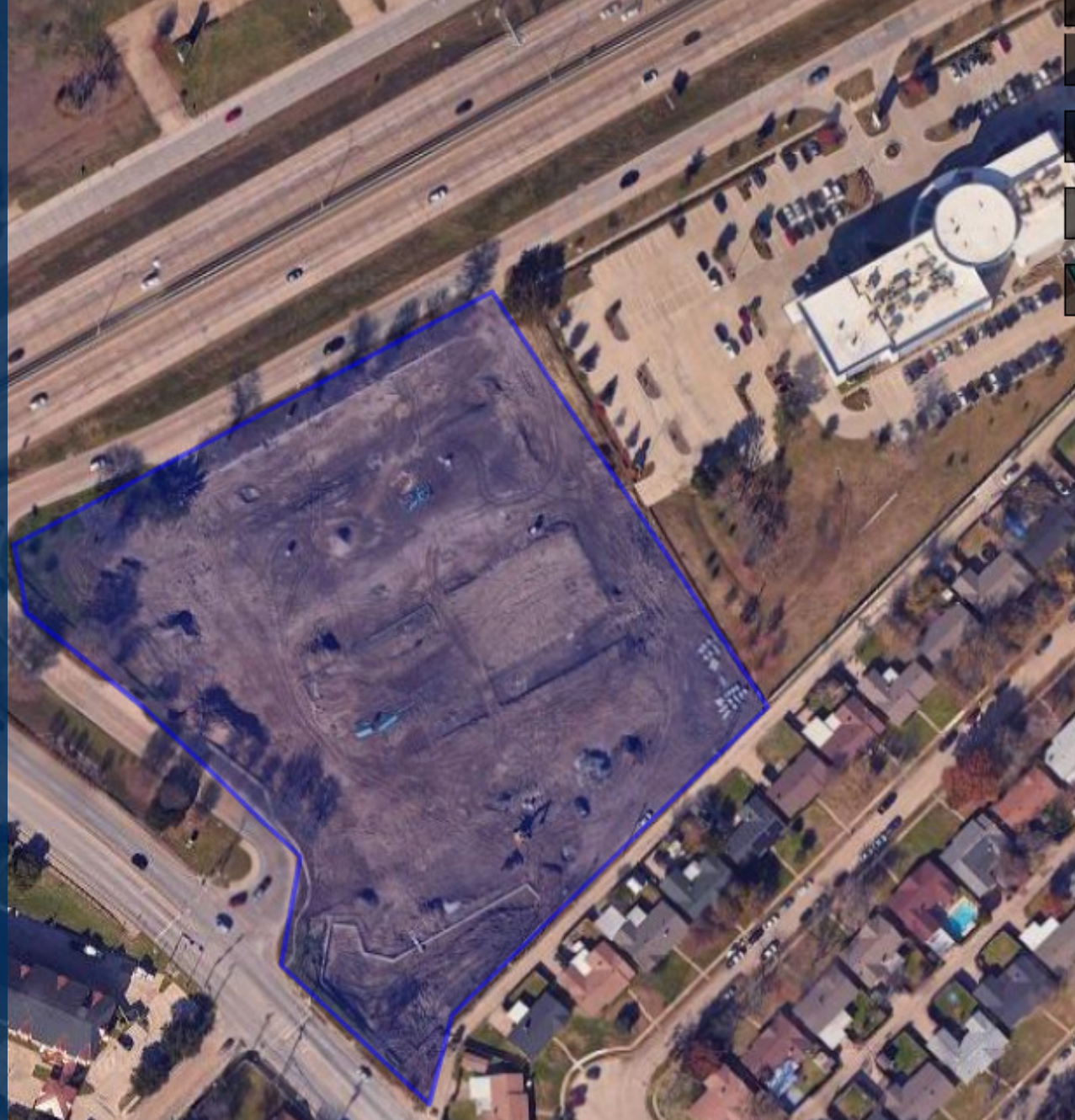


For Sale

**3500
INTERSTATE 30
MESQUITE, TX
75150**



HISHAM AHMAD

214.427.1835

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LAND FOR SALE

3500 INTERSTATE 30, MESQUITE, TX 75150

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| PAGE 2



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LOCATION MAP | PAGE 3



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PROPERTY DESCRIPTION

Prime investment opportunity! Situated in the thriving Mesquite area, this property boasts 450 feet of frontage along Hwy 30, offering unparalleled visibility and accessibility. Ideal for land and other investors seeking a strategic acquisition, this expansive parcel presents a multitude of possibilities for development and expansion. With its strategic location and significant frontage, this property presents a compelling investment opportunity for those seeking to capitalize on the growth and potential of the Mesquite area. Don't miss your chance to secure a valuable piece of real estate with limitless potential.

PROPERTY HIGHLIGHTS

- Prime location in Mesquite area
- 450 feet of frontage along Hwy 30
- Concrete poured in 5 key sections
- Final approvals received from TxDOT and the City
- Water pumping in progress for final concrete pours
- All utilities fully installed
- Retention pond completed with safety fence
- Retaining wall fully constructed
- Site ready for vertical development



OFFERING SUMMARY

Sale Price:	\$6,500,000
Lot Size:	5.9 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	448	1,124	5,210
Total Population	1,538	3,885	16,935
Average HH Income	\$90,427	\$86,869	\$77,845

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DEVELOPMENT | PAGE 4



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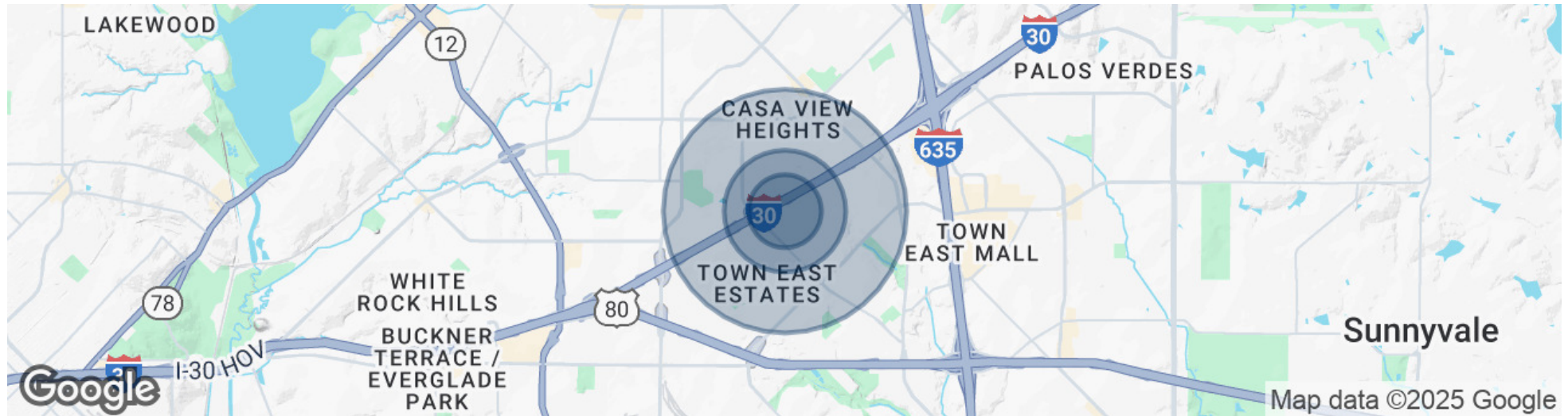
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DEMOGRAPHICS MAP & REPORT | PAGE 6



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,538	3,885	16,935
Average Age	36	36	35
Average Age (Male)	35	35	34
Average Age (Female)	38	37	36

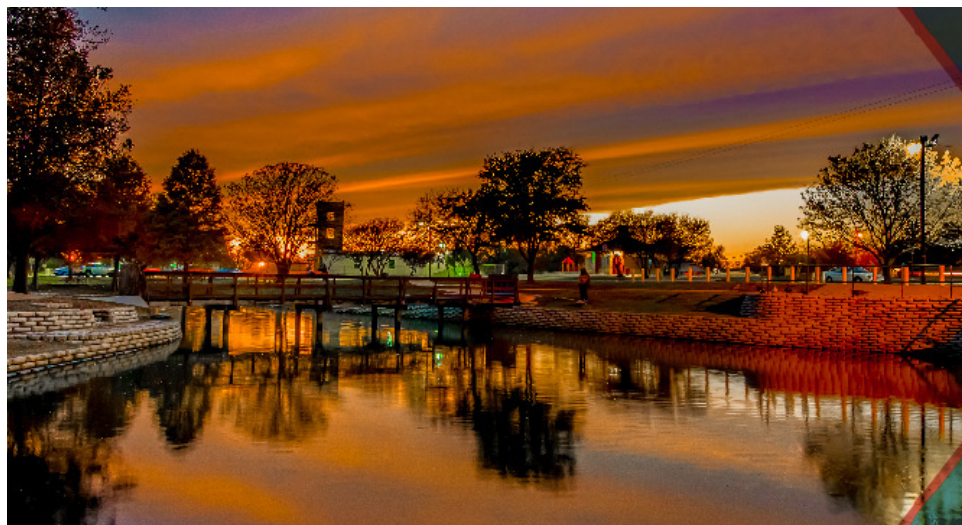
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	448	1,124	5,210
# of Persons per HH	3.4	3.5	3.3
Average HH Income	\$90,427	\$86,869	\$77,845
Average House Value	\$224,590	\$223,653	\$226,313

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MESQUITE CITY

Strategically located in the vibrant city of Mesquite, the area surrounding 3500 Interstate 30 offers an array of amenities and attractions. Mesquite is renowned for its dynamic business environment, with a diverse range of retail, dining, and entertainment options. Nearby, investors will find the Mesquite Arts Center, a hub for cultural events and artistic performances, as well as the Mesquite Championship Rodeo, a popular local attraction. The area is also home to scenic parks, bustling commercial districts, and convenient access to major highways, making it an attractive location for a wide range of investment opportunities.

LOCATION DETAILS

County	DALLAS
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THRIVING COMMUNITY & LIFESTYLE

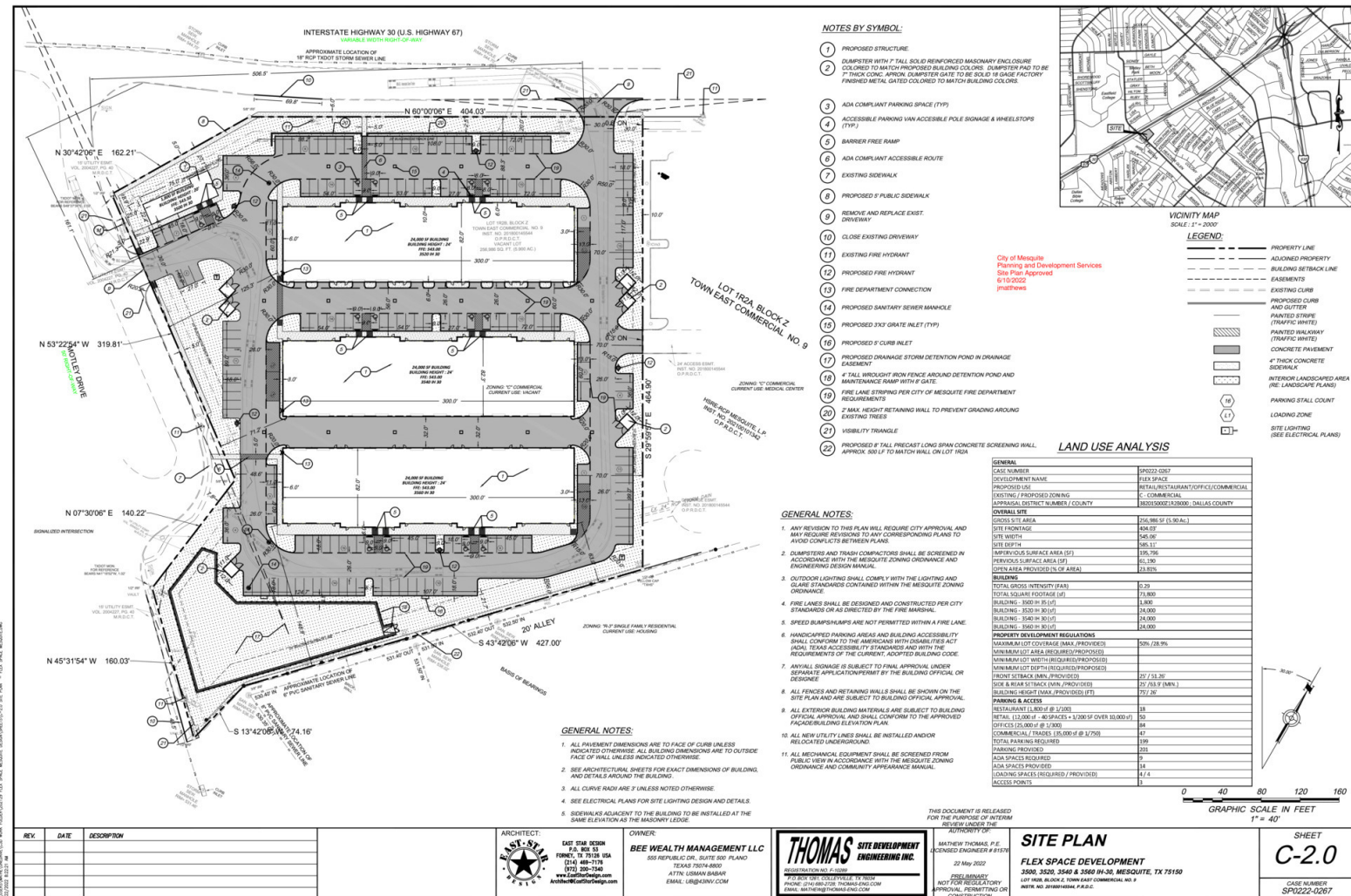
Mesquite is home to friendly neighborhoods, excellent schools, and a variety of parks and recreation centers. With over 70 parks, sports complexes, and family-friendly events year-round, it's a city where residents enjoy an active and connected lifestyle.

As one of the fastest-growing cities in North Texas, Mesquite offers great opportunities for business and investment. With access to major highways, a skilled workforce, and a pro-business environment, it's an ideal location for both small enterprises and large developments.

Mesquite is known for its diverse shopping centers, local restaurants, and entertainment options. From the iconic Mesquite Rodeo to the Town East Mall, the city provides plenty of ways to relax, explore, and enjoy.

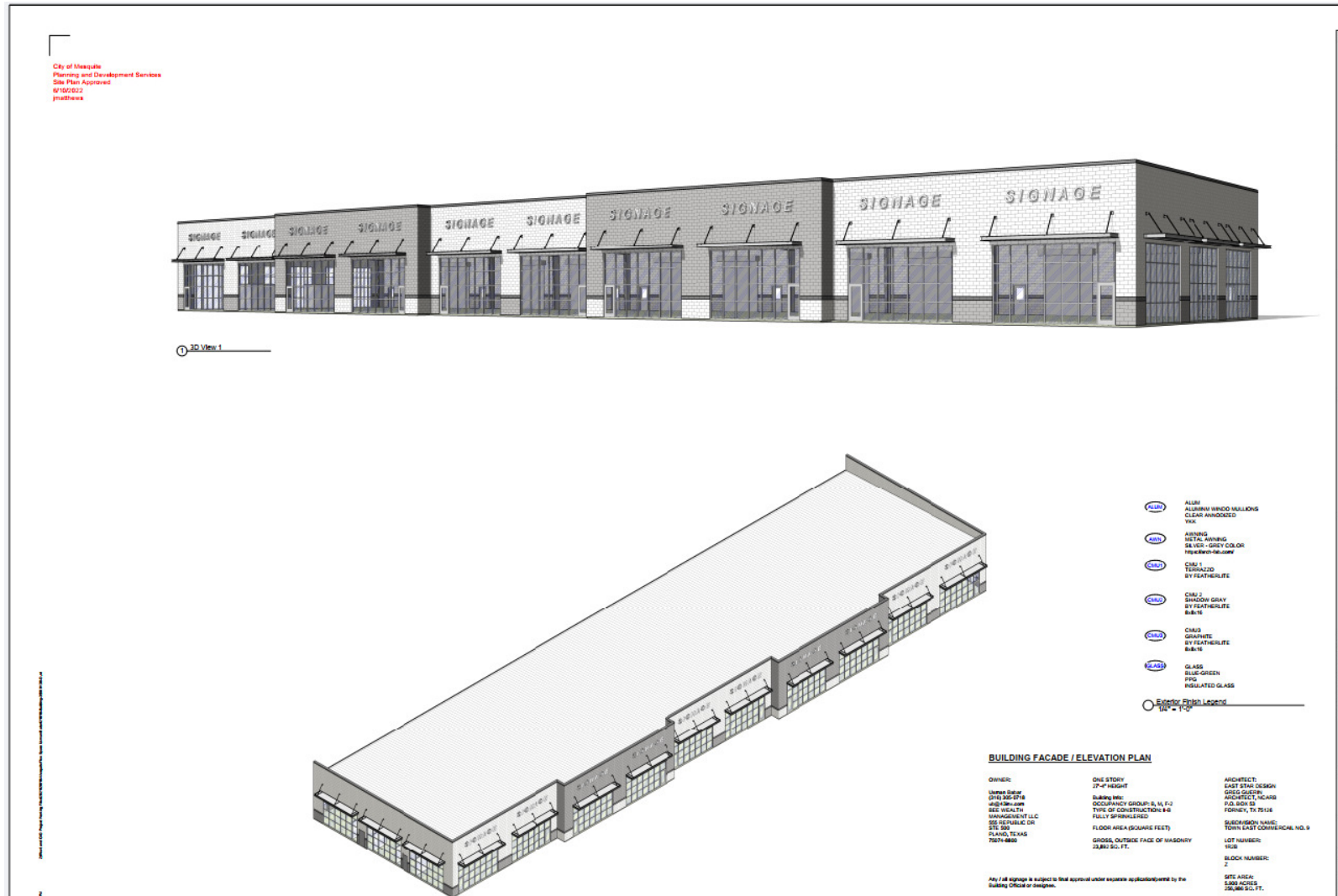
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MEET THE TEAM | PAGE 11



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