



**2001 Harshaw Drive**  
**Mesquite, TX**

close proximity to Mesquite Championship Rodeo and Convention Center

# ABOUT THE PROJECT

2001 Harshaw Drive  
Mesquite, TX

## AVAILABILITY

- 17,000 SF [divisible]
- 10,000 SF [divisible]
- End Caps
- Restaurant Opportunities with Patios

The Iron Horse Village mixed-use community is being developed on 54 acres along IH-635 East and Highway 352 and adjacent to the famed Mesquite Rodeo Arena. Iron Horse Village will incorporate:

**130,000 SF** | RETAIL + RESTAURANT

**336** | SINGLE FAMILY HOMES

**196,020 SF** | OPEN AIR GREENSPACE

**DELIVERY** | 2023

# DEMOGRAPHICS + AREA RETAILERS

2001 Harshaw Drive  
Mesquite, TX



## 2021 TOTAL POPULATION

1 MILE	3 MILE	5 MILE
8,012	119,695	300,672



## 2021 TOTAL HOUSEHOLDS

1 MILE	3 MILE	5 MILE
2,354	38,495	92,591



## 2021 TOTAL DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
7,470	109,089	260,694



## 2021 AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$65,680	\$60,748	\$64,643

## TRAFFIC COUNTS

IH-635:	161,141 VPD
SH 352:	20,786 VPD

## AREA RETAILERS



[MESQUITE CHAMPIONSHIP RODEO]



# TRADE AREA AERIAL

2001 Harshaw Drive

Mesquite, TX



# CLOSE UP AERIAL

2001 Harshaw Drive

Mesquite, TX



# OVERALL SITE PLAN

2001 Harshaw Drive  
Mesquite, TX

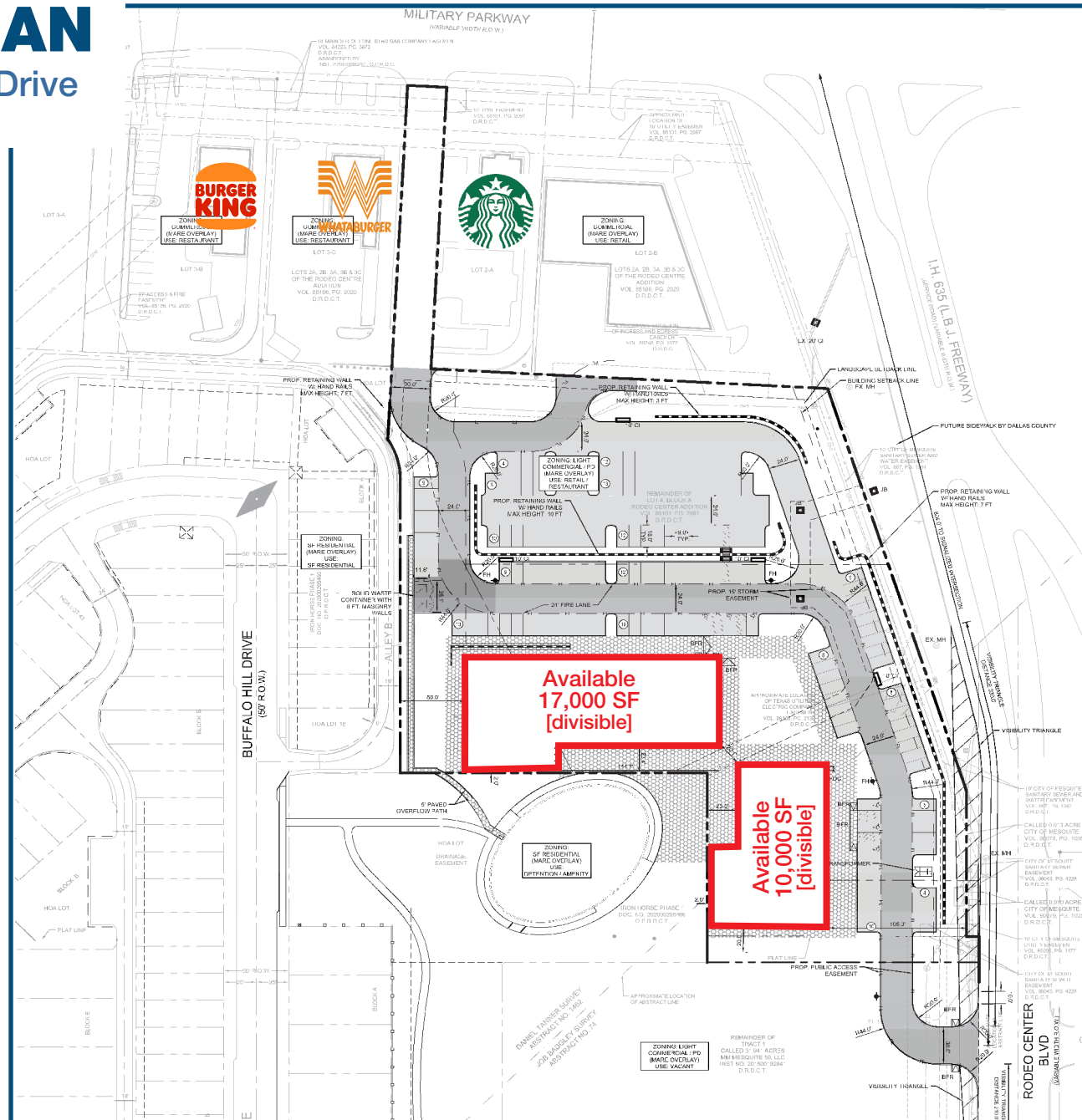


Retail For Lease - Delivering Space Q3 2022  
Buildings: G & F (1,000 - 17,000 SF)

[Mesquite Championship Rodeo]

# SITE PLAN

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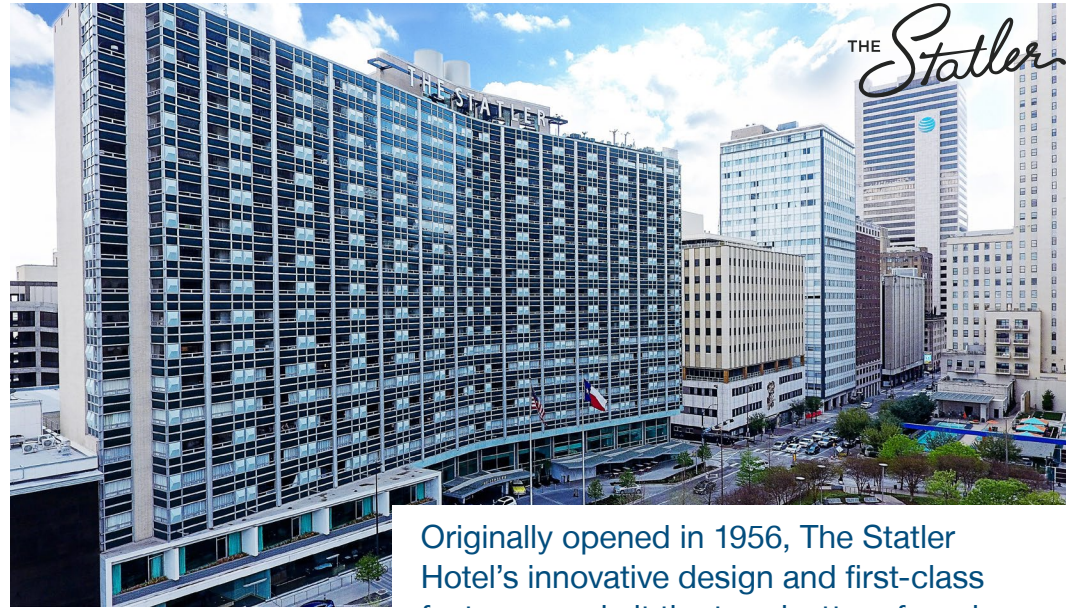


# FROM THE BUILDERS

## ABOUT THE DEVELOPER

Delivering award-winning communities with impeccable amenities such as parks, golf courses, water park themes and hiking and biking trails, Centurion American has successfully designed master-planned communities that have been recognized across the real estate industry.

Centurion's strength comes from property acquisition choices that include that right mix of school districts, shopping and entertainment options and public facilities.



Originally opened in 1956, The Statler Hotel's innovative design and first-class features made it the trendsetter of modern luxury in Downtown Dallas.

120 | MASTER-PLANNED COMMUNITIES

48 | PROFESSIONAL BUILDERS

35 | INDUSTRY AWARDS

## RESTAURANT CONCEPTS



## IRON HORSE BUILDERS





# for more information, please contact:

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