

Peachtree Crossings I



PROPERTY SUMMARY

±1,259 SF to 5,726 SF (divisible) in new retail/commercial building. Under construction; delivery in white-box condition.

Tenant Improvement Allowance: Available. Neighboring building undergoing renovation to match new construction for cohesive appearance. Located on a signalized corner along Military Parkway. ±20,070 vehicles per day on Military Parkway. Directly across from Walmart for strong co-tenancy draw.

Surrounding Market: Encompassed by national tenants, new construction, and renovated retail sites. High-traffic trade area with ongoing development and strong demographic trends.

PROPERTY HIGHLIGHTS

- Near Walmart - Taco Bell - Dutch Bros - Sonic - Chipotle - Enterprise - McDonalds - 7-Eleven - Panda Express - Whataburger - Starbucks - Burger King - Jack in the Box - Waffle House - and more.
- 1,726 SF end-cap space designated for restaurant use, featuring a grease trap and patio area.

Lease Rate	Negotiable	Anchor	Walmart
Status	Available	Available SF	1,269 - 5,726
Building Size	5,729 SF	Interior	White Box
Condition	Under Construction	Divisible	4
Year Built	2026	VPD	20,070



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For Lease

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2033 Military Parkway, Mesquite, TX 75149



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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,396	55,683	128,395
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	2,445	17,866	41,355
# OF PERSONS PER HH	3.4	3.1	3.1
AVERAGE HH INCOME	\$68,226	\$65,277	\$67,839

Demographics data derived from AlphaMap



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