



NEW CONSTRUCTION NEAR WALMART FOR LEASE

2037 Military Parkway
Mesquite, TX 75149

AVAILABLE:
1,794-5,729 SF

Positioned at the signalized corner adjacent to Walmart Supercenter, this highly visible retail property offers an exceptional opportunity for restaurant, retail, and service users in one of Mesquite's strongest commercial corridors. The property features flexible leasing options, with the ability to divide approximately 5,729 square feet into up to four suites. A 1,794-square-foot end cap is available with a grease trap, HVAC, and white-box improvements, making it ideally suited for a restaurant or food user, while ownership also offers white-box delivery options for additional spaces.

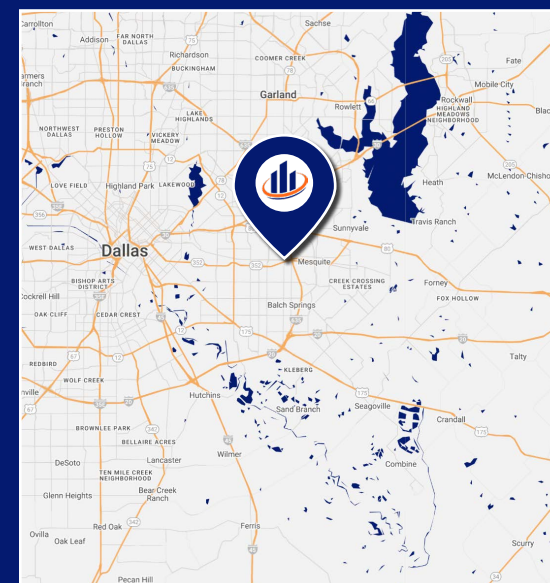
The property benefits from outstanding exposure to more than 20,070 vehicles per day along Military Parkway and the consistent consumer traffic generated by the neighboring Walmart. As part of the property's ongoing transformation, the adjacent building will be renovated to match the new construction, creating a cohesive and modern retail environment with enhanced curb appeal. With its premier corner location, flexible suite configurations, and planned exterior improvements, the center is well-positioned to attract a diverse mix of tenants and capitalize on the continued growth of the surrounding trade area.

FEATURES

Building Size: 5,729 SF
Property Type: Retail
Year Built: 2026

HIGHLIGHTS

- Signalized corner next to Walmart
- High-visibility with over 20,000 VPD
- Adjacent building will remodel to match new construction



NEW CONSTRUCTION NEAR WALMART FOR LEASE

2037 Military Parkway | Mesquite, TX 75149

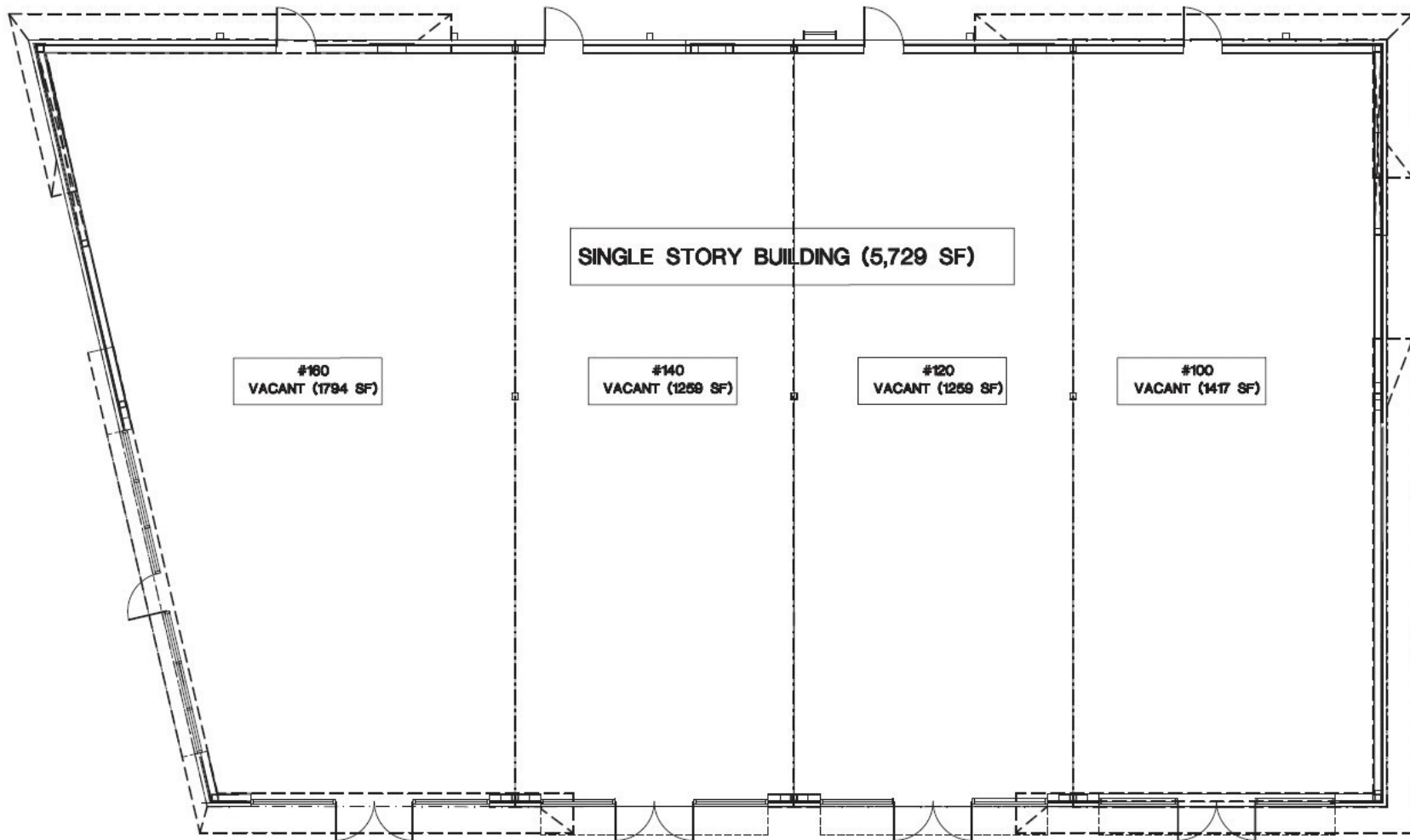


KEY HIGHLIGHTS

- Will divide 5,729 sf into upto 4 suites
- 1,794 SF End cap with Grease Trap, HVAC and White Boxed for a Restaurant 1,794 SF - 5,729 SF.
- Delivery 4th Qtr 2026; Option to deliver White box
- Adjacent building will remodel to match new construction
- Traffic counts: Military Pkwy – ±20,000 VPD | Peachtree – 8,200 VPD
- New 2026 construction
- 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

NEW CONSTRUCTION NEAR WALMART FOR LEASE

2037 Military Parkway | Mesquite, TX 75149



NEW CONSTRUCTION NEAR WALMART FOR LEASE

2037 Military Parkway | Mesquite, TX 75149



NEW CONSTRUCTION NEAR WALMART FOR LEASE

2037 Military Parkway | Mesquite, TX 75149



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:

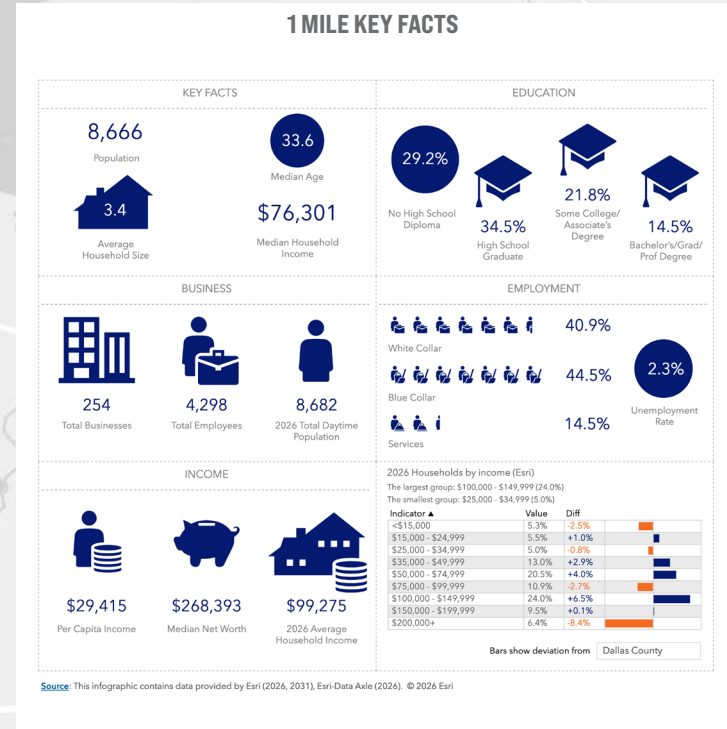
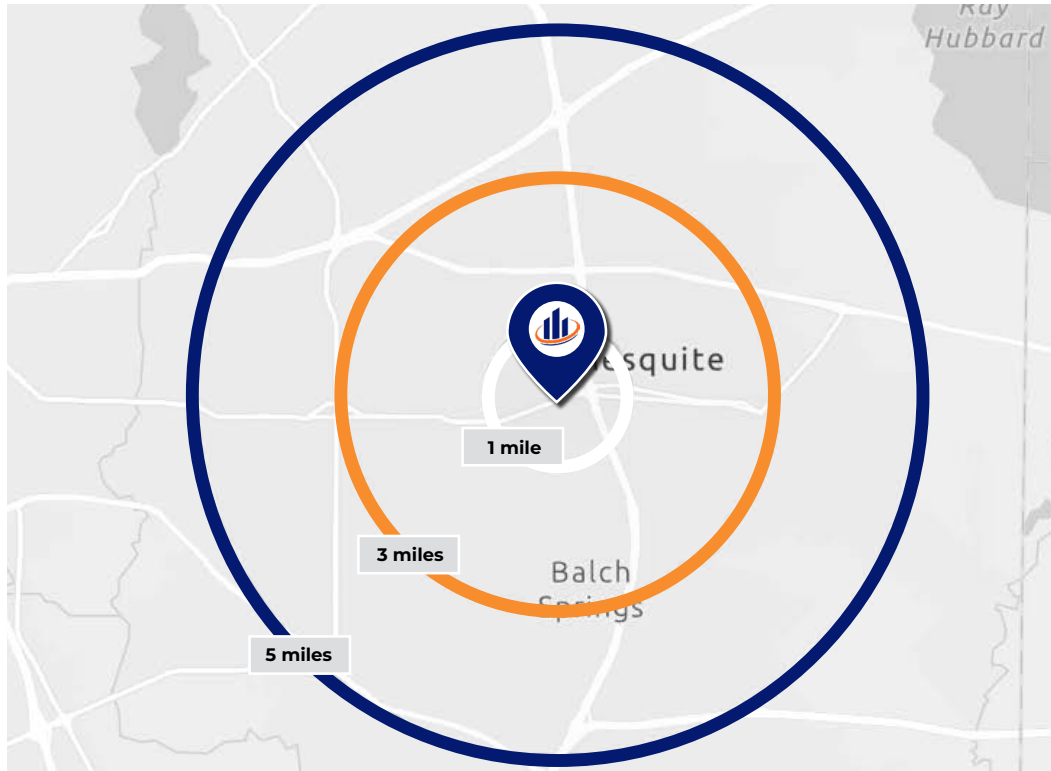
Excellent highway access plus Mesquite Metro Airport for corporate and general aviation.

10. Lifestyle & Community:

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

NEW CONSTRUCTION NEAR WALMART FOR LEASE

2037 Military Parkway | Mesquite, TX 75149



2026 Summary

	1 Mile	3 Miles	5 Miles
Population	8,666	128,876	318,146
Households	2,546	42,013	103,217
Families	2,065	30,519	75,618
Average Household Size	3.40	3.06	3.07
Owner Occupied Housing Units	1,921	21,396	57,679
Renter Occupied Housing Units	625	20,617	45,538
Median Age	33.6	32.7	33.5
Median Household Income	\$76,301	\$67,590	\$70,112
Average Household Income	\$99,275	\$80,628	\$87,745

2031 Summary

	1 Mile	3 Miles	5 Miles
Population	9,106	128,835	319,839
Households	2,714	42,458	105,082
Families	2,197	30,766	76,947
Average Household Size	3.35	3.02	3.03
Owner Occupied Housing Units	2,072	21,994	60,129
Renter Occupied Housing Units	642	20,464	44,953
Median Age	34.5	33.6	34.5
Median Household Income	\$95,332	\$75,662	\$79,104
Average Household Income	\$118,303	\$91,371	\$100,982



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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	817-288-5524
Designated Broker of Firm	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	407418
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eliud Sangabriel	589027	eliud.sangabriel@svn.com	972-839-0590
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date