



This recently renovated shopping center offers a refreshed and inviting retail environment in the heart of Mesquite, TX. Significant capital improvements have been completed, including upgraded parking areas, new paint, enhanced lighting, and updated signage. A roof replacement is also underway, ensuring long-term stability and reduced near-term maintenance for ownership.

In addition to its strong visibility and improved curb appeal, the property presents a clear value-add opportunity through aligning rents with current market levels. With these renovations in place, the center is well-positioned to serve the surrounding community, attract quality tenants, and capture future growth in this thriving Dallas-Fort Worth suburb.

FEATURES

Building SF:	16,400 SF
Lot Size:	1.97 Acres
Occupancy:	100%
Cap Rate:	7.00%
Proforma:	10.3%
NOI:	\$194,311

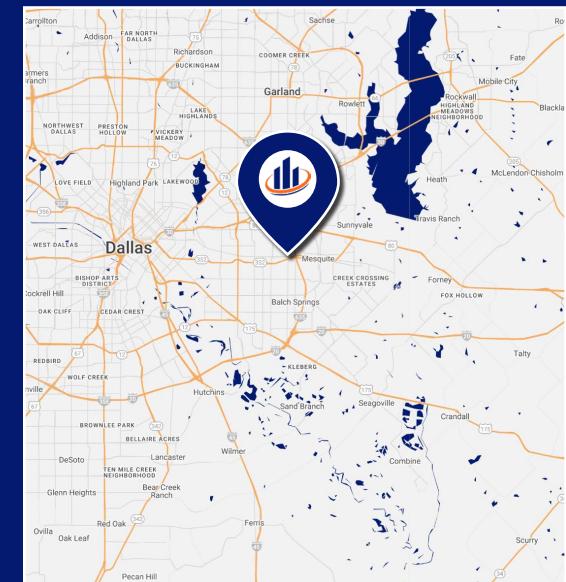
HIGHLIGHTS

- Value-Add Opportunity: Stabilize Leases To Market Rates**
- All NNN Leases With PG.
- Current Rent Roll:
 - 49% Of SF Is At ~50% Below Market
 - 25% Of SF Is At ~25% Below Market
 - 26% Of SF Is At Market Rents

RECENTLY RENOVATED PEACHTREE CROSSINGS SHOPPING CENTER

104 North Peachtree Road
Mesquite, TX 75149

100% OCCUPIED | 10 TENANTS | 3 BUILDINGS
2025 RENOVATED | NEXT TO WALMART



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KEY HIGHLIGHTS

- 100% Occupied | 10 Tenants | 16,400 SF | 3 Buildings | Next to Walmart
- Excellent visibility from Walmart and Military Pkwy
- Seasoned Lineup: Strong mix of long-standing tenants providing consistent cash flow | strong mix of internet resistant tenants
- Traffic counts: Military Pkwy – 20,070 VPD | Peachtree – 8,200 VPD
- Fully renovated in 2025: signage, parking lot, lighting, paint, fence, and roof (in progress)
- Walmart attracts 125,000+ monthly visitors, with Walmart Gas adding 40,000+ (Placer.ai)
- Surrounded by top national retailers: Walmart, McDonald's, Starbucks, Panda Express, Whataburger, Waffle House, Jack in the Box, 7-Eleven, Ojos Locos, Dairy Queen, Murphy USA, Valero, Dutch Bros, Taco Bell, Sonic, Chipotle, and IHOP
- Minutes from Mesquite Rodeo, Mesquite High School, Middle School, and high-density new developments

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INVESTMENT OVERVIEW	
PRICE	\$2,775,873
PRICE PER SF	\$169.26
CAP RATE	7.00%
OPERATING DATA	
SCHEDULED INCOME	\$194,311
EXPENSES REIMBURSEMENT	\$86,592
GROSS INCOME	\$280,903
OPERATING EXPENSES	\$(86,592)
NET OPERATING INCOME	\$194,311

EXPENSE SUMMARY	
TAXES	\$20,314
INSURANCE	\$17,521
CAM REPAIRS & MAINT	\$15,000
CAM LANDSCAPE	\$6,300
CAM MANAGEMENT FEES	\$10,483
CAM UTILITIES	\$16,974
TOTAL	\$86,592 \$5.28 SF

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE/SF/YEAR	ANNUAL RENT	LEASE START	LEASE END
200B	Nutrizone	1,000 SF	6.1%	-	\$13.00	\$13,000.00	9/1/24	8/31/27
201B	Around The Clock Tax Services	800 SF	4.9%	-	\$14.22	\$11,376.00	9/1/24	8/31/27
202B	50 Yard Line Grill	1,800 SF	11.0%	2/1/26 2/1/27 2/1/28 2/1/29 2/1/30	\$17.20 \$17.69 \$18.20 \$18.73 \$19.27	\$30,960 \$31,842 \$32,760 \$33,714 \$34,686	1/15/25	8/15/30
203B	Aaron Woods	1,600 SF	9.8%	5/1/26 5/1/27 5/1/28 5/1/29	\$17.97 \$18.51 \$19.06 \$19.64 \$20.23	\$28,752 \$29,616 \$30,496 \$31,424 \$32,368	5/1/25	4/30/30
300C	Zumba	1,200 SF	7.3%	-	\$11.52	\$13,824.00	9/1/24	8/31/27
301C	Centro Evangilistico	1,000 SF	6.1%	-	\$8.57	\$8,570.00	2/1/20	7/31/28
302C	Clinica El Camino	2,800 SF	17.1%	7/1/26	\$8.00 \$9.28	\$22,400 \$25,984	7/1/24	6/31/27
305C	The Spot Barber Shop	1,000 SF	6.1%	-	\$12.66	\$12,660.00	8/1/24	7/31/27
400D	Star Spa	950 SF	5.8%	8/1/26 8/1/27 8/1/28 8/1/29	\$18.72 \$19.28 \$19.86 \$20.46 \$21.07	\$17,784 \$18,316 \$18,867 \$19,437 \$20,017	8/1/25	7/31/30
401D-402D	A-Unified Health Agency	1,750 SF	10.7%	-	\$7.75	\$13,560.00	6/1/25	5/31/28
403D	Centro Evangelistico	2,500 SF	15.2%	-	\$8.57	\$21,425.00	1/1/17	7/31/28
TOTALS		16,400 SF	100%		\$137.70	\$194,311		

All leases are NNN

All leases have personal guarantee

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1. Prime DFW Location:

Just 15 minutes from Downtown Dallas with direct access to I-30, I-635, I-20, and US 80, offering unmatched connectivity and visibility.

2. Skilled Workforce:

A growing, diverse labor pool supports industries from advanced manufacturing to healthcare.

3. Pro-Business City:

Incentives, streamlined approvals, and hands-on support from Mesquite's Economic Development team.

4. Strategic Growth Plan:

A five-year roadmap expanding the tax base and driving long-term economic strength.

5. Strong Market Identity:

Branded as "Real Texas, Real Business," blending heritage with modern opportunity.

6. Major Employment Anchors:

Town East Mall, UPS, Canadian Solar, Ashley Furniture, and Dallas Regional Medical Center fuel steady consumer traffic.

7. Competitive Retail Market:

Attractive lease rates (~\$18/SF) with healthy tenant demand across retail categories.

8. Limited Supply:

Few shopping centers available for sale, creating opportunity in a tight market.

9. Logistics Advantage:

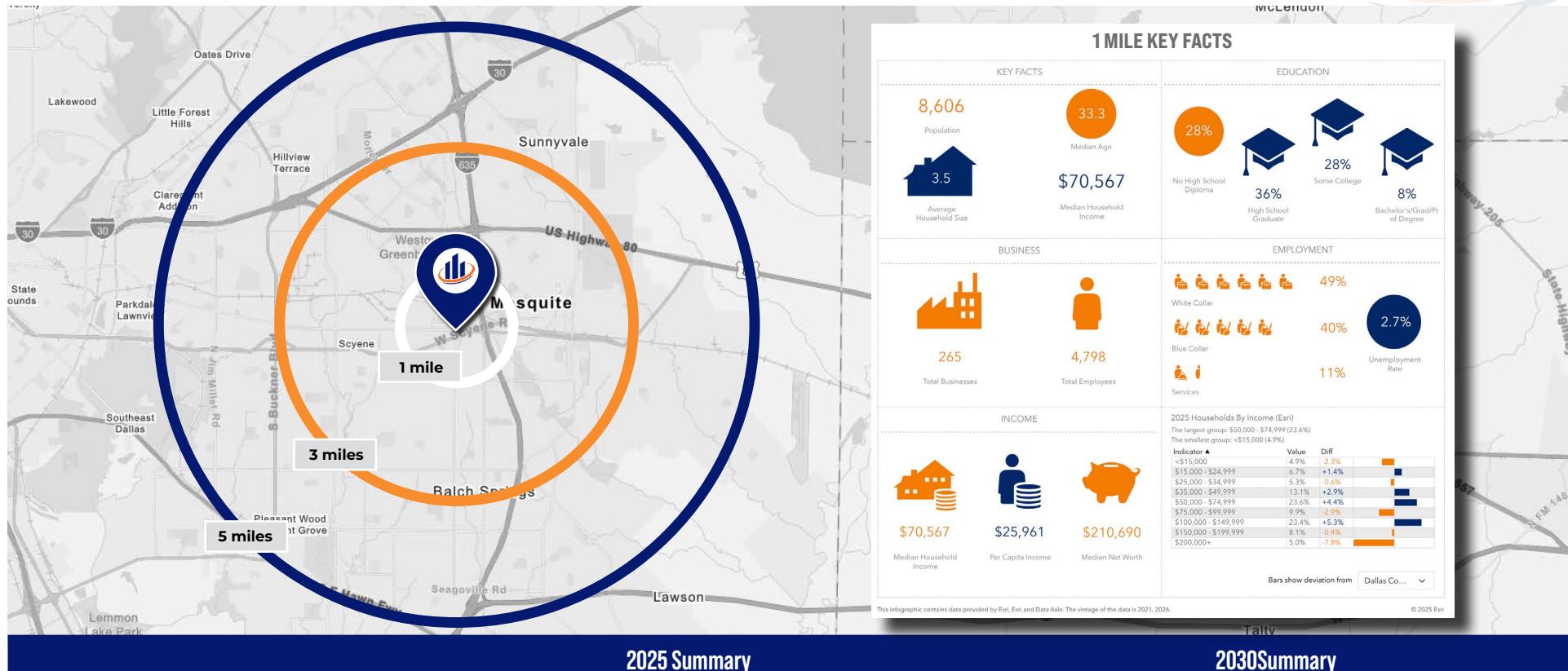
Excellent highway access plus Mesquite Metro Airport for corporate and general aviation.

10. Lifestyle & Community:

"Rodeo Capital of Texas" with strong cultural, arts, and recreation amenities supporting stability and growth.

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2025 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	8,606	128,375	317,445	8,980	127,919	316,928
Households	2,466	41,672	102,067	2,590	41,730	102,556
Families	1,994	30,106	74,420	2,096	30,180	74,984
Average Household Size	3.49	3.07	3.10	3.47	3.05	3.08
Owner Occupied Housing Units	1,862	21,554	57,771	2,010	22,477	60,571
Renter Occupied Housing Units	604	20,118	44,296	580	19,253	41,985
Median Age	33.3	32.6	33.3	34.3	33.5	34.3
Median Household Income	\$70,567	\$64,668	\$66,520	\$80,683	\$70,744	\$74,109
Average Household Income	\$88,768	\$78,293	\$84,041	\$101,434	\$86,765	\$94,347



www.svntrinity.com | 3000 Race Street, Suite 100 | Ft. Worth, TX 76111

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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.

11-2-2015



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.

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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date