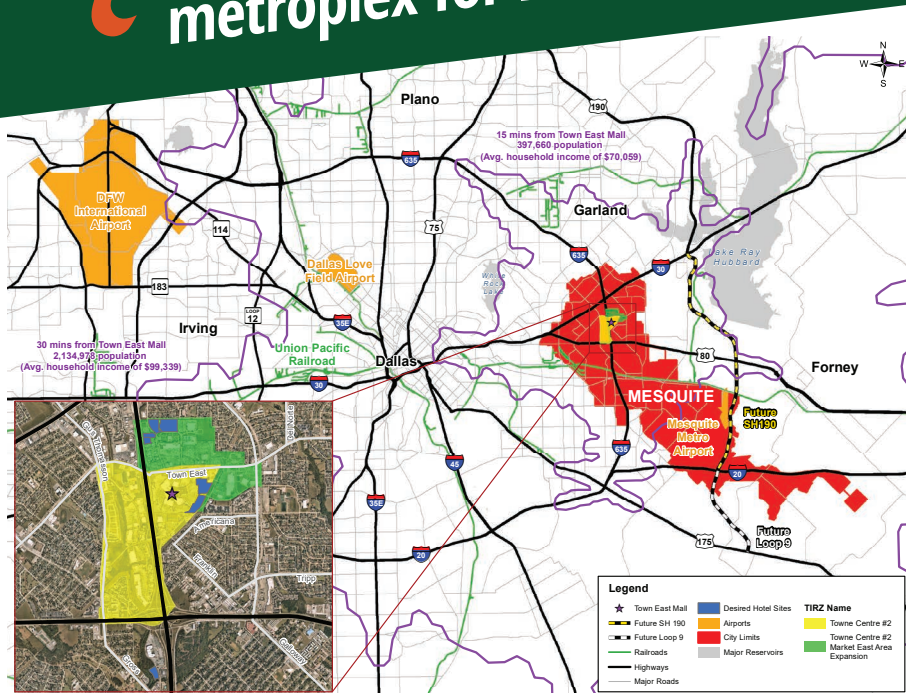


# MESQUITE

# DISCOVER THE HOTTEST RETAIL MARKET IN THE METROPLEX

Some of the strongest sales figures in the DFW metroplex for national brands and franchises.



If you like to shop and eat, or invest in businesses who need customers who do, Mesquite's your place. Mesquite is DFW's east-side retail hub, with more than 3 million square feet of retail at the IH-635 and IH-30 intersection and more than 1.2 million square feet (averaging 95% leased) of floor space at Town East Mall.

- Strong neighborhood centers/emerging redevelopment of classic mid-century centers
- 30 Minute DT: 2+ million population and \$99,339 average HH income
- 15 Minute DT: 400,000+/- population and \$70,059 average HH income

**MESQUITE**  
T E X A S  
Real. Texas. Business.

City of Mesquite Economic  
Development Department  
972-216-6446  
[MesquiteEcoDev.com](http://MesquiteEcoDev.com)



## Recent New Brands

- Sprouts
- Rosa's Café
- Salad and Go
- Black Bear Diner
- Salata
- Crumbl Cookies

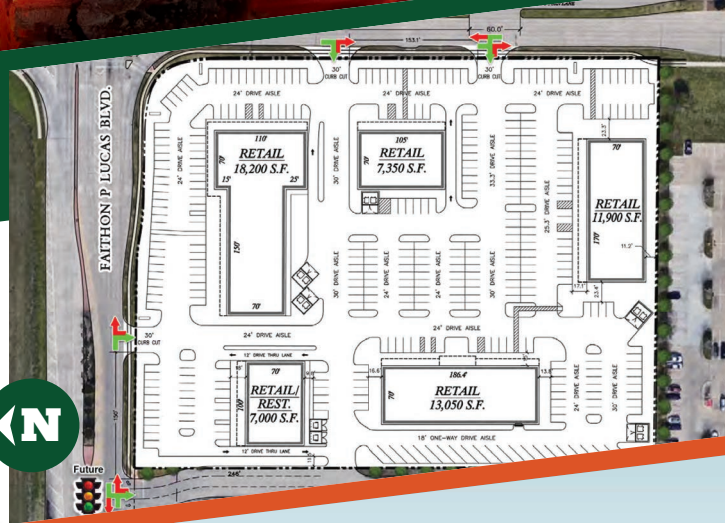
## Proven High-Performing Brands

- Super Target
- Dillard's
- Home Goods
- Home Depot
- Lowe's
- WalMart
- Kroger
- Tom Thumb
- Texas Roadhouse
- Cheddar's
- Marriott

# Hot Retail Sites

## SHADOW CREEK CROSSING

- Located in the affluent Southern Mesquite Market
- Adjacent to Solterra, a 1,425 acre, 3,900 home master planned community commencing construction Q1 2021
- Located 2 miles north of I-20 and 1.5 miles west of the President George Bush Turnpike Expansion



## SEARS REDEVELOPMENT AT TOWN EAST MALL

- Urban restaurant/entertainment development
- Pad and retail spaces will be available at corner of IH-635 and Town East Blvd.
- Major family entertainment anchor to be announced 2022



## IRON HORSE VILLAGE

- Mixed-use community being developed on 54 acres along IH-635 East and Highway 352 and adjacent to the famed Mesquite Arena and Mesquite Convention Center
- Trails, open space, and connectivity to 130,000 SF of new commercial space



## HEARTLAND TOWN CENTER

- 22-acre development site with mixed-use opportunities
- Tract has capacity to serve Mesquite, Heartland, Forney, and Talty residents
- 8.61% projected population growth by 2026 within 2-mile radius

