

410 W I-30 Mount Vernon, Texas



±1,500 - 4,500 SqFt of Shell Space
Retail, Restaurant, Office, or Service Use
375' of I-30 frontage — with 34,000 VPD
Midway Between Dallas & Texarkana
Established Retail Node: Sonic, Love's,
Starbucks, Dairy Queen, and more.

Contacts

Kevin Weable

Market Director
kevin@mdcregroup.com
214.801.7787

Danny Perez

Managing Director
danny@mdcregroup.com
972.772.6025



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Property Overview

New shell retail space is available on Interstate 30 in Mount Vernon, midway between Dallas and Texarkana, with 375 feet of frontage, two-way frontage road access, and approximately 34,000 vehicles per day. The 4,500-square-foot center divides from 1,500 square feet contiguous and delivers in shell condition, ready for a full build-out under broad Regional Business zoning.

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Property Overview

New shell retail space is available on Interstate 30 in Mount Vernon, positioned at the midpoint of the Dallas–Texarkana corridor with approximately 34,000 vehicles per day passing the site. The 4,500-square-foot center offers contiguous space from 1,500 to 4,500 square feet. The property has 375 feet of I-30 frontage — and offers prominent building signage with clear sightlines at highway speed. The frontage road is two-way, so both eastbound and westbound traffic reach the site directly with no U-turn or backtrack.

Space is delivered in shell condition — a blank canvas for restaurant, medical, professional office, personal services, retail, or a franchise build-out, with no demolition costs. Regional Business zoning supports a broad slate of uses. Parking runs well above typical retail standards at 24 spaces, or 8 per 1,500-square-foot suite.

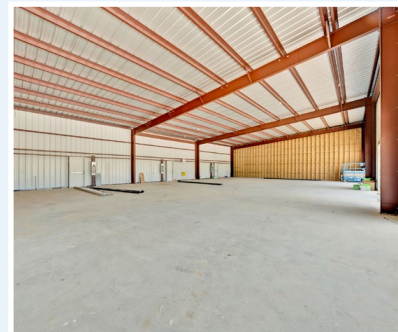
The site sits inside a proven retail node near Starbucks, Love’s Travel Stop, Dairy Queen, and Sonic. Beyond highway traffic, Mount Vernon is the Franklin County seat and the retail and service hub for a trade area far larger than its residential base. Lake Cypress Springs is ringed by 869 acres of public parkland with camping, shelters, and a marina, and Lake Bob Sandlin State Park draws camping, fishing, and boating traffic to the 9,000-acre lake year-round. The result is a weekend and seasonal surge layered on steady weekday demand.

Available Space	1,500 - 4,500 SF
Ideal Use	Retail & Office
Vehicles Per Day	34,000+
Suite Delivery	Shell Condition
Signage	Building Signage Available
Price	Contact for Pricing
Lease Type	NNN
Lease Term	Negotiable



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Property Highlights

375' of continuous I-30 frontage

Approximately 34,000 VPD

Two-way frontage road

1,500 - 4,500 SF Available

Shell condition

Regional Business zoning;
Broad retail and office uses

24 parking spaces total

Midway between Dallas &
Texarkana on the I-30 corridor



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Location Overview

Located directly on Interstate 30 in Mount Vernon, midway between Dallas and Texarkana, with 375 feet of frontage, two-way frontage road access, and approximately 34,000 vehicles per day.

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Mount Vernon, Texas: Strategic Location Prime Opportunity

Mount Vernon, TX Overview

Beyond highway count, Mount Vernon is the county seat of Franklin County and functions as the retail and service hub for a trade area far larger than its residential population suggests. The city sits at the intersection of Interstate 30 and Highway 37 in Northeast Texas, capturing county-wide daily traffic to the courthouse, schools, and medical and professional offices. Area also draws substantial recreational demand: Lake Cypress Springs is surrounded by 869 acres of public parkland maintained by the Franklin County Water District, with camping, shelters, and a marina, and the 3,400-acre lake supports roughly 850 waterfront homes. Nearby Lake Bob Sandlin State Park offers camping, fishing, paddling, and boating on the 9,000-acre lake and frequently reaches capacity, with reservations recommended for both camping and day use. Result is a weekend and seasonal population surge on top of a steady weekday base demand pattern that rewards food, convenience, and service concepts.





Brookshire's
FAMILY DOLLAR
Walgreens



Contact:
Kevin Weable | 214.801.7787

MD
& CRE

Kevin Weable

Market Director
kevin@mdcregroup.com
214.801.7787

Danny Perez

Managing Director
danny@mdcregroup.com
972.772.6025

Office Information:

2701 Sunset Ridge Dr. Ste. 109
Rockwall, TX 75032
info@mdcregroup.com
469.607.0471





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kevin Weable	0689810	kevin@mdcregroup.com	972-845-1663
Sales Agent/Associate's Name	License No.	Email	Phone
	Date		
Buyer/Tenant/Seller/Landlord Initials			