

**SALE**

# Walmart Shadowed Pad Site

**205 N PEACHTREE RD**

Mesquite, TX 75149

**PRESENTED BY:**

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**23,596 SF  
For Sale**

**Peachtree  
Retail  
Medical  
Office**



# SHOVEL READY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$444,600
<b>ACRES:</b>	0.5417
<b>LOT SIZE:</b>	23,596 SF
<b>APN:</b>	38193150010310000

## PROPERTY OVERVIEW

Shovel-ready. Developers special: QSR or medical office strip centers  
Adjacent to Walmart, Walmart Fuel Station, Starbucks, Panda Express, and other nearby businesses like 7-Eleven, Dutch Bros, and Sonic Drive-In.  
323,000+ population within 5 miles  
21,436 VPD Military Pkwy and 8,455 VPD Peachtree

## PROPERTY HIGHLIGHTS

- Why Develop Here?
- Walmart sees an estimated 125,000 visitors per month, making this a prime location for high customer visibility.
- Great ingress/egress point
- Iron Horse Village: A 54-acre mixed-use development featuring 336 single-family homes and 130,000 SF of retail

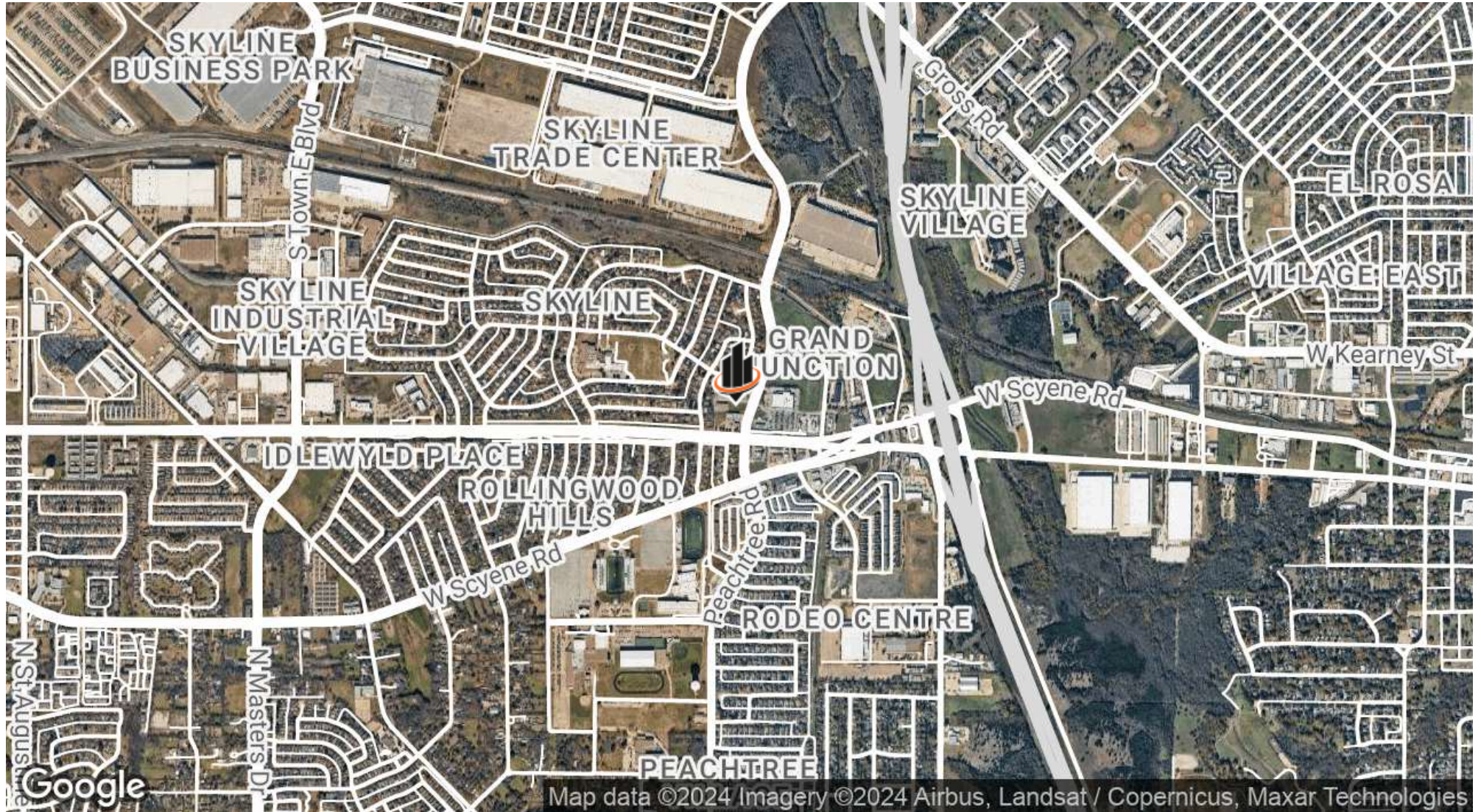
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**WALMART SEES AN ESTIMATED 125,000 VISITORS PER MONTH, MAKING THIS A PRIME LOCATION FOR HIGH CUSTOMER VISIBILITY**



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# DEMOGRAPHICS MAP & REPORT

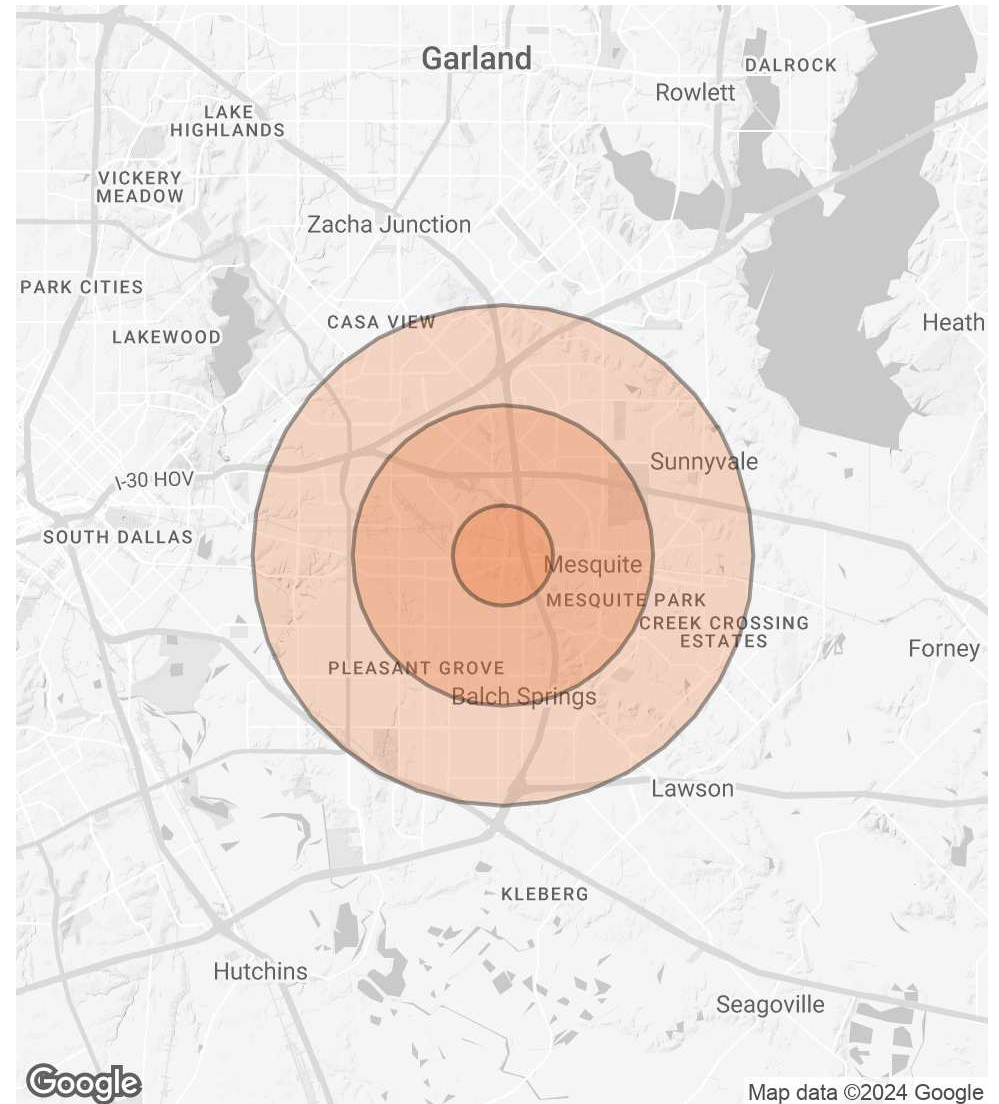
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	9,005	128,395	323,251
<b>AVERAGE AGE</b>	35	35	36
<b>AVERAGE AGE (MALE)</b>	33	34	35
<b>AVERAGE AGE (FEMALE)</b>	36	36	37

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,667	41,355	103,023
<b># OF PERSONS PER HH</b>	3.4	3.1	3.1
<b>AVERAGE HH INCOME</b>	\$67,249	\$67,839	\$74,322
<b>AVERAGE HOUSE VALUE</b>	\$222,775	\$222,063	\$242,410

Demographics data derived from AlphaMap



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