



Offered at: **\$250,000**

406 S Bryan-Belt Line Rd, Mesquite, TX

Located on 0.32 acres in the heart of Mesquite, this property offers incredible potential just minutes from downtown Dallas and within the DFW Metroplex. The property features a vacant 1940s structure and strong traffic exposure, making it ideal for investors, developers, or business owners looking to remodel or rebuild, with estimated teardown costs ranging from \$20,000-\$40,000.

HIGHLIGHTS:

- ✓ Mixed-Use Zoning
- ✓ Remodel or Tear Down & Rebuild
- ✓ Build a Duplex or Shop
- ✓ High Visibility Location
- ✓ Approx. 18,000+ Cars Per Day Traffic Count
- ✓ Close to Schools, City Offices, Lake & Park



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