



FOR INFO

TOWN EAST MALL PARCEL

SEQ OF I-635 & TOWN EAST BLVD
MESQUITE, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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TOWN EAST MALL PARCEL | SEQ of I-635 & Town East Blvd, Mesquite, Texas

OVERVIEW

- 1.95 AC Hard Corner Pad Site Available
- 0.5 AC & 1.1 AC Pad Sites Available fronting Town East Blvd
- Join National Entertainment User - Coming Soon
- Town East Mall is anchored by Dillard's, Macy's, JC Penney & Dick's Sporting Goods
- Across from North Mesquite High School
- Excellent Visibility
- Call for Info & Price

TRAFFIC COUNTS

I-635/LBJ Fwy: 217,751 VPD (TXDOT 2023)
 Town East Blvd: 41,990 (Kalibrate 2024)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	16,609	116,666	323,053
Daytime Pop.	21,038	106,334	270,279
Households	6,509	40,720	109,536
Avg HH Income	\$74,124	\$79,320	\$85,510

**1.95 AC PAD SITE
AVAILABLE FOR
GROUND LEASE**



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**1.95 AC PAD SITE
AVAILABLE FOR
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**0.5 AC PAD SITE
AVAILABLE FOR
GROUND LEASE**

**1.1 AC PAD SITE
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**National
Entertainment
User**



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