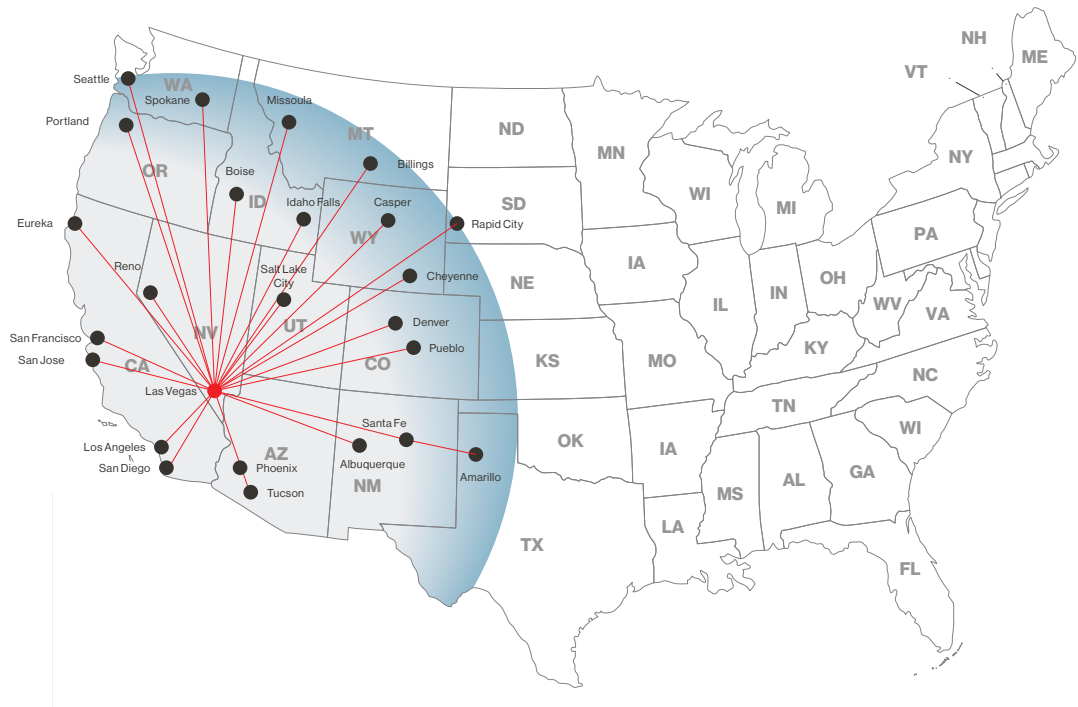
Potential Site Plan

■ Subject △ 9' x 10' Dock-High Doors ○ 14' x 16' Grade Level Loading Doors



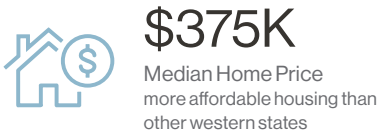
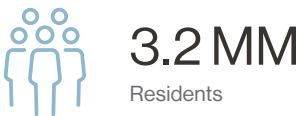
Drive Time from Las Vegas, NV

1-Day Truck Service 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Los Angeles, CA	3 hrs, 54 min	265
Phoenix, AZ	4 hrs, 39 min	300
San Diego, CA	4 hrs, 46 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 20 min	562
Sacramento, CA	8 hrs, 14 min	565
Boise, ID	9 hrs, 31 min	630
Santa Fe, NM	9 hrs, 8 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	12 hrs, 35 min	907
Portland, OR	15 hrs, 44 min	982
Seattle, WA	16 hrs, 52 min	1,129

Business
Friendly Nevada



Nevada Advantages

Tax-Free Haven

- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

Clark County Regional Overview



2.4M

Total population

2024
Period

▲
VS. Prior

▲
VS. Last YR.

+2
Trend



1.2M

Labor force

Dec.-2024
Period

▲
VS. Prior

▲
VS. Last YR.

+1
Trend



\$395.0K

Existing home median
closing price

Dec-2023
Period

▲
VS. Prior

▲
VS. Last YR.

+1
Trend

Source: Las Vegas Global Economic Alliance

Indicator	Current Value	VS. Prior Value	VS. One Year Ago	Trend	Spark
Population	2.4M	▲	▲	+2	
Labor Force	1.2M	▲	▲	+1	
Labor Force Employment	1.1M	▲	▲	+1	
Unemployment	71.1K	▲	▲	-2	
Unemployment Rate	5.9%	●	▲	1	
Gross Casino Gaming Revenue	\$1.3B	▼	▲	-1	
Visitor Volume	3.3M	▼	▼	-1	
Consolidated Tax Distribution (Tier 2)	\$71.6M	▼	▼	-2	
Existing Home Closings	2.1K	▲	▲	+1	
Existing Home Median Closing Price	\$395.0K	▲	▲	+1	
Existing Home Average Price Per Square Foot	\$254.60	▼	▲	-1	
New Home Closings	895	▲	▼	+2	
New Home Median Closing Price	\$478.7K	▼	▼	-1	
New Home Average Price Per Square Foot	\$294.20	▲	▲	+1	

Mesquite Offers:

- Access to numerous local and state incentives to lower the cost of business
- Low cost of utilities provided by Virgin Valley Water District, Reliance Connects, Southwest Gas Corp., and Overton Power District
- A rich transportation infrastructure that provides:
 - < 1 day's drive accessing over 60MM consumers and major U.S. seaports via I-15
 - UPR and SPR connections within ± 20 miles allow for carrying freight from the Pacific Coast to the Midwest and beyond
 - Access to Harry Reid Intl. Airport that annually serves ± 189MM lbs. of freight and cargo

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For inquiries please reach out to our team.

Amy Ogden, SIOR

Partner
702.234.9860
aogden@logicCRE.com
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