

COMMERCIAL SPACES

OUTSTANDING

Leasing Opportunity

LOW RENT

LOW START-UP COST

Flexible Lease Term

Short/Long-Term Leases

FREE RENT

Space Is Ideal For...Retail,
Office, Build to suit

HURRY !
We Can Help You !

- Are you looking to expand or relocate your business? If so, we can help.
- Our Goal is to lease this space ASAP, so we are offering aggressive deal incentives to help you get started and succeed.
- We have allocated extra tenant improvement \$\$\$ for our new qualify tenants.

Demo	1 Mile	3 Mile	5 Mile
Population:	17,086	133,569	312,211
Employee:	7,737	56,129	142,911
Avg Inc.	48,069	44,196	45,245
Traffic Counts:	15,487	ADV	

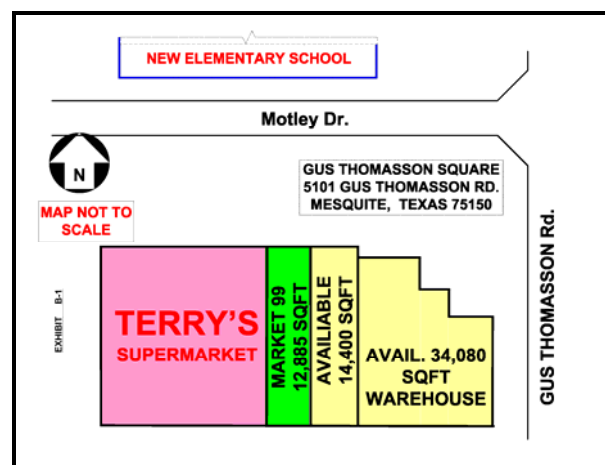
GUS THOMASSON CENTER

5101 Gus Thomasson Rd.
Mesquite, Texas 75150



Anchored by **TERRY'S**
Supermarket(37,000sqft)

- Complete Renovation.
- Ideal location for Dollar Stores, Discount Stores, Furniture Stores, Distribution Center, etc...
- Good signage
- 6,000-14,400 sqft Retail
- 34,080 sqft warehouse with 40 ft ceiling, and Loading dock.
- Good for Distribution Center
- Affluent trade area - large Hispanic population
- Rent rate: \$8-\$10/sqft retail, \$2-\$4/sqft Warehouse.



Tan B. Le
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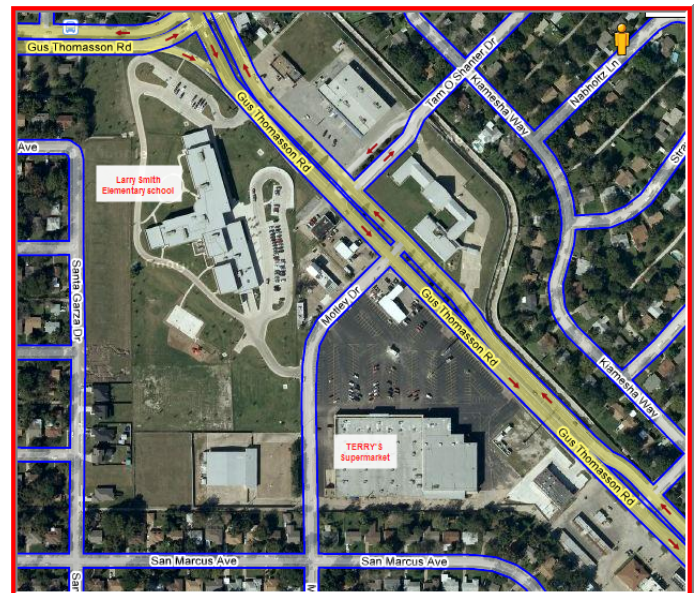
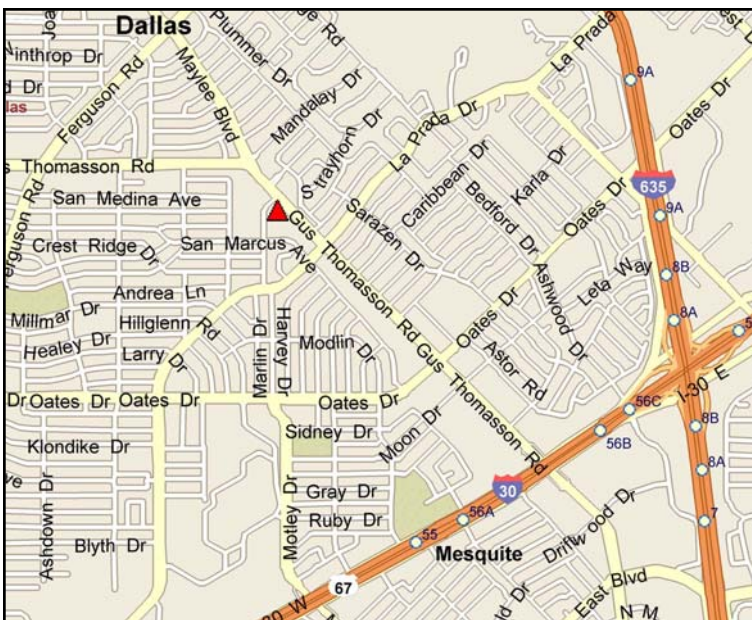
MORE INFORMATION ➔



34,080 sqft Warehouse with 40 ft Ceiling, and Loading Docks



Brand New 100,000 sqft Elementary School across street



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14,400 sqft Retail Space
Rental Rate: \$6-8 per sqft



14,400 sqft Retail Space
Rental Rate: \$6-8 per sqft



34,080 sqft Warehouse with
40 ft Ceiling, and Loading Docks



Two Loading Docks



34,080 sqft Warehouse with
40 ft Ceiling, and Loading Docks

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