

# Professional/Medical Owner User Office Opportunity

2171 North Belt Line Road, Mesquite, TX 75150

**FOR SALE OR LEASE**



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## PROPERTY DETAILS



2171 North Belt Line Road  
Mesquite, TX 75150

**Call For Pricing**

**Town East**  
Submarket

**Dallas**  
County

**2,887 SF**  
Total Rentable Available SF

**6,238 SF**  
Total Building SF

**1.08 AC**  
Land Size (AC)

**47,045 SF**  
Land Size (SF)

**2019**  
Year Built/Renovated

**1**  
Number of Floors

**Z61**  
Zoning

**Masonry**  
Construction Material



## PROPERTY HIGHLIGHTS



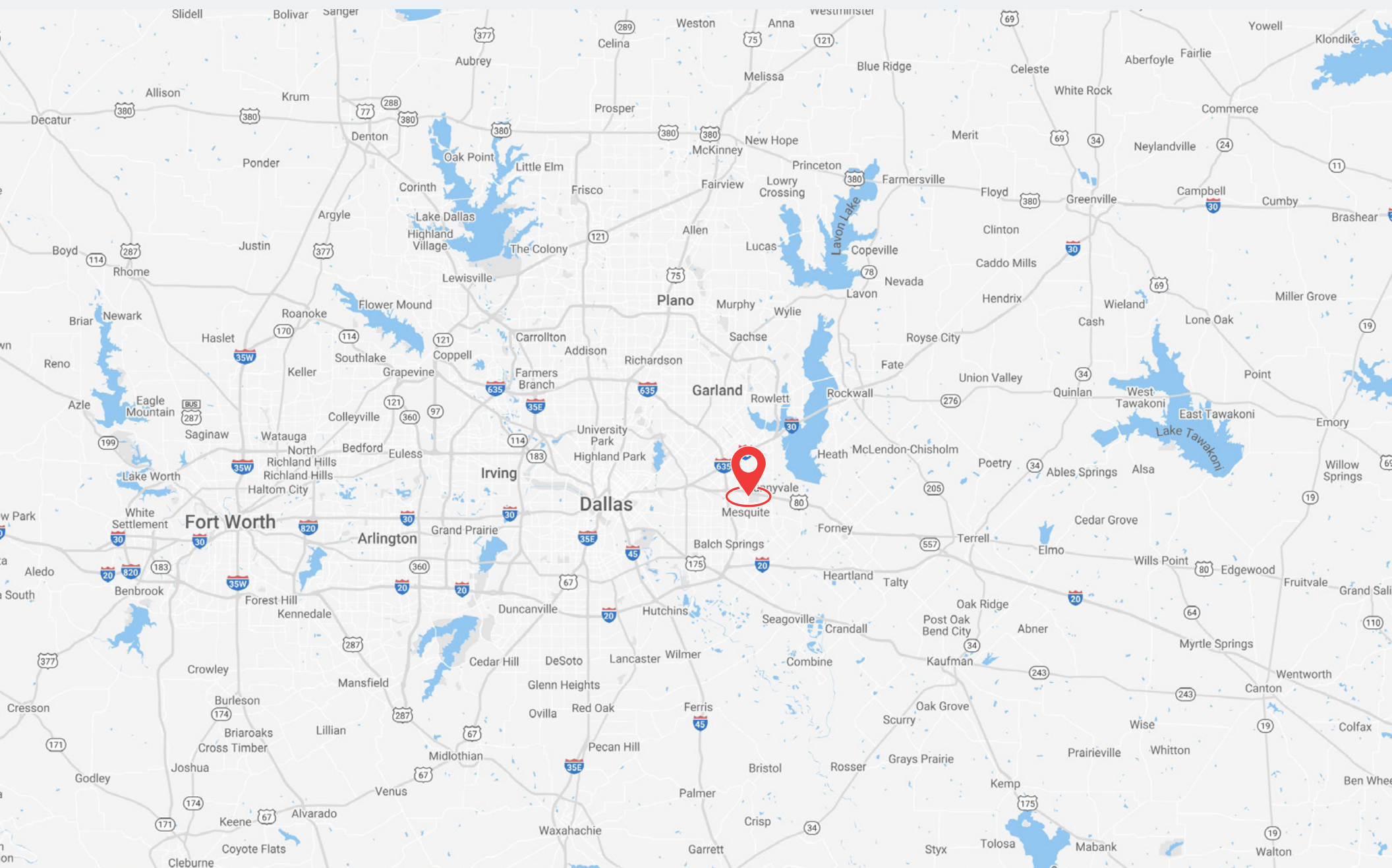
- New Class A retail/office building completed in 2019 with 2,887 SF available space.
- Prime end-cap location next to Starbucks, Chipotle, Subway, and AMC Theatres.
- Excellent parking with 112 spaces at a 10:1 ratio per 1,000 SF.
- Versatile space suitable for medical, restaurant, or retail uses.
- Strong demographics with 79,000+ people within 3 miles and 25,854 daily traffic count.
- High visibility with 70 feet of frontage along Belt Line Road.

## LOCATION MAP





## LOCATION MAP

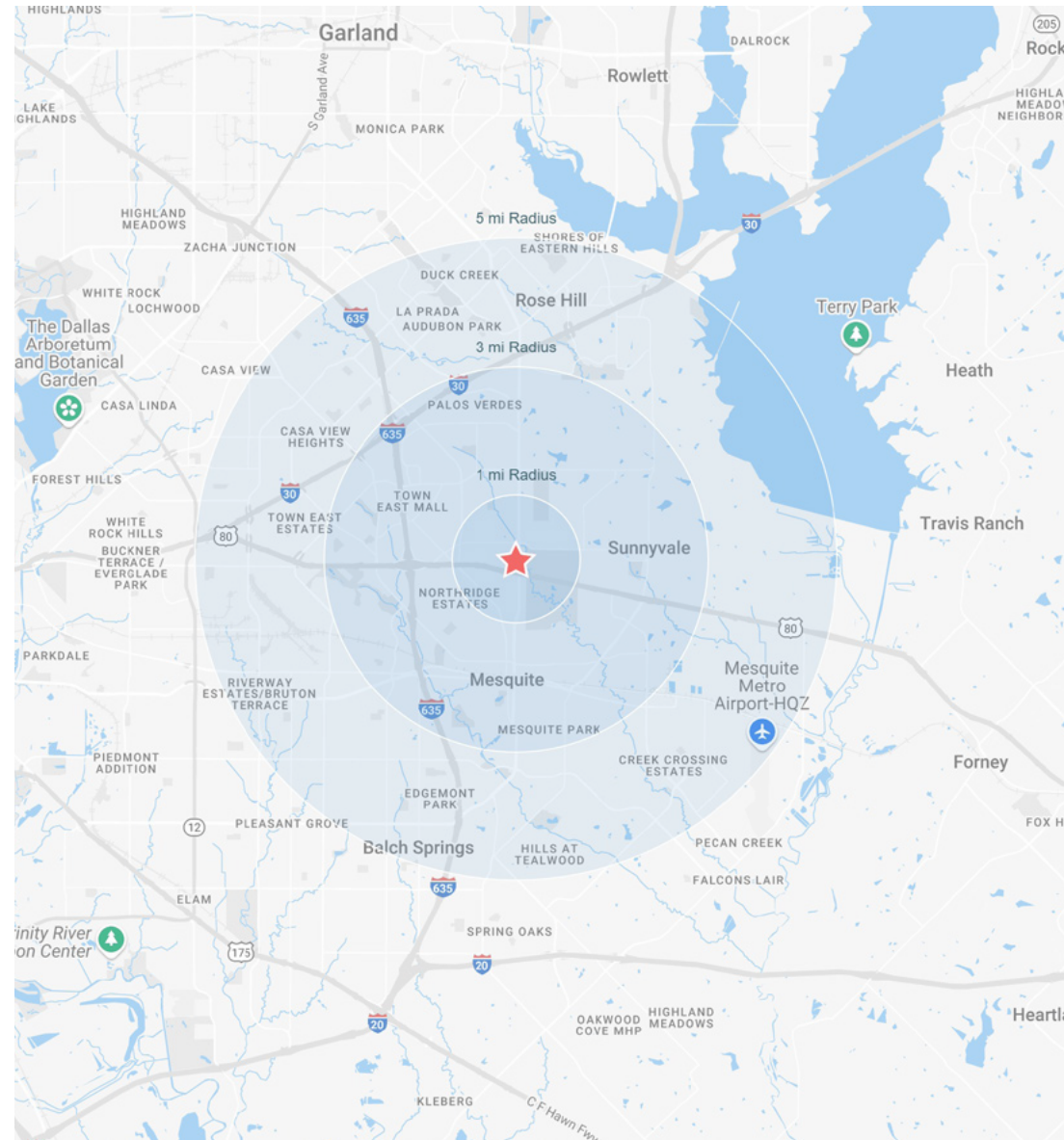


## DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
Estimated Population (2024)	9,576	81,580	242,612
Projected Population (2029)	9,346	81,125	237,979
Projected Annual Growth (2024-2029)	-2.40%	-0.60%	-1.90%

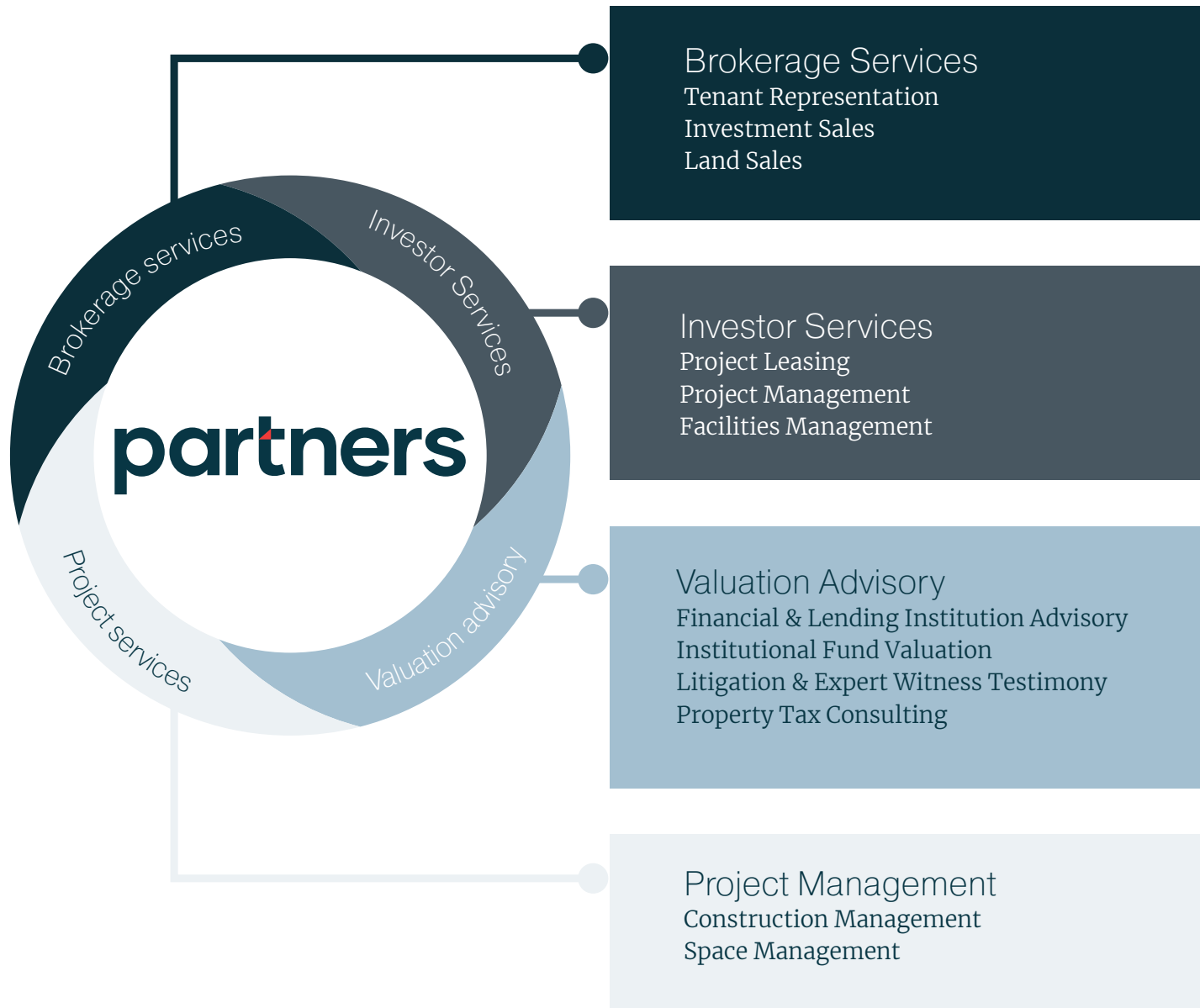
HOUSEHOLD INCOME	#	#	#
\$35K - \$49.9K	249	3,017	10,435
\$50K - \$74.9K	634	5,842	16,261
\$75K - \$99.9K	663	4,306	11,939
\$100K - \$124.9K	327	2,948	8,063
\$125K - \$149.9K	227	2,031	5,939
\$150K - \$199.9K	252	2,213	5,845
\$200K or More	278	2,180	4,770

HOUSEHOLD SIZE	1 mile	3 miles	5 miles
Estimated Household (2023)	3,361	28,250	81,551
Projected Households (2028)	3,270	27,986	79,807



Source: SitesUSA

## OUR SERVICES







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