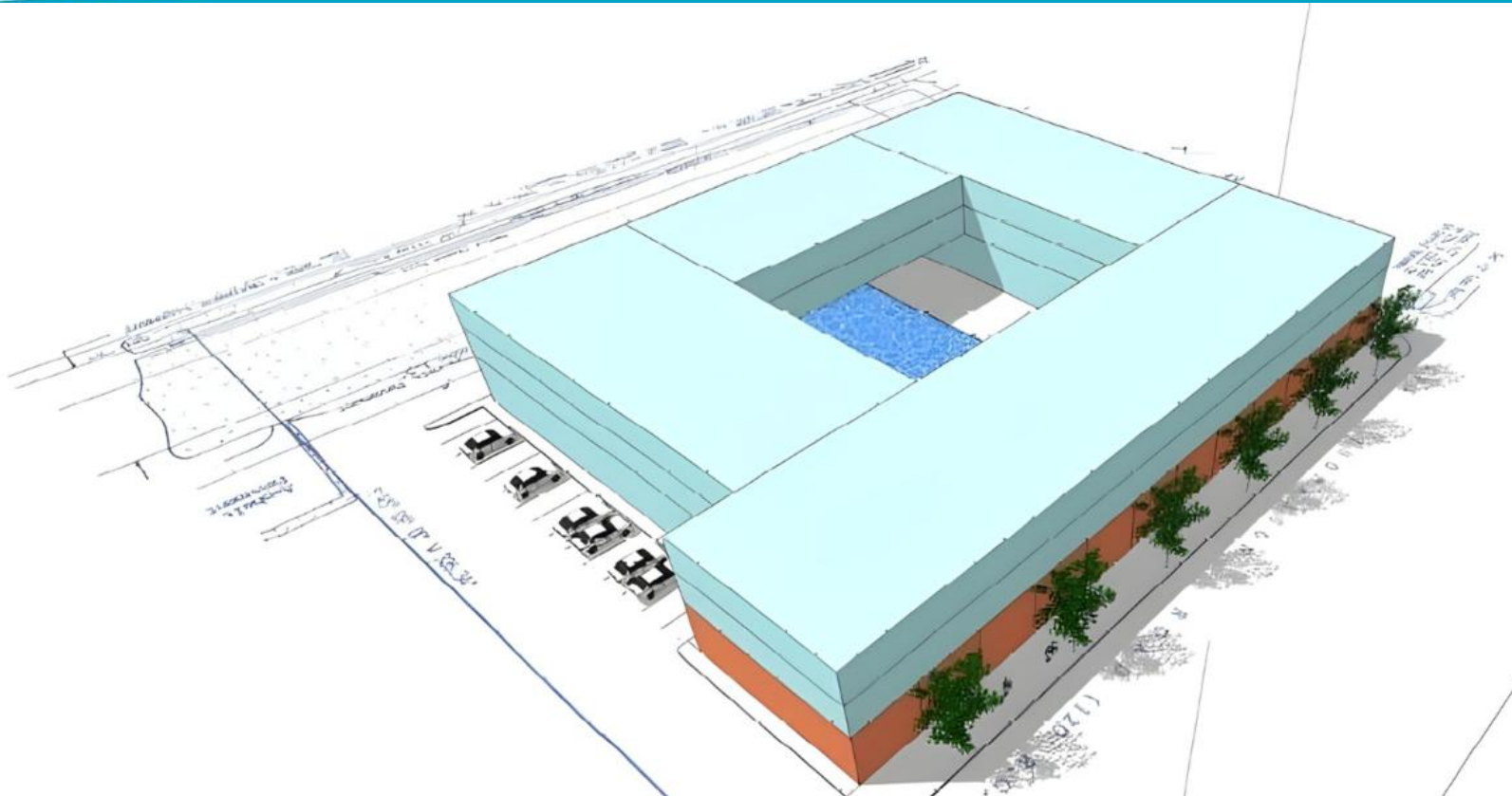


INFORMATION PACKAGE



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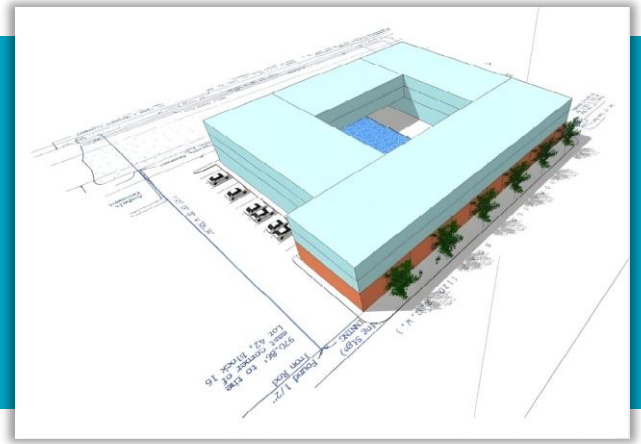
FOR SALE

4737 Gus Thomasson Rd
Mesquite, TX

Joseph Gozlan
P: (903) 600-0616
E: Joseph@ebgtexas.com

2.2 AC / 60,099 SF
Mixed Use Land

Executive Summary



Property Profile

Lot Size:	2.2 AC
Zoning:	Mixed Use (Buyer to verify with the City)
Secondary Type:	Multifamily
VPD:	15,770
Frontage:	~320 Feet
Curb Cuts:	2+
Street Type:	Primary

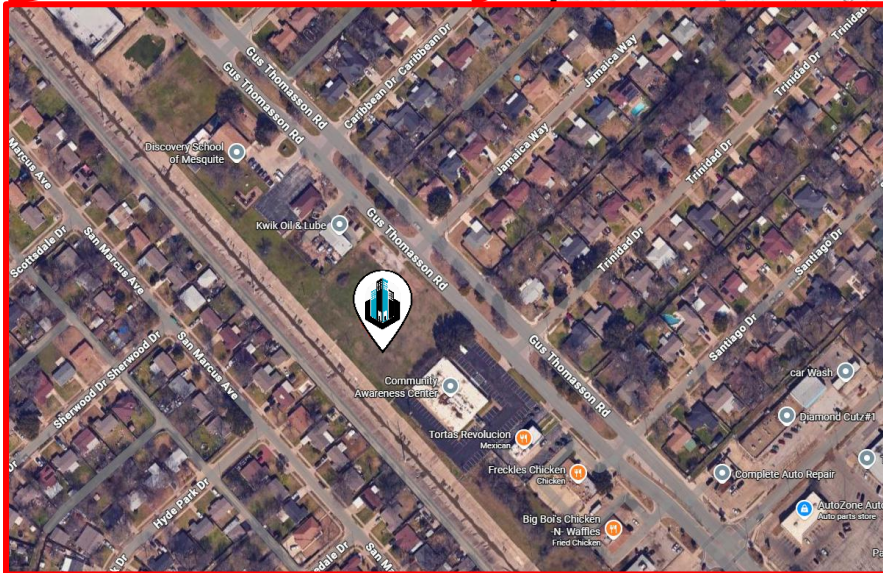
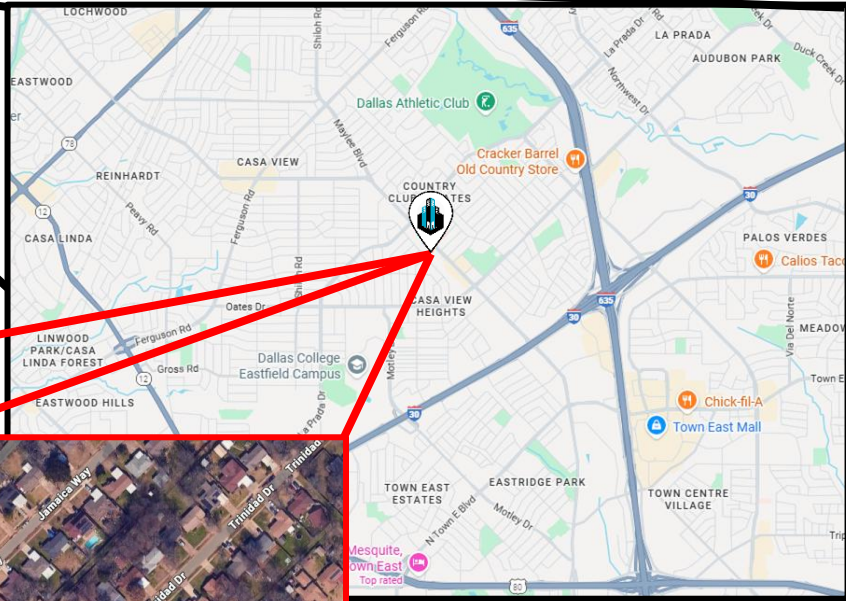
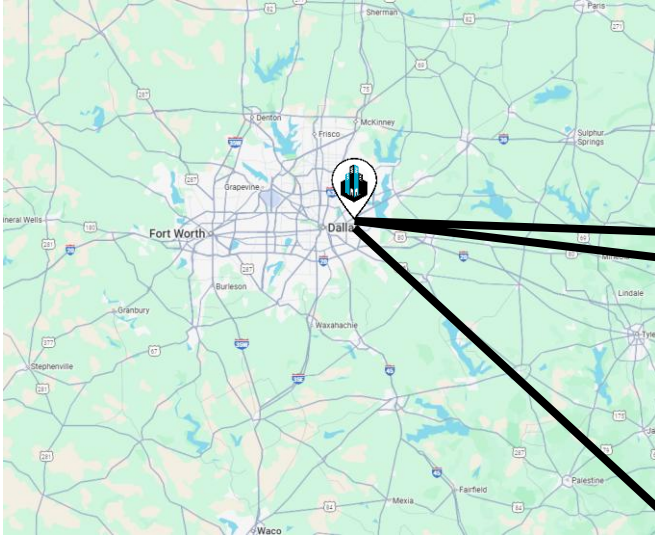


Highlights

- Located about 2 miles from the Town East Mall area with various new apartments.
- Busy street, one of Mesquites core routes.
- Mixed use zoning with many options
- CallisonRTKL Architecture firm did a feasibility study in 2019 showing up to 84 apartments and 14,400SF of retail can be built.
- City incentive available for the right project
- **Asking Price: \$799,999**

Location

4737 Gus Thomasson Rd
Mesquite, TX



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Charting the Course for Retail Growth!

Location

4737 Gus Thomasson Rd
Mesquite, TX



4737 Gus Thomasson Rd. Mesquite, TX 75150



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Pictures

4737 Gus Thomasson Rd
Mesquite, TX



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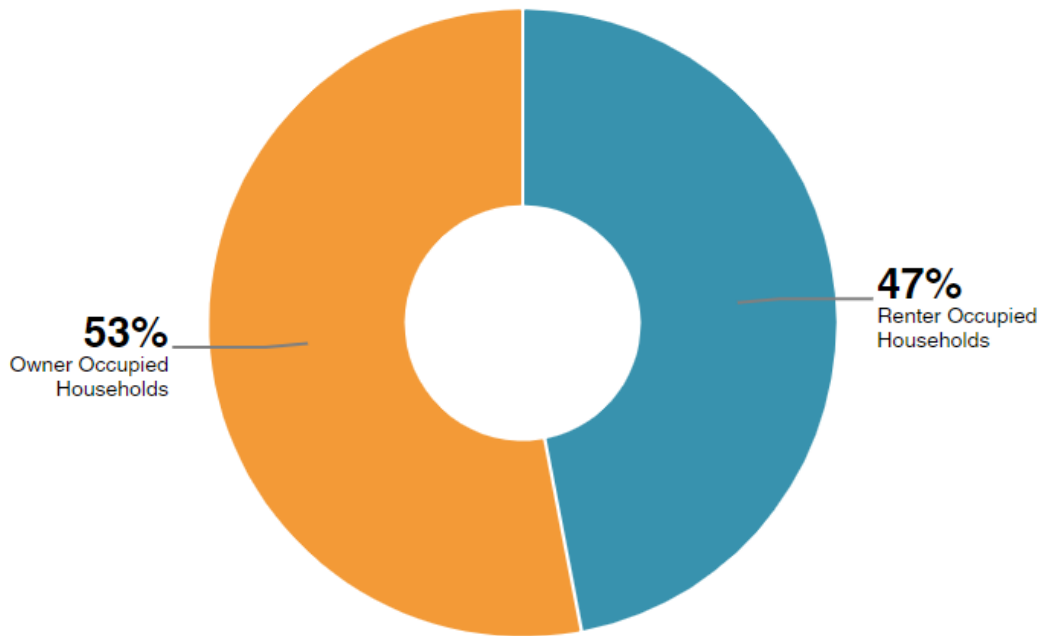
Demographics

4737 Gus Thomasson Rd
Mesquite, TX

Population

	2 mile	5 mile	10 mile
2022 Population	68,166	316,368	1,177,708
Median Age	32.8	34	34.9

Housing Occupancy



5 mile 2022 Housing Units



Contact



JOSEPH GOZLAN

THE RETAIL NAVIGATOR™

Joseph Gozlan Managing Principal

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