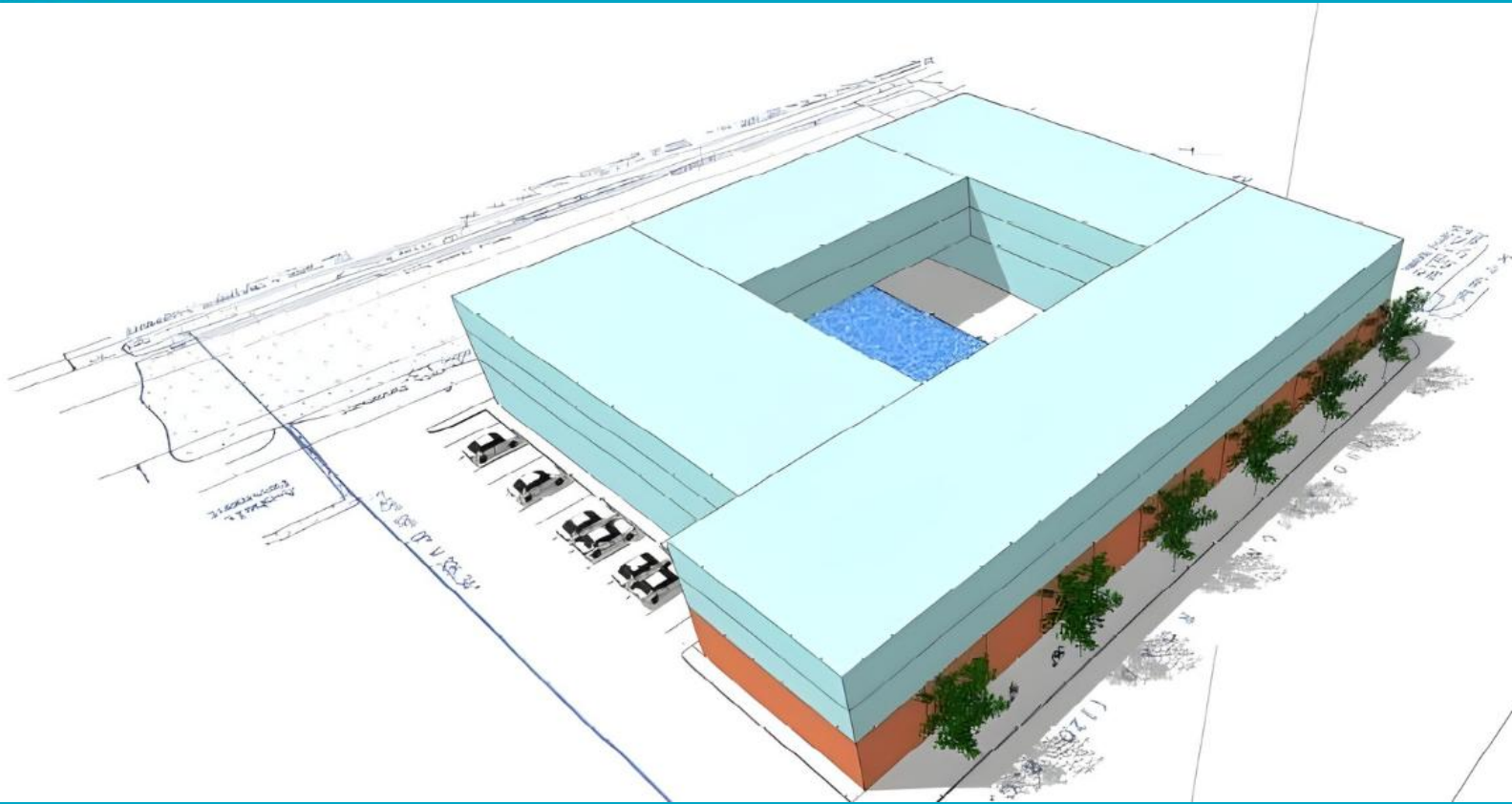


INFORMATION PACKAGE



EBG
EUREKA BUSINESS GROUP



FOR SALE

4737 Gus Thomasson Rd
Mesquite, TX

Contact:

Joseph Gozlan

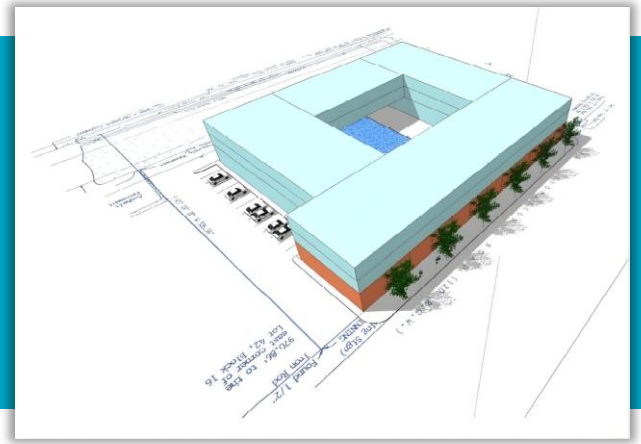
P: (903) 600-0616

E: Joseph@ebgtexas.com

60,099 SF

Commercial Land

Executive Summary



This 2.2-acre parcel at 4737 Gus Thomasson Road is GR (General Retail) zoned commercial land in the City of Mesquite, situated within the Gus Thomasson Road corridor that the City has identified as a priority redevelopment area. Z31 – Gus Thomasson Corridor, supports retail, restaurant, multifamily residential, medical office, and mixed-use development.

The site is approximately 2 miles southwest of Town East Mall, in a submarket that has seen consistent multifamily development activity in recent years. A 2019 CallisonRTKL architectural study identified the potential for up to 84 apartment units and 14,400 SF of ground-floor retail on this site under the zoning in place at that time.

The City of Mesquite has historically supported commercial and residential development activity along Gus Thomasson Road and has indicated openness to a range of uses. Prospective buyers interested in municipal incentive programs, grant availability, or city-facilitated development cooperation should contact the Mesquite Economic Development Corporation directly at the time of due diligence.

The asking price is \$799,999. Seller financing is available with a substantial down payment for qualified buyers.

Contact Joseph Gozlan at (903) 600-0616 or Joseph@EBGTexas.com to request the current property package, including the 2019 feasibility study and any updated city correspondence.



The Property

4737 Gus Thomasson Rd
Mesquite, TX

Property Profile

Lot Size:	2.2 AC
Zoning:	Mixed Use (Buyer to verify with the City)
Secondary Type:	Multifamily
VPD:	15,770
Frontage:	~320 Feet
Curb Cuts:	2+
Street Type:	Primary



Highlights

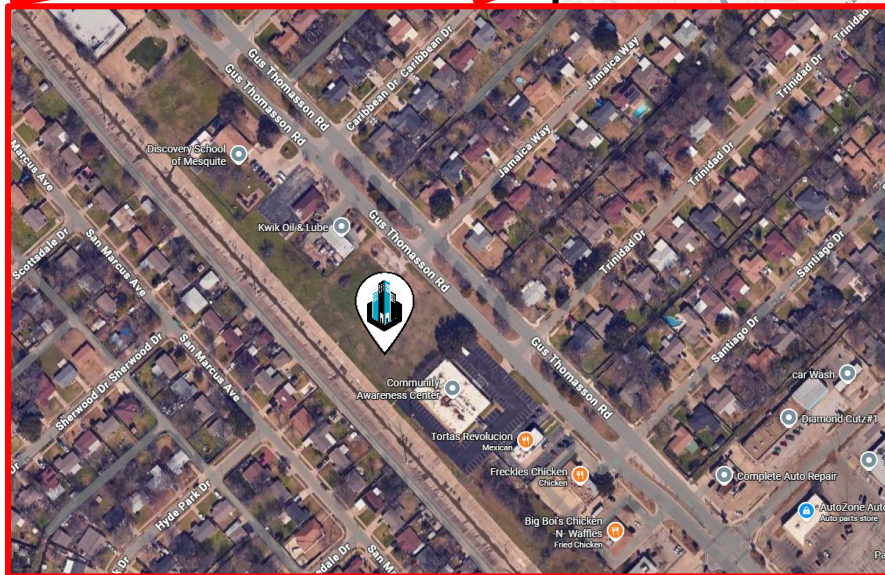
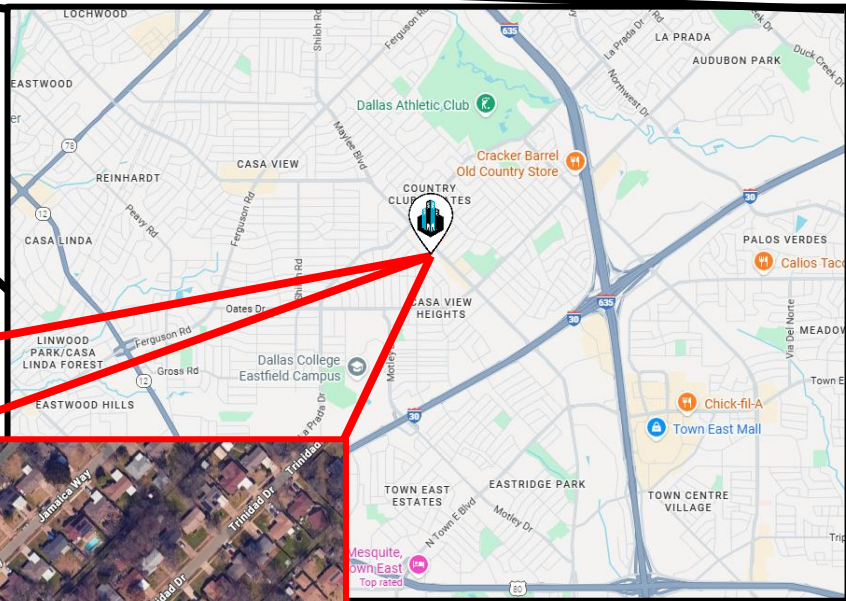
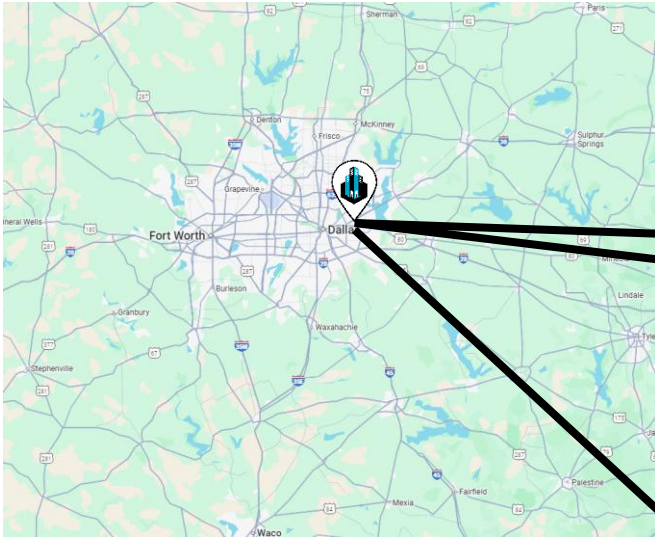
- 2.2 acres of Z31 zoned commercial land in Mesquite's Gus Thomasson Road development corridor;
- City of Mesquite has indicated active interest in corridor development; municipal incentive programs may be available for qualifying projects, contact broker for details
- Located approximately 2 miles from Town East Mall, within a high-density residential submarket; multiple new apartment communities in the immediate area
- Z31 zoning supports retail, restaurant, multifamily, medical office, and mixed-use development, broad flexibility for development programs
- Seller financing available with substantial down payment for qualified buyers
- 2019 CallisonRTKL conceptual study showed 84-unit multifamily plus 14,400 SF retail as possible on this site

Asking Price: \$799,999



Location

4737 Gus Thomasson Rd
Mesquite, TX



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Location

4737 Gus Thomasson Rd
Mesquite, TX



4737 Gus Thomasson Rd. Mesquite, TX 75150



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Pictures

4737 Gus Thomasson Rd
Mesquite, TX

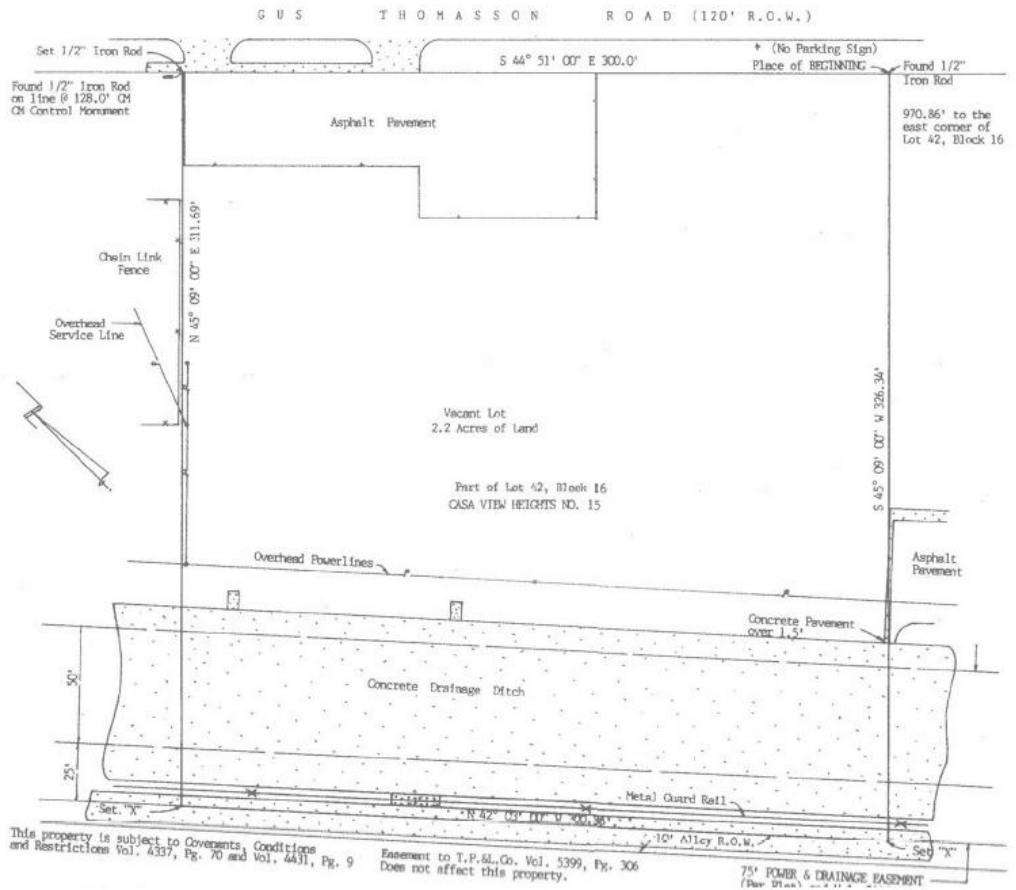


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Survey

4737 Gus Thomasson Rd
Mesquite, TX

SITE SURVEY PLAN



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CallisonRTKL Study 2019

4737 Gus Thomasson Rd
Mesquite, TX



4737 GUS THOMASSON MIXED USE PROJECT
PRESENTATION ONE - 50% FEASIBILITY STUDY
2017.05.19 CallisonRTKL Architecture firm

**Full study report with
additional options
available upon request**



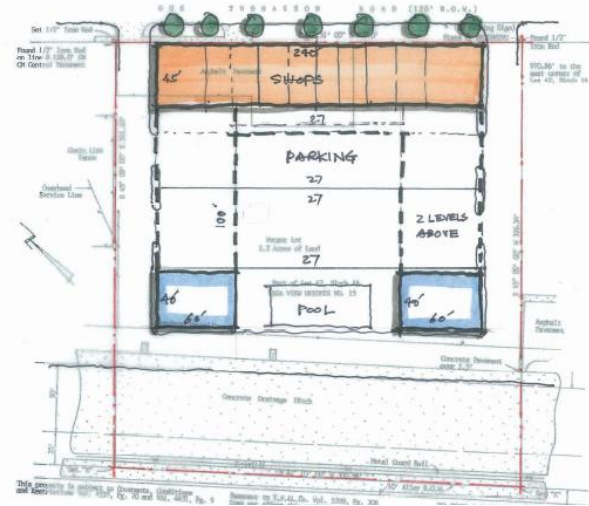
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CallisonRTKL Study 2019

4737 Gus Thomasson Rd
Mesquite, TX

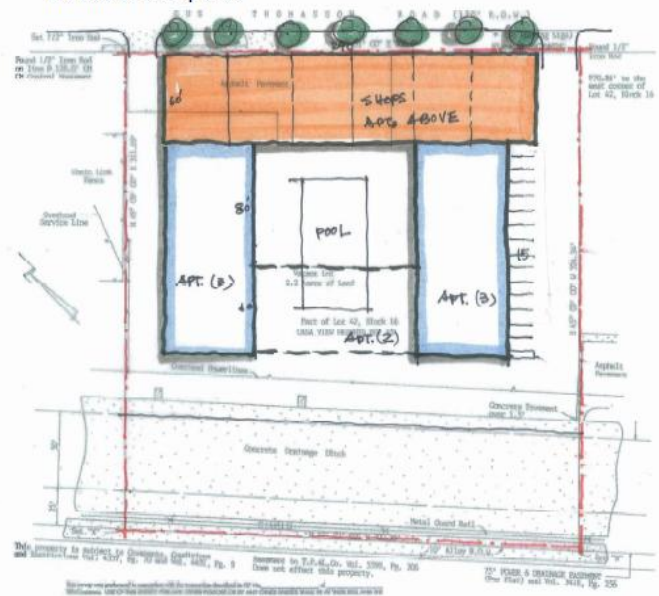
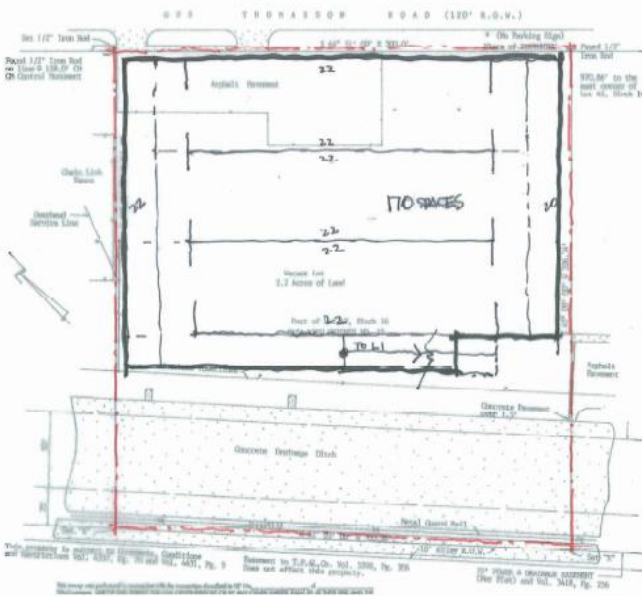
OPTION 1 APARTMENTS+SHOPS+SURFACE PARKING

Retail shops: 10,800 SF 32 spaces
 Apartments: 67,200 SF
 60 Units (1100 SF/unit) 90 spaces
 Code required: 77 spaces
 Preferred: 122 spaces
 Provided: 108 spaces



OPTION 3 APARTMENTS+SHOPS+BASEMENT PARKING

RETAIL SHOPS: 14,400 SF 43 spaces
 APARTMENTS: 91,800 SF
 84 UNITS (1100 SF/UNIT) 126 spaces
 Code required: 106 spaces
 Preferred: 169 spaces
 Provided: 185 spaces

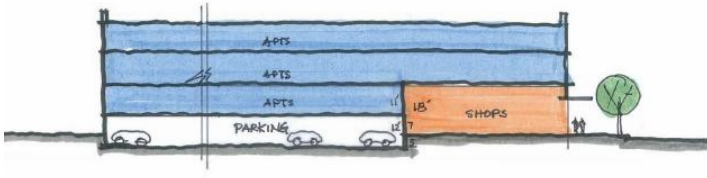


CallisonRTKL Study 2019

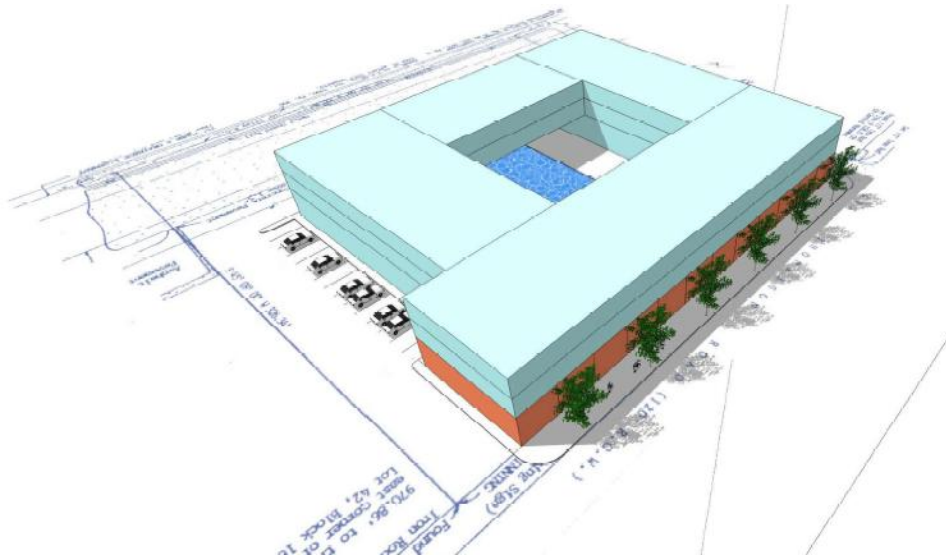
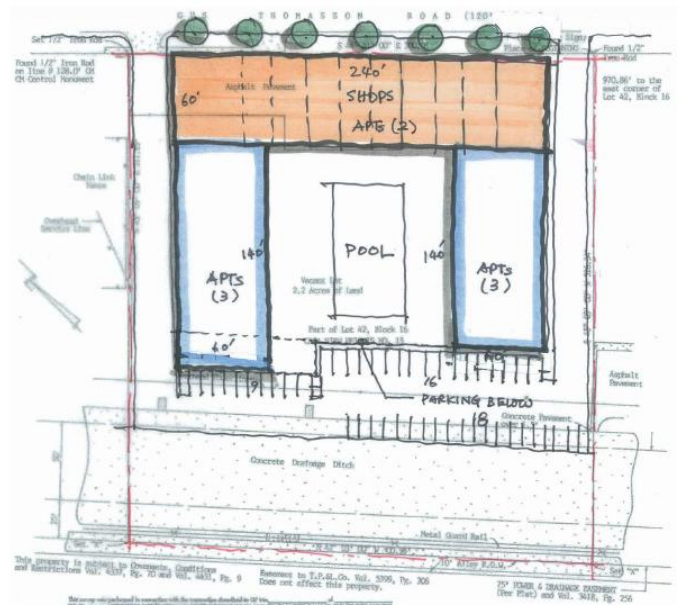
4737 Gus Thomasson Rd
Mesquite, TX

OPTION 5
APARTMENTS+SHOPS+
PARTIAL BASEMENT PARKING

RETAIL SHOPS: 14,400 SF 43 spaces
APARTMENTS: 79,200 SF
72 UNITS (1100 SF/UNIT) 108 spaces
Code required: 96 spaces
Preferred: 151 spaces
Provided: 149 spaces



SECTION DIAGRAM – PARTIAL BASEMENT



Zoning

4737 Gus Thomasson Rd
Mesquite, TX

- Currently zoned Z31 - Mesquite's special Gus Thomasson corridor zoning.
- The city is highly interested in new ownership that will develop the property as part of their wider drive to rehabilitate the Gus Thomasson corridor, according to conversations with the city's EDC.
- The City's EDC recently proved its willingness to support these initiatives by committing huge sums of money to developers on a street less than half a mile away!
- For serious buyers, we can help facilitate conversations with the city's EDC and/or planning and zoning committee.

TABLE 3-5: Specific Function:

This table expands the Building Function categories of Table 3-4 to delegate specific Functions within the District.

a. Residential	By Right	By CUP
Mixed Use Block	X	
Flex Building	X	
Apartment Building	X	
Live-Work Unit	X	
Rowhouse	X	
Duplex House		
Courtyard House		
Sideyard House		
Cottage		
House		
Villa		
Accessory Unit	X	

b. Lodging	By Right	By CUP
Hotel (no room limit)	X	
Inn (up to 12 rooms)	X	
Bed & Breakfast (up to 5 rooms)	X	
School Dormitory	X	

f. Other: Entertainment	By Right	By CUP
Indoor Amusement	X	
Movie Theater	X	

g. Other: Agriculture	By Right	By CUP
Grain Storage		
Livestock Pen		
Green House		
Stable		
Kennel		

h. Other: Automotive	By Right	By CUP
Gasoline		
Automobile Service		
Truck Maintenance		
Rest Stop		
Roadside Stand		
Billboard		



Zoning

4737 Gus Thomasson Rd
Mesquite, TX

c. Office	By Right	By CUP
Office Building	X	
Live-Work Unit	X	
Religious Assembly	X	

d. Retail	By Right	By CUP
Open-Market Building	X	
Retail Building, e.g. grocery store, personal services	X	
Display Gallery	X	
Restaurant	X	
Kiosk	X	
Push Cart		
Drive-Through Facility		
Drive-In Facility		
Alt. Financial Establishments		
Used Merchandise		X
Shopping Mall		
Strip Shopping Center		
Sexually Oriented Business		

e. Civic	By Right	By CUP
Bus Shelter	X	
Transit Stop	X	
Convention Center		
Conference Center		X
Exhibition Center		
Fountain or Public Art	X	
Library	X	
Live Theater	X	
Museum		X
Outdoor Auditorium	X	
Parking Structure	X	
Passenger Terminal		X
Playground	X	
Sports Stadium		X
Surface Parking Lot		X

i. Other: Civil Support	By Right	By CUP
Fire Station	X	
Police Station	X	
Cemetery		
Funeral Home		
Hospital		X
Medical Clinic	X	

j. Other: Education	By Right	By CUP
College		X
High School		X
Trade School		X
Elementary School	X	
Other – Childcare Center	X	

k. Other: Industrial	By Right	By CUP
Heavy Industrial Facility		
Light Industrial Facility		
Truck Depot		
Laboratory Facility		
Water Supply Facility		
Sewer and Waste Facility		
Electric Substation	X	
Wireless Transmitter		
Cremation Facility		
Warehouse		
Produce Storage		
Mini-Storage		
Construction or Trade Contractors		
Manufacturing		



The Market

4737 Gus Thomasson Rd
Mesquite, TX

Allen/McKinney Submarket Summary

Allen/McKinney Office

Allen/McKinney is a fast-growing suburban submarket in the northeastern corner of Dallas-Fort Worth. Vacancy rates have registered 10.7% through the fourth quarter of 2025, below the market average of 17.8%.

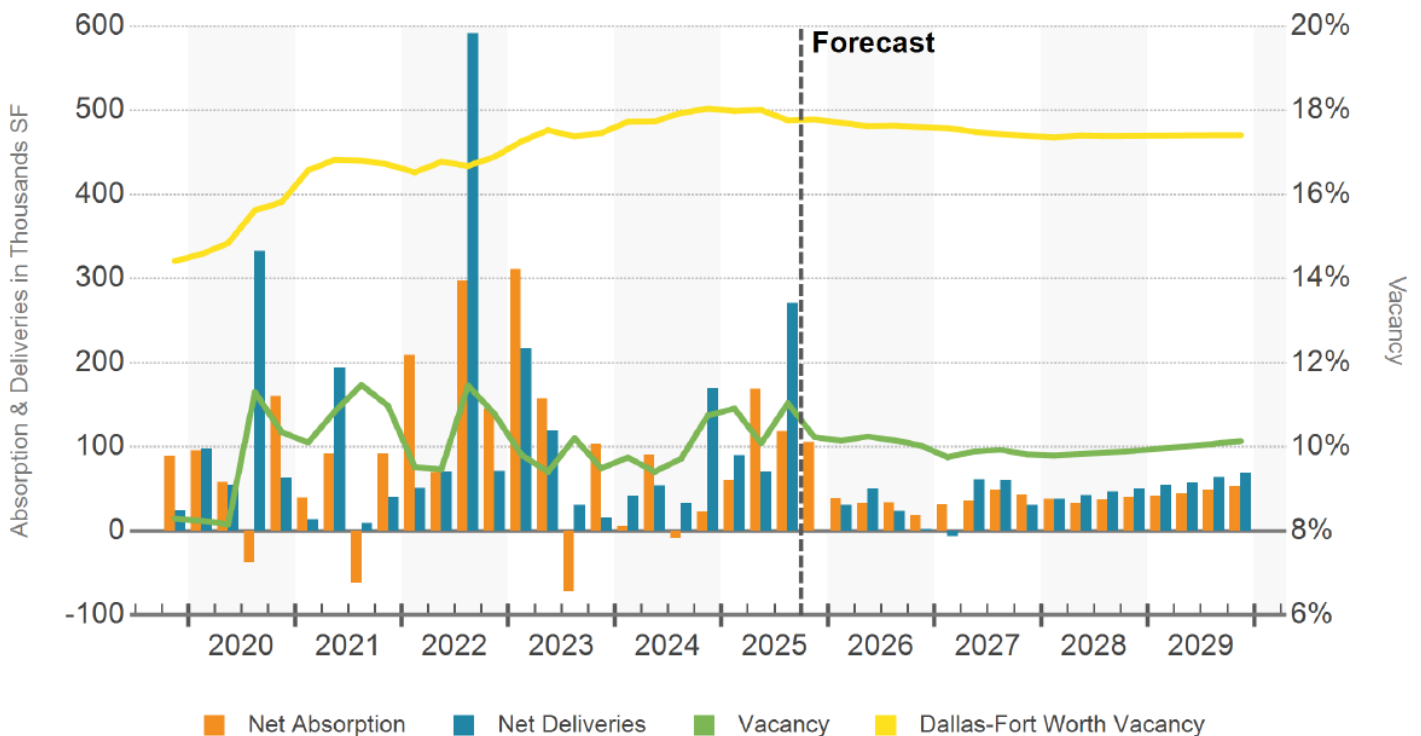
Supply continues to outpace demand as net absorption registered 410,000 SF, while developers added 550,000 SF in the past year. The vacancy rate in Allen/McKinney has held relative firm as the gulf between supply and demand has been marginal.

Like vacancy, the submarket's availability rate of 11.9% trends below the Dallas-Fort Worth average of 18.8%. The largest blocks of space stem from newer office buildings in mixed-use spaces including The Farm and Watters Creek. The renovated Cotton Mill reports the greatest availability with over 170,000 SF on the market.

Owner-occupied buildings have also supported lower vacancy in Allen/McKinney RPM X Construction developed their own building at 6500 Meyer Way, along 121. The 97,450 SF building completed in 2023 and is embedded near near multifamily developments and Independent Financial's corporate office.

Tenants continue to home in on mixed-use developments as the largest new lease deals are found in District 121 and FarmWorks One. Last year, Cytracom penned a 30,000 SF lease at District 121 for \$32 per SF NNN. The 227,830 SF building was completed in 2022, led by developer KDC. The building is 93% and other large tenants include Lucid Private Offices and the McKinney Development Corporation.

NET ABSORPTION, NET DELIVERIES & VACANCY



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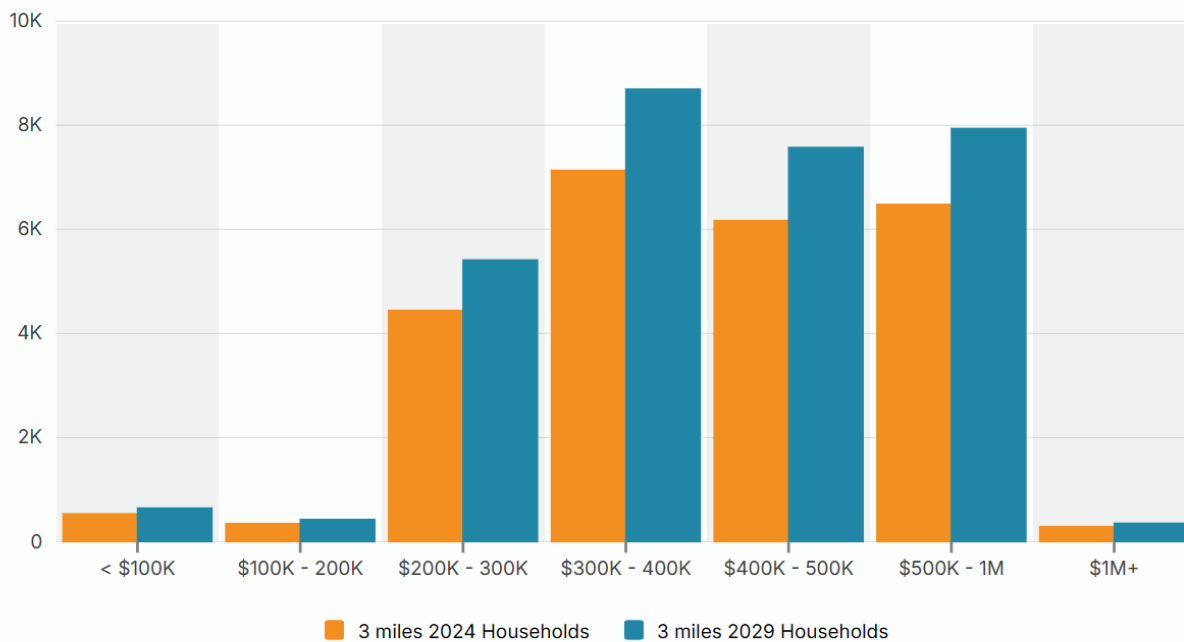
Demographics

4737 Gus Thomasson Rd
Mesquite, TX

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$138,946	\$133,319	\$139,042
Median Household Income	\$107,158	\$99,552	\$108,468

Home Values



Population

	1 mile	3 miles	5 miles
2020 Population	15,761	99,887	248,518
2024 Population	16,542	114,191	283,988
2029 Population Projection	20,011	139,652	347,040
Annual Growth 2020-2024	1.2%	3.6%	3.6%
Annual Growth 2024-2029	4.2%	4.5%	4.4%
Median Age	40.7	38.2	38.3
Bachelor's Degree or Higher	59%	52%	51%

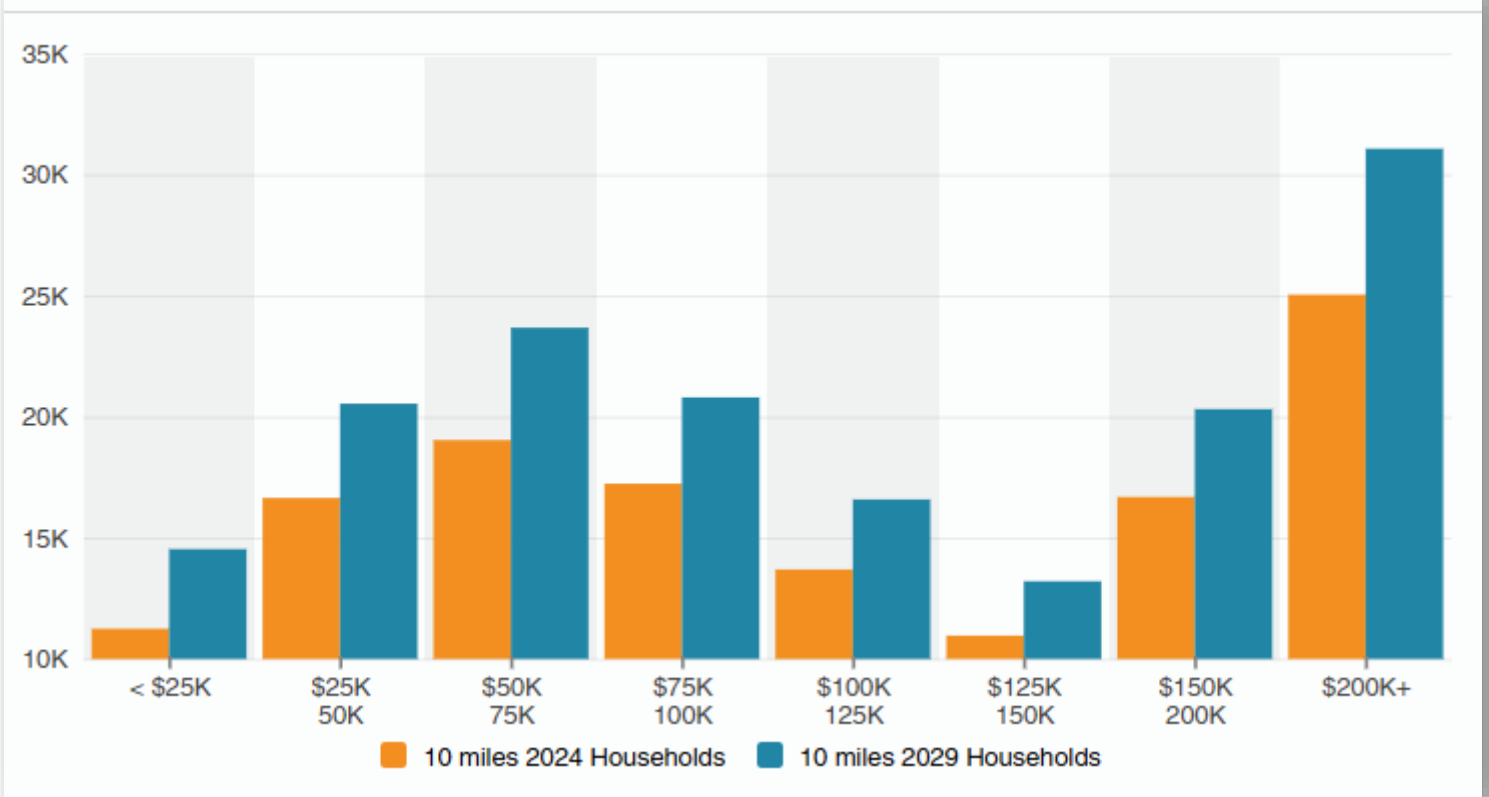
Demographics

4737 Gus Thomasson Rd
Mesquite, TX

Population

	5 miles	10 miles
2020 Population	60,254	319,888
2024 Population	73,097	380,558
2029 Population Projection	90,018	467,312
Annual Growth 2020-2024	5.3%	4.7%
Annual Growth 2024-2029	4.6%	4.6%
Median Age	36.5	38
Bachelor's Degree or Higher	28%	45%

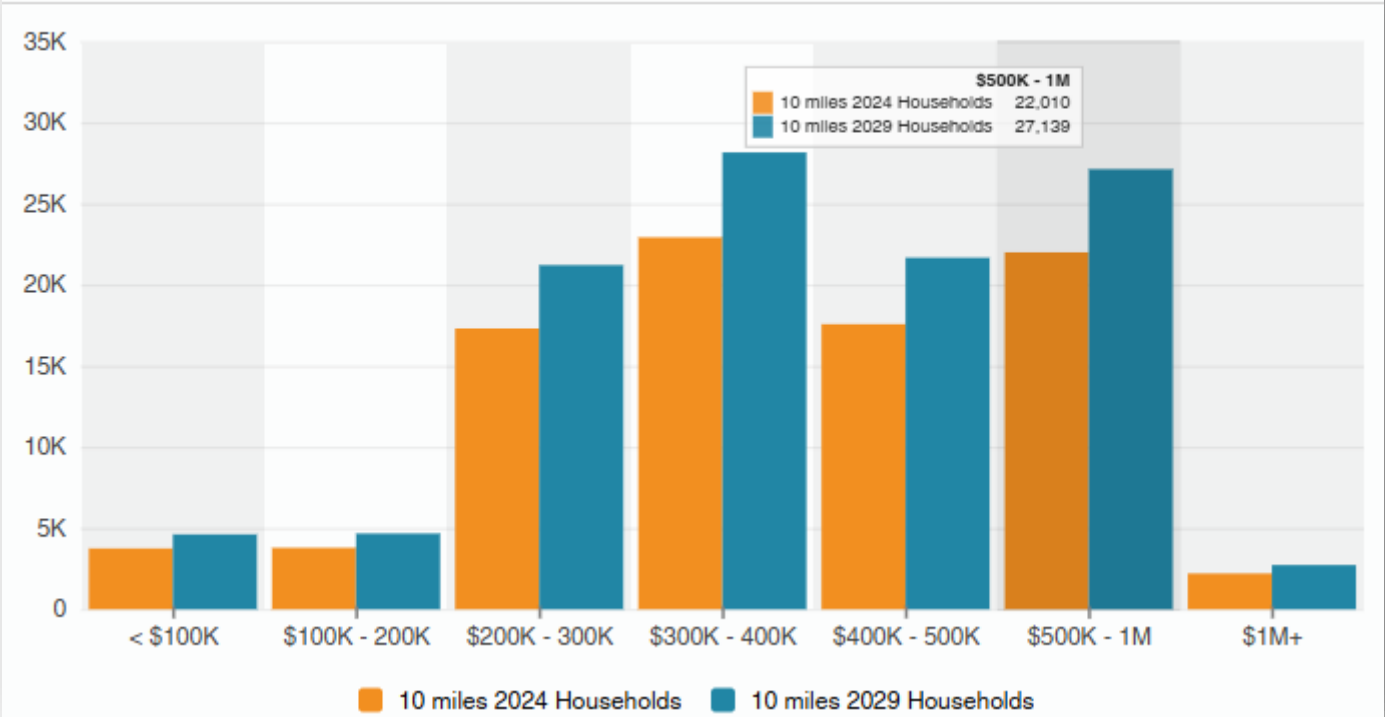
Household Income



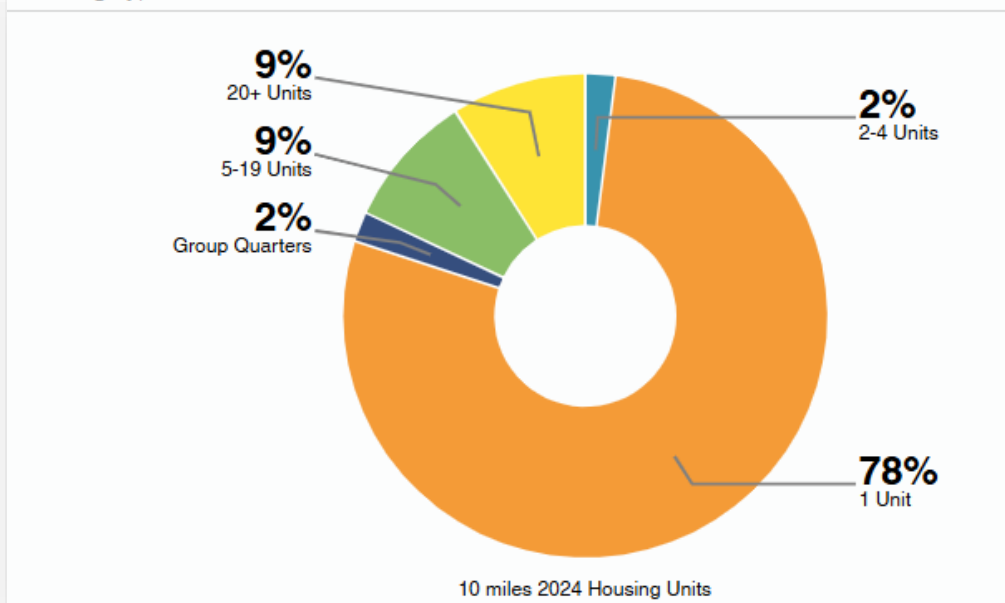
Demographics

4737 Gus Thomasson Rd
Mesquite, TX

Home Values



Housing Type



Contact



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THE RETAIL NAVIGATOR™

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