

1134 Military Pkwy, Mesquite, TX



±1.396 Acres for Sale in Mesquite, TX
Zoned Industrial Use in Industrial Corridor
All Utilities Located On-Site
Just Off Interstate 635 and Scyene Rd

Main Contact

Shane Hendrix

Senior Associate
shane.hendrix@mdcregroup.com
214.460.8926

Kevin Weable, CCIM

Senior Associate Broker/Director
kevin@mdcregroup.com
972.845.1663



Non-Endorsement & Disclaimer Notice

Disclaimer: This Marketing Brochure has been created to provide a summary of unverified information to prospective buyers and to generate an initial level of interest in the subject property. The information provided herein is not a replacement for a comprehensive due diligence investigation. M&D Real Estate has not conducted any investigation and makes no warranties or representations regarding the size and square footage of the property and its improvements, the presence of contaminants such as PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements, or the financial status or business prospects of any tenant. While the information contained in this brochure has been obtained from sources we believe to be reliable, M&D Real Estate has not verified, nor will it verify, any of the details and assumes no responsibility for the accuracy or completeness of the information provided. It is the responsibility of all potential buyers to independently verify all information set forth herein.

Non-Endorsement Notice: M&D Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing material. The presence of any corporation's logo or name does not imply affiliation with, or sponsorship or endorsement by, that corporation of M&D Real Estate, its affiliates, subsidiaries, agents, products, services, or commercial listings. Such logos or names are included solely for the purpose of providing information about this listing to prospective customers.

M&D Real Estate advises all prospective buyers as follows: As the Buyer of a property, it is your responsibility to independently confirm the accuracy and completeness of all material information prior to completing any purchase. This Marketing Brochure is not intended to substitute for your own thorough due diligence investigation of this investment opportunity. M&D Real Estate specifically disclaims any obligation to conduct a due diligence examination of this property on behalf of the Buyer. Any projections, opinions, assumptions, or estimates presented in this Marketing Brochure are for illustrative purposes only and do not reflect the actual or anticipated performance of the property. The value of a property depends on various factors that should be evaluated by you and your legal, financial, and tax advisors. It is essential that the Buyer, along with their legal, financial, tax, and construction advisors, undertake an independent and thorough investigation of the property to assess its suitability for their needs. As with all real estate investments, this investment carries inherent risks. The Buyer and their advisors must carefully review all legal and financial documents related to the property. While the tenant's past performance at this or other locations is an important factor, it does not guarantee future success. By accepting this Marketing Brochure, you agree to release M&D Real Estate from any liability, claims, expenses, or costs arising from your investigation or purchase of this property.

Special Covid-19 Notice: All prospective buyers are strongly encouraged to fully utilize their opportunities and obligations to conduct detailed due diligence and seek expert advice as needed, particularly in light of the unpredictable effects of the ongoing COVID-19 pandemic. M&D Real Estate has not been hired to conduct, and is not responsible for conducting, due diligence on behalf of any prospective purchaser. M&D Real Estate's core expertise is in marketing properties and facilitating transactions between buyers and sellers. M&D Real Estate and its professionals do not and will not serve as legal, accounting, contractor, or engineering consultants. We strongly advise all potential buyers to engage other professionals for assistance with legal, tax, regulatory, financial, and accounting matters, as well as inquiries regarding the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and in light of the volatility created by COVID-19, buyers should rely solely on their own projections, analyses, and decision-making processes.

M&D CRE is a service mark of M&D Real Estate, LP.



Table of Contents

Pages 4-7 | Property Overview

Pages 8-11 | Location Overview

Page 12 | Contacts



Property Overview

M&D CRE is pleased to present the opportunity to acquire a strategically positioned ± 1.396 -acre industrial lot in Mesquite, Texas

Listed By:
Shane Hendrix | 214.460.8926



Property Overview

M&D CRE is pleased to present the opportunity to acquire a strategically positioned ±1.396-acre industrial lot in Mesquite, Texas. Situated within a thriving industrial corridor, this site offers exceptional development potential for investors, developers, and end-users seeking to establish a presence in one of the region's most accessible and business-friendly locations.

The property is zoned for industrial use, providing flexibility for a wide range of applications including distribution, logistics, manufacturing, or service-related operations. Formerly improved with a 1,609 square-foot residence, the site has already been connected to essential utilities—including city water, sewer, and electric—streamlining the development process and reducing upfront infrastructure costs.

Boasting direct frontage along Military Parkway, the site provides superior accessibility with seamless connections to Interstate 635 and Scyene Road. This strategic positioning enables efficient truck ingress and egress while ensuring optimal connectivity to the greater Dallas-Fort Worth metroplex, regional highways, and major distribution routes.

With its prime location, industrial zoning, and development-ready utilities, this property presents a compelling opportunity to capitalize on the strong demand for industrial space in the Mesquite submarket.

Contact Shane Hendrix for more information: 214.460.8926

Acres	1.396 Acres
Structure	1,609 SF
Zoning	Industrial
Utilities	All On-Site
Topography	Level
Grading	Previously Developed
Access	Direct
Parcel ID	65034265410150000



Listed By:
Shane Hendrix | 214.460.8926



Location Overview

Mesquite, Texas is a thriving and diverse suburb of Dallas that continues to experience steady growth and development.

Listed By:
Barry Luff | 214.478.4959



Real. Texas. Business.

Mesquite, TX Overview

Mesquite, Texas is a thriving and diverse suburb of Dallas that continues to experience steady growth and development. The city offers a reliable workforce, pro-business climate, and strategic positioning within the DFW Metroplex, making it an ideal location for industrial and commercial users. With excellent connectivity to major highways, rail, and regional distribution networks, Mesquite provides the infrastructure needed to support logistics, manufacturing, and service-related operations. These strengths, combined with ongoing population growth and expanding commercial activity, position Mesquite as a market with both immediate development potential and long-term investment value.

79,834

Total
Labor
Force
(Mesquite EDC)

143,826

Total
Population
(Mesquite EDC)

3.6%

Unemployment
Rate
(Mesquite EDC)

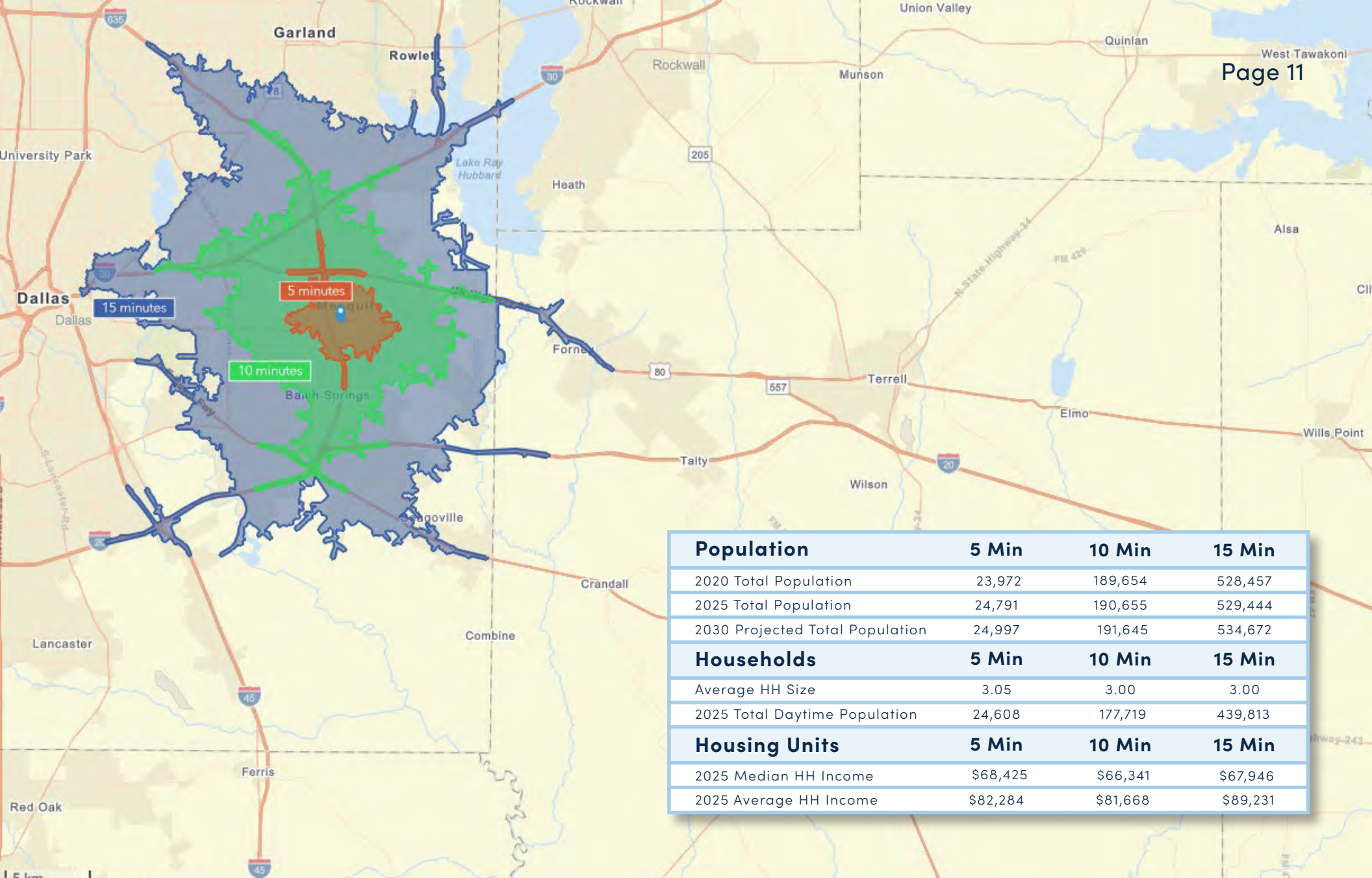
41,281

Total
Employees
(Mesquite EDC)



Listed By:
Shane Hendrix | 214.460.8926





Listed By:
Shane Hendrix | 214.460.8926



Shane Hendrix

Senior Associate
shane.hendrix@mdcregroup.com
214.460.8926

Kevin Weable, CCIM

Senior Associate Broker/Director
kevin@mdcregroup.com
972.845.1663

Office Information:

2500 Discovery Blvd, Rockwall, TX | Suite 200 75032
info@mdcregroup.com
972.772.6025





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
Shane Hendrix	0776260	shane.hendrix@mdcregroup.com	214-460-8926
Sales Agent/Associate's Name	License No.	Email	Phone
	Date		
Buyer/Tenant/Seller/Landlord Initials			