



1704 MILITARY PARKWAY | 1704 MILITARY PKWY, MESQUITE, TX 76149

Features

Former flex office space located in the heart of Mesquite immediately off I-635. The available suite is move-in ready for any professional user and can be renovated with minimal effort and be suitable for a wide variety of retail uses including nail salon, hair salons and/or any other retail or professional business.

FOR LEASE

TOTAL SF: 10,850

AVAILABLE SF: 1,120

CONTACT FOR MORE INFORMATION

Traffic Counts

| | |
|---------------|-------------|
| IH-635 | 168,685 VPD |
| Military Pkwy | 42,888 VPD |

Demographics

| | YEAR: 2022 | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|------------|----------|----------|----------|
| Total Population | | 8,993 | 125,394 | 306,209 |
| Total Households | | 2,972 | 40,358 | 96,028 |
| Average Household Income | | \$70,535 | \$69,366 | \$73,458 |
| Total Daytime Population | | 8,397 | 116,300 | 260,474 |

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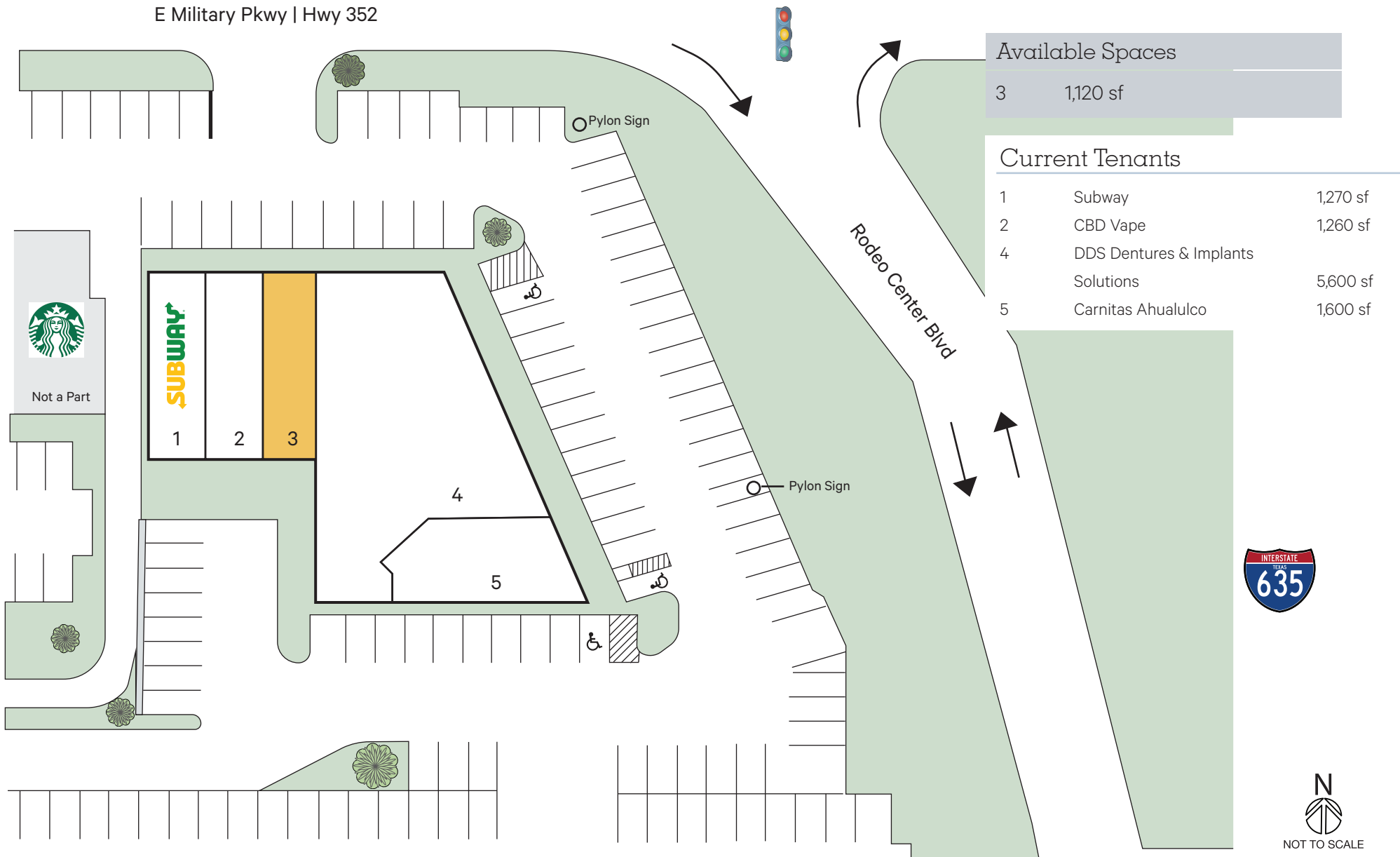
Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

weitzman[®]

E Military Pkwy | Hwy 352



| Available Spaces | |
|------------------|----------|
| 3 | 1,120 sf |

| Current Tenants | | |
|-----------------|-------------------------|----------|
| 1 | Subway | 1,270 sf |
| 2 | CBD Vape | 1,260 sf |
| 4 | DDS Dentures & Implants | |
| | Solutions | 5,600 sf |
| 5 | Carnitas Ahualulco | 1,600 sf |



| LAND USE SUMMARY | |
|--|-----------|
| TRACT 1A | 14.8 AC |
| CONVENTIONAL | 14.8 AC |
| TRACT 1B-1 - AMENITY | 2.9 AC |
| TRACT 1B-2 - AMENITY | 1.5 AC |
| TRACT 1C | 15.8 AC |
| TRACTS 1B-1 & 1B-2 (FRONT ENTRY) | 4.4 AC |
| BUNGALOWS (142' X 100' TYP. FRONT ENTRY) | 27.4 LOTS |
| BUNGALOWS (142' X 100' TYP. SIDE ENTRY) | 30.4 LOTS |
| TOTAL | 100 LOTS |
| TRACT 1D | 2.1 AC |
| CONVENTIONAL | 18,750 SF |
| TRACT 2A | 9.3 AC |
| TRUCK ROW (FRAMES 65' X 55' TYP. REAR ENTRY) | 7.7 LOTS |
| BUNGALOWS (65' X 65' TYP. FRONT ENTRY) | 24.6 LOTS |
| TOTAL | 62.5 LOTS |
| TRACT 2B | 1.2 AC |
| CONVENTIONAL | 2,000 SF |
| TRACT 3 | 8.3 AC |
| CONVENTIONAL | 100 LOTS |
| TOTAL | 2.2 AC |

NOTES: OVERALL SQUARE FEET ARE APPROXIMATE AND WILL BE DETERMINED BASED ON PRELIMINARY AND FINAL PLAT. COMMERCIAL ACRES ARE ESTIMATED AND WILL BE BASED ON SITE PLAN APPLICATION FOR INDIVIDUAL TRACTS/BUILDINGS.

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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.



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 on 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 listening 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.

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.

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:

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- 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.

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LICENSE HOLDER CONTACT INFORMATION:

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