2001 Harshaw Drive
Mesquite, TX
close proximity to Mesquite Championship Rodeo and Convention Center
ABOUT THE PROJECT
2001 Harshaw Drive
Mesquite, TX

AVAILABILITY

- 17,000 SF [divisible]
- 10,000 SF [divisible]
- End Caps
- Restaurant Opportunities with Patios

The Iron Horse Village mixed-use community is being developed on 54 acres along IH-635 East and Highway 352 and adjacent to the famed Mesquite Rodeo Arena. Iron Horse Village will incorporate:

130,000 SF | RETAIL + RESTAURANT
336 | SINGLE FAMILY HOMES
196,020 SF | OPEN AIR GREENSPACE
DELIVERY | 2023
**DEMOGRAPHICS + AREA RETAILERS**

2001 Harshaw Drive
Mesquite, TX

### 2021 TOTAL POPULATION

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>3 MILE</th>
<th>5 MILE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>8,012</td>
<td>119,695</td>
<td>300,672</td>
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### 2021 TOTAL HOUSEHOLDS

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<th>5 MILE</th>
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<tbody>
<tr>
<td>Households</td>
<td>2,354</td>
<td>38,495</td>
<td>92,591</td>
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### 2021 TOTAL DAYTIME POPULATION

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<tbody>
<tr>
<td>Population</td>
<td>7,470</td>
<td>109,089</td>
<td>260,694</td>
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### 2021 AVERAGE HH INCOME

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<th>5 MILE</th>
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<tbody>
<tr>
<td>Income</td>
<td>$65,680</td>
<td>$60,748</td>
<td>$64,643</td>
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### TRAFFIC COUNTS

<table>
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<th>VPD</th>
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<tbody>
<tr>
<td>IH-635:</td>
<td>161,141</td>
</tr>
<tr>
<td>SH 352:</td>
<td>20,786</td>
</tr>
</tbody>
</table>

### AREA RETAILERS

- **Mesquite Arena**
- **Walmart Market**
- **Mesquite Champion Rodeo**
- **Starbucks**
- **Mesquite Chamber of Commerce**
- **Hampton by Hilton**
- **Subway**
- **Burger King**
- **McDonald's**
- **Waffle House**
- **DQ**
- **IHOP**
- **Whataburger**
- **Sonic**
- **Holiday Inn Express**
OVERALL SITE PLAN
2001 Harshaw Drive
Mesquite, TX

Retail For Lease - Delivering Space Q3 2022
Buildings: G & F (1,000 - 17,000 SF)

[Mesquite Championship Rodeo]
ABOUT THE DEVELOPER
Delivering award-winning communities with impeccable amenities such as parks, golf courses, water park themes and hiking and biking trails, Centurion American has successfully designed master-planned communities that have been recognized across the real estate industry.

Centurion’s strength comes from property acquisition choices that include that right mix of school districts, shopping and entertainment options and public facilities.

Originally opened in 1956, The Statler Hotel’s innovative design and first-class features made it the trendsetter of modern luxury in Downtown Dallas.
for more information, please contact:

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