



PROPERTY HIGHLIGHTS:

- 82,941 SF total
- Up to 2,800 SF retail/office/restaurant space available - 2nd generation hair salon available
- +/- 1.79 acre pad site available
- Recently renovated property in the heart of Mesquite
- Easy access to I-30, I-635 and Hwy 80
- Shopping center has excellent visibility and signage
- Call for Pricing

AVAILABILITY:

- 1,072 SF - 2,800 SF & +/-1.79 acre pad site
- 1,500 SF 2nd Generation Hair Salon

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2021 Population	13,206	126,878	331,282
Daytime Population	15,598	114,066	293,250
Average HH Income	\$66,810	\$64,568	\$71,972

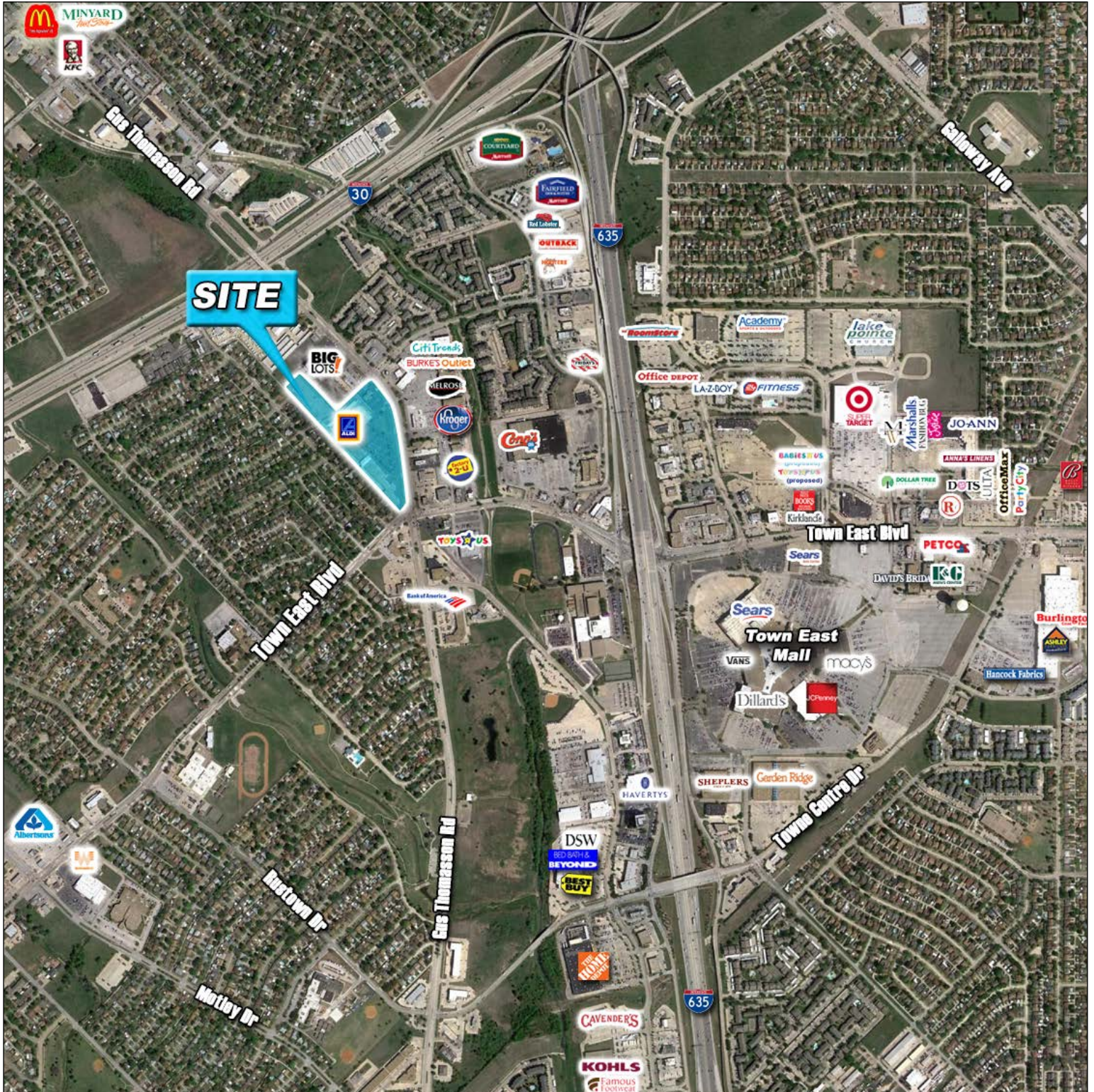
TRAFFIC COUNTS:

Gus Thomasson Rd: 19,584 VPD (TXDOT 2019)
Town East Blvd: 24,210 VPD (TXDOT 2018)

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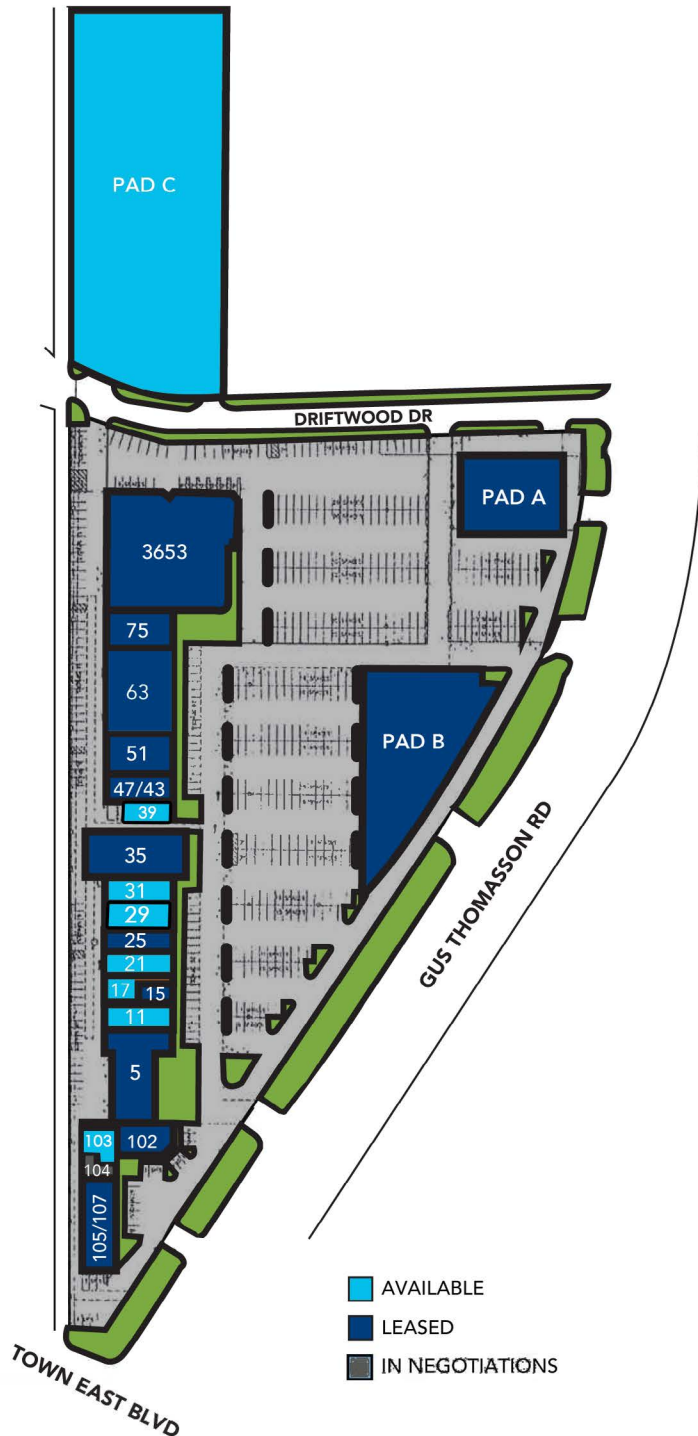
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SUITE	TENANT	SF
104	Boost Mobile (lease pending)	1,072
105-107	Smiley Dental	3,900
103	AVAILABLE	1,381
102	Speedy Cash	2,714
5	Firestone	7,997
11	AVAILABLE	2,800
15	Yen Nails	1,200
17	AVAILABLE	1,300
21	AVAILABLE	2,000
25	Family Financial Group	2,000
29	AVAILABLE	2,000
31	AVAILABLE	1,600
35	US Post Office	5,400
39	AVAILABLE (2nd gen hair salon)	1,500
43-47	Town East Washateria	4,000
51	Lone Star Comic	2,000
63	Once Upon a Child	7,235
75	DFW Injury Clinic	4,000
3653	ALDI	20,305
PAD A	LoanStar Title Loans	2,660
PAD B	Chase Bank	
PAD C	AVAILABLE	+/-1.79 ACRES

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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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date