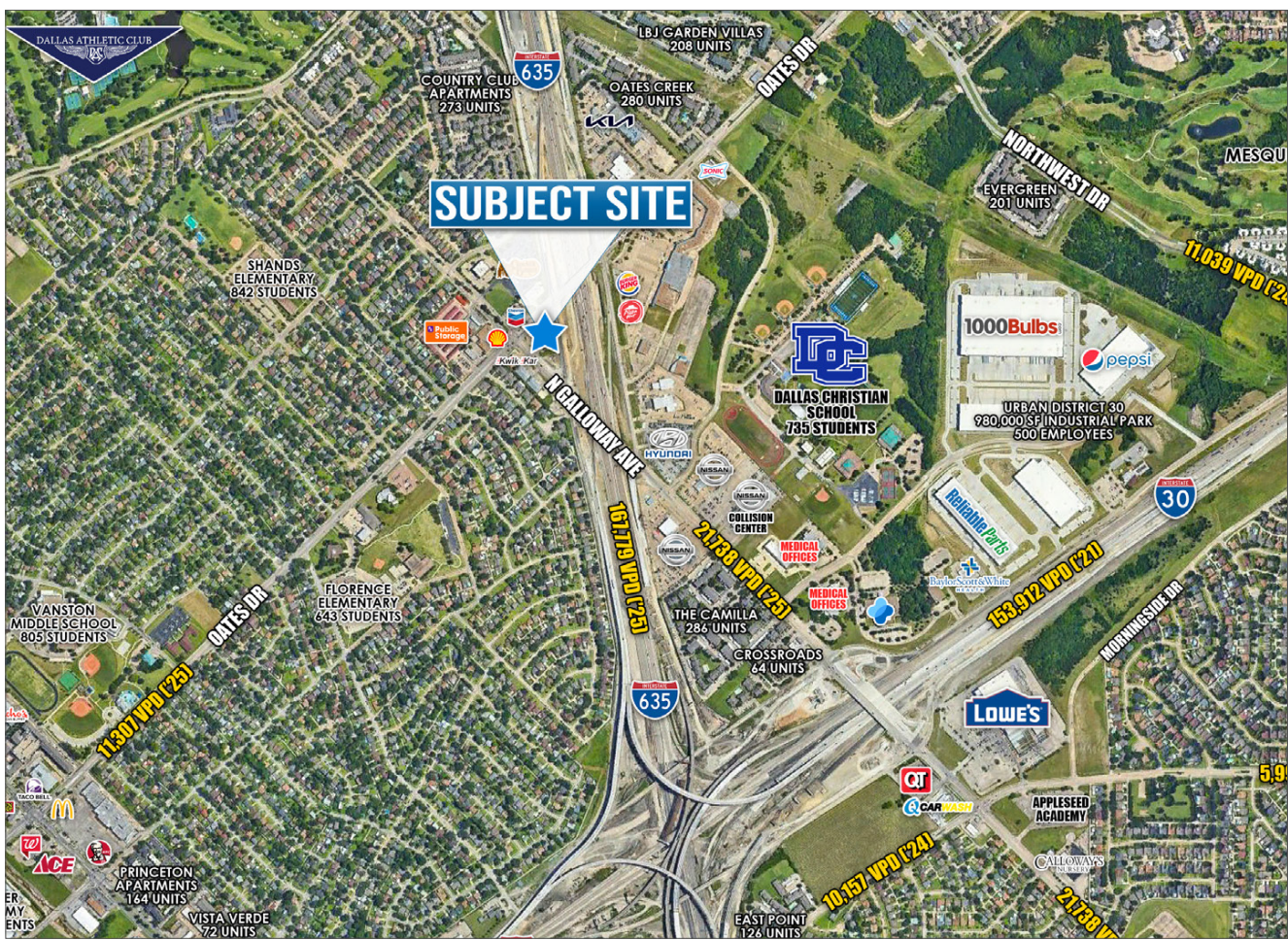


AVAILABLE FOR LEASE

Mesquite, TX



LOCATION:

2212 Oates Drive
Mesquite, TX 75150

PROPERTY HIGHLIGHTS:

- **Total SF:** +/- 1.32 AC
- Established fuel & convenience store site.
- Strong visibility and convenient ingress/ egress for both local and interstate commuters.
- Minutes from major Mesquite & Garland trade areas.
- Call for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	14,636	147,894	325,801
Daytime Population	11,550	123,016	285,488
Avg. HH Income	\$75,028	\$91,120	\$104,057

TRAFFIC COUNTS:

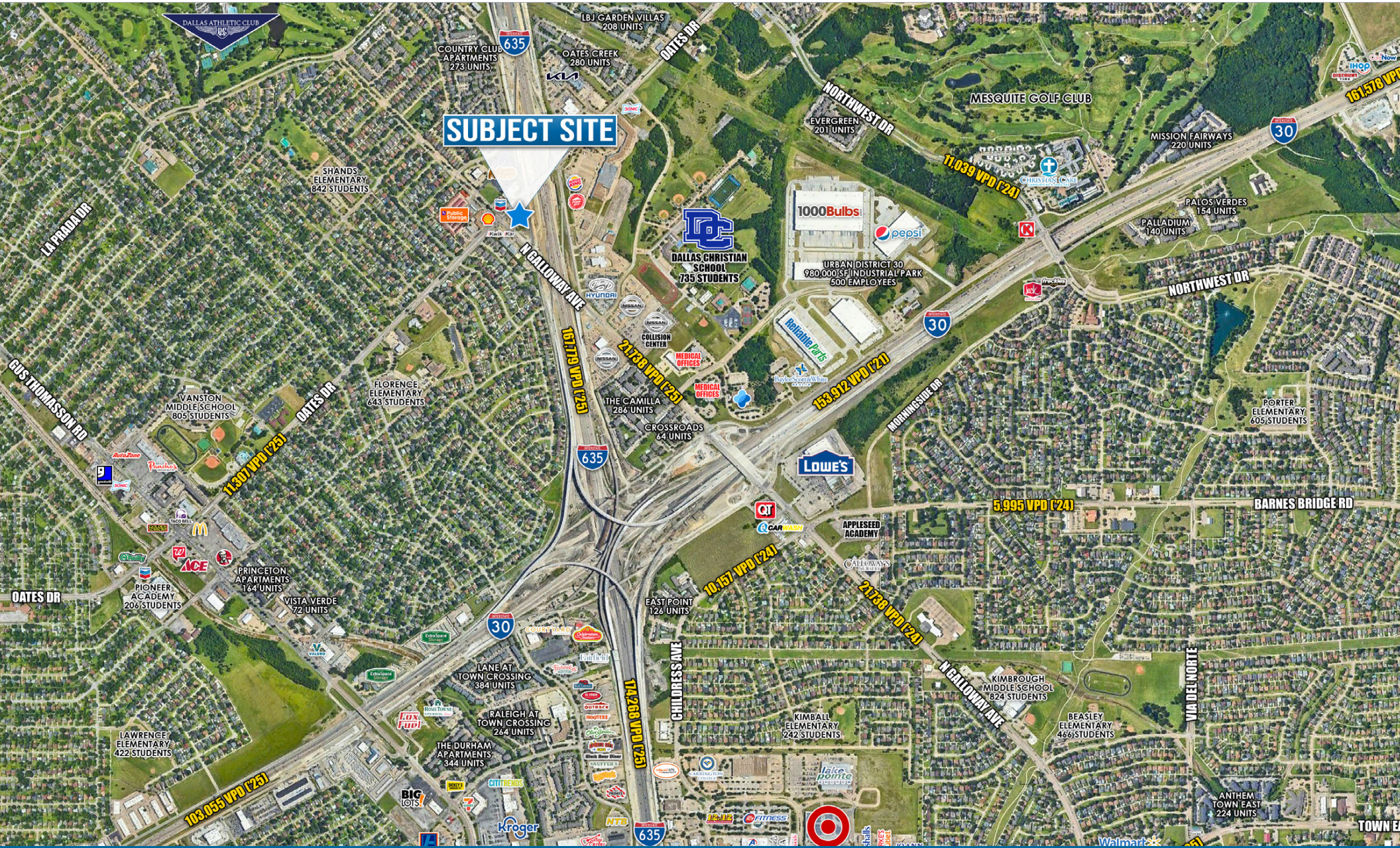
Galloway Ave:	21,738 VPD (2025)
Oates Drive:	11,307 VPD (2025)

CONTACT: **CONNOR COUGHLIN** | 469.563.6020 | CONNOR@FALCONCOMPANIES.COM
TEY TINER | 214.534.3683 | TEY@FALCONCOMPANIES.COM



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2212 Oates Drive, Mesquite, TX 75150



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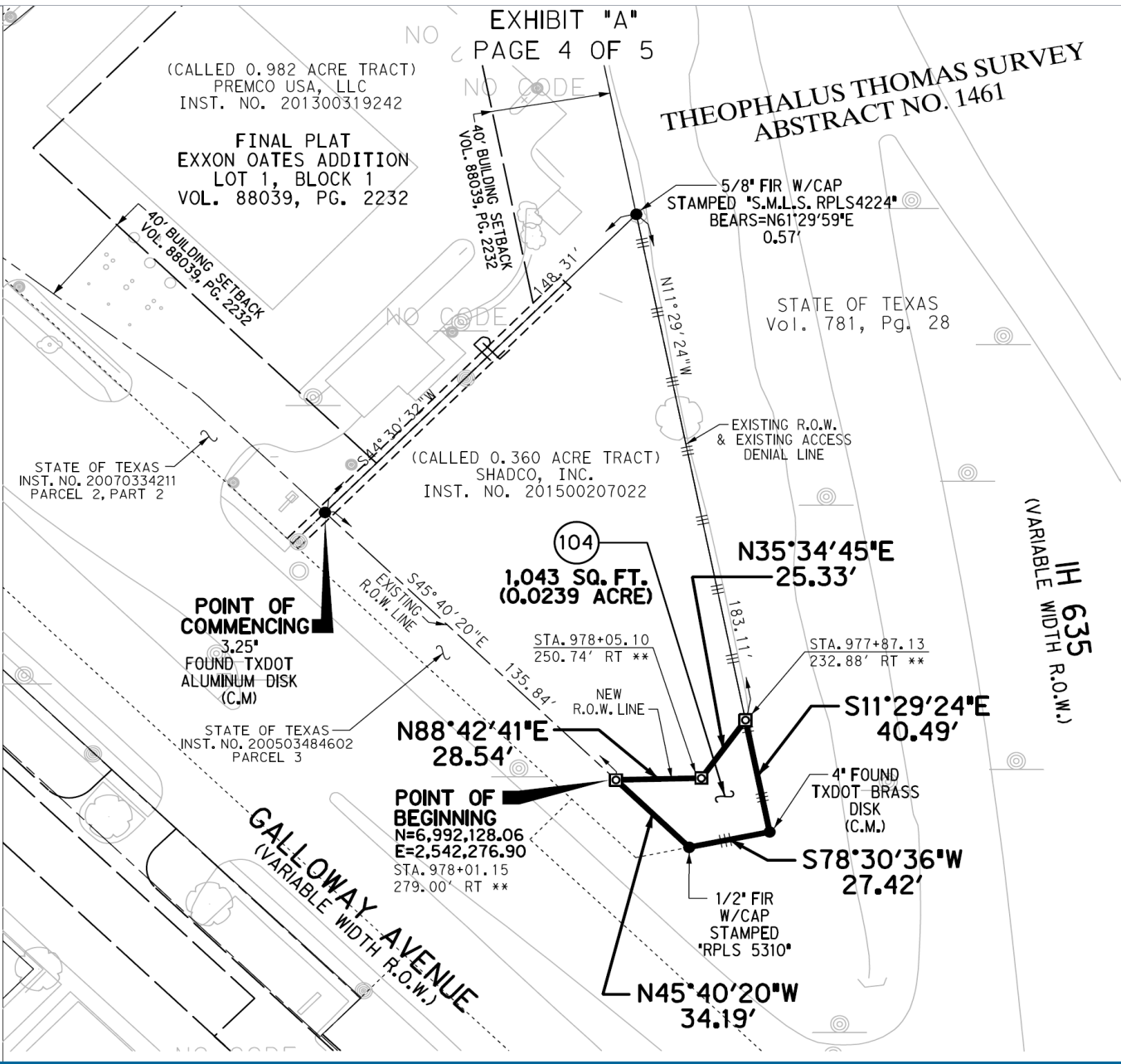
7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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DEMOGRAPHIC SUMMARY

2212 Oates Dr, Mesquite, Texas, 75150

Ring of 3 miles

KEY FACTS



147,894

Population



123,016

Daytime Population



-0.10%

'23-'28 Compound Annual Growth Rate



51,698

Households



\$279,162

Median Home Value



34.9

Median Age

EDUCATION



27%

High School Diploma



20%

Some College



22.35%

Bachelor's Degree or Graduate Degree

INCOME



\$72,311

Median Household Income



\$91,120

Average Household Income



\$31,918

Per Capita Income



\$132,457

Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$79,071

Total Annual Expenditures



\$3,423

2026 Meals at Restaurants



\$5,980

2026 Meals at Home



\$24,259

Retail Goods



\$3,094

Entertainment



\$875

Personal Care



\$5,912

Health Care

BUSINESS



3,887

Total Businesses



43,727

Total Employees



44.24%

Blue Collar Occupation



55.77%

White Collar Occupation

Tapestry

Top 3 segments by household count



E6 Family Bonds > 18.5K | **35.8%**

K4 Classic Comfort > 7,214 | **14.0%**

A6 Young and Restless > 5,676 | **11.0%**

Other 20.3K | **39.3%**

[View comparison table](#)

2026 Race and ethnicity (Esri)

The largest group: Hispanic Origin (Any Race) (53.11)

The smallest group: Pacific Islander Alone (0.07)

Indicator ⓘ	Value	Diff	
White Alone	31.51	-16.50	
Black Alone	19.02	+3.18	
American Indian/Alaska Native Alone	1.46	+0.51	
Asian Alone	4.02	-4.81	
Pacific Islander Alone	0.07	-0.06	
Other Race	24.85	+12.80	
Two or More Races	19.07	+4.88	
Hispanic Origin (Any Race)	53.11	+23.96	

Bars show deviation from Dallas-Ft. Worth, TX

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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License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date