

5.9 AC Land For Sale

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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

OFFERING SUMMARY

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

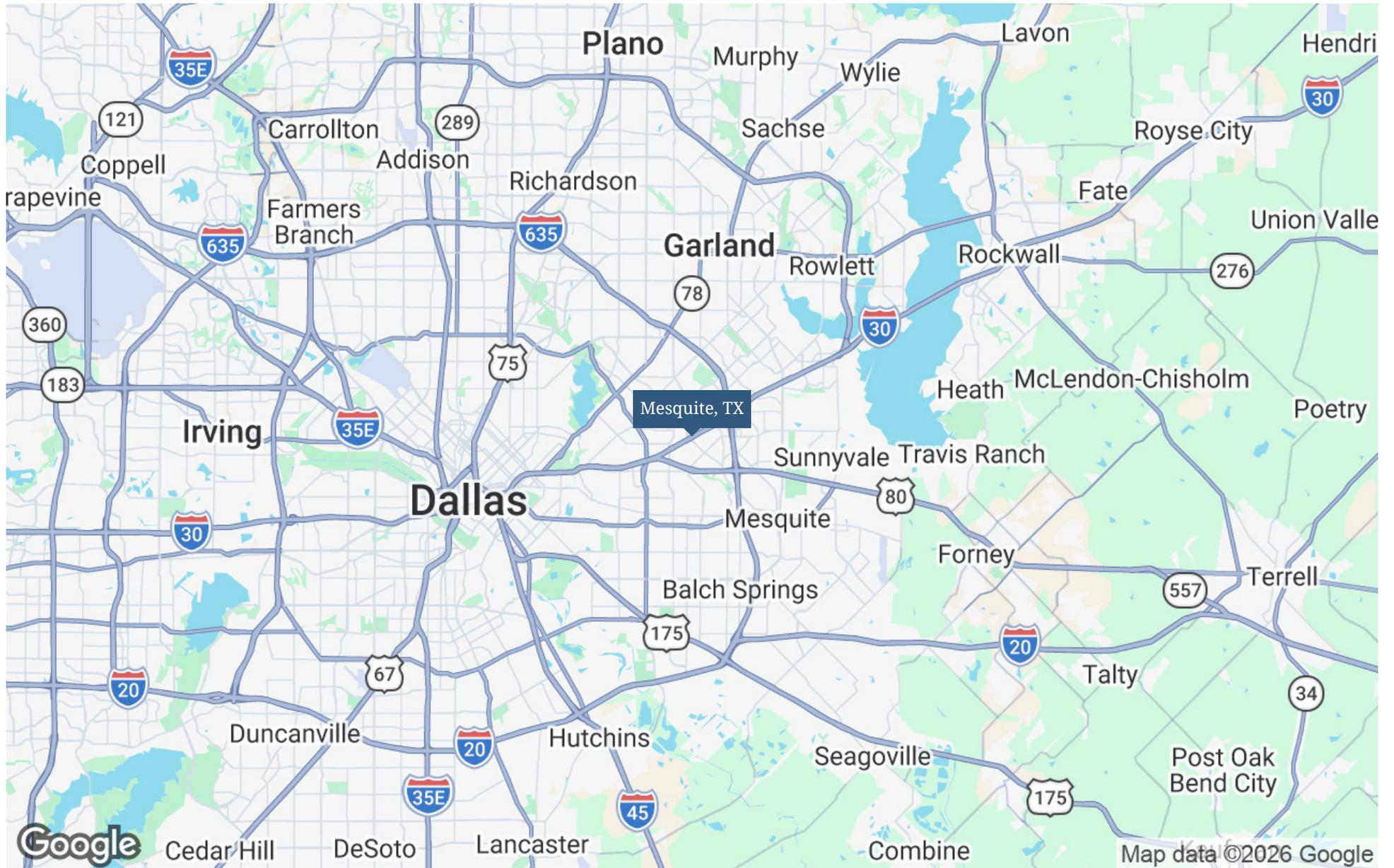








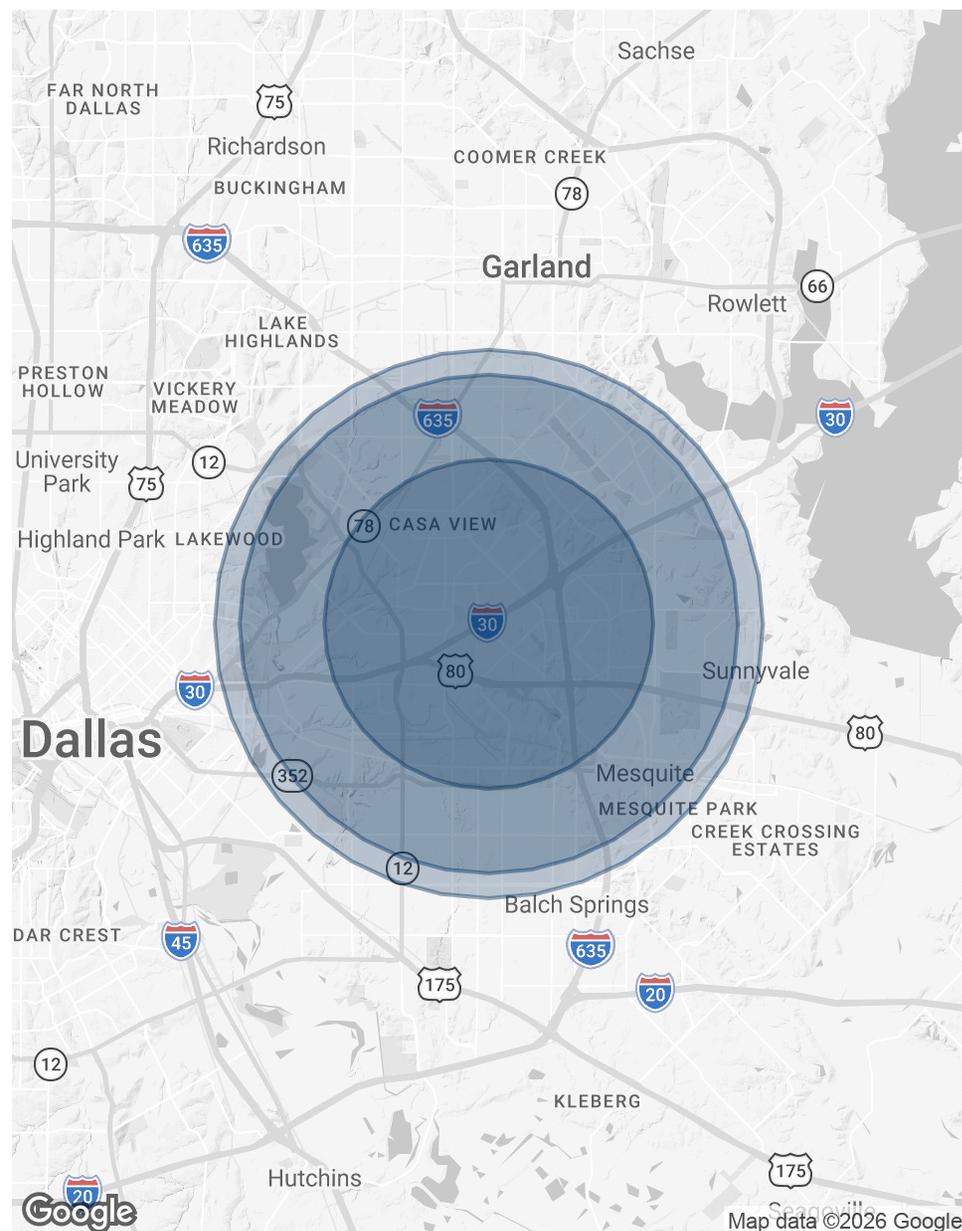


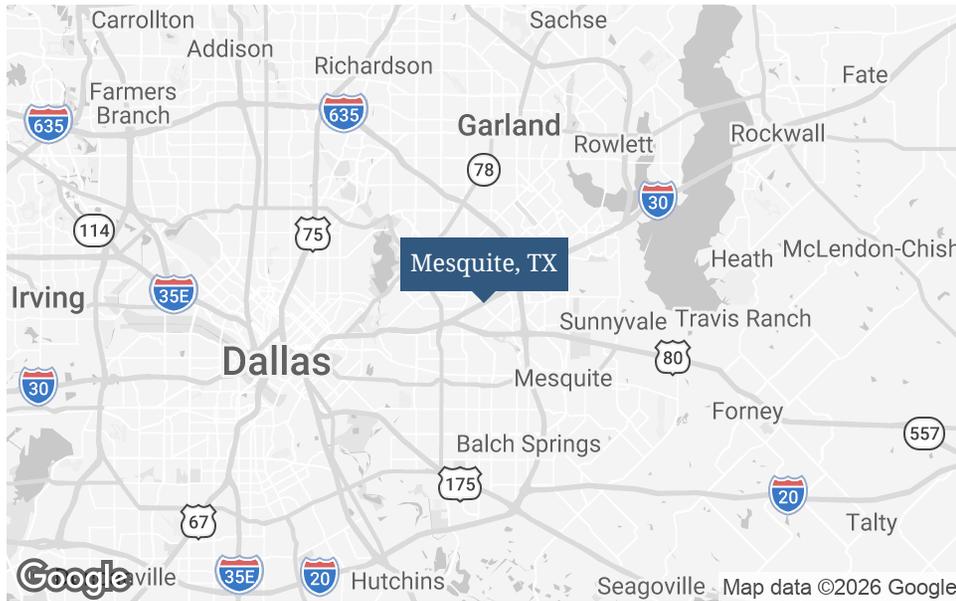


POPULATION	3.3 MILES	5.5 MILES	5 MILES
Total Population	164,748	407,598	339,312
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	3.3 MILES	5.5 MILES	5 MILES
Total Households	57,226	140,351	118,715
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$74,158	\$84,779	\$84,876
Average House Value	\$263,833	\$307,026	\$311,433

RACE	3.3 MILES	5.5 MILES	5 MILES
% White	29.0%	32.1%	32.6%
% Black	21.4%	19.2%	19.6%
% Asian	2.3%	3.2%	2.6%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	1.4%	1.4%	1.4%
% Other	26.7%	25.1%	24.9%





MESQUITE, TEXAS | STRATEGIC DEVELOPMENT OVERVIEW

- Mesquite is a well-established inner-ring suburb of Dallas with immediate access to major transportation corridors including I-30, I-635, and I-20, positioning the city as a high-connectivity residential and commercial hub.
- The City of Mesquite actively promotes responsible development through defined zoning districts, planned development overlays, and ongoing public-sector infrastructure investment.
- Building heights and density allowances vary by zoning, with select commercial, mixed-use, and planned development areas permitting vertical and mid-rise construction, supporting efficient land utilization and enhanced project yields.
- Strong population fundamentals and proximity to Dallas employment centers continue to drive demand for multifamily, townhome, and mixed-use residential projects.
- Targeted growth corridors offer flexibility for higher density and increased building heights, creating value-add opportunities for developers seeking scale and long-term income generation.
- Mesquite provides established utilities, transportation improvements, and municipal services, reducing entitlement risk and accelerating development timelines.
- A diversified economic base, anchored retail corridors, and continued public-private investment underpin long-term market stability and asset performance.
- Relative affordability compared to core Dallas submarkets, combined with strong fundamentals and development flexibility, positions Mesquite as a compelling target for institutional capital and strategic developers.





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