

PAD OR FUTURE RETAIL STRIP AVAILABLE FOR LEASE

Mesquite, TX



LOCATION:

SEC Interstate 30 & N Galloway Ave
Mesquite, TX 75150

PROPERTY HIGHLIGHTS:

- **Lot Size:** +/- 1.27 AC
 - **Retail Building Option:** +/- 8,072 SF
 - **Pad Building Option:** +/- 3,500 SF
- Retail strip or pad site opportunity for lease located at the corner of I-30 & N Galloway Ave in Mesquite, TX
- Next to the #1 ranked local Lowe's (834,200 annual visitors), and across from QuikTrip (234,000 annual visitors)
- Excellent visibility from I-30 and N Galloway Ave
- Call for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	11,875	139,793	310,443
Daytime Population	11,761	114,740	269,851
Avg. HH Income	\$80,063	\$78,239	\$83,132

TRAFFIC COUNTS:

Interstate 30:	153,912 VPD (2021)
LBJ Fwy (635):	191,569 VPD (2021)
N Galloway Ave:	23,389 VPD (2021)

CONTACT

WALKER HAIRSTON | 214.718.9449 | WALKER@FALCONCOMPANIES.COM
SEAN LOCKOVICH | 214.218.2436 | SEANL@FALCONCOMPANIES.COM



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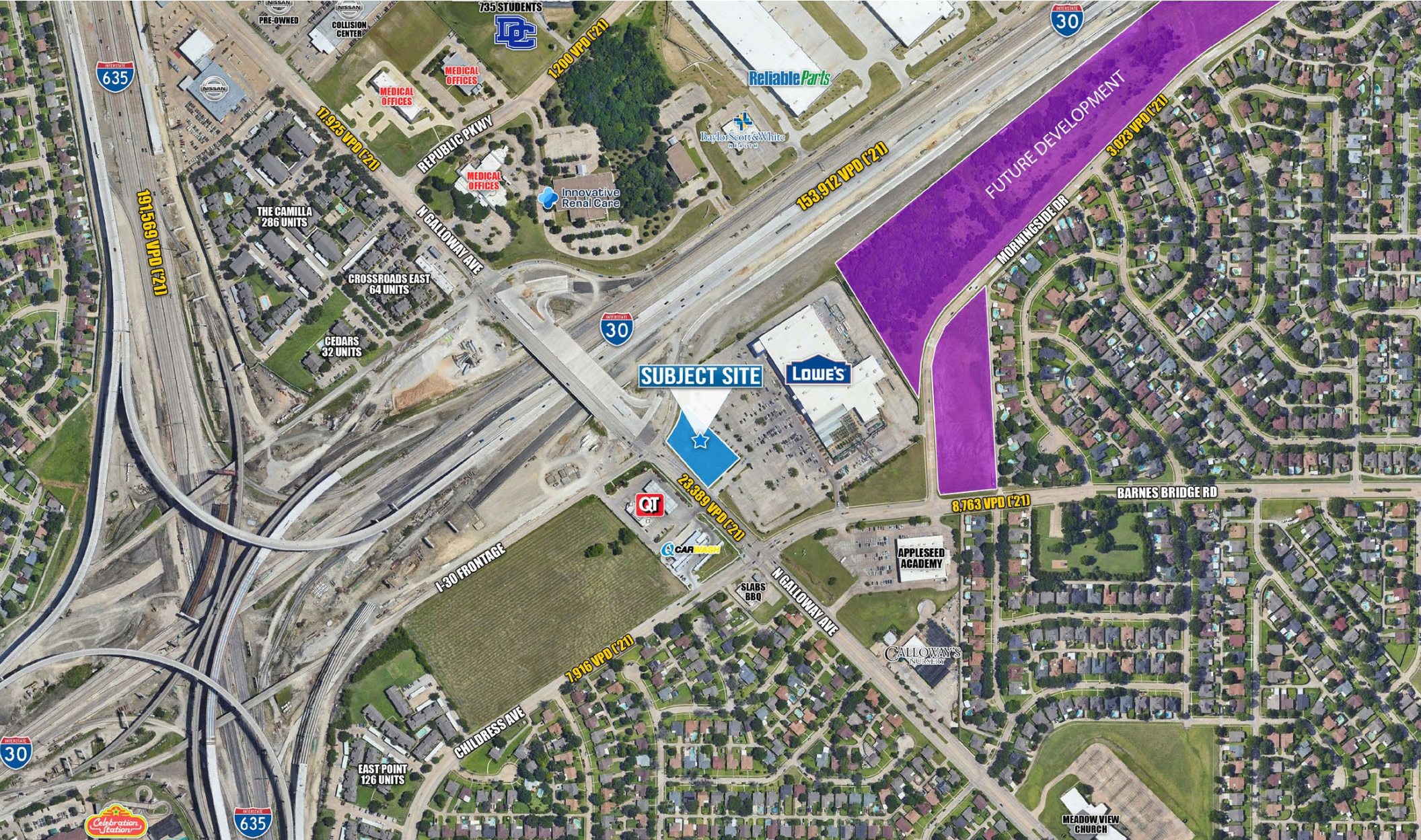
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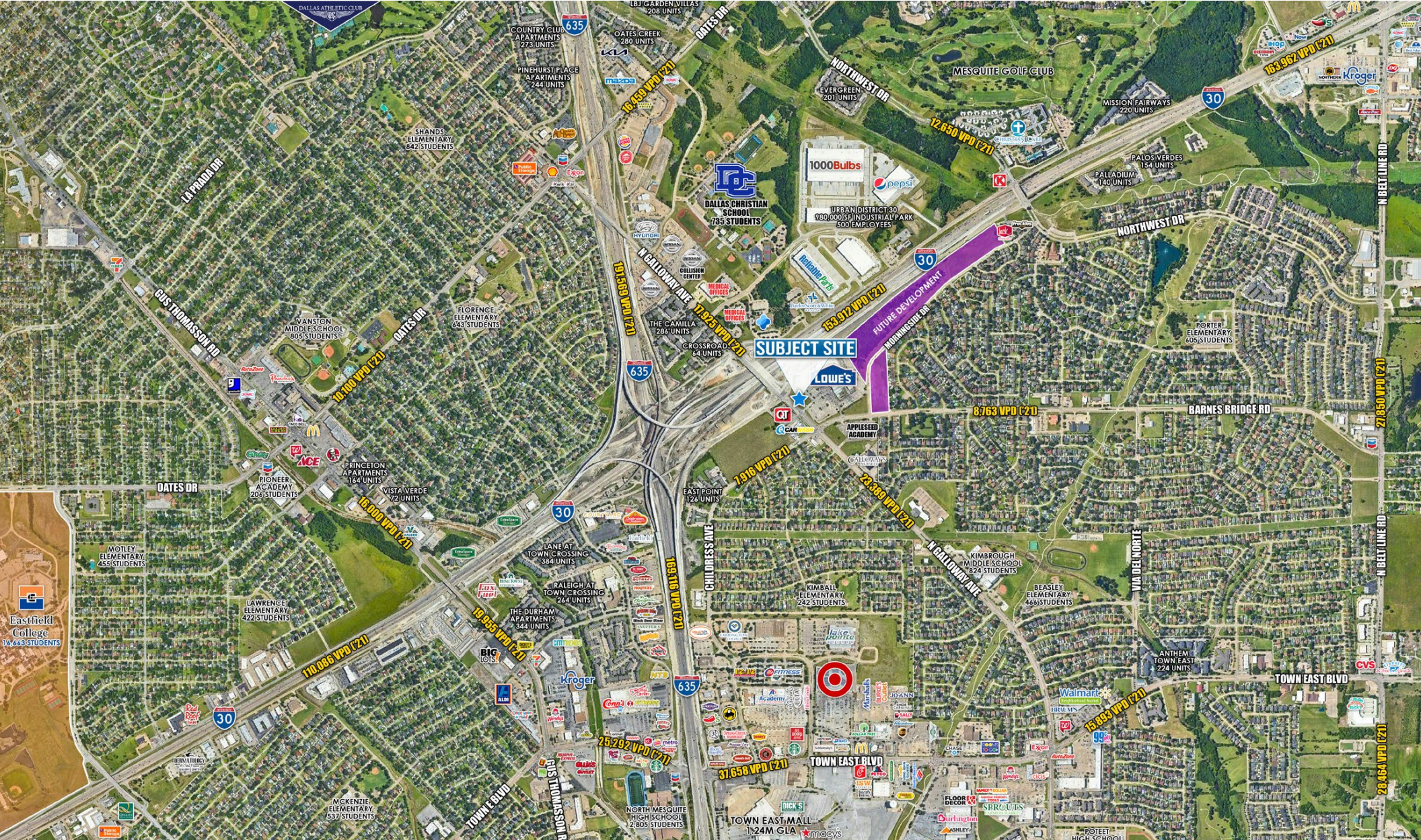
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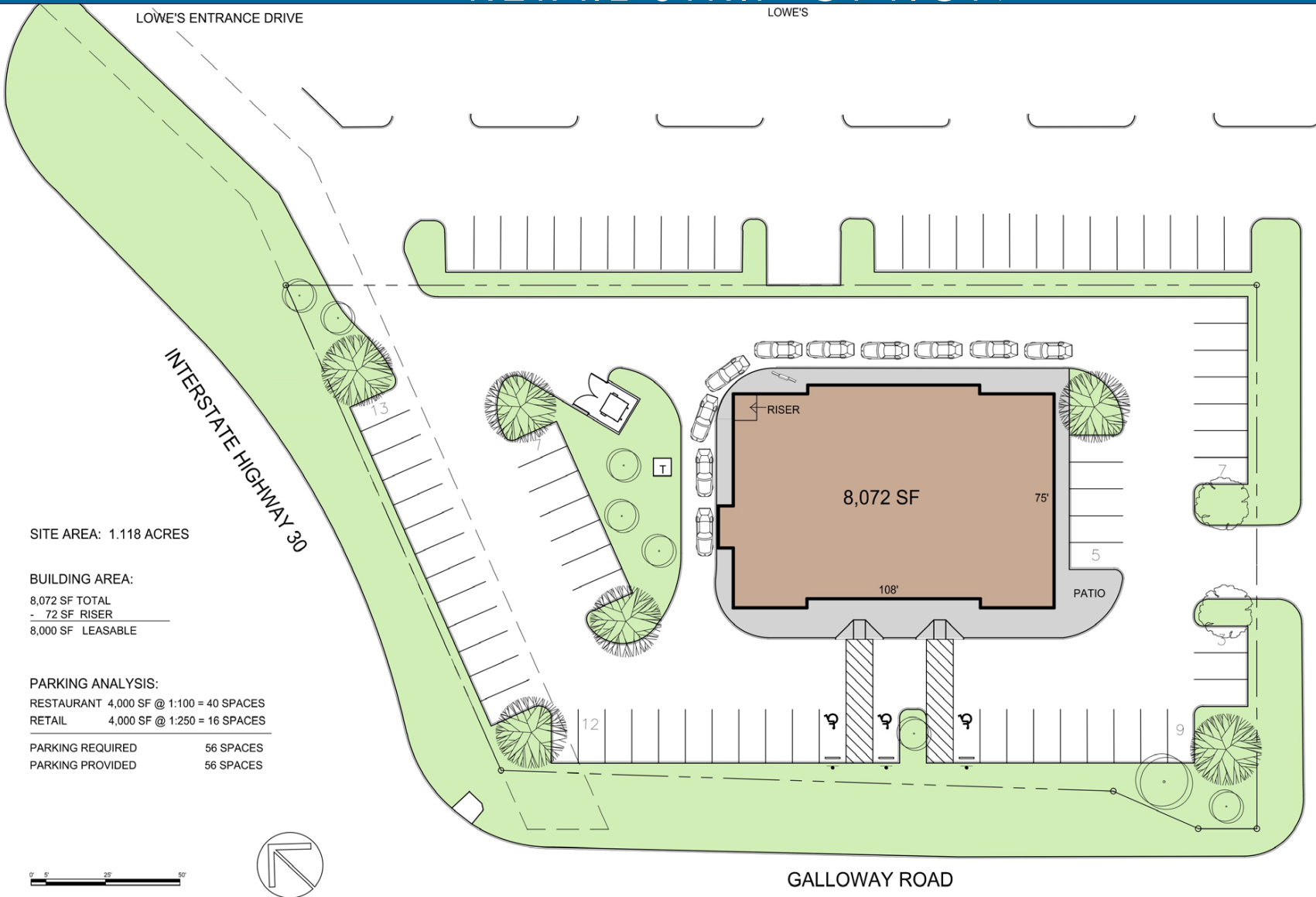
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RETAIL STRIP OPTION



SITE AREA: 1.118 ACRES

BUILDING AREA:
 8,072 SF TOTAL
 - 72 SF RISER
 8,000 SF LEASABLE

PARKING ANALYSIS:
 RESTAURANT 4,000 SF @ 1:100 = 40 SPACES
 RETAIL 4,000 SF @ 1:250 = 16 SPACES
 PARKING REQUIRED 56 SPACES
 PARKING PROVIDED 56 SPACES



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MESQUITE, TEX

MULTI-TENANT BUILDING
 DEVELOPER: MCCORMACK COMMERCIAL

DONALD F. SOPRANZI
 AIA, LEED-AP
 ARCHITECT

1.13.23

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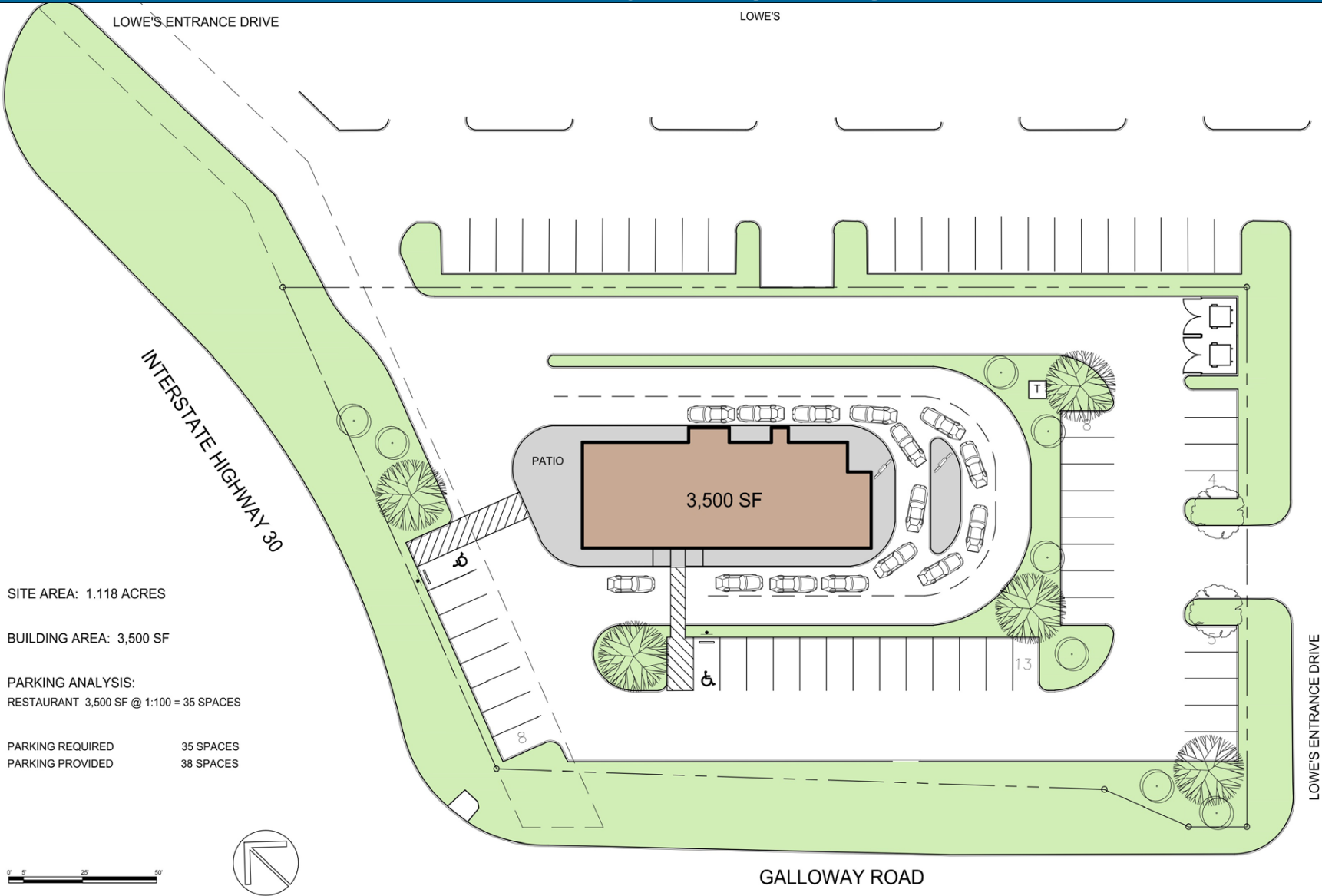
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PAD SITE OPTION



SITE AREA: 1.118 ACRES
 BUILDING AREA: 3,500 SF
 PARKING ANALYSIS:
 RESTAURANT 3,500 SF @ 1:100 = 35 SPACES
 PARKING REQUIRED 35 SPACES
 PARKING PROVIDED 38 SPACES



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MESQUITE, TEX
 ARCHITECT: DONALD F. SOPRANZI,

DRIVE-THRU RESTAURANT PAD
 DEVELOPER: MCCORMACK COMMERCIAL

DONALD F. SOPRANZI
 AIA, LEED-AP
 ARCHITECT

1.15.23

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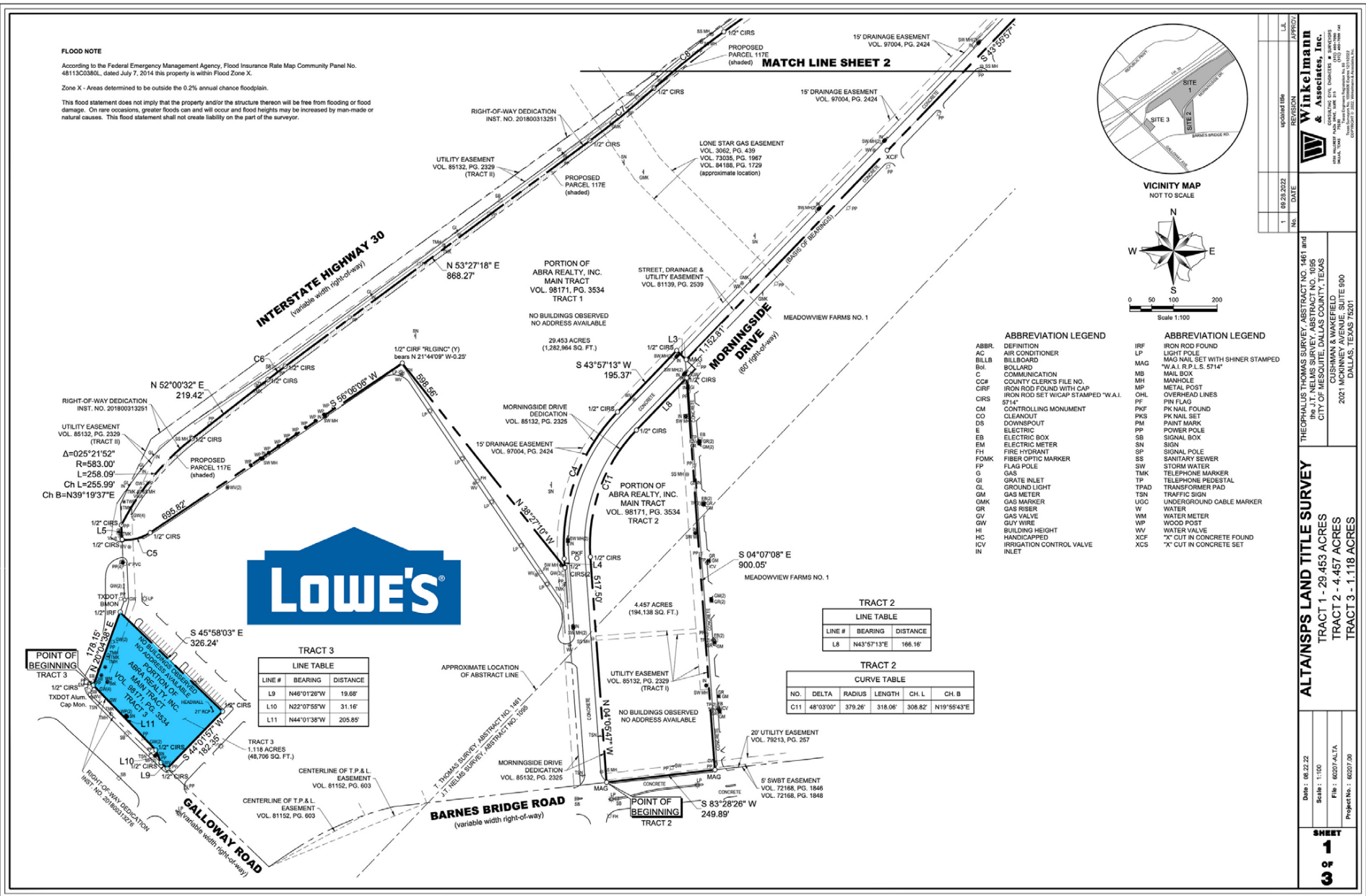
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PHONE: 214.750.1100
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WWW.WINKELMANN-AND-ASSOCIATES.COM

THEOPHILUS THOMAS SURVEY, ABSTRACT NO. 1461 and T. THOMAS SURVEY, ABSTRACT NO. 1462, CITY OF MESQUITE, DALLAS COUNTY, TEXAS
CUSHMAN & WAKEFIELD
2021 MCKINNEY AVENUE, SUITE 800
DALLAS, TEXAS 75201

ALTA/NSPS LAND TITLE SURVEY
TRACT 1 - 29.453 ACRES
TRACT 2 - 4.457 ACRES
TRACT 3 - 1.118 ACRES

Date: 08.22.22
Scale: 1"=100'
File #: 60207-ALT-1
Project No.: 60207-08

SHEET 1 OF 3

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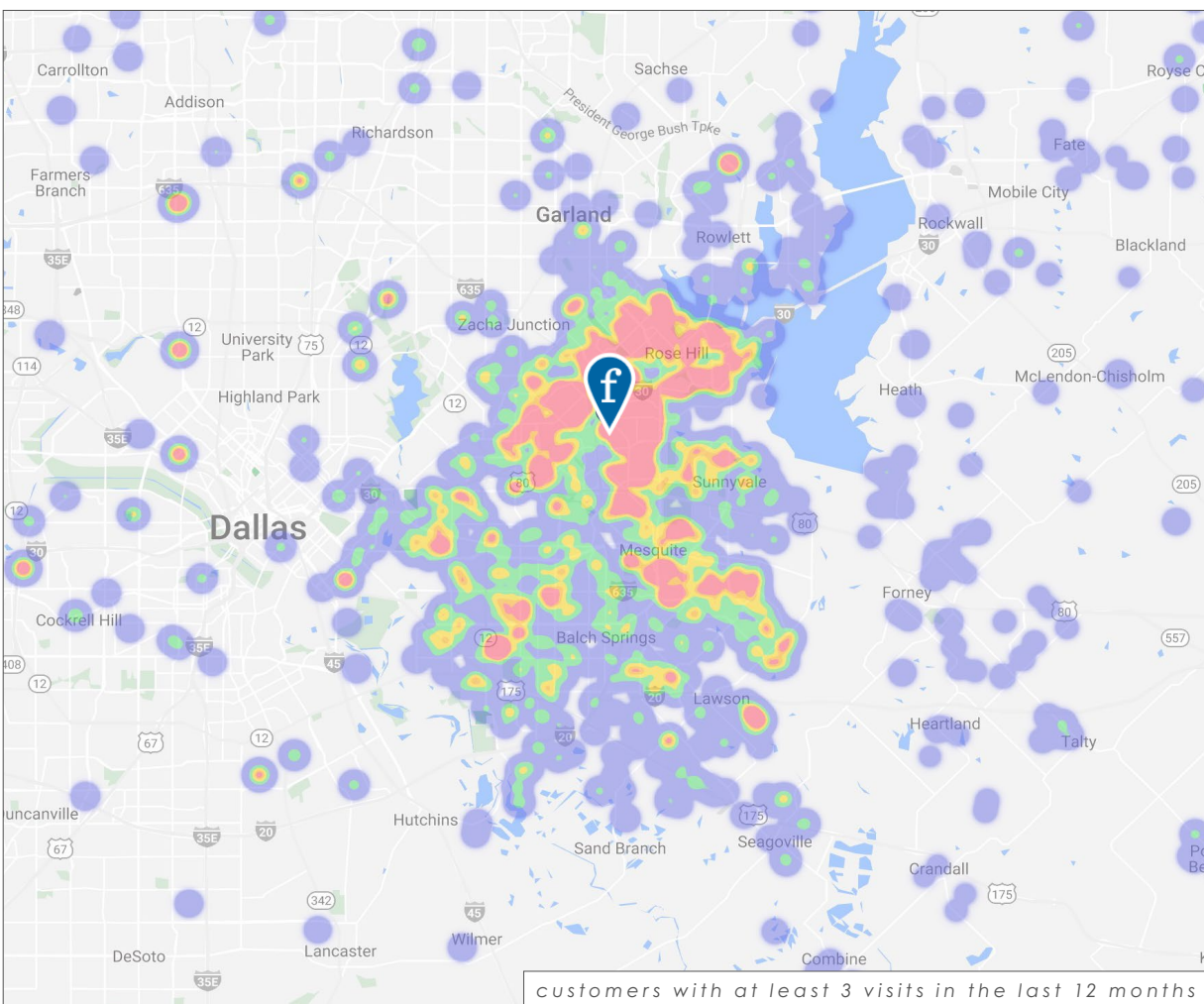


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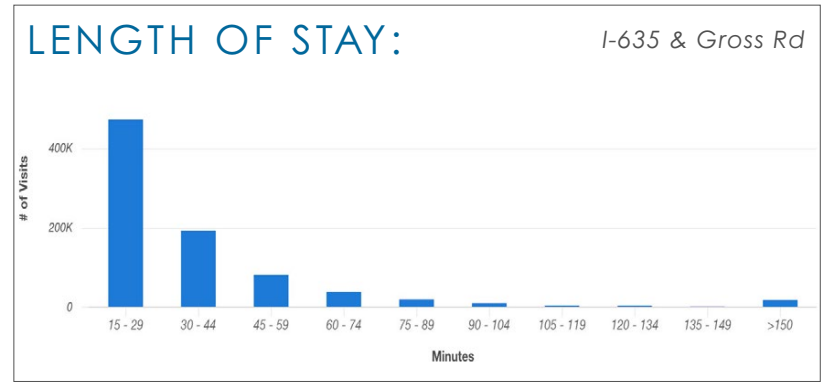
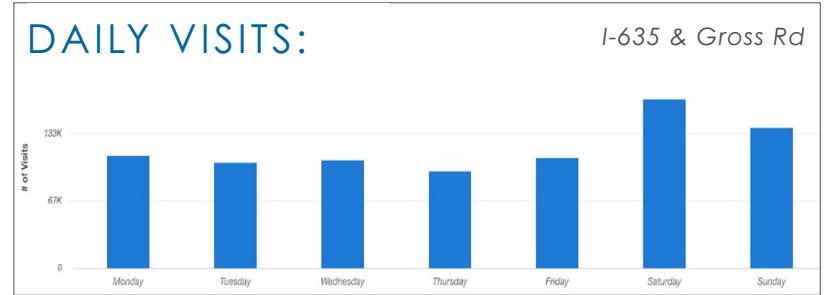
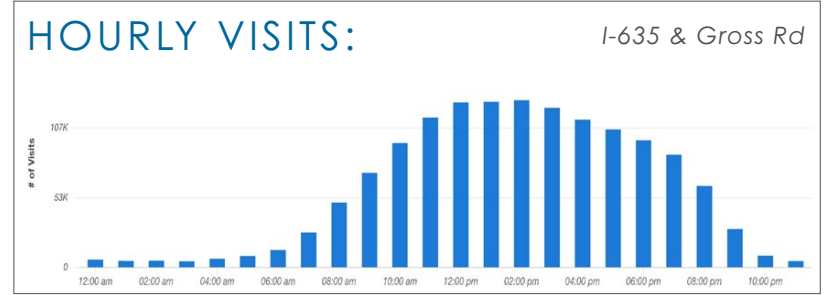


customers with at least 3 visits in the last 12 months

ADJACENT LOWE'S:

4444 N Galloway Ave, Mesquite, TX 75150

- Ranked #1 of 9 within 15 miles
- Ranked #22 of 142 in Texas



ADJACENT LOWE'S FOOT TRAFFIC (12 mos: Dec 2021 to Dec 2022)

	est. # of Customers	est. # of visits
Lowe's (N Galloway):	261,500 customers	834,200 visits

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DEMOGRAPHIC SUMMARY

4480-4504 N Galloway Ave, Mesquite, Texas, 75150
 Ring of 3 miles

KEY FACTS



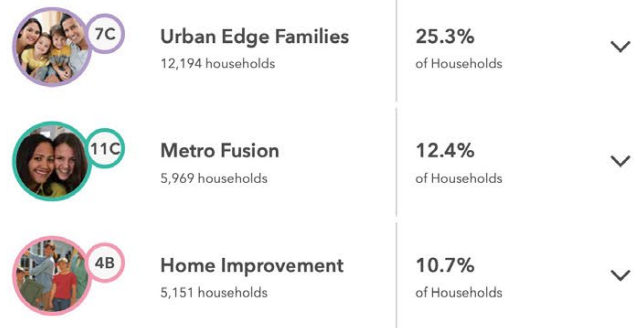
139,793 Population
 48,233 Households
 \$50,725 Median Disposable Income
 33.6 Median Age

EDUCATION

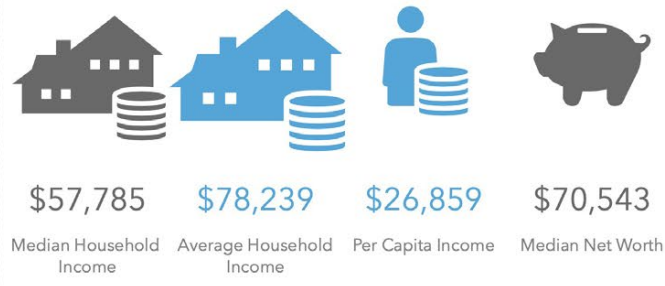


18% No High School Diploma
 31% High School Graduate
 29% Some College
 22% Bachelor's/Grad/Prof Degree

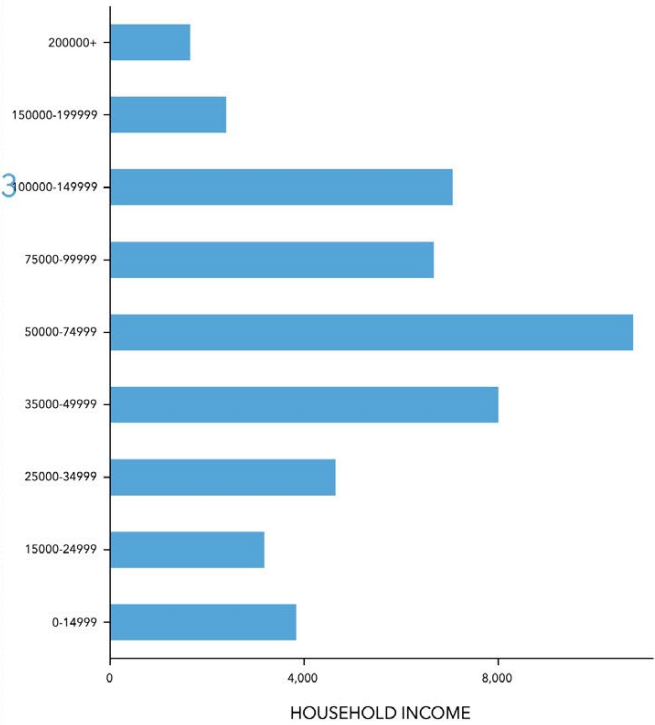
Tapestry Segments



INCOME



ANNUAL HOUSEHOLD SPENDING



BUSINESS



This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** is a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date