

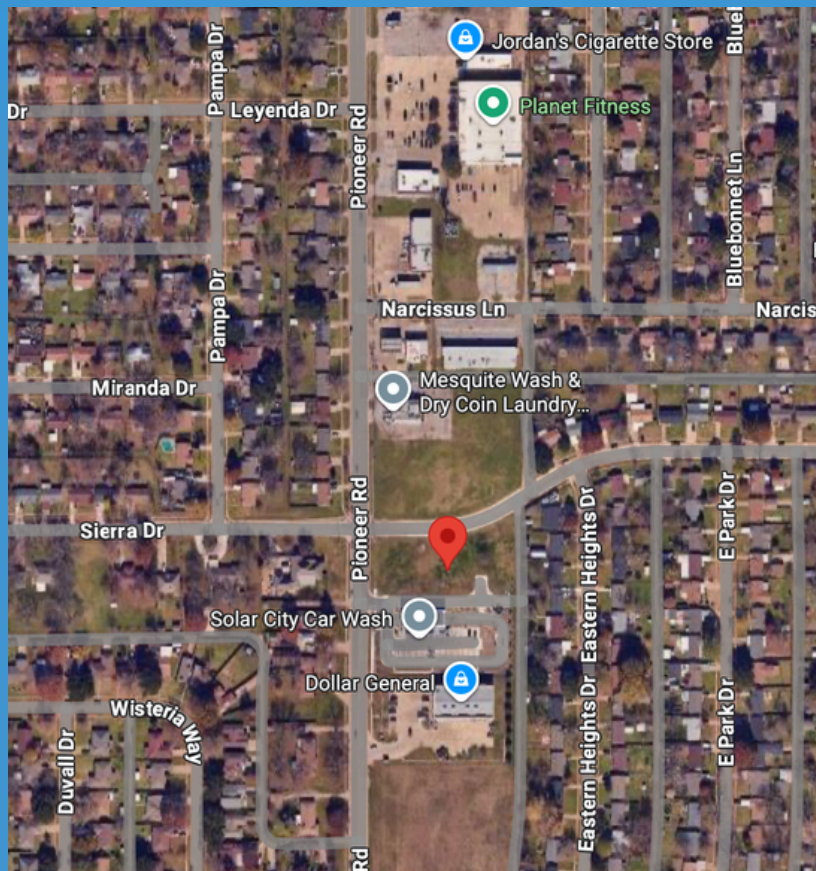
1200 PIONEER RD.
MESQUITE TX 75149

OFFERING MEMORANDUM



Property Details

- Hard Corner
- 1.01 Acres
- Fire lane in place
- Fire hydrant installed
- Water and sewer line
- Electric available
- Concrete screen wall
- Thriving Car Wash
Next door
- 15,000+ VPD



AREA GROWTH

Positioned at a hard corner along Pioneer Dr & Sierra Dr, offering strong visibility within a dense residential corridor. at Pioneer Dr & Sierra Dr offering excellent visibility and accessibility within a dense residential corridor. Pioneer Dr carries approximately 15,000+ vehicles per day, with additional neighborhood traffic from Sierra Dr contributing to consistent daily exposure. This site is ideally positioned for neighborhood retail, service-based businesses, or office users seeking strong local traffic and repeat customer flow.

Population Growth & Projection – Mesquite, TX (Trade Area)

City-Level Growth (Big Picture)

2020 Population: ~149,600

2024 Population: ~150,100

2026 Projection: ~151,700

Trend: Steady growth

Forward Growth Drivers

~10,000 new homes planned / under development

Expected to bring 30,000+ new residents into Mesquite

That's a ~20% population bump potential over time – which is HUGE for neighborhood retail demand.

Local Trade Area Insight

Zip Code 75150

2020: ~61,800 people

2025: ~63,800 people

2030: ~65,100 people

5–6% growth projected by 2030

AREA DEMOGRAPHICS

The surrounding trade area is supported by a stable middle-income demographic, with average household incomes exceeding \$85,000 and median incomes in the \$65,000–\$72,000 range. The majority of households fall within the \$50,000 to \$100,000 range, providing a strong and consistent customer base ideal for neighborhood retail, service users, and medical or office tenants.

Household Income Profile (Trade Area)

Income Range % of Households Positioning

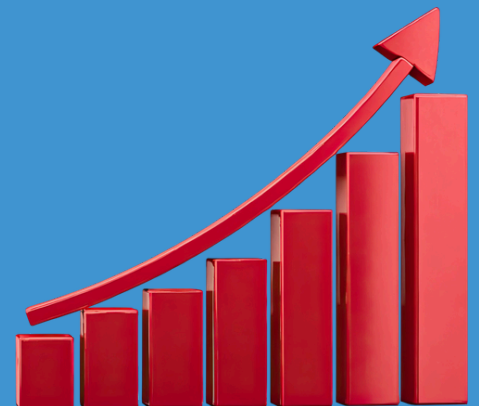
\$0 – \$50K ~25–30% Entry-level / renters

\$50K – \$100K ~40–45% Core customer base

\$100K – \$150K ~15–20% Move-up buyers

\$150K+ ~5–10% Discretionary spend

(Ranges based on ACS + Mesquite distribution trends)



OVERVIEW

Why This Site Wins

This is not a highway retail play – and that’s exactly why it works.

- Captures daily neighborhood flow
 - Lower competition vs major retail corridors
 - Ideal for tenants seeking stable, repeat business
 - Strong long-term positioning as a community commercial hub
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Investment Highlights

- Prime hard corner location with excellent visibility
 - Positioned within a dense, established residential neighborhood
 - Strong daily traffic flow along Pioneer Dr (~15,000+ VPD)
 - Ideal for neighborhood retail, medical, office, or service users
 - Easy ingress/egress with two-street access
 - High potential for repeat, localized customer base
 - Limited competing commercial corners in immediate area
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Location Overview

- Located in the heart of Mesquite, TX,
- Surrounded by established rooftops driving daily traffic
- Strong demand for local-serving commercial businesses
- Easy access to major corridors and surrounding retail

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