

HARDY WAY

MESQUITE, NV

2 FINISHED LOT RESIDENTIAL DEVELOPMENT SITES

MESQUITE, NV – NORTH OF I15

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Drone flight date: May 21, 2019

SUBDIVISION #1



± 90 LOTS



MESQUITE



RESIDENTIAL

UTILITIES



Utility hookups are stubbed to each finished lot.

Typical Lot Width: 67' to 74'
Typical Lot Sqft: 8,000 to 10,000

SHADOW CREST

SPECIFICATIONS

Zoning: Planned Unit Development (PUD)
PUD: Highland Vistas
Age Restricted Community – 55+

LOCATION

APN: 001-04-211-034 +
Cross Streets: Hilltop Trl & Hardy Way
Jurisdiction: Mesquite



Drone flight date: May 21, 2019

SUBDIVISION #2



± 52 LOTS



MESQUITE



RESIDENTIAL

UTILITIES



Utility hookups are stubbed to each finished lot.

Typical Lot Width: 40' to 45'
Typical Lot Sqft: 3,900 to 4,500

VISTA POINT

SPECIFICATIONS

Zoning: Planned Unit Development (PUD)
PUD: Highland Vistas
Age Restricted Community – 55+

LOCATION

APN: 001-07-612-001 +
Cross Streets: Horizon Blvd & Hardy Way
Jurisdiction: Mesquite



SUNBELT
DEVELOPMENT & REALTY PARTNERS, LLC

HAYDEN ESTATES
(SOLD OUT 2019)

BOULDER HEIGHTS

**NEVADA
RESIDENTIAL
CONSTRUCTION**

ROYAL VISTA

MUNICIPAL AIRPORT

LEGACY HOMES
(SOLD OUT 2019)

**PULTE
SUN CITY MESQUITE
DEL WEBB**

(MULTIPLE SOLD OUT COMMUNITIES 2019)

FUTURE PHASE

RESERVE

SITES

VILLA LA PAZ

**NEVADA
RESIDENTIAL
CONSTRUCTION**

**MESA VIEW
REGIONAL HOSPITAL**

eureka

**VIRGIN RIVER
HOTEL/CASINO/BINGO**

SOLSTICE
MOTORCOACH RESORT & COUNTRY CLUB

Walmart

Casa Blanca
RESORT-CASINO-GOLF-SPA

MESQUITE, NV

MESQUITE AERIAL EXHIBIT

MESQUITE, NV – NORTH OF I15

MESQUITE MARKET REPORT



The chart below shows the average home sale price relative to the home square footage and lot square footage for 2019. The highlighted values correspond to either Shadow Crest or Vista Point, pictured below.

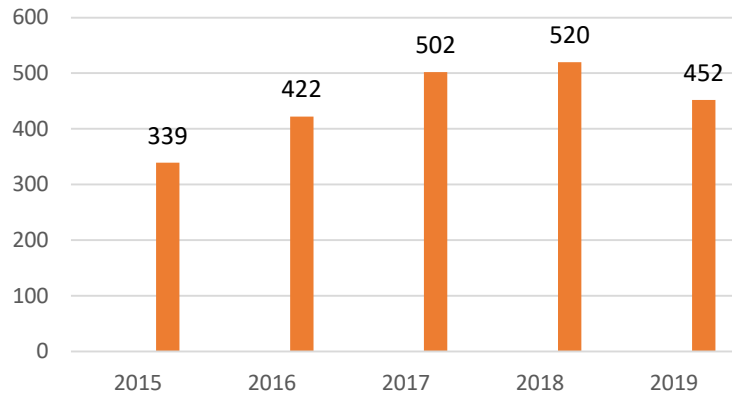
LOT SF	<1250	1250-1499	1500-1749	1750-1999	2000-2249	2250-2499	2500-2750	>2750
<3000				\$ 244,295				
4000-4999	\$ 252,308	\$ 279,878	\$ 270,485					
5000-5999	\$ 261,005	\$ 266,907	\$ 277,549	\$ 359,192	\$ 426,996	\$ 389,815	\$ 455,443	
6000-6999		\$ 276,571	\$ 297,300	\$ 334,744	\$ 332,007		\$ 477,217	
7000-7999	\$ 260,987	\$ 305,617	\$ 310,649	\$ 349,004	\$ 394,511	\$ 379,454	\$ 416,425	
8000-8999			\$ 307,066	\$ 394,723	\$ 364,738	\$ 392,904	\$ 505,189	
9000-10000		\$ 312,637	\$ 410,180	\$ 333,974	\$ 405,533	\$ 431,656	\$ 457,440	\$ 629,000
>10000			\$ 355,523	\$ 449,667	\$ 412,068	\$ 445,247	\$ 736,900	\$ 652,432



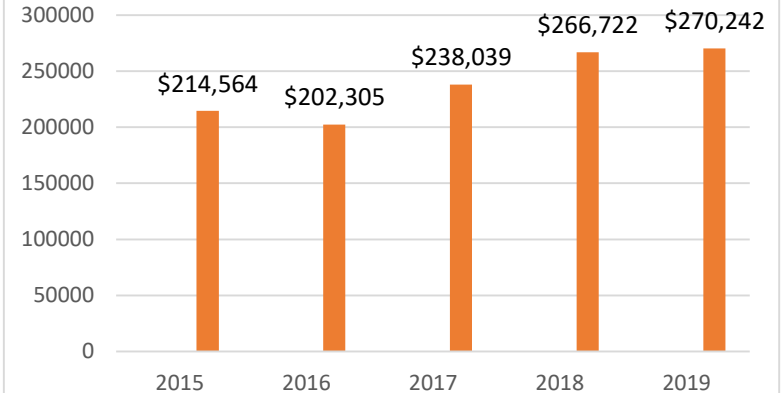
MESQUITE MARKET REPORT



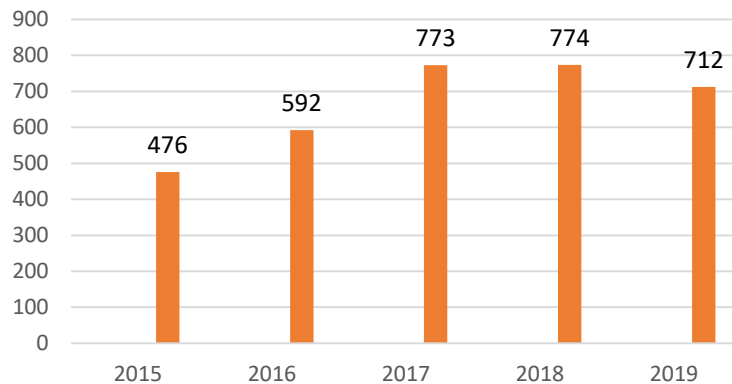
Resale Home Sales



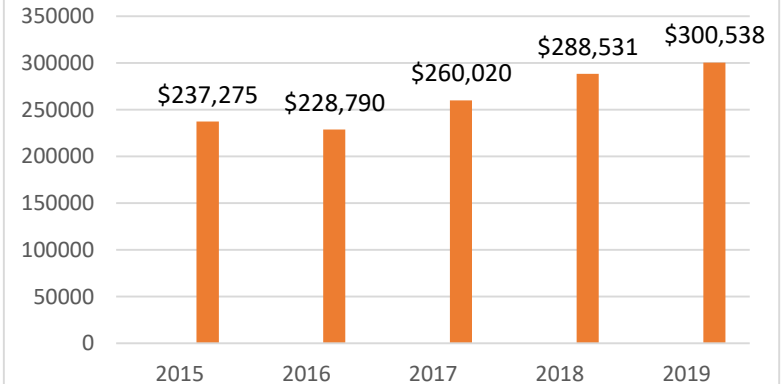
Resale Home Sales Average of Sale Price

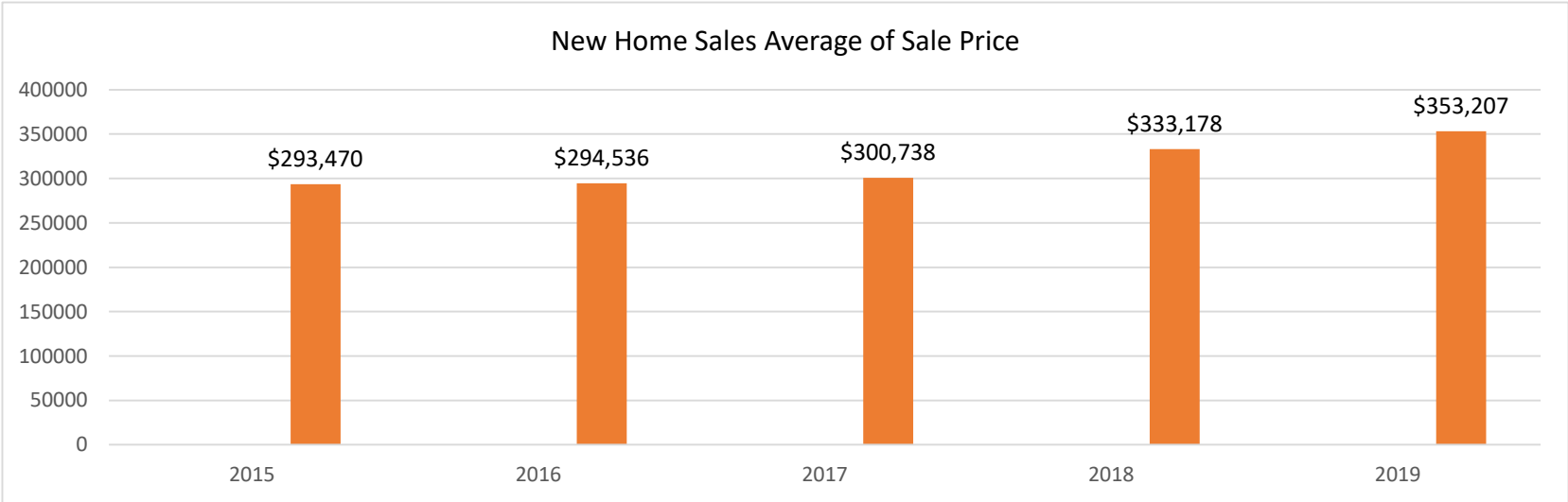
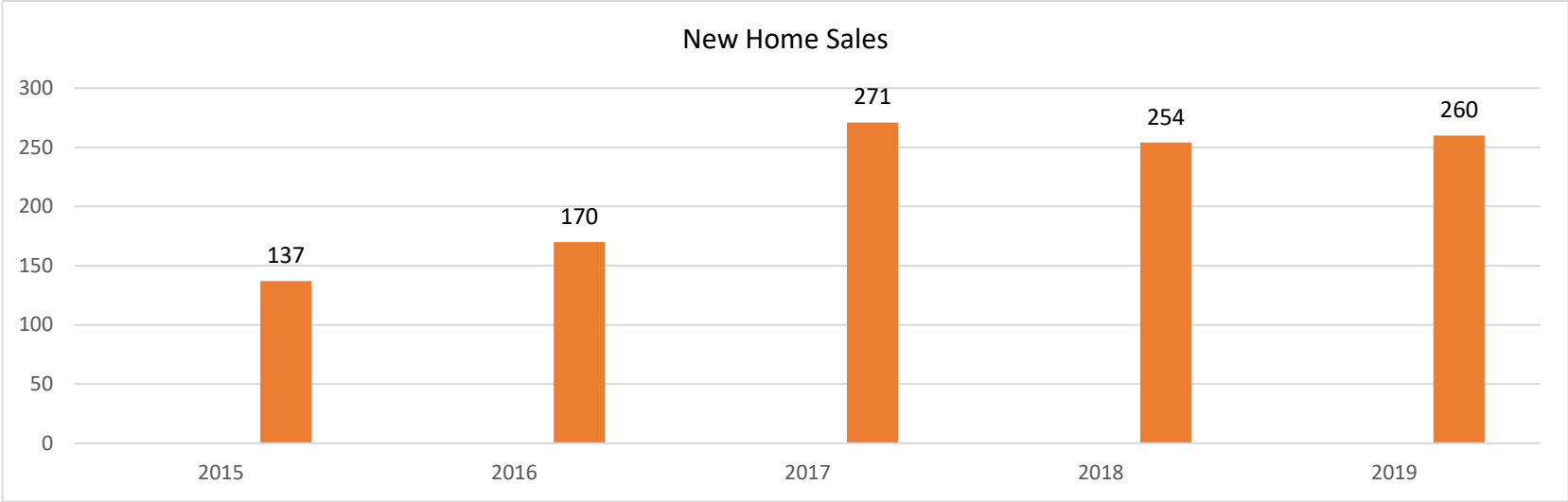


Total Home Sales



Total Home Sales Average of Sale Price





AGE TARGETED COMPARISON



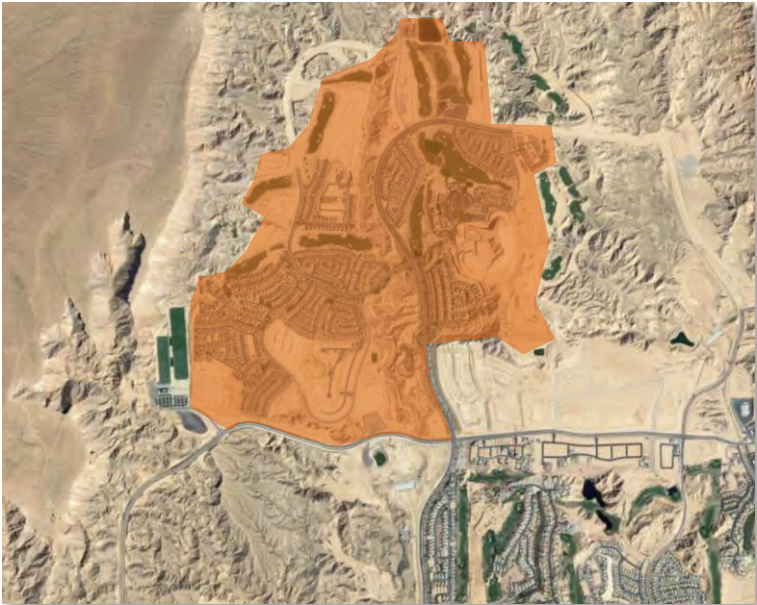
This is a brief overview of the age-targeted housing markets of Mesquite, St. George, and Las Vegas. The data includes all active age 55+ neighborhoods in their respective markets.

Mesquite				
	Single Family	Townhouse Plex/Other	Condo	Totals
By Annual Rate/Supply				
Annual Starts	143	0	0	143
Annual Closings	168	0	0	168
Housing Inventory (mos)	3.71	0	0	3.71
Fin Vac Inventory (mos)	0.21	0	0	0.21
VDL Inventory (mos)	17.12	0	0	17.12
By 4Q19 Base Price				
Average Price	\$319,594			\$319,594
Average SqFt	1,863.40			1,863.40
Average \$/SqFt	\$173.37			\$173.37
Median Price	\$313,990			\$313,990
Median \$/SqFt	\$170.46			\$170.46

St. George				
	Single Family	Townhouse Plex/Other	Condo	Totals
By Annual Rate/Supply				
Annual Starts	135	2	0	137
Annual Closings	132	0	0	132
Housing Inventory (mos)	8.18	0	0	8.36
Fin Vac Inventory (mos)	2.27	0	0	2.27
VDL Inventory (mos)	6.49	84.00	0	7.62
By 4Q19 Base Price				
Average Price	\$374,752			\$374,752
Average SqFt	2,033.67			2,033.67
Average \$/SqFt	\$185.75			\$185.75
Median Price	\$359,900			\$359,900
Median \$/SqFt	\$182.29			\$182.29

Las Vegas				
	Single Family	Townhouse Plex/Other	Condo	Totals
By Annual Rate/Supply				
Annual Starts	246	34	0	280
Annual Closings	229	63	0	292
Housing Inventory (mos)	5.71	6.67	0	6.12
Fin Vac Inventory (mos)	0.42	1.14	0	0.58
VDL Inventory (mos)	16.54	3.53	0	21.77
By 4Q19 Base Price				
Average Price	\$479,940	\$574,452		\$518,335
Average SqFt	1,982.26	2,306.54		2,114.00
Average \$/SqFt	\$244.16	\$253.66		\$248.02
Median Price	\$488,990	\$568,990		\$558,490
Median \$/SqFt	\$235.38	\$238.21		\$237.27

PULTE DEL WEBB – SUN CITY MESQUITE REPORT

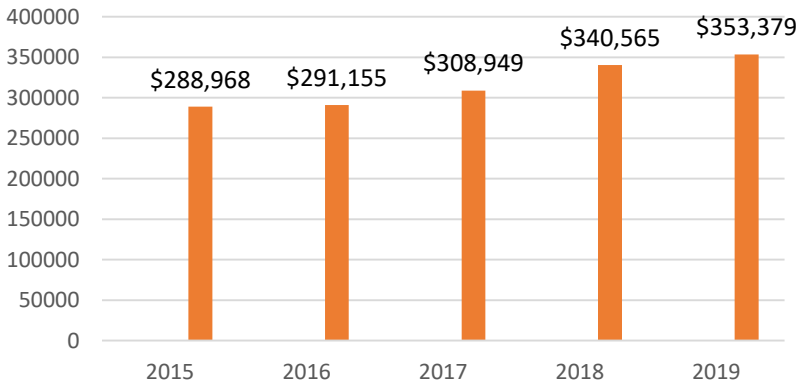


Pulte Del Webb is currently offering products in 6 different subdivisions within their Sun City Mesquite Community. There are several completed neighborhoods and several future developments.

Currently selling communities:

- Bridge Landing
- Settlers Canyon
- Crescent Moon
 - Oxen Ridge
- Tortoise Mountain
- Wishing Well

Pulte Home Sales Average of Sale Price



Pulte Home Sales

