



INVESTMENT SALES & LEASING

955 Northwest Drive
Mesquite, Texas 75150

For Sale

±2.58 Acres | Land

Karan Aulakh, CCIM

Managing Broker

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PROPERTY OVERVIEW

- LOT SIZE
±2.584 ACRES
- ZONING
GENERAL RETAIL (GR)
- FRONTAGE
± 355' ALONG NORTHWEST DR
- VEHICLES PER DAY
±155,640 VPD (I-30)
±13,770 VPD (NORTHWEST DRIVE)



INVESTMENT SALES & LEASING

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)

10,855

Population



41.1

Median Age

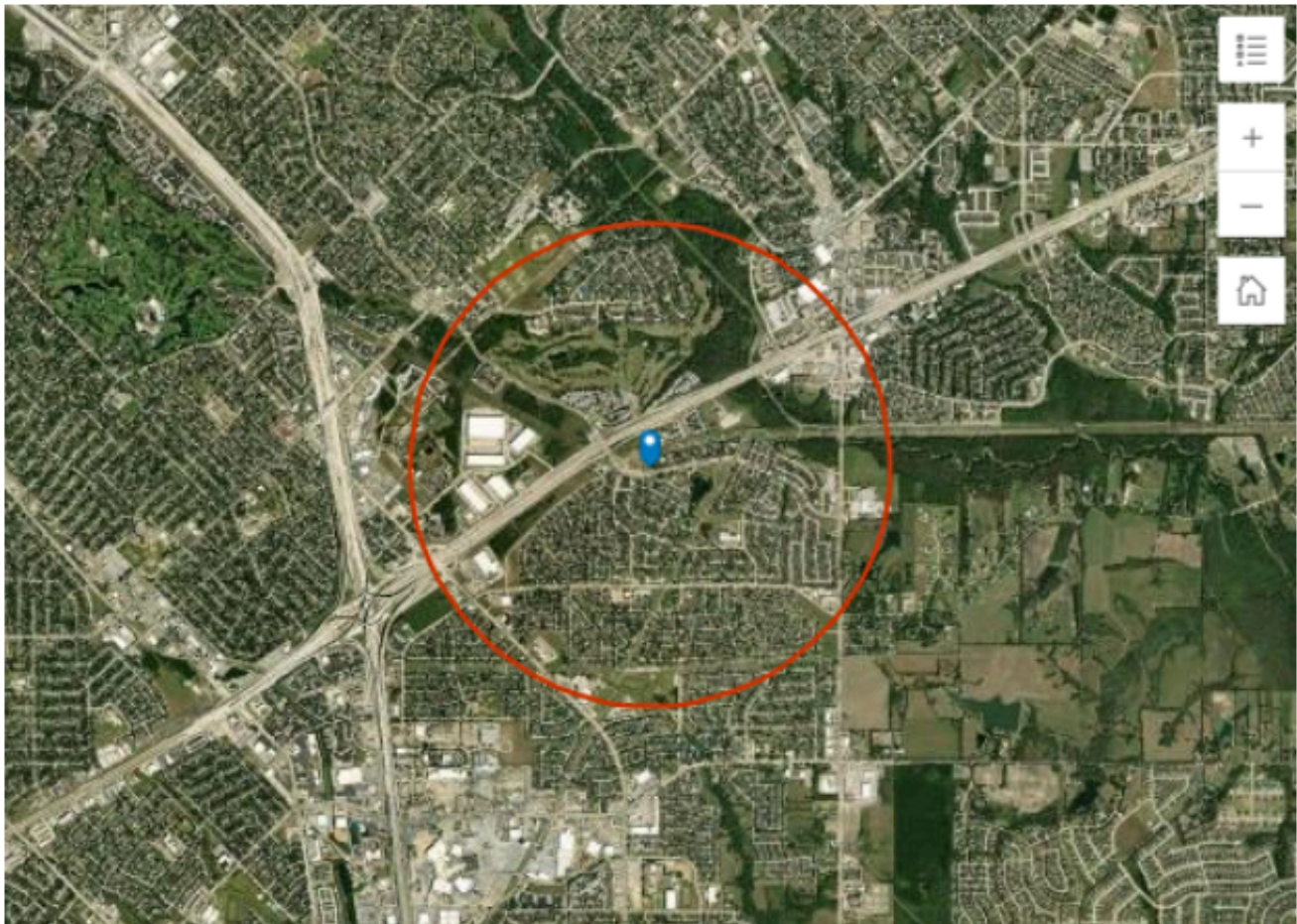


2.5

Average Household Size

US\$71,937

Median Household Income



EMPLOYMENT



68%

White Collar



25%

Blue Collar



7%

Services



Unemployment Rate

EDUCATION



No High School Diploma



27%

High School Graduate



29%

Some College



33%

Bachelor's/Grad/Prof Degree

BUSINESS



251

Total Businesses



4,538

Total Employees

ANNUAL LIFESTYLE SPENDING



US\$2,819

Travel



US\$92

Theatre/Operas/
Concerts



US\$63

Movies/Museums/
Parks



US\$76

Sports Events



US\$8

Online Games

ANNUAL HOUSEHOLD SPENDING



US\$2,011

Apparel &
Services



US\$189

Computers &
Hardware



US\$3,344

Eating Out



US\$6,095

Groceries



US\$6,231

Health Care



MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)



MESQUITE OVERVIEW

- LOCATED APPROXIMATELY 15 MILES EAST OF DOWNTOWN DALLAS
- PART OF THE DALLAS-FORT WORTH METROPLEX, ONE OF THE FASTEST-GROWING METROPOLITAN AREAS IN THE UNITED STATES
- STRONG REGIONAL CONNECTIVITY VIA INTERSTATE 30, INTERSTATE 635, U.S. HIGHWAY 80, AND INTERSTATE 20
- HOME TO A DIVERSE MIX OF RETAIL, INDUSTRIAL, LOGISTICS, HEALTHCARE, AND SERVICE-SECTOR EMPLOYERS
- BENEFITS FROM PROXIMITY TO MAJOR EMPLOYMENT CENTERS IN DALLAS, GARLAND, RICHARDSON, AND EAST DALLAS
- ESTABLISHED RESIDENTIAL BASE SUPPORTS ONGOING DEMAND FOR NEIGHBORHOOD RETAIL AND COMMERCIAL SERVICES
- CONTINUED PUBLIC AND PRIVATE INVESTMENT HAS CONTRIBUTED TO COMMERCIAL CORRIDOR IMPROVEMENTS AND REDEVELOPMENT ACTIVITY
- STRATEGIC LOCATION FOR BUSINESSES SEEKING VISIBILITY, ACCESSIBILITY, AND ACCESS TO A GROWING CONSUMER BASE



INVESTMENT SALES & LEASING

DALLAS COUNTY OVERVIEW

- DALLAS COUNTY SERVES AS THE ECONOMIC CORE OF NORTH TEXAS, CONSISTENTLY DRIVING REGIONAL GROWTH, INVESTMENT, AND DEVELOPMENT
- STRATEGICALLY LOCATED WITHIN THE FOURTH-LARGEST METRO IN THE U.S. (DFW), OFFERING STRONG POPULATION AND EMPLOYMENT FUNDAMENTALS
- UNMATCHED TRANSPORTATION CONNECTIVITY VIA I-20, I-30, I-35E, I-45, US-75, US-175, AND LOOP 12, SUPPORTING REGIONAL AND NATIONAL DISTRIBUTION
- SERVED BY DFW INTERNATIONAL AIRPORT AND DALLAS LOVE FIELD, POSITIONING THE COUNTY AS A MAJOR HUB FOR CORPORATE, LOGISTICS, AND INDUSTRIAL USERS
- HOME TO KEY EMPLOYMENT CENTERS INCLUDING DOWNTOWN DALLAS, LAS COLINAS, THE DESIGN DISTRICT, AND THE I-20 INDUSTRIAL CORRIDOR
- HEADQUARTERS AND MAJOR OPERATIONS FOR FORTUNE 500 COMPANIES SUCH AS AT&T, SOUTHWEST AIRLINES, TEXAS INSTRUMENTS, COMERICA, AND TENET HEALTHCARE
- STRONG DEMOGRAPHICS AND A PRO-BUSINESS ENVIRONMENT CONTINUE TO ATTRACT BOTH INVESTORS AND OWNER-USERS

KARE

INVESTMENT SALES & LEASING

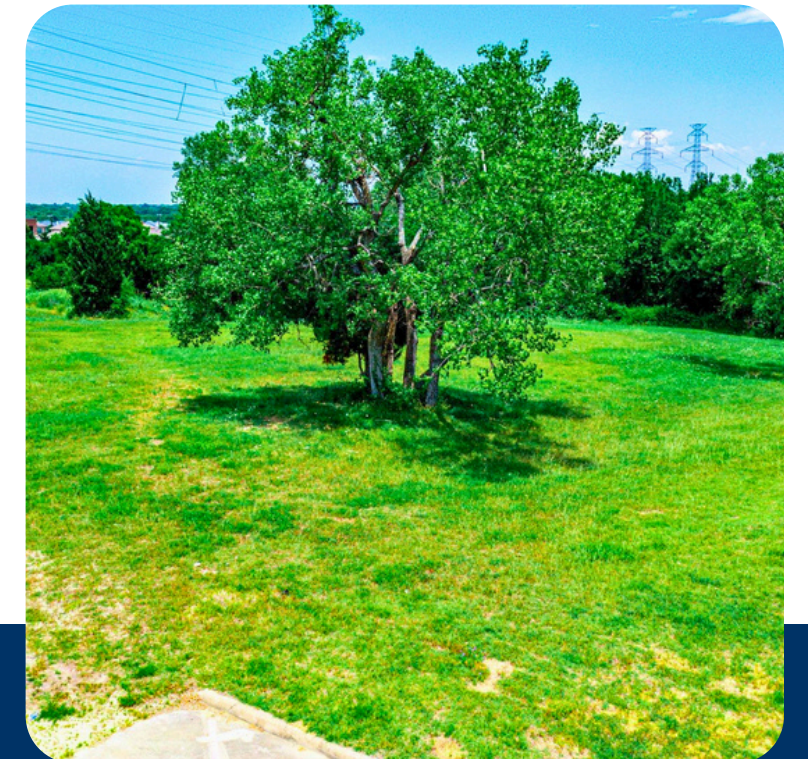
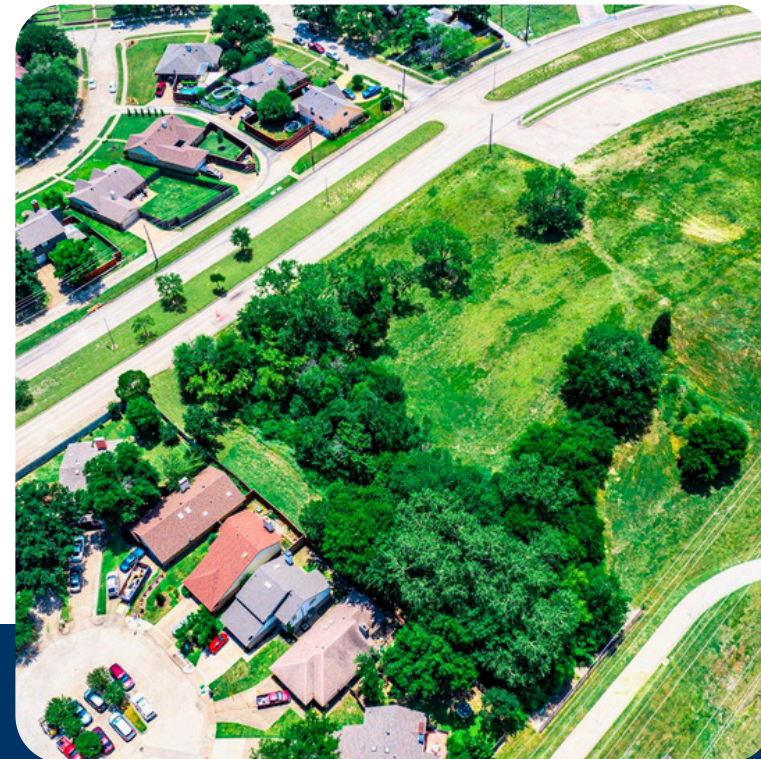
INVESTMENT HIGHLIGHTS

- ±2.58 ACRES OF GENERAL RETAIL ZONED LAND
- PRIME LOCATION NEAR I-30 AND I-635 INTERCHANGE
- EXPOSURE TO ±155,640 VEHICLES PER DAY ON I-30
- NORTHWEST DRIVE TRAFFIC COUNT OF ±13,770 VEHICLES PER DAY
- UTILITIES AVAILABLE TO THE SITE INCLUDING CITY WATER AND SEWER
- STRONG VISIBILITY AND ACCESSIBILITY WITHIN A MAJOR COMMERCIAL CORRIDOR
- SURROUNDED BY ESTABLISHED RETAIL, RESIDENTIAL, AND COMMERCIAL DEVELOPMENT
- IDEAL FOR RETAIL, SERVICE, MEDICAL, RESTAURANT, AUTOMOTIVE, OR MIXED-USE DEVELOPMENT
- LOCATED IN THE RAPIDLY GROWING MESQUITE MARKET
- MINUTES FROM DOWNTOWN DALLAS AND MAJOR DFW TRANSPORTATION ROUTES
- DEVELOPMENT-READY SITE WITH FLEXIBLE COMMERCIAL ZONING
- EXCELLENT OPPORTUNITY FOR DEVELOPERS, OWNER-USERS, AND INVESTORS



INVESTMENT SALES & LEASING

INVESTMENT HIGHLIGHTS





315 ft

365 ft

113036 sqft

355 ft

313 ft

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INVESTMENT SALES & LEASING

MESQUITE
GOLF CLUB
Real. Texas. Golf.



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Northwest Dr



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