

2648 W Scyene Rd. Mesquite, Texas



±.24 Acre Lot for Sale or Lease
C-1 Retail/Office Zoning
20,612 Vehicles Per Day on W Scyene Road
Less Than 1 Mile from I-635 with 155K VPD

Main Contact

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Property Overview

M&D CRE is pleased to present a prime 0.24-acre commercial site for sale or lease in Mesquite, zoned C-1 Retail/Office with strong visibility along W Scyene Rd. and convenient access to I-635. Surrounded by dense residential growth, established retail, and a population of more than 513,000 within a 15-minute drive.

Listed By:
Kevin Weable | 214.801.7787



Property Overview

Available for sale or lease, 2648 W Scyene Rd. in Mesquite, Texas offers a strong commercial opportunity in a highly visible Mesquite location just 10 miles from downtown Dallas. This approximately 0.24-acre vacant lot is zoned C-1 Retail/Office, making it well suited for retail, office, or service-oriented development.

Located right near West Mesquite High School and Frasier Stadium, the property benefits from approximately 20,612 vehicles per day and has 75 feet of frontage along W Scyene Rd. It is also just under 1 mile from I-635, which sees more than 154,000 VPD, and approximately 2.5 miles from Buckner Blvd./Highway 12 with an additional 30,000 VPD.

Utilities available to the site include city water, city sewer, and electricity. The surrounding area is heavily residential and offers convenient access to nearby dining and retail, including Walmart, Dutch Bros Coffee, Griff's Hamburgers, and more.

With approximately 513,098 residents within a 15-minute drive and an average household income of \$89,843, the site offers excellent access to a large and established consumer base.

Contact Kevin Weable for more information: 214.801.7787.

Acres	.24 Acre Lot
Zoning	C1 - Office/Retail
Frontage	75' on W Scyene Rd.
Utilities	City Sewer & Water
Topography	Level
Grading	Raw Land
Access	Single / Direct
Parcel ID	38180500001340100



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Location Overview

Mesquite, Texas is a thriving and diverse suburb of Dallas that continues to experience steady growth and development.

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Real. Texas. Business.

Mesquite, TX Overview

Mesquite, Texas is a thriving and diverse suburb of Dallas that continues to experience steady growth and development. The city offers a reliable workforce, pro-business climate, and strategic positioning within the DFW Metroplex, making it an ideal location for industrial and commercial users. With excellent connectivity to major highways, rail, and regional distribution networks, Mesquite is an excellent place to operate a thriving retail location or professional office. These strengths, combined with ongoing population growth and expanding commercial activity, position Mesquite as a market with both immediate development potential and long-term investment value.

79,834

Total
Labor
Force
(Mesquite EDC)

143,826

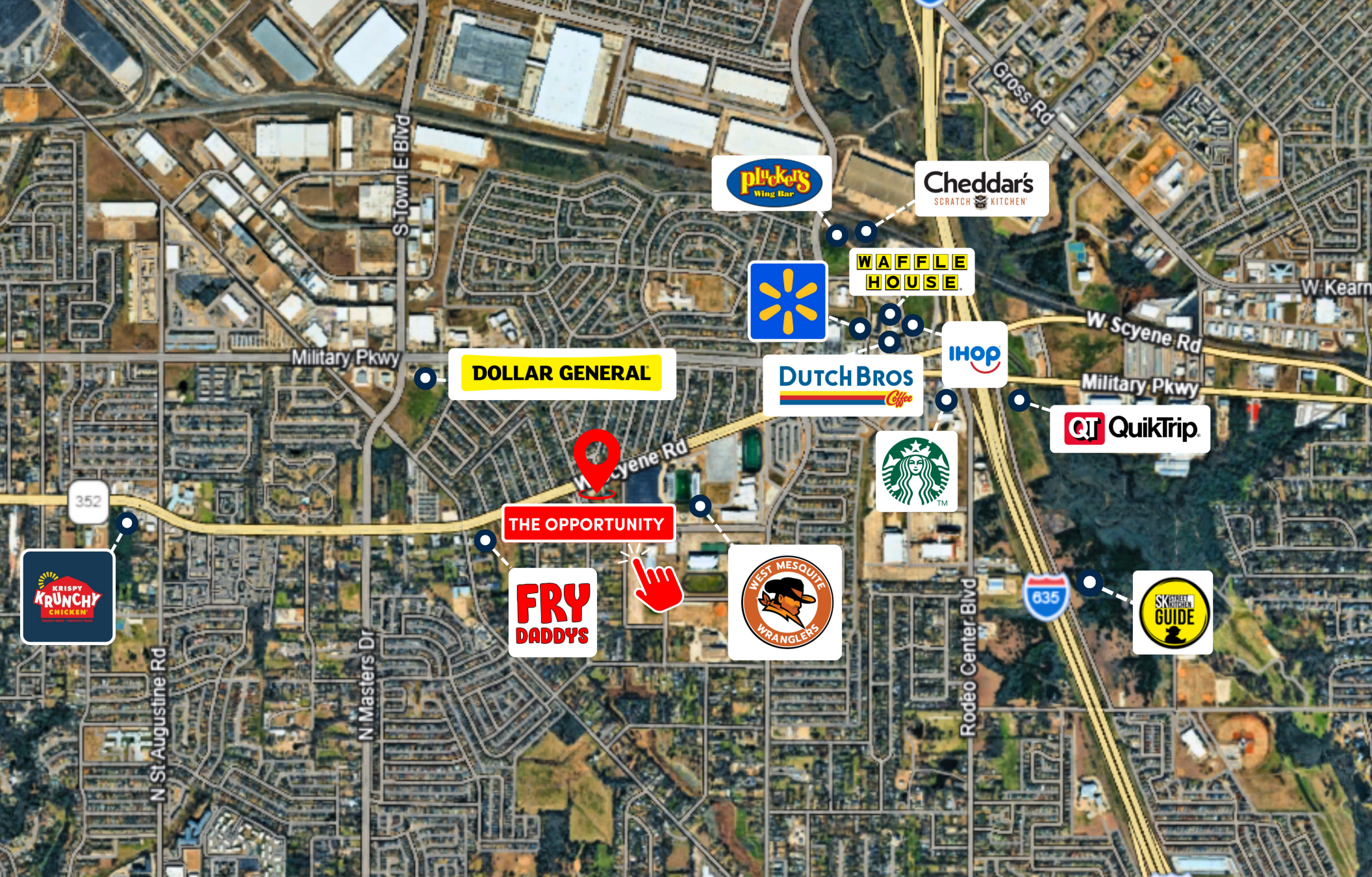
Total
Population
(Mesquite EDC)

3.6%

Unemployment
Rate
(Mesquite EDC)

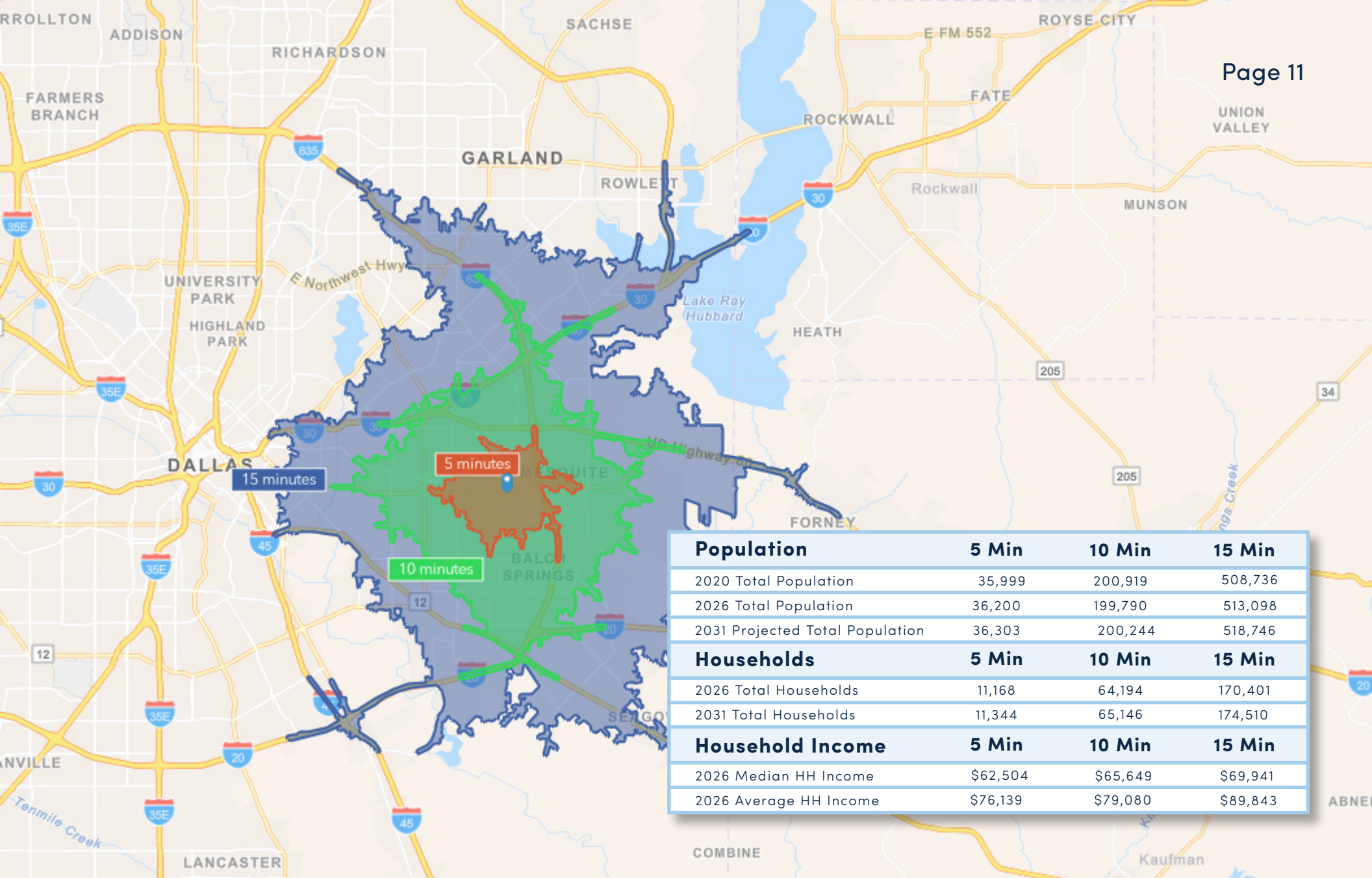
41,281

Total
Employees
(Mesquite EDC)



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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