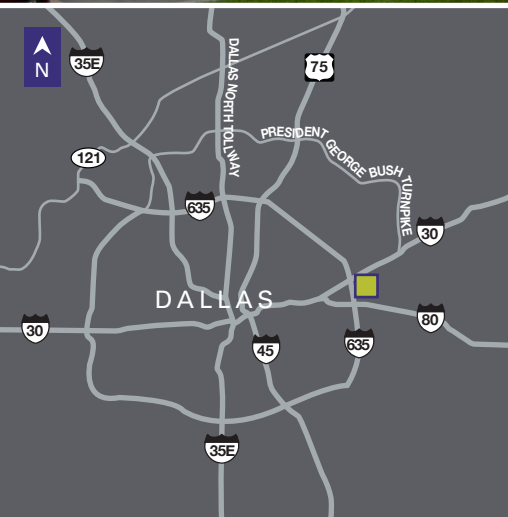


MARKET EAST SHOPPING CENTER ■ MESQUITE, TX

NE Corner of Interstate 635 @ Town East Blvd ■ Mesquite, Texas 75150

STRATEGICALLY LOCATED DIRECTLY ACROSS FROM TOWN EAST MALL



CITY MAP

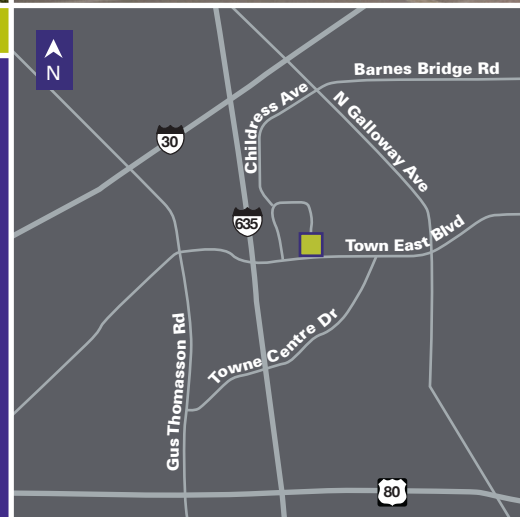
OCCUPANCY DETAILS

SPACE AVAILABLE

Anchor Positions End Cap Space
Pad Sites Inline Retail Space

ANCHOR TENANTS

Academy	Marshalls
Office Depot	Ulta
HomeGoods	Michaels
Burkes Outlet	Shoe Carnival
Jo-Ann	Super Target (Shadow)



LOCATION DETAIL



8140 WALNUT HILL LANE ■ SUITE 400
DALLAS, TEXAS 75231

214.953.1400 ■ www.frpltd.com

To learn more about VAPS, visit www.frpltd.com/#vaps

FOR LEASING INFORMATION

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MATT BROCK
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MARKET EAST SHOPPING CENTER ■ MESQUITE, TX

NE Corner of Interstate 635 @ Town East Blvd ■ Mesquite, Texas 75150

PHASE II NEARS COMPLETION BRINGING SEVERAL NEW NATIONAL RETAILERS



ABOUT MARKET EAST

Market East Shopping Center is on the northeast corner of Interstate 635 and Town East Blvd in Mesquite, Texas. With a population of over 140,000, Mesquite is the twentieth most populous city in the state. Recent additions such as Academy, Michaels, Ulta, and HomeGoods, along with the redevelopment of key buildings, has completely revitalized this center.



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MARKET EAST SHOPPING CENTER ■ AERIAL MAP

NE Corner of Interstate 635 @ Town East Blvd ■ Mesquite, Texas 75150

CLOSE PROXIMITY TO HEAVILY TRAFFICKED I-635



POPULATION ESTIMATE

1 mile	15,090
3 miles	108,500
5 miles	300,213

Interstate 635 south of Town East Blvd
205,592 vpd

Town East Blvd east of Interstate 635
44,045 vpd

Emporium Circle north of Town East Blvd
11,683 vpd (2015)

AVERAGE HOUSEHOLD INCOME

1 mile	\$71,923
3 miles	\$70,541
5 miles	\$73,134

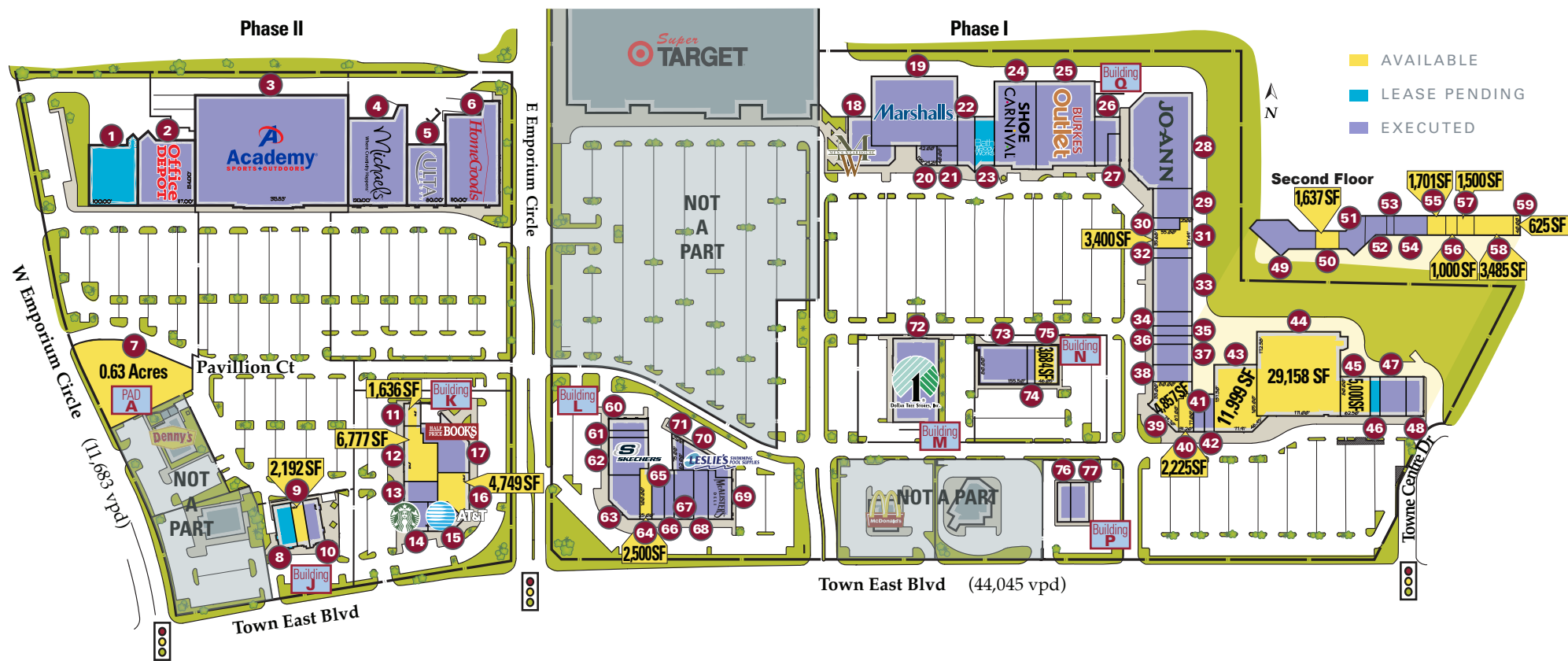


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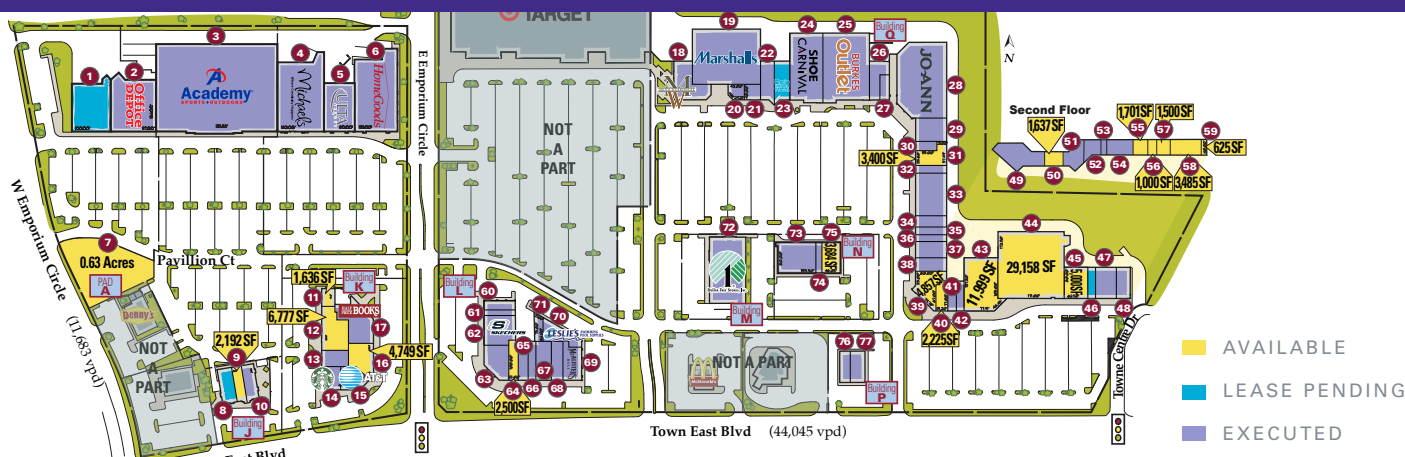
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MARKET EAST SHOPPING CENTER ■ SITE PLAN

NE CORNER OF INTERSTATE 635 @ TOWN EAST BLVD ■ MESQUITE, TEXAS 75150



#	TENANT (ADDRESS)	SQUARE FEET	#	TENANT (ADDRESS)	SQUARE FEET
1.	Lease Pending (1665 N Town E Blvd #100)	12,644	42.	Jersey Mike's (1515 N Town E Blvd #120)	1,600
2.	Office Depot (1665 N Town E Blvd #200)	16,024	43.	AVAILABLE (1515 N Town E Blvd #117)	11,999
3.	Academy Sports + Outdoors (1665 N Town E Blvd #300)	71,674	44.	AVAILABLE (1515 N Town E Blvd #112)	29,158
4.	Michaels (1655 N Town E Blvd #100)	22,096	45.	AVAILABLE (1515 N Town E Blvd #110)	5,000
5.	Ulta (1655 N Town E Blvd #200)	10,002	46.	Lease Pending (1515 N Town E Blvd)	1,574
6.	HomeGoods (1655 N Town E Blvd #300)	21,500	47.	Lux Nail Bar (1515 N Town E Blvd #102)	4,258
7.	AVAILABLE	0.63 Acres	48.	WingStop (1515 N Town E Blvd #104)	2,755
8.	Lease Pending (1705 N Town E Blvd)	3,600	49.	Sola Salons (1515 N Town E Blvd #230)	5,563
9.	AVAILABLE (1705 N Town E Blvd)	2,192	50.	AVAILABLE (1515 N Town E Blvd #223)	1,637
10.	Salata (1705 N Town E Blvd)	2,800	51.	H&R Block (1515 N Town E Blvd #219)	2,197
11.	AVAILABLE 05/21 (1645 N Town E Blvd #502)	1,636	52.	Nationwide Insurance (1515 N Town E Blvd #218)	1,656
12.	AVAILABLE (1645 N Town E Blvd #503)	6,777	53.	Elective Staffing (1515 N Town E Blvd #217)	544
13.	Gottfred P Olsen (1645 N Town E Blvd #532)	2,921	54.	Great Expressions Dental Care (1515 N Town E Blvd #215)	2,782
14.	Starbucks (1645 N Town E Blvd #544)	2,400	55.	AVAILABLE (1515 N Town E Blvd #210)	1,701
15.	AT&T (1645 N Town E Blvd #554)	3,328	56.	AVAILABLE (1515 N Town E Blvd #209)	1,000
16.	AVAILABLE (1645 N Town E Blvd #574)	4,749	57.	AVAILABLE (1515 N Town E Blvd #208)	1,500
17.	Half Price Books (1645 N Town E Blvd #584)	6,325	58.	AVAILABLE (1515 N Town E Blvd #205)	3,485
TOTAL GLA - PHASE II		190,668	59.	AVAILABLE (1515 N Town E Blvd #200)	625
18.	The Men's Wearhouse (1515 N Town E Blvd #188)	6,707	60.	ATI Physical Therapy (1515 N Town E Blvd #500)	2,229
19.	Marshalls (1515 N Town E Blvd #182)	25,025	61.	Great Clips (1515 N Town E Blvd #503)	1,152
20.	Just Strings Brow Lash Bar (1515 N Town E Blvd #178)	1,492	62.	Skechers Factory Outlet (1515 N Town E Blvd #505)	6,000
21.	Slim 4 Life (1515 N Town E Blvd #176)	1,600	63.	Lane Bryant (1515 N Town E Blvd #510)	5,000
22.	America's Best Contacts (1515 N Town E Blvd #173)	3,957	64.	AVAILABLE (1515 N Town E Blvd)	2,500
23.	Bath & Body Works (1515 N Town E Blvd #170)	4,206	65.	Verizon (1515 N Town E Blvd #515)	2,500
24.	Shoe Carnival (1515 N Town E Blvd #169)	12,000	66.	Schlotzky's Deli (1515 N Town E Blvd #520)	2,014
25.	Burkes Outlet Stores (1515 N Town E Blvd #168)	20,500	67.	EyeMax (1515 N Town E Blvd #523)	4,120
26.	Studio 7 (1515 N Town E Blvd #166)	3,582	68.	Time Warner Cable (1515 N Town E Blvd #524)	3,090
27.	Best Nails (1515 N Town E Blvd #164)	1,598	69.	McAlister's Deli (1515 N Town E Blvd #525)	4,121
28.	JOANN (1515 N Town E Blvd #159)	24,063	70.	Leslie's Pool (1515 N Town E Blvd #528)	3,669
29.	Plato's Closet (1515 N Town E Blvd #156)	4,608	71.	Heena Salon (1515 N Town E Blvd #530)	1,505
30.	Best Alterations (1515 N Town E Blvd #153)	1,200	72.	Dollar Tree (1601 N Town E Blvd)	16,315
31.	AVAILABLE 12/21 (1515 N Town E Blvd #151)	3,400	73.	Texas Health Family Care (1519 N Town E Blvd #100)	7,572
32.	Sally Beauty (1515 N Town E Blvd #149)	1,600	74.	The Joint (1519 N Town E Blvd #200)	1,200
33.	Rainbow (1515 N Town E Blvd #144)	8,805	75.	AVAILABLE (1519 N Town E Blvd)	3,684
34.	Solis Mammography (1515 N Town E Blvd #141)	2,328	76.	Blaze Pizza (1505 N Town E Blvd #100)	2,203
35.	US Air Force Recruiting Office (1515 N Town E Blvd #140)	1,604	77.	Navy Federal Credit Union (1505 N Town E Blvd #200)	3,100
36.	The UPS Store (1515 N Town E Blvd #138)	1,492	TOTAL GLA - PHASE I		296,009
37.	Scrubs and Beyond (1515 N Town E Blvd #136)	3,346	TOTAL GLA		486,677
38.	Accident & Injury Pain Centers (1515 N Town E Blvd #135)	3,069			
39.	AVAILABLE (1515 N Town E Blvd #129)	4,857			
40.	AVAILABLE (1515 N Town E Blvd #124)	2,225			
41.	Sweet Frog Frozen Yogurt (1515 N Town E Blvd #121)	1,737			



MARKET EAST SHOPPING CENTER ■ DEMOGRAPHICS



FOR MORE DETAILED DEMOGRAPHICS VISIT frpltd.com/properties/market-east-shopping-center



Lat/Lon: 32.8109/-96.6196		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	15,090	108,500	300,213
	2025 Projected Population	15,464	110,984	305,931
	2010 Census Population	14,986	106,513	287,403
	2000 Census Population	14,677	98,824	271,379
	Projected Annual Growth 2020 to 2025	0.5%	0.5%	0.4%
	Historical Annual Growth 2000 to 2020	0.1%	0.5%	0.5%
	2020 Median Age	33.5	33.2	33.2
HOUSEHOLDS	2020 Estimated Households	6,104	39,905	106,079
	2025 Projected Households	6,403	41,975	111,514
	2010 Census Households	5,971	38,635	100,069
	2000 Census Households	5,839	36,502	97,406
	Projected Annual Growth 2020 to 2025	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	0.2%	0.5%	0.4%
RACE AND ETHNICITY	2020 Estimated White	53.2%	54.1%	51.2%
	2020 Estimated Black or African American	22.7%	21.5%	23.6%
	2020 Estimated Asian or Pacific Islander	7.6%	4.8%	4.6%
	2020 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.8%
	2020 Estimated Other Races	15.7%	18.6%	19.8%
	2020 Estimated Hispanic	31.1%	38.7%	41.9%
INCOME	2020 Estimated Average Household Income	\$71,923	\$70,541	\$73,134
	2020 Estimated Median Household Income	\$61,912	\$59,066	\$60,214
	2020 Estimated Per Capita Income	\$29,120	\$25,979	\$25,878
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	4.5%	8.7%	10.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	9.1%	11.2%	11.4%
	2020 Estimated High School Graduate	32.0%	29.7%	28.8%
	2020 Estimated Some College	24.0%	22.4%	22.0%
	2020 Estimated Associates Degree Only	6.3%	7.7%	6.8%
	2020 Estimated Bachelors Degree Only	16.5%	13.7%	13.9%
	2020 Estimated Graduate Degree	7.6%	6.6%	6.9%
BUSINESS	2020 Estimated Total Businesses	1,020	3,536	8,915
	2020 Estimated Total Employees	13,066	40,790	90,113
	2020 Estimated Employee Population per Business	12.8	11.5	10.1
	2020 Estimated Residential Population per Business	14.8	30.7	33.7



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



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** 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.

IABS 1-0



Licensed Broker / Broker Firm Name or
Primary Assumed Business Name

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Phone

Designated Broker Firm Name or

License No.

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Phone

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Associate

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09/16/20



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