

FOR SALE OR LEASE



GAS STATION REDEVELOPEMENT

1711 W. Scyene Rd. Mesquite, TX 75149

HENRY S. MILLER

14001 Dallas Parkway, 11th Floor
Dallas, Texas 75240

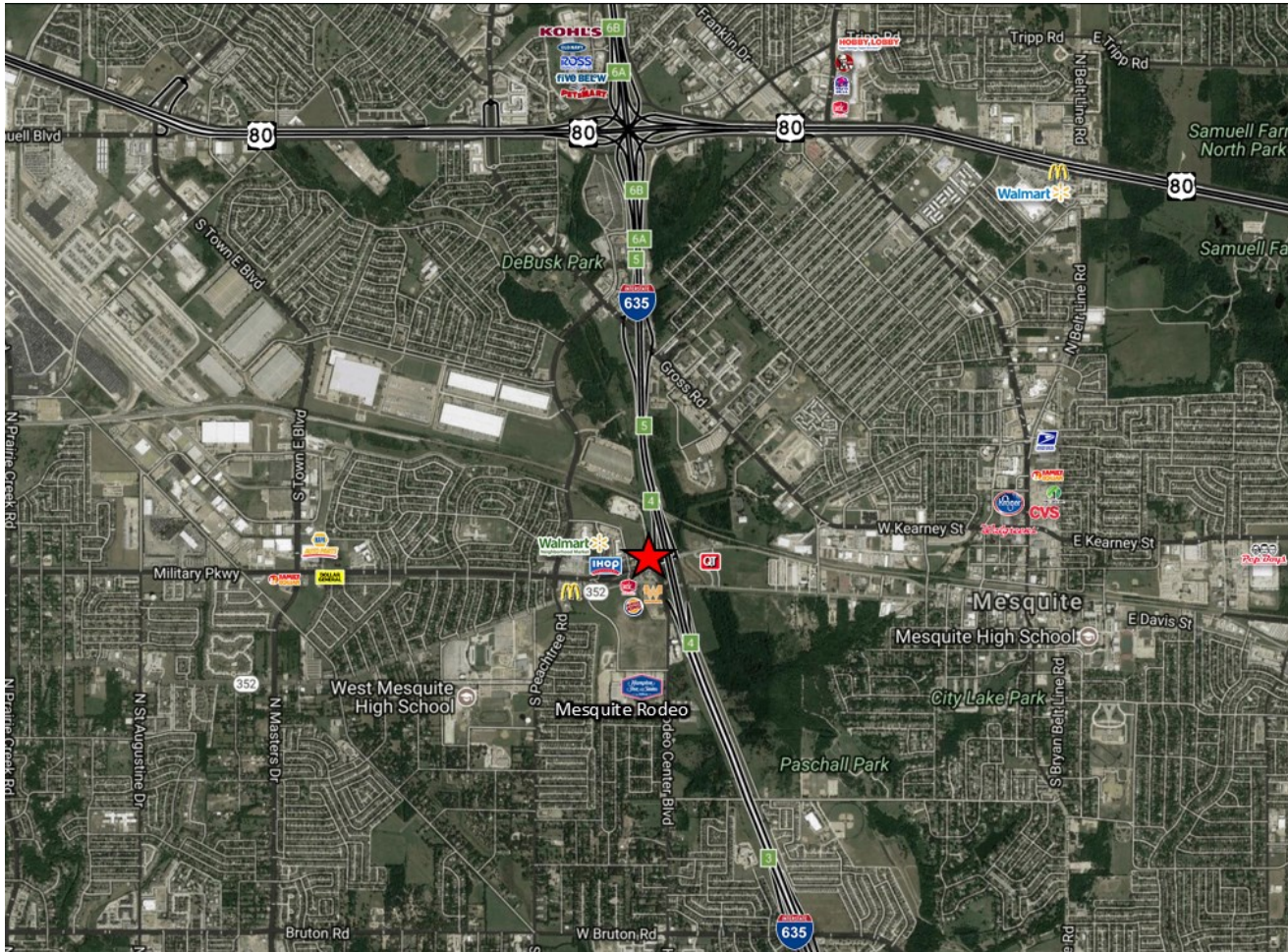
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GAS STATION REDEVELOPMENT INFORMATION



LOCATION

1711 W. Scyene Rd.
Mesquite, TX 75149

LAND SIZE

.76 Acres

ZONING

SS (Service Station)

SALE PRICE

\$1,025,000

GROUND LEASE

\$96,000 NNN

HIGHLIGHTS

- Thriving retail intersection
- Surrounded by entertainment, food and lodging
- 1.5 miles from Medical City of Mesquite and Mesquite high school
- New Development coming soon near Mesquite rodeo grounds

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GAS STATION REDEVELOPMENT DEMOGRAPHICS/TRAFFIC COUNTS



DEMOGRAPHICS 2017	1 Mile	3 Miles	5 Miles
Estimated Population	8,714	118,159	299,764
Estimated Households	2,815	39,656	96,853
Average HH Income	\$61,639	\$60,554	\$63,044
Total Businesses	263	3,283	6,789
Total Employees	2,766	43,252	78,462

TRAFFIC COUNT 2017	
Military Pkwy and Scyene Rd.	± 44,000
LBJ Freeway (635)	± 160,000

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GAS STATION REDEVELOPMENT AERIAL

