



FOR SALE

780 W Old Mill &
773 W Mesquite Blvd
Mesquite, NV 89027

- Zoning authorizes approximately 180 units

±9.39 ACRES | MULTIFAMILY LAND

Property Overview

Positioned at the corner of Mesquite’s growing commercial corridor, 780 W Old Mill Rd and 773 W Mesquite Blvd offer a versatile development opportunity with broad zoning flexibility. Zoned CR-1 and CR-2, the properties allow for a wide range of commercial uses, while also permitting additional uses through the PB District, including multi-family development under MF-2 and, for the CR-2 parcel, MF-3. This unique zoning combination creates an ideal setting for retail, office, hospitality, mixed-use, or higher-density residential projects, making it a prime opportunity for investors and developers seeking flexibility in one of Southern Nevada’s expanding markets.

Property Specs

LIST PRICE	\$1,650,000
PRICE PER ACRE	\$175,718.85 /Ac
TOTAL ACRES	±9.39 Ac
APN	001-17-201-022 & 001-17-201-007
TYPE	Land Retail/Office
ZONING	CR-1 , CR-2

- Zoning authorizes approximately 180 units



OR TEXT 20810 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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PHOTOS



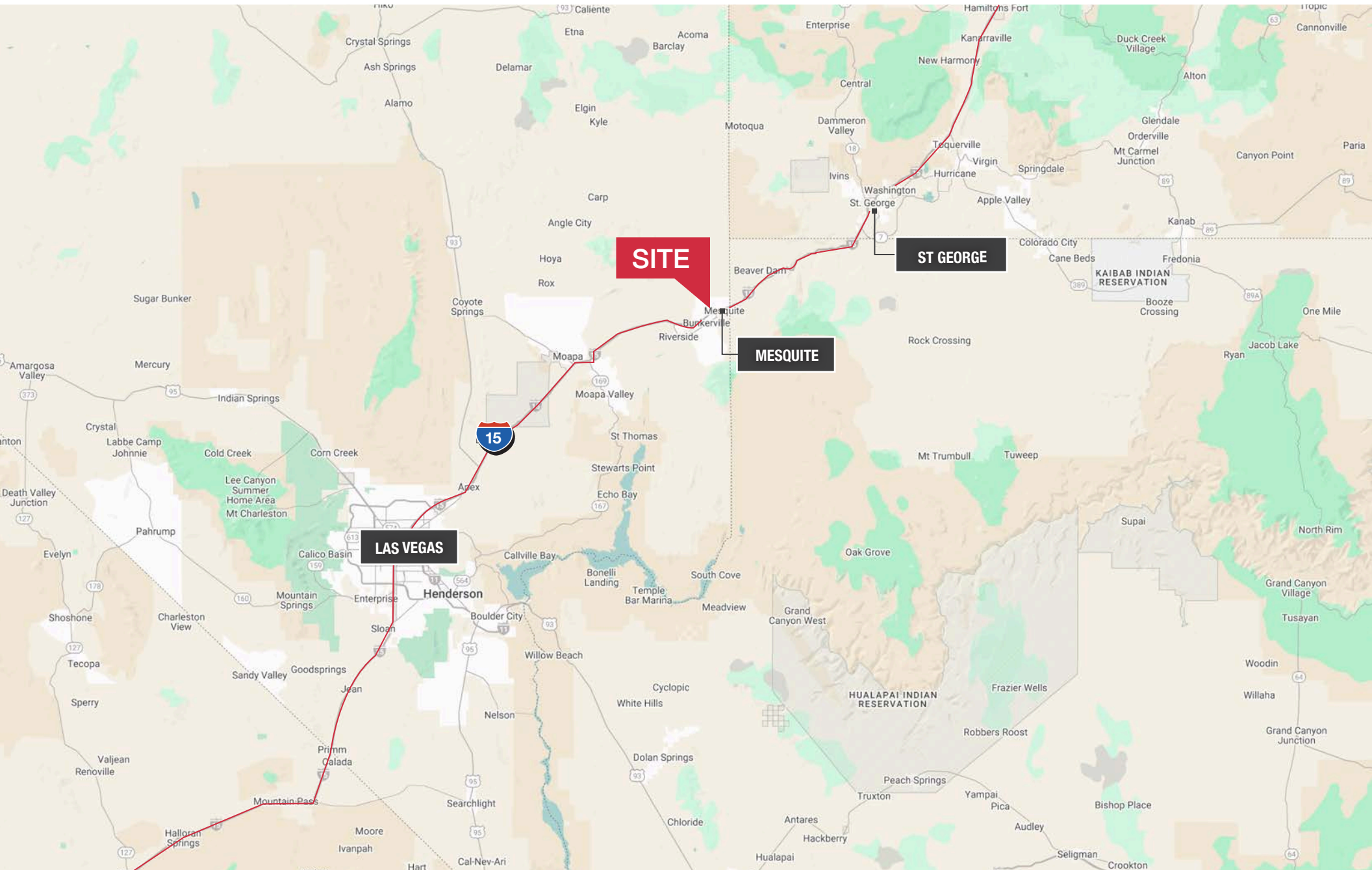
AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



AREA MAP

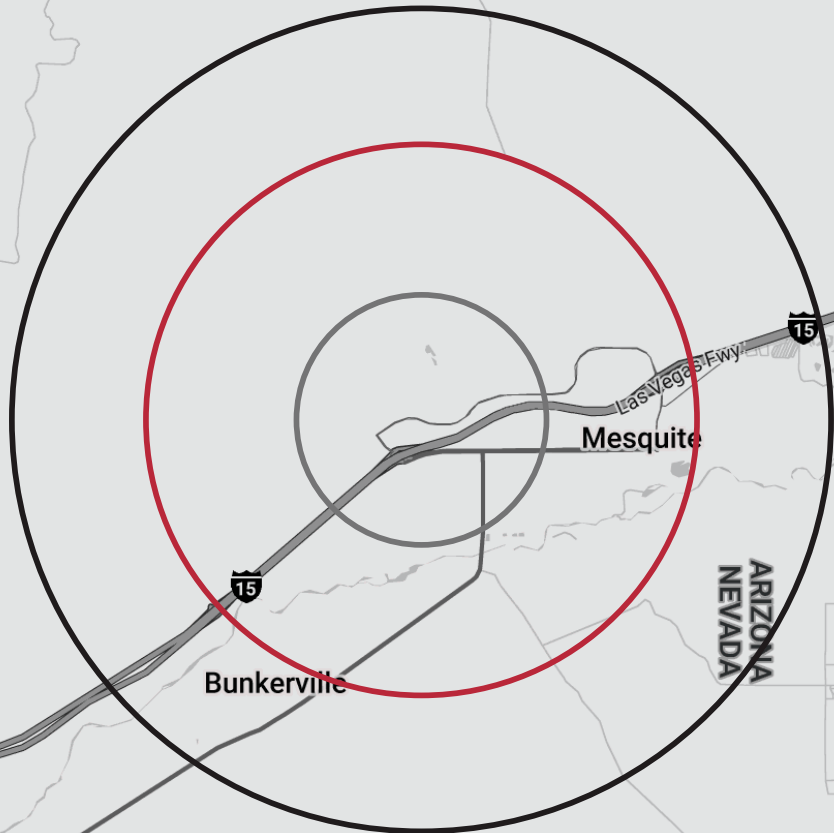
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DEMOGRAPHICS

ARIZONA
NEVADA

ARIZONA
NEVADA



POPULATION

2025 Population

1-mile

8,887

3-mile

22,855

5-mile

24,193

HOUSEHOLDS

2025 Households

1-mile

3,874

3-mile

10,792

5-mile

11,292

INCOME

2025 Average HH Income

1-mile

\$90,181

3-mile

\$99,269

5-mile

\$99,104

Traffic Counts

STREET

Mesquite Blvd

AADT

10,000

I-15

23,200

Cities Nearby

Salt Lake City, Utah

340 miles

Los Angeles, California

352 miles

Phoenix, Arizona

382 miles

Reno, Nevada

490 miles

Denver, Colorado

668 miles

San Antonio, Texas

1,362 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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6064 South Durango Drive,
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702.383.3383 | naiexcel.com

Neil Walter
LIC#BS.1001167
435.627.5720
nwalter@naiexcel.com

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