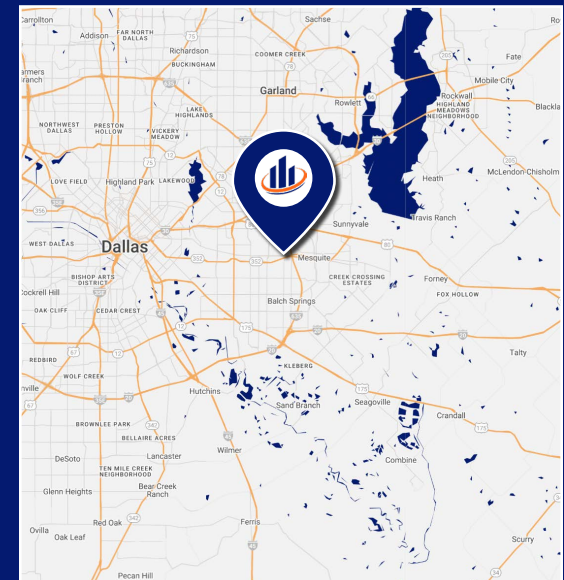


RECENTLY RENOVATED PEACHTREE CROSSINGS SHOPPING CENTER

104 North Peachtree Road
Mesquite, TX 75149

100% OCCUPIED | 10 TENANTS | 3 BUILDINGS

2025 RENOVATED | NEXT TO WALMART



FOR SALE
\$2,800,000

This recently renovated shopping center offers a refreshed and inviting retail environment in the heart of Mesquite, TX. Significant capital improvements have been completed, including upgraded parking areas, new paint, enhanced lighting, and updated signage. A roof replacement is also underway, ensuring long-term stability and reduced near-term maintenance for ownership.

In addition to its strong visibility and improved curb appeal, the property presents a clear value-add opportunity through aligning rents with current market levels. With these renovations in place, the center is well-positioned to serve the surrounding community, attract quality tenants, and capture future growth in this thriving Dallas-Fort Worth suburb.

FEATURES

Building SF:	16,400 SF
Lot Size:	1.97 Acres
Occupancy:	100%
Cap Rate:	6.91%
Proforma:	10.3%
NOI:	\$193,447

HIGHLIGHTS

- **Value-Add Opportunity: Stabilize Leases To Market Rates**
- All NNN Leases With PG.
- Current Rent Roll:
 - 49% Of SF Is At ~50% Below Market
 - 25% Of SF Is At ~25% Below Market
 - 25% Of SF Is At Market Rents With WALT Of 4.9 Years and Rent Escalations

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KEY HIGHLIGHTS

- 100% Occupied | 10 Tenants | 16,400 SF | 3 Buildings | Next to Walmart
- Excellent visibility from Walmart and Military Pkwy
- Seasoned Lineup: Strong mix of long-standing tenants providing consistent cash flow | strong mix of internet resistant tenants
- Traffic counts: Military Pkwy – 20,070 VPD | Peachtree – 8,200 VPD
- Fully renovated in 2025: signage, parking lot, lighting, paint, fence, and roof (in progress)
- Walmart attracts 125,000+ monthly visitors, with Walmart Gas adding 40,000+ (Placer.ai)
- Surrounded by top national retailers: Walmart, McDonald's, Starbucks, Panda Express, Whataburger, Waffle House, Jack in the Box, 7-Eleven, Ojos Locos, Dairy Queen, Murphy USA, Valero, Dutch Bros, Taco Bell, Sonic, Chipotle, and IHOP
- Minutes from Mesquite Rodeo, Mesquite High School, Middle School, and high-density new developments

This aerial view shows the Peachtree Crossings area, featuring several commercial and residential developments. Key locations include:

- Commercial Developments:**
 - Walmart** (center)
 - Dutch Bros** (top left)
 - Taco Bell** (top left)
 - 90 Townhomes** (top right)
 - Mattamy Homes at Iron Horse Village** (top center)
 - Mattamy Homes at Iron Horse Village** (top right)
 - NP** (Not Permitted) areas (center and right)
- Transportation:**
 - Interstate 635** (top left)
 - Military Pkwy 20,070 VPD** (center)
 - Peachtree Dr 8,200 PD** (bottom center)
- Other Features:**
 - Peachtree Crossings** (bottom right)
 - NP** (Not Permitted) areas (center and right)
 - NP** (Not Permitted) areas (center and right)

The image also includes a header with various logos (Murphy USA, Waffle House, Jack in the Box, Starbucks, Dunkin', Burger King, Jamba Juice, Panda Express, 7-Eleven, Super Star Car Wash, McDonald's, Dairy Queen, GrubHub, Valero, H, Hallowing Express, TownPlace Suites, Rodeo, Days Inn by Wyndham, 6) and a footer with logos for Sonic, Chipotle, IHOP, and Dunkin'.

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1. Prime DFW Location:

Just 15 minutes from Downtown Dallas with direct access to I-30, I-635, I-20, and US 80, offering unmatched connectivity and visibility.

2. Skilled Workforce:

A growing, diverse labor pool supports industries from advanced manufacturing to healthcare.

3. Pro-Business City:

Incentives, streamlined approvals, and hands-on support from Mesquite's Economic Development team.

4. Strategic Growth Plan:

A five-year roadmap expanding the tax base and driving long-term economic strength.

5. Strong Market Identity:

Branded as "Real Texas, Real Business," blending heritage with modern opportunity.

6. Major Employment Anchors:

Town East Mall, UPS, Canadian Solar, Ashley Furniture, and Dallas Regional Medical Center fuel steady consumer traffic.

7. Competitive Retail Market:

Attractive lease rates (~\$18/SF) with healthy tenant demand across retail categories.

8. Limited Supply:

Few shopping centers available for sale, creating opportunity in a tight market.

9. Logistics Advantage:

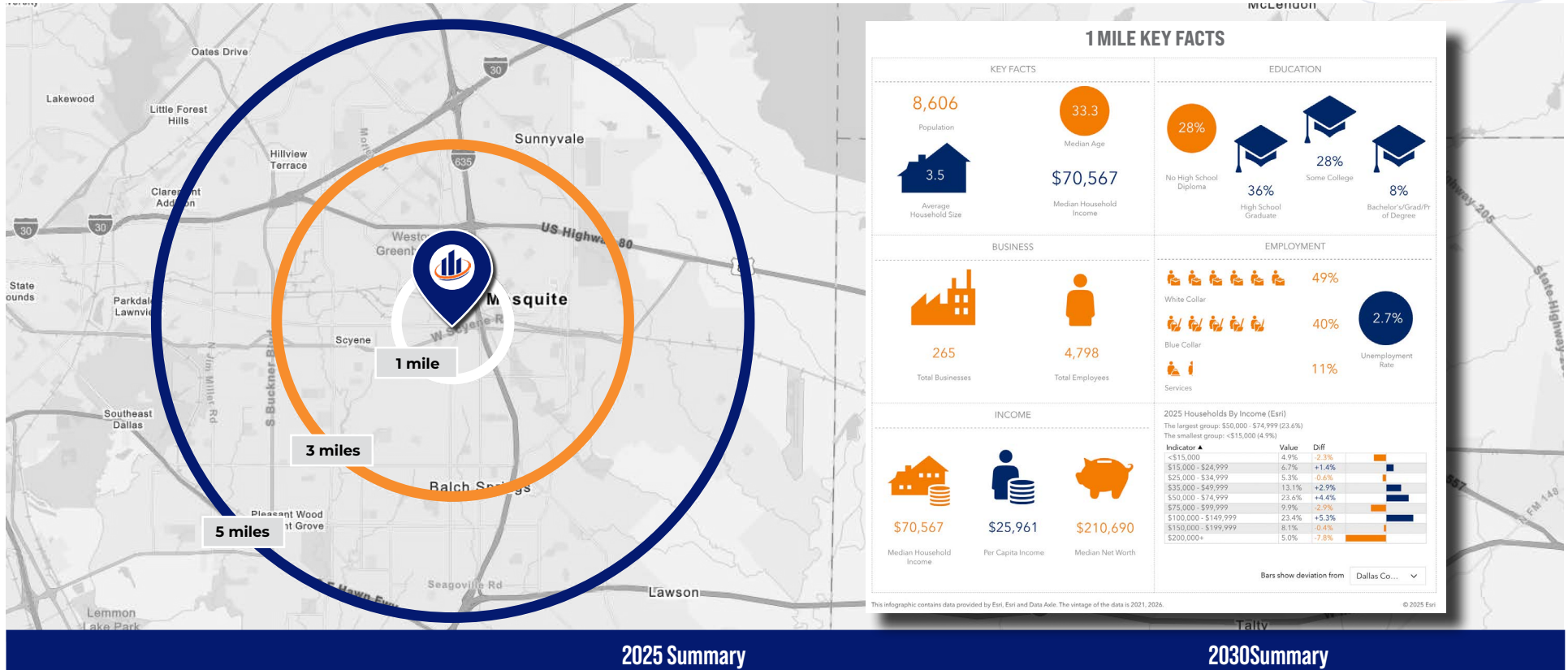
Excellent highway access plus Mesquite Metro Airport for corporate and general aviation.

10. Lifestyle & Community:

"Rodeo Capital of Texas" with strong cultural, arts, and recreation amenities supporting stability and growth.

RECENTLY RENOVATED PEACHTREE CROSSINGS SHOPPING CENTER

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2025 Summary

2030 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	8,606	128,375	317,445	8,980	127,919	316,928
Households	2,466	41,672	102,067	2,590	41,730	102,556
Families	1,994	30,106	74,420	2,096	30,180	74,984
Average Household Size	3.49	3.07	3.10	3.47	3.05	3.08
Owner Occupied Housing Units	1,862	21,554	57,771	2,010	22,477	60,571
Renter Occupied Housing Units	604	20,118	44,296	580	19,253	41,985
Median Age	33.3	32.6	33.3	34.3	33.5	34.3
Median Household Income	\$70,567	\$64,668	\$66,520	\$80,683	\$70,744	\$74,109
Average Household Income	\$88,768	\$78,293	\$84,041	\$101,434	\$86,765	\$94,347



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.

11-2-2015



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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	817-288-5524
Designated Broker of Firm	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	407418
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eliud Sangabriel	589027	eliud.sangabriel@svn.com	972-839-0590
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date