LAND FOR SALE | INDUSTRIAL OPPORTUNITY

18.87± Acres

Light Industrial (IR-1) Land in Mesquite Industrial Park

Horizon Blvd, Preston Dr and Bowler Dr | Mesquite, Nevada



OFFERED AT **$4,000,000**

Approx. $212,000 per acre
Approx. $4.87 per sq ft
Terms: Cash

APN	001-08-111-018	**Zoning**	IR-1 Light Industrial (City of Mesquite)
Acreage	18.87 acres (±821,997 sq ft)	**Frontage**	±1,180 ft on Horizon Blvd
Utilities	Gas, water and electric available at or near the site	**Location**	Mesquite Industrial Park, near Hardy Way

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Cooperating agents welcome. Please contact the listing agent to schedule a site visit.

Property Overview

A single 18.87-acre parcel of light industrial land inside Mesquite Industrial Park, with frontage on Horizon Blvd and adjoining improved industrial lots along Preston Dr and Bowler Dr. Natural gas mains run along Horizon Blvd, across the roadway from the parcel, and water and electric service are available nearby.

Property	Details
Offered at	$4,000,000 (approx. $212,000 per acre)
Terms	Cash
Parcel number	001-08-111-018 (Township 13, Range 71, Section 08)
Acreage	18.87 acres (approx. 821,997 sq ft per aerial measurement)
Zoning	IR-1 Light Industrial, City of Mesquite
Subdivision	Mesquite Industrial Park Commercial Subdivision Phase 1
Road access	Horizon Blvd (west); Preston Dr adjoins the east side; Bowler Dr ends ~125 ft from SE corner
Current taxes	$2,952.49 per the information package; verify with Clark County
Utilities	Natural gas, water and electric: see Utilities pages

Highlights

- **Light industrial zoning** in an established industrial park setting, with Hardy Way commercial and industrial users nearby.
- **Large, single-parcel assemblage** of 18.87 acres, a size that is hard to find inside the city.
- **Long Horizon Blvd frontage** of roughly 1,180 feet.
- **Natural gas nearby:** 6-inch polyethylene and 8-inch high-pressure steel mains are on the west side of Horizon Blvd, roughly 75 ft from the parcel boundary.
- **Water options:** Virgin Valley Water District identifies an extension of the Horizon Blvd main as the best connection, with Preston Way as a possible alternate.
- **Electric service:** single-phase power is on Preston Dr; OPD reports three-phase on Bowler Dr, roughly 530–580 ft from the parcel (imagery estimate). OPD to confirm tap location and requirements.

Site Conditions

The parcel has natural, varied topography. The southwest portion of the site appears more level, while the north and northeast portions include washes and ridges. Buyers should plan for site grading and should obtain their own topographic survey, geotechnical and drainage review, and engineering analysis for their intended use. An Overton Power District transmission line and easement affect the parcel; no structures may be built within the easement.

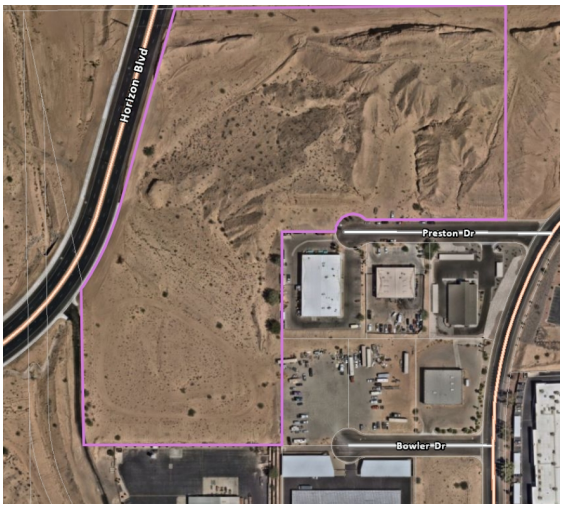
Site Aerial and Dimensions



Aerial with approximate boundary measurements. Dimensions and area are approximate, based on mapping imagery, and are not a survey. Imagery © 2026 Airbus, Maxar Technologies.

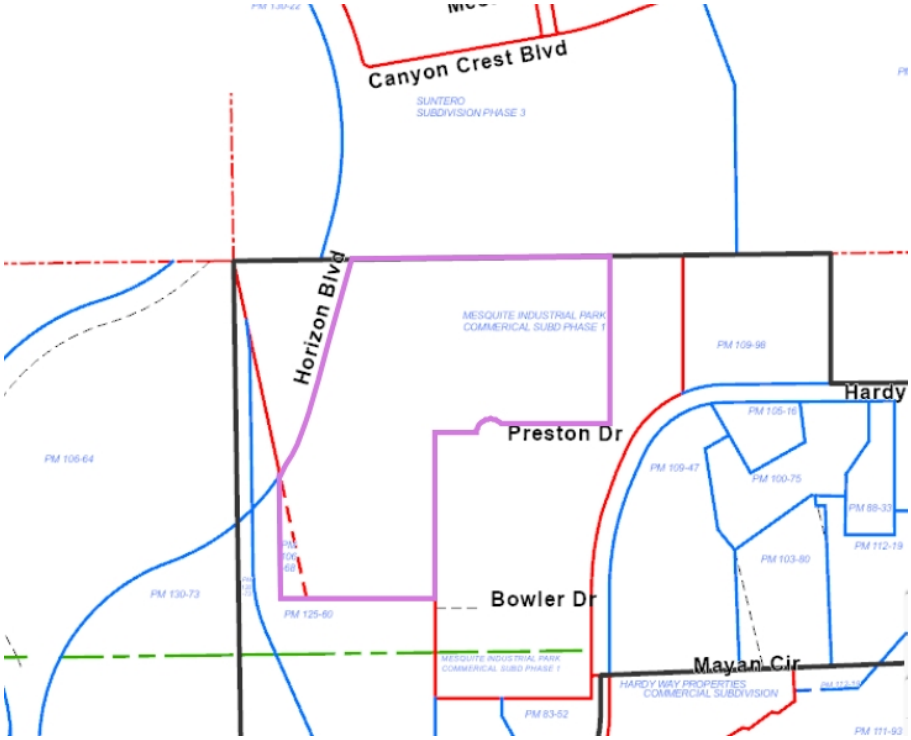
Approximate Frontage and Boundaries

Boundary	Approx. length
North line	861 ft
East line (upper block)	561 ft
Horizon Blvd frontage (571 + 117 + 86 + 408)	1,182 ft
South line (Bowler Dr side)	516 ft
Total area	821,997 sq ft (18.87 acres)

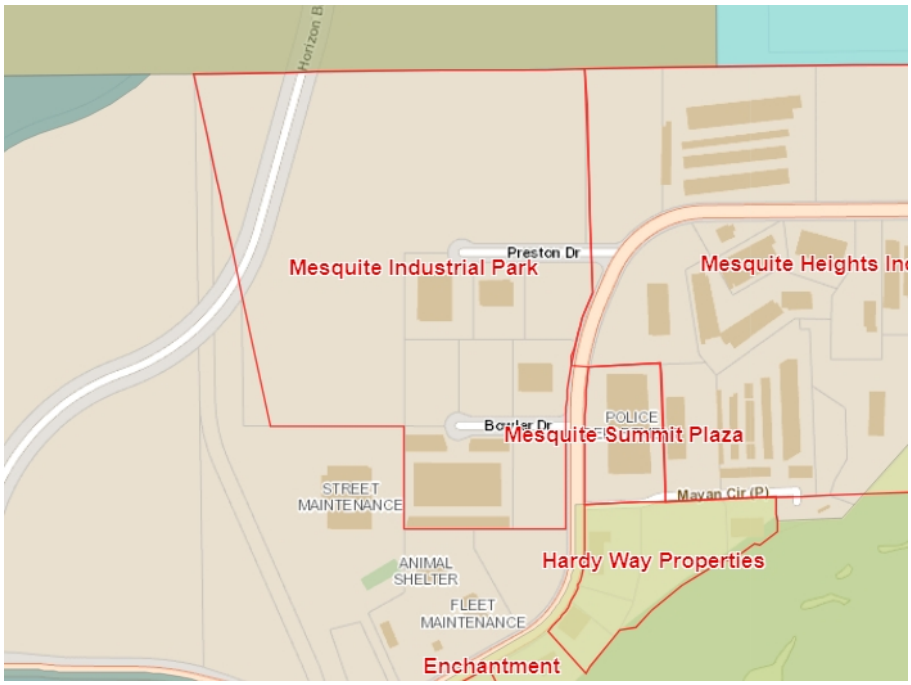


Parcel outline on current aerial imagery, with Horizon Blvd at left and Preston Dr and Bowler Dr at right.

Location and Surroundings



Parcel outline (purple) and surrounding streets: Horizon Blvd, Preston Dr, Bowler Dr, Hardy Way and Mayan Cir.

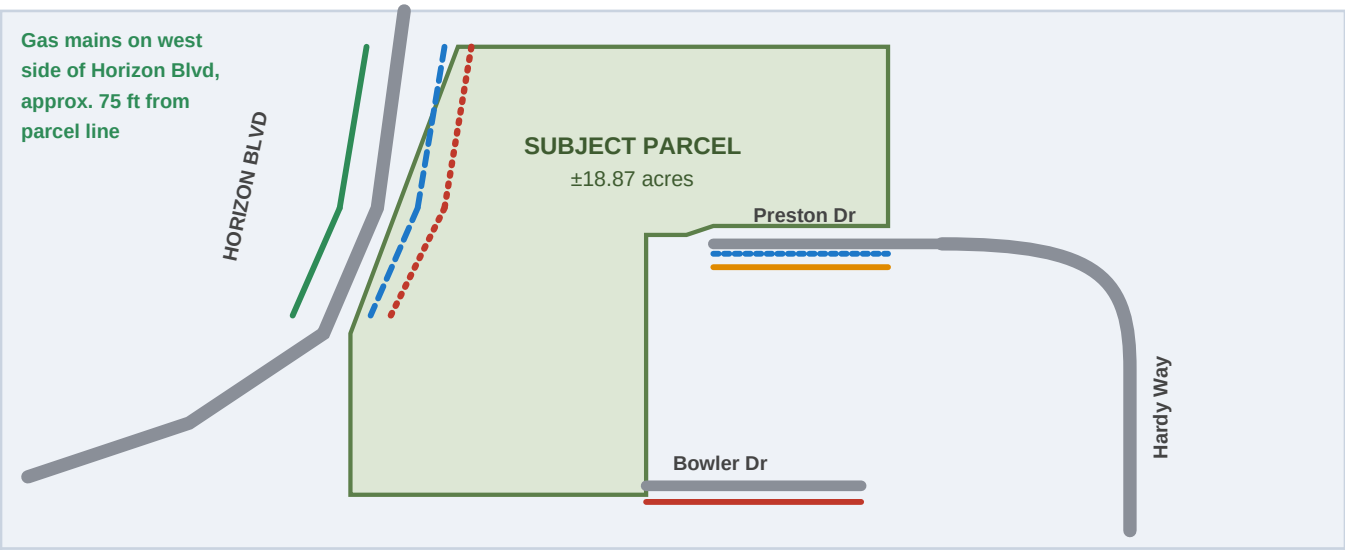


Mesquite Industrial Park and neighboring developments, including Mesquite Heights Industrial Park, Mesquite Summit Plaza and Hardy Way Properties. Maps are for general reference only.

Utilities

Natural gas, water and electric service are located at or near the parcel. The table summarizes what each provider reported in October 2026.

Utility	Provider	Service location and status	Buyer to confirm
Natural gas	Southwest Gas Corporation	Service is readily available. A 6-inch polyethylene main and an 8-inch high-pressure steel main run along the west side of Horizon Blvd between Hardy Way and Canyon Crest Blvd, across the roadway from the parcel and roughly 75 ft from the property line (approximate, measured from the utility map).	Load capacity for specific use; service tap location, roadway crossing requirements and timing.
Water	Virgin Valley Water District (VVWD)	Best connection is an extension of the main on Horizon Blvd to the property line. Preston Way is a possible alternate connection point, depending on water requirements.	Pressure and fire flow; will-serve letter; connection and capacity requirements.
Electric	Overton Power District (OPD)	Single-phase power is available on Preston Dr. The nearest three-phase power is on Bowler Dr and would need to be extended. A high-voltage extension along Horizon Blvd would be required to serve the site. An OPD transmission line and easement affect the parcel; no structures are permitted within the easement.	Required load and phase; extension scope and timing; exact easement location and width.



Utility Details

Natural Gas

- Southwest Gas maintains a 6-inch polyethylene main and an 8-inch high-pressure steel main on Horizon Blvd between Hardy Way and Canyon Crest Blvd.
- Both mains are on the west side of Horizon Blvd, across the roadway from the parcel, roughly 75 ft from the property line. This is approximate and was measured from the utility map. Horizon Blvd is a divided roadway about 65 ft wide, so service would involve crossing the road.
- Buyers should confirm the tap location, roadway crossing requirements and costs with Southwest Gas and the City of Mesquite. Southwest Gas has asked that prospective developers contact it for service availability, planning and development requirements.

Water

- VVWD identifies Horizon Blvd as the best connection, by extending the existing main to the property line.
- Preston Way, where the road ends at the parcel's edge, may serve as a connection point depending on the user's water requirements.
- VVWD hydrants and meters are present on Preston Way, Bowler Dr and Hardy Way.
- Buyers should request a will-serve letter and a flow and pressure confirmation from VVWD for their intended use.

Electric

- OPD reports single-phase power on Preston Dr and three-phase power on Bowler Dr.
- Serving the parcel with three-phase power would require extending service from Bowler Dr, and a high-voltage extension along Horizon Blvd.
- An OPD transmission line and easement affect the parcel. Buildings are not permitted within the easement. Buyers should obtain the easement location and width from OPD or title.
- OPD recommends that prospective buyers speak with OPD directly about power questions.

Sewer

Sewer availability has not yet been confirmed. Buyers should verify the connection point and depth with the service provider.

Flood Zone Determination

APN 001-08-111-018 | ±18.87 Acres | Mesquite Industrial Park, Mesquite, Nevada

This parcel is NOT in a Special Flood Hazard Area (flood zone).

Result of the parcel flood zone lookup for APN 001-08-111-018, Clark County Regional Flood Control District. Report prepared November 7, 2026.

Parcel number	001-08-111-018 (listed as 00108111018 in the lookup)
Entity	Mesquite
Street address	None assigned (shown as “0” in the lookup)
Acreage and zoning	±18.87 acres, IR-1 Light Industrial
Flood zone	Not in a Special Flood Hazard Area (flood zone)
FIRM panel	FIRM Panel 0379
LOMR on record	12-09-0907P (Letter of Map Revision)
Questions on this data	702-346-5295

Flood Map



Map from the flood zone lookup. The cyan outline marks the selected parcel. The legend identifies the 100-year flood zone, floodway and LOMR structure symbols. Shown for general reference only.

What this means

A Special Flood Hazard Area (SFHA) is the term FEMA uses in the National Flood Insurance Program for land covered by the floodwaters of the base, or 100-year, flood: an area with an approximate 1 percent probability of flooding in any given year. In these areas flood insurance is generally required. More information about purchasing flood insurance is available at FloodSmart.gov.

Disclaimer. The District makes no warranties concerning the accuracy of this data. This sheet restates the result of the lookup and is provided for convenience only. Buyers and their agents should verify flood zone status, the FIRM panel and the LOMR with the Clark County Regional Flood Control District, FEMA and their lender or insurer before relying on it, and should obtain their own drainage review for their intended use.

Contacts and Due Diligence

Utility Contacts

Utility	Provider	Phone
Electric	Overton Power District (OPD)	702-346-5710
Natural gas	Southwest Gas Corporation	877-860-6020
Water	Virgin Valley Water District	702-346-5731

Phone numbers are from the listing information package. Please confirm with each provider.

Suggested Buyer Due Diligence

- Confirm zoning, permitted and conditional uses, and development standards with the City of Mesquite, including any park covenants.
- Obtain a topographic survey and conceptual grading plan, plus geotechnical and drainage review.
- Request written utility availability, capacity and cost information from OPD, VVWD, Southwest Gas and the sewer provider.
- Order a title report and confirm easements, including the OPD transmission easement and any right-of-way along Horizon Blvd.
- Verify road access, curb cut locations and truck access with the City of Mesquite.

Contact the Listing Agent
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Disclaimer. All information is deemed reliable but is not guaranteed and is subject to errors, omissions, change of price, prior sale or withdrawal without notice. Acreage, dimensions, zoning, taxes and utility information were compiled from public records, mapping services and utility providers and are provided for convenience only. Utility information is not a commitment to serve and does not guarantee availability, capacity, cost or timing. Buyers and their agents should independently verify all information with the appropriate agencies and professionals before relying on it.