



REDEVELOPMENT OPPORTUNITY

FOR MORE INFORMATION PLEASE CONTACT

Bryan Cornelius  
bryan@retailunion.com  
469.906.2092

Clay Mote  
clay@retailunion.com  
214.960.4606

 **RETAILUNION™**  
2346 Victory Park Ln  
Dallas, Texas 75219

# PROPERTY INFORMATION



## LOCATION:

Town East Mall  
2063 Town East Mall  
Mesquite, TX

## PROPERTY:

Building: 184,659 SF  
Auto Center 28,386 SF  
Land: 18.7 ACRES

## TRAFFIC COUNTS:

I-635 189,703 VPD  
Town East Blvd 48,304 VPD

## PROPERTY HIGHLIGHTS

- Redevelopment Potential
- Multiple pad opportunities
- Great visibility from IH 635 and Town East Blvd.
- 1.3 million square-foot Town East Mall, boasts one of the highest concentrations of retail shops in the region.
- More than 18 million people visit the shopping center annually, often coming from as far away as Tyler (90 miles) and Texarkana (167 miles).
- Mesquite is one of the largest cities in the DFW Metroplex with a population of more than 145,000.

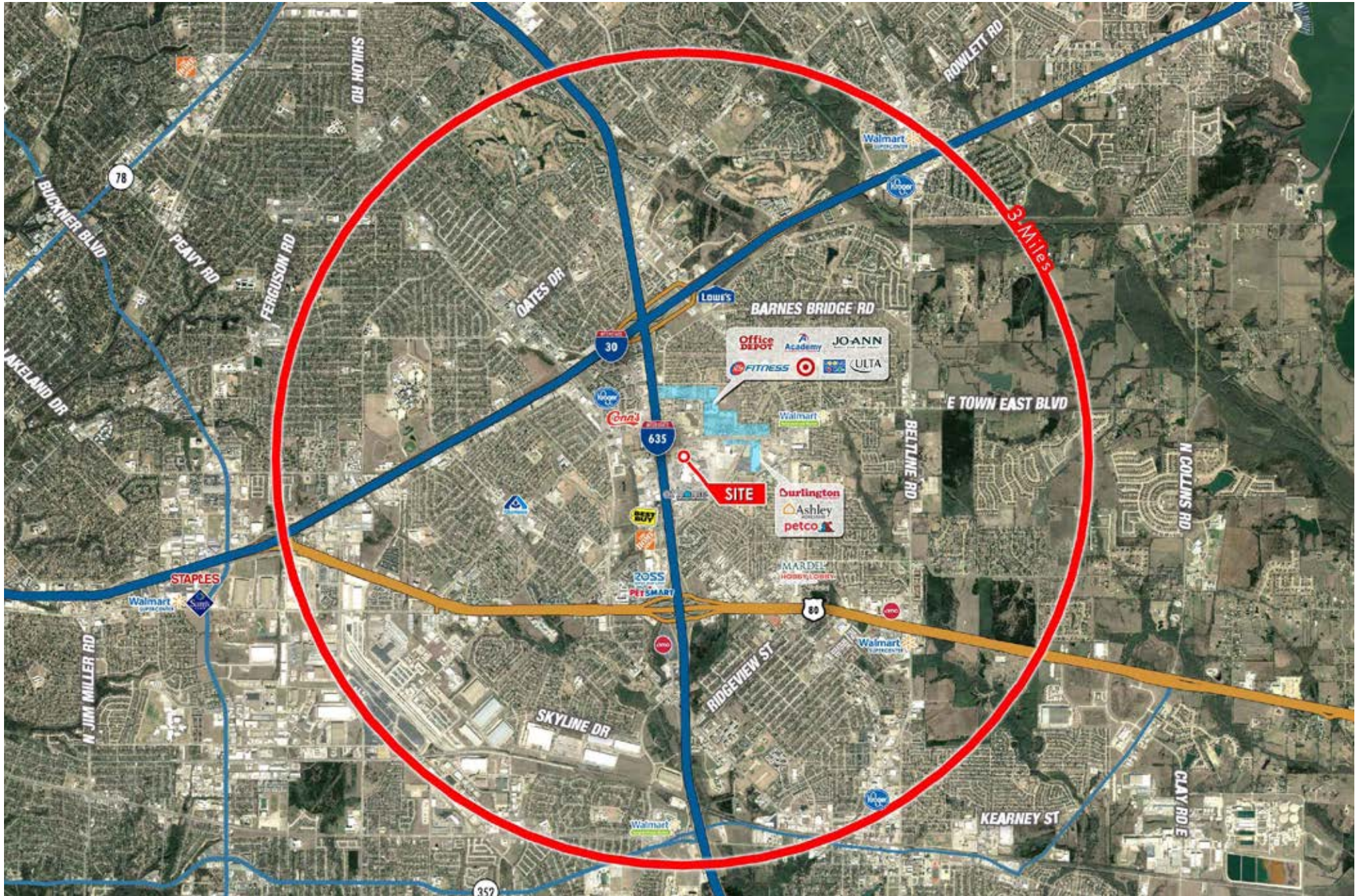
The information contained herein was obtained from sources believed reliable; however RetailUnion makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions prior to sale or lease, or withdrawal without notice.

## 2019 DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
EST. POPULATION	115,633	326,214	1,060,783
DAYTIME POP	41,195	91,196	348,644
MEDIAN HH INCOME	\$50,033	\$51,172	\$55,143
AVG. HH INCOME	\$64,168	\$66,859	\$79,844



# OVERVIEW AERIAL



# AERIAL



# SITE PLAN



# SURVEY

