

FOR LEASE | PEACHTREE CROSSINGS SHOPPING CENTER | MESQUITE TEXAS



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**OFFERING SUMMARY**

<b>LEASE RATE:</b>	\$16.00+ SF/yr (NNN)
<b>NUMBER OF UNITS AVAILABLE:</b>	2
<b>AVAILABLE SF:</b>	1,600 - 3,400 SF
<b>BUILDING SIZE:</b>	25,400 SF

**OPPORTUNITY**

THE LAST TWO SUITES AVAILABLE  
SUITE 203-B WITH 1,600 SF (end-cap)  
SUITE 202-B WITH 1,800 SF  
BOTH SUITES CAN LEASE AS 3,400 SF

**PROPERTY IS CURRENTLY UNDERGOING RENOVATIONS INCLUDING PARKING LOT, LIGHTS, FACADE AND SIGNAGE.**

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**END CAP SUITES FACING WALMART AND VISIBLE FROM MILITARY PARKWAY**



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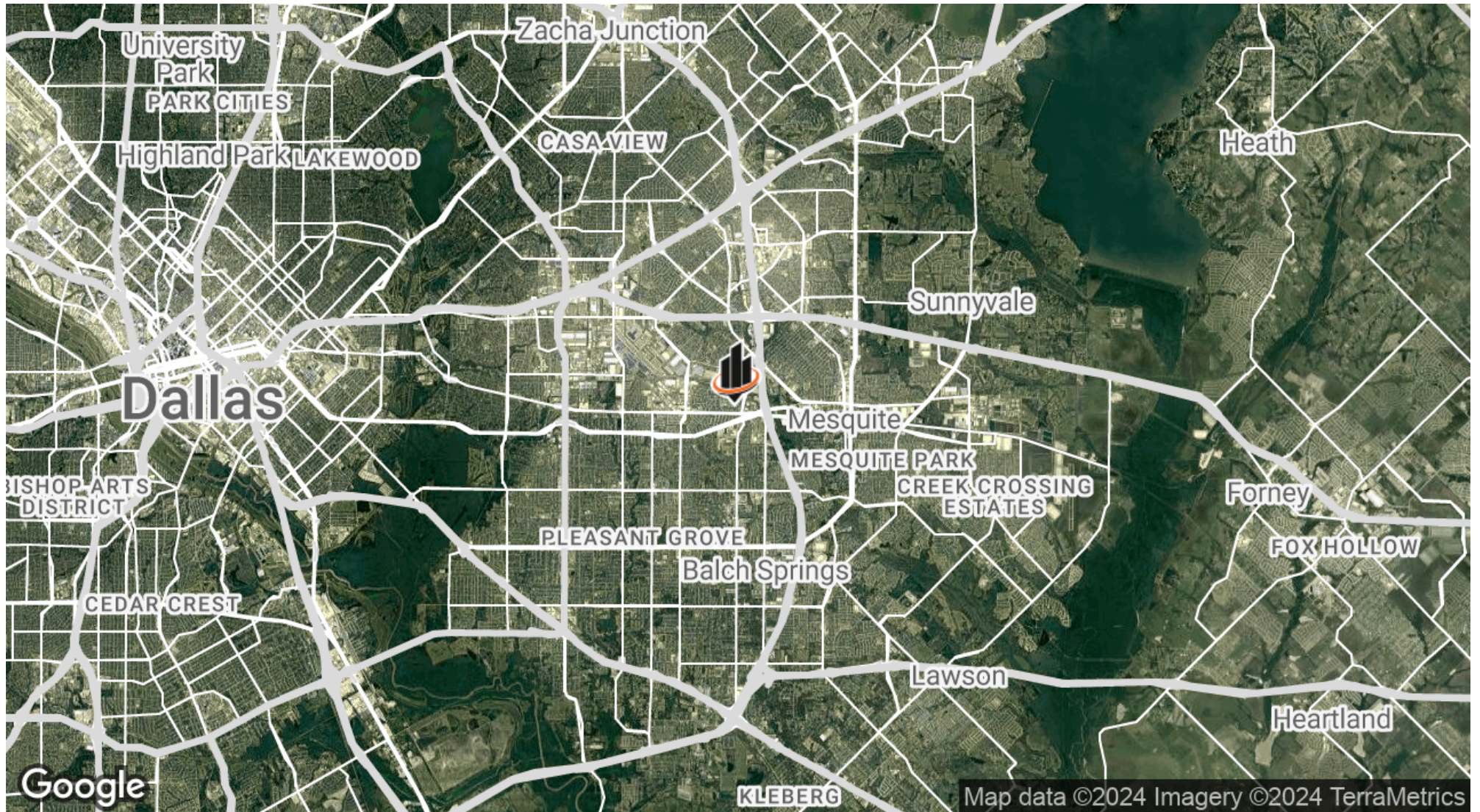
# WALMART SHADOWED SHOPPING CENTER ON A SIGNALIZED CORNER



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## CITY INFORMATION



### MESQUITE, TX

Mesquite is a city in the U.S. state of Texas, located in Dallas County with portions extending into Kaufman County. In 2020, its population was 150,108 making it the 21st-most populous city in Texas. Mesquite is positioned at the crossroads of four major highways (Interstates 30, 635, 20, and U.S. Route 80), making locations such as downtown Dallas, Lake Ray Hubbard, Dallas Love Field, and DFW International Airport accessible.

### LOCATION DETAILS

COUNTY	Dallas
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### DALLAS FORT WORTH

The Dallas/Fort Worth Metropolitan Statistical Area (DFW MSA), known as "DFW" or "the Metroplex," is the largest MSA in the South and the fourth largest in the U.S., with a population exceeding 7.57 million. Located in North Texas, it spans 12 counties and covers 9,286 square miles, surpassing the combined area of Rhode Island and Connecticut. Over the past decade, DFW has experienced rapid growth, adding 1.3 million people, a 25% increase. By 2030, the population is projected to grow by an additional 37% to over 9.2 million.

Dallas is the largest city within the MSA, with over 1.3 million residents. The area is well-connected by Interstates 20, 30, 35, and 45, and has become a key distribution hub. Transportation infrastructure is expanding to accommodate growth, with plans for more tollways and extensions to the DART light rail system, already the fifth-largest in the U.S. The region has two major airports, Dallas-Fort Worth International Airport and Dallas Love Field, alongside 13 smaller airports and nine railroads.

DFW hosts all four major sports leagues and boasts 14 four-year and 15 two-year colleges. It ranks as an affordable metro area with a cost of living index of 94.7. The region has the fourth-largest number of corporate headquarters in the nation, including 18 Fortune 500 and 40 Fortune 1000 companies, with collective revenues of over \$813 billion. DFW's central location, extensive transportation network, low costs, pro-business environment, and favorable climate contribute to its continued growth and economic vitality.



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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.*



**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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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