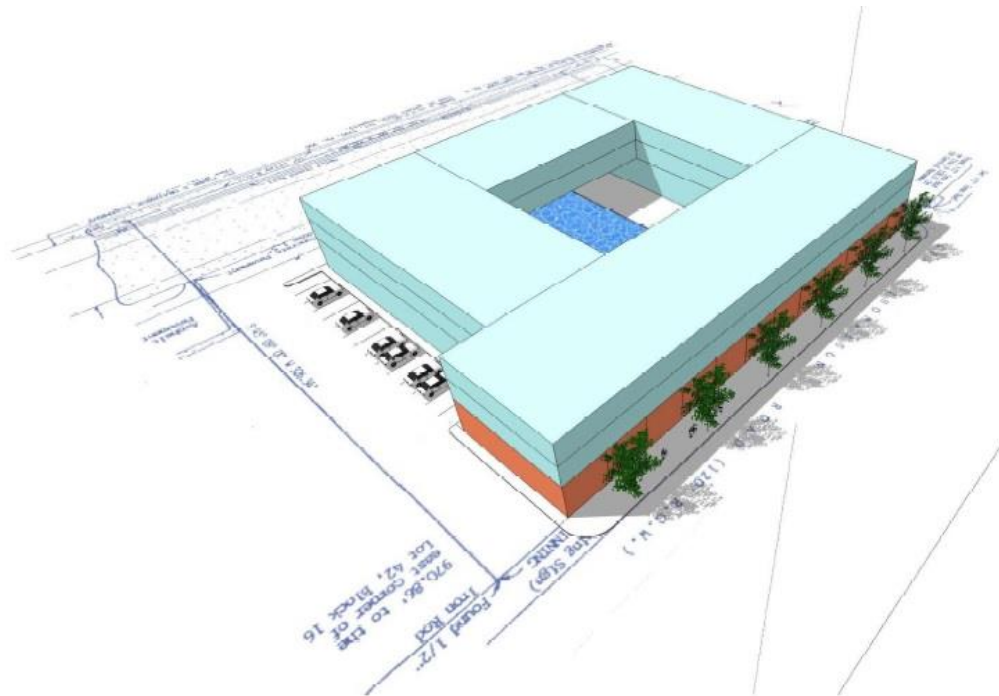




EBG
EUREKA BUSINESS GROUP



4737 Gus Thomasson Rd

2.2 Acres of Prime Mixed Use Land

Mesquite, TX 75150

Property Package

Joseph Gozlan | E: Joseph@EBGTexas.com | O: (903) 600-0616 | M: (469) 443-6336

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Property Profile

Lot Size:	2.2 AC
Zoning:	Mixed Use
Secondary Type:	Multifamily
Street Frontage:	~320ft
Curb Cuts:	2+
Street Type:	Primary
Traffic:	15,777 VPD

Asking Price: \$900,000
*** Owner Financing Available**

Property Highlights

- Located about 2 miles from the Town East Mall area with various new apartments.
- Heavy street traffic
- CallisonRTKL Architecture firm did a feasibility study in 2019 showing up to 84 apartments and 14,400SF of retail can be built.



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Legal Disclaimer

2.2 AC Prime Mixed Use Lot
4737 Gus Thomasson Rd Mesquite, TX

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.



Property Information

2.2 AC Prime Mixed Use Lot
4737 Gus Thomasson Rd Mesquite, TX

- **Street Address:** 4737 Gus Thomasson Rd Mesquite, TX 75150
- **Lot Size:** 2.2 AC
- **Frontage:** ~320 feet
- **Zoning:** Mixed Use (buyer to verify with city)
- **Traffic:** Gus Thomasson Rd: 15,770 VPD

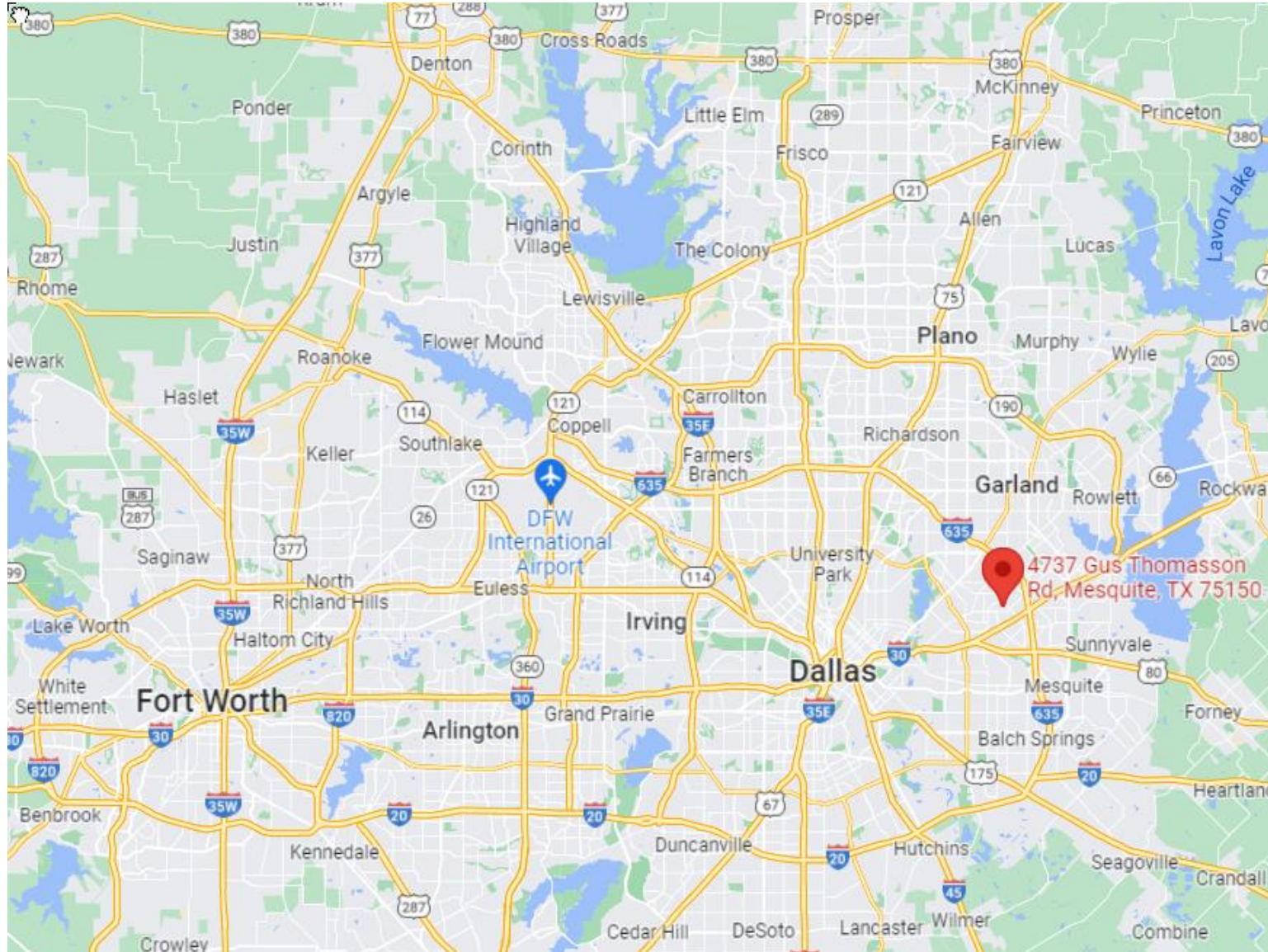
- **Asking Price: \$900,000**
- **Owner Financing Available!**



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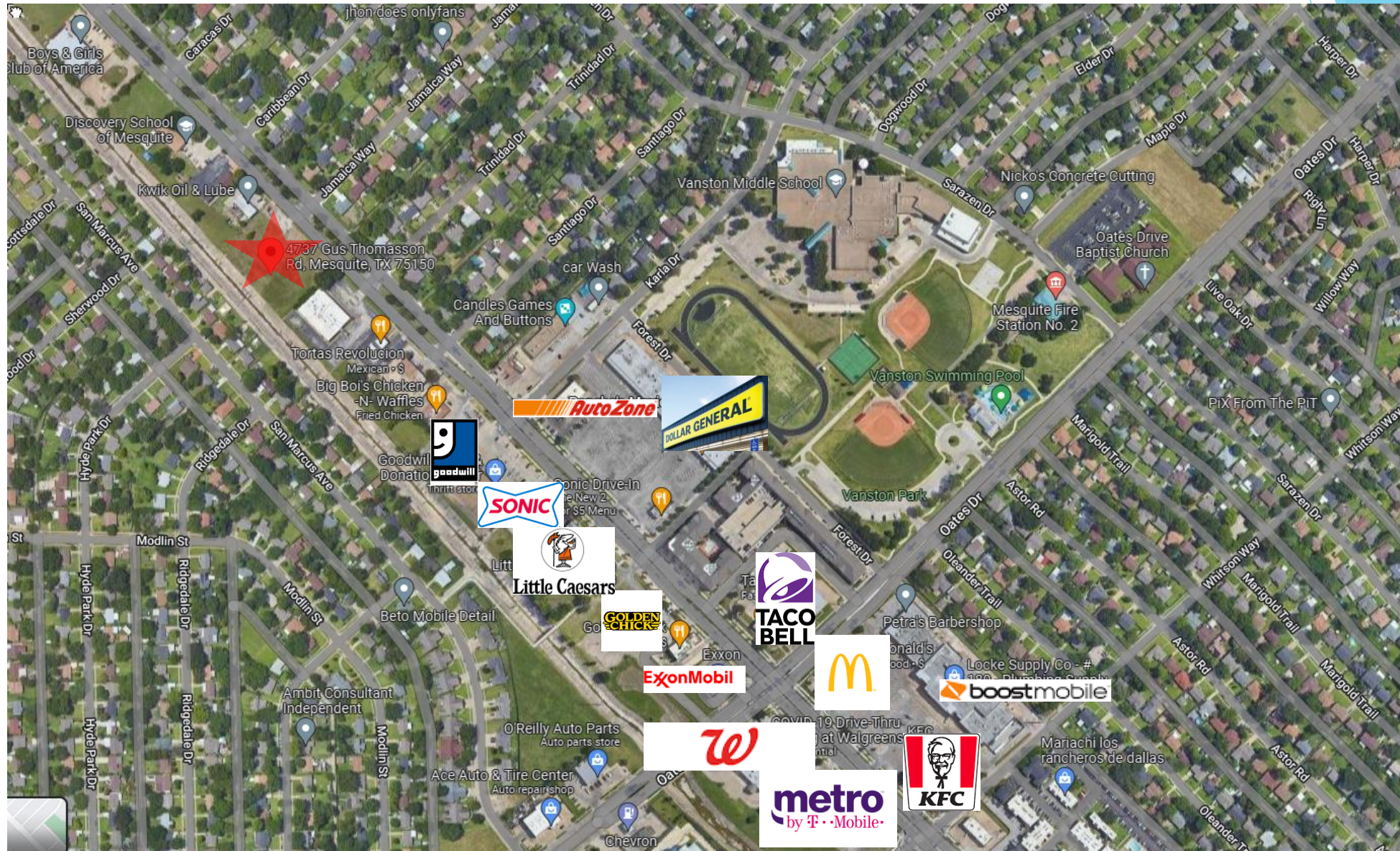
Location

2.2 AC Prime Mixed Use Lot
4737 Gus Thomasson Rd Mesquite, TX



Location (cont.)

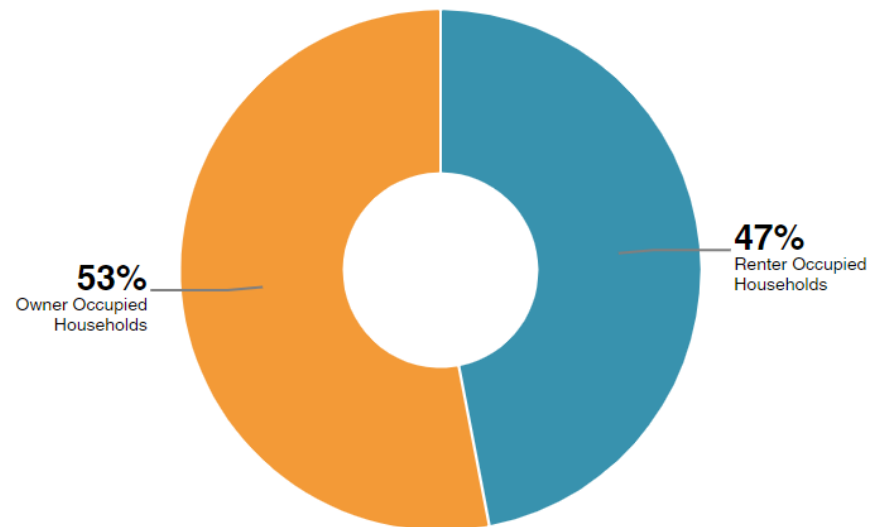
2.2 AC Prime Mixed Use Lot
4737 Gus Thomasson Rd Mesquite, TX



Population

	2 mile	5 mile	10 mile
2022 Population	68,166	316,368	1,177,708
Median Age	32.8	34	34.9

Housing Occupancy

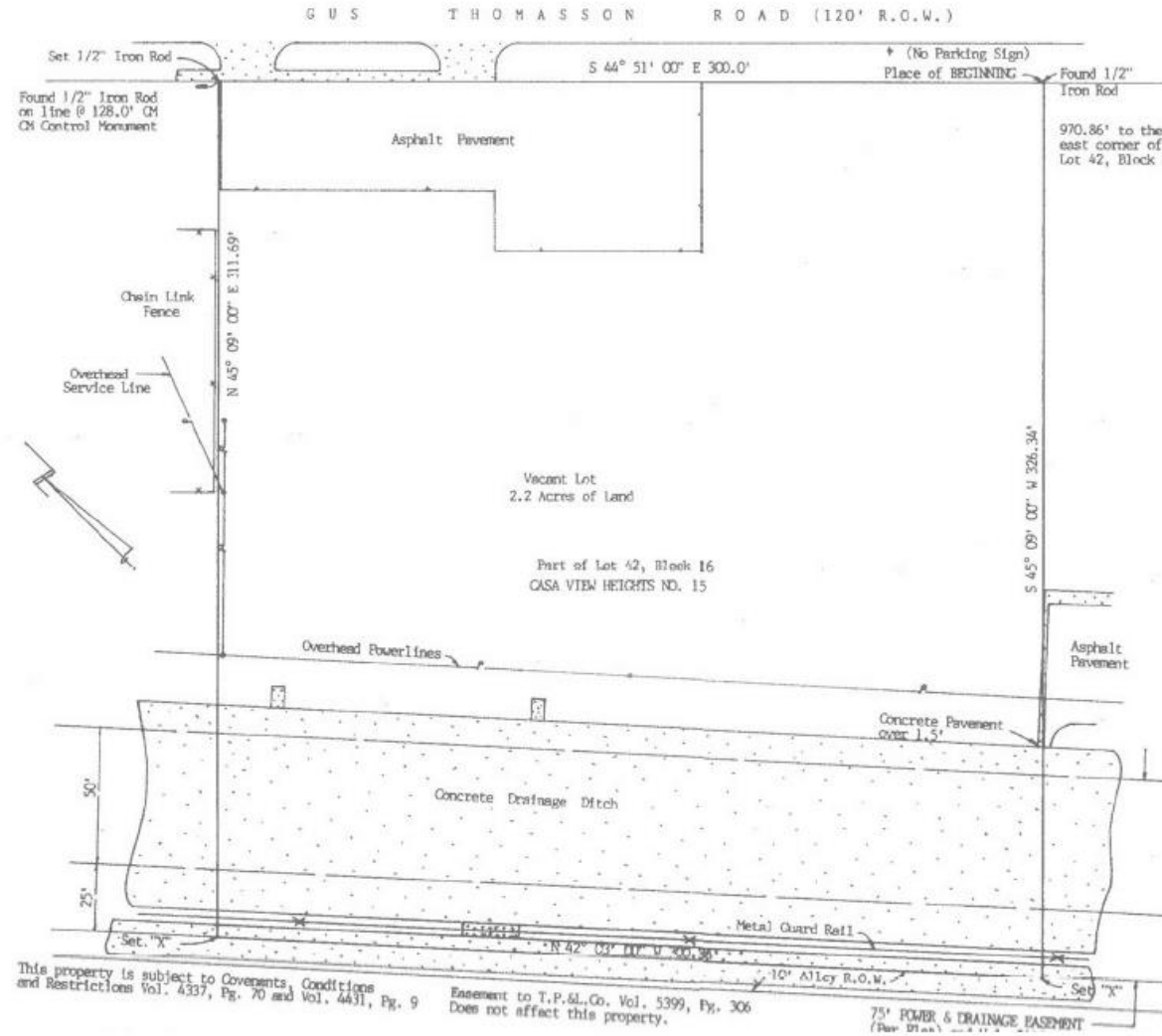


5 mile 2022 Housing Units



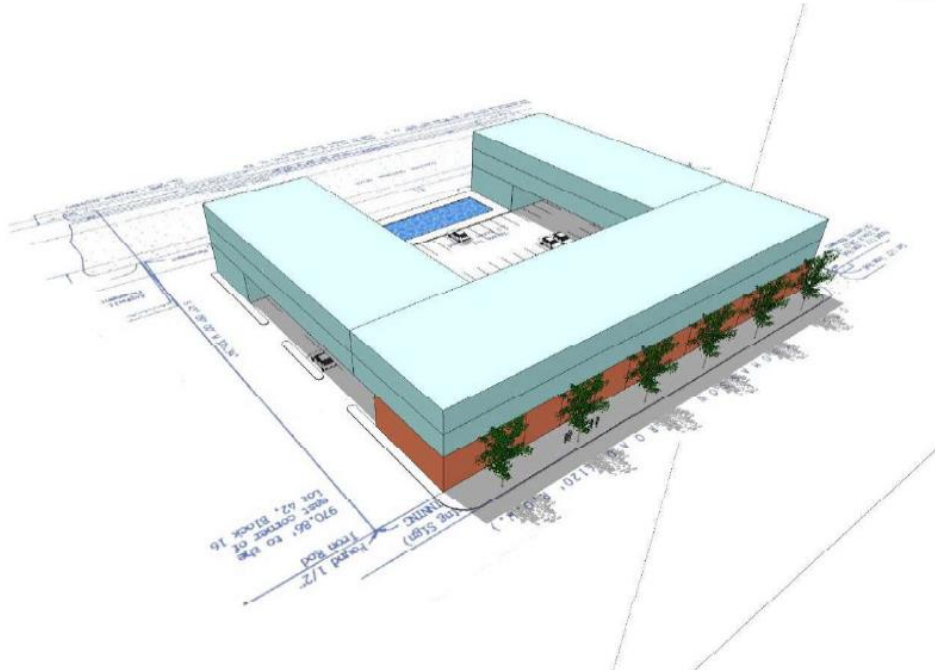
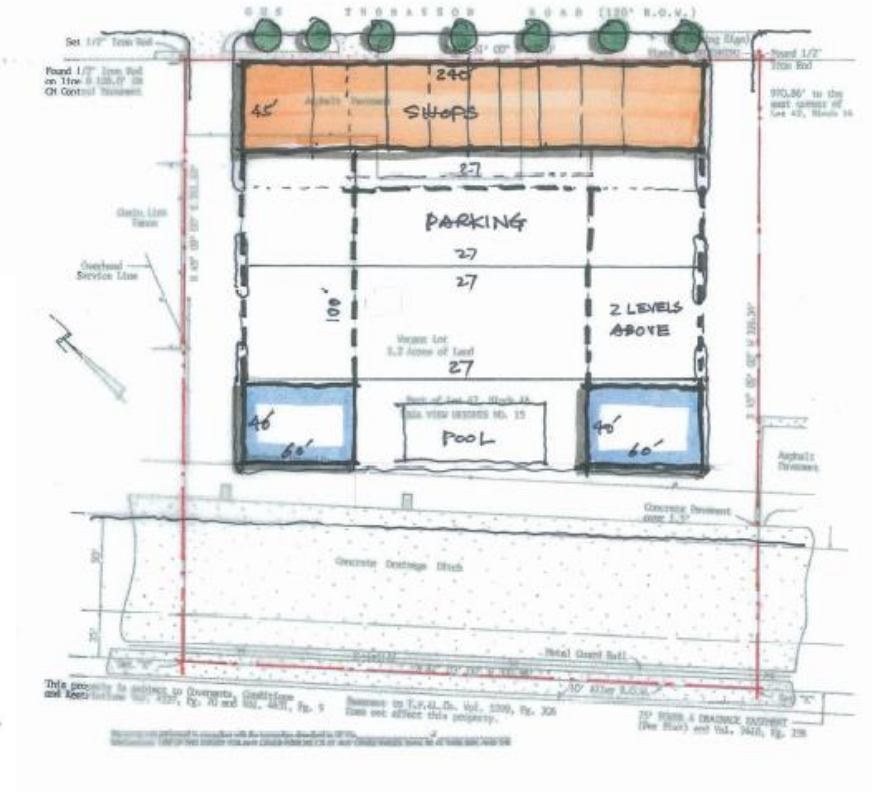
4737 GUS THOMASSON MIXED USE PROJECT
PRESENTATION ONE - 50% FEASIBILITY STUDY
2017.05.19 CallisonRTKL Architecture firm

SITE SURVEY PLAN



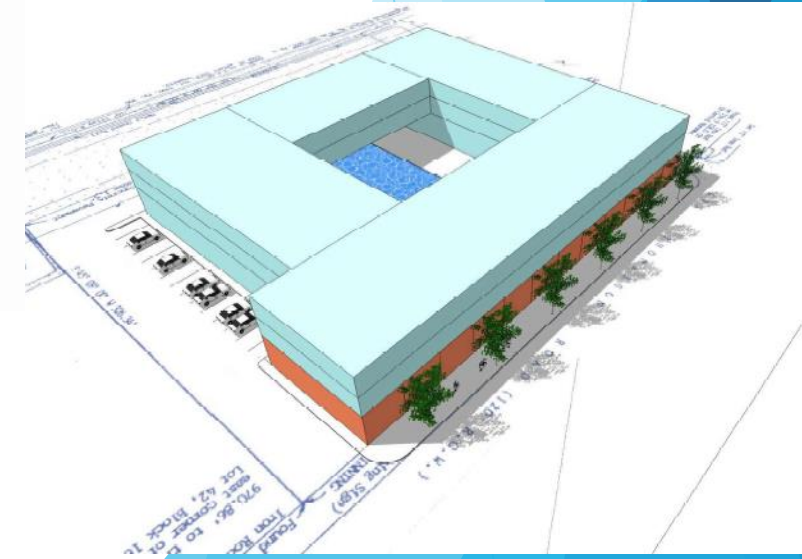
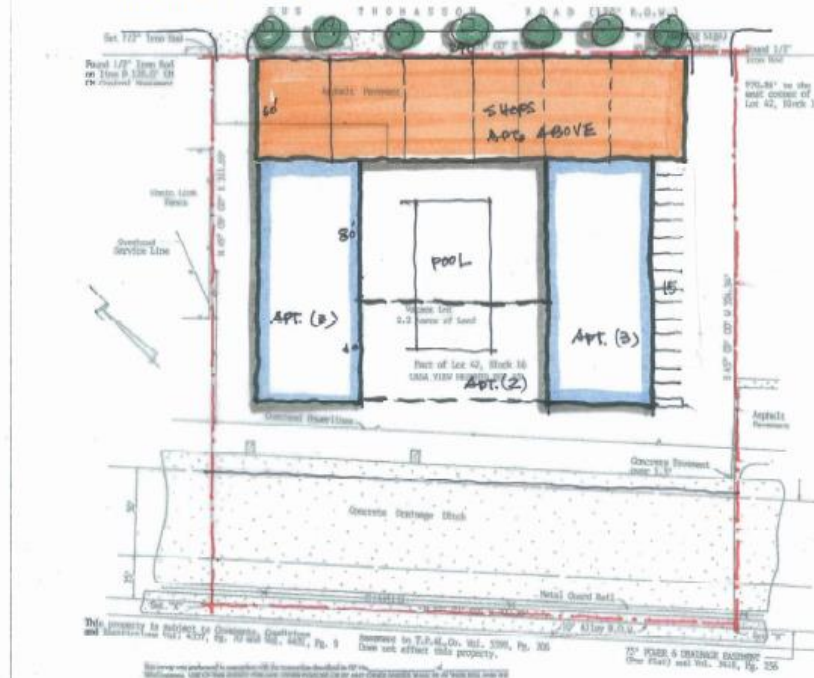
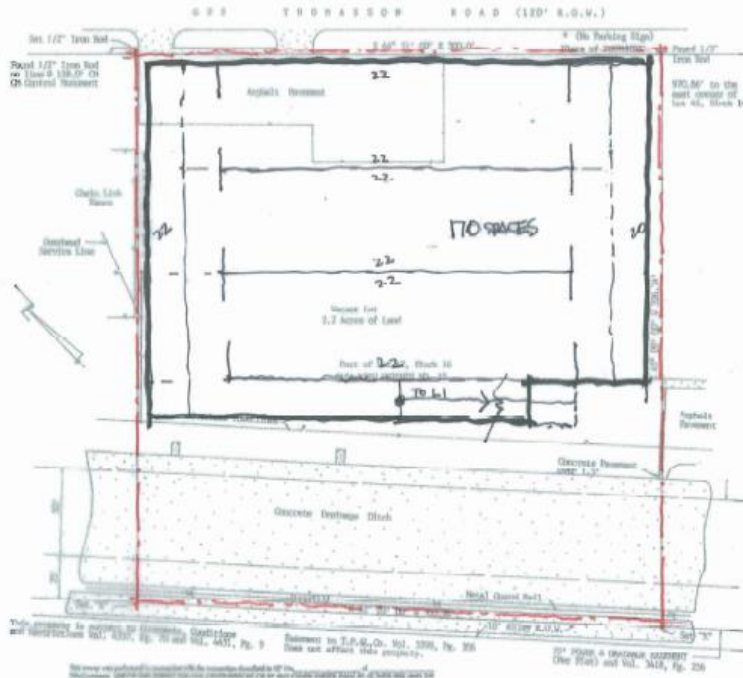
OPTION 1 APARTMENTS+SHOPS+SURFACE PARKING

Retail shops: 10,800 SF 32 spaces
 Apartments: 67,200 SF
 60 Units (1100 SF/unit) 90 spaces
 Code required: 77 spaces
 Preferred: 122 spaces
 Provided: 108 spaces



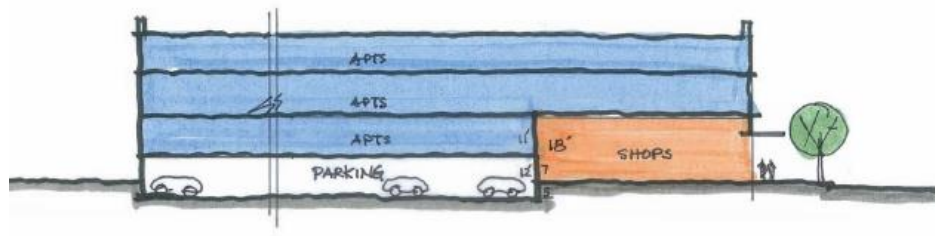
OPTION 3 APARTMENTS+SHOPS+BASEMENT PARKING

RETAIL SHOPS: 14,400 SF 43 spaces
 APARTMENTS: 91,800 SF
 84 UNITS (1100 SF/UNIT) 126 spaces
 Code required: 106 spaces
 Preferred: 169 spaces
 Provided: 185 spaces

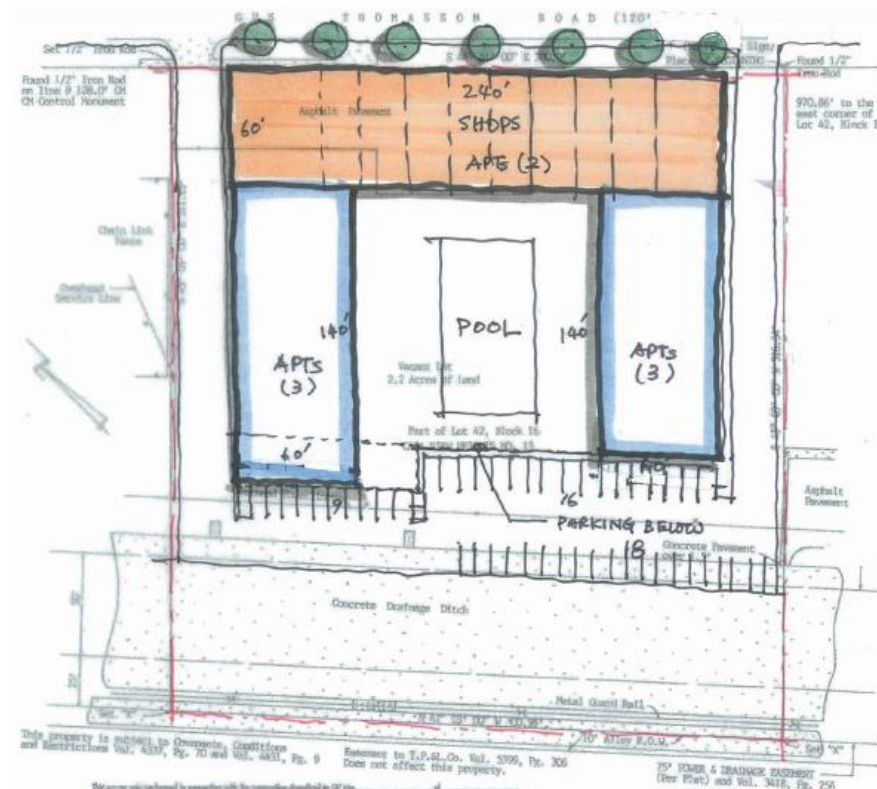


OPTION 5 APARTMENTS+SHOPS+ PARTIAL BASEMENT PARKING

RETAIL SHOPS: 14,400 SF 43 spaces
 APARTMENTS: 79,200 SF
 72 UNITS (1100 SF/UNIT) 108 spaces
 Code required: 96 spaces
 Preferred: 151 spaces
 Provided: 149 spaces



SECTION DIAGRAM – PARTIAL BASEMENT



This property is subject to Concrete Conditions and Restrictions Vol. 437, Pg. 70 and Vol. 443, Pg. 9. Reference to T.P. & Co. Vol. 599, Pg. 306 does not affect this property.

75° PLUMB & BRADSHAW EASTBURY (See Plat) and Vol. 341B, Pg. 256

Full study report with
additional options
available upon request



Joseph Gozlan

E: Joseph@EBGTX.com

M: (469) 443-6336

O: (903) 600-0616



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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** must be sponsored by 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.

Margarita Gozlan Derjavetz	0579999	Rita@EBGTexas.com	4692869200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph Gozlan	0593483	Joseph@EBGTexas.com	4694436336
Sales Agent/Associate's Name	License No.	Email	Phone