

FOR INFO



# VICTORY AT BIG TOWN

NEC OF I-635 & GROSS RD - MESQUITE, TEXAS

## DUWEST

CREATING, ENHANCING & PROTECTING VALUE

**GIANCARLO "GC" CARRIERO, CCIM** Vice President  
gc@duwestrealty.com | 214.720.0004

**TAYLOR CLUFF** Vice President  
tcluff@duwestrealty.com | 972.741.6074

4403 North Central Expressway #300 Dallas Texas 75205  
**duwestrealty.com**

Development by:



**duwestrealty.com**

The information contained herein was obtained from sources deemed reliable; however, 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.



## VICTORY AT BIG TOWN | NEC of I-635 & Gross Rd - Mesquite, Texas

## OVERVIEW

- Located at the NEC of I-635 & Gross Rd
- ±2 Acre Pad Site Available for Sale, Ground Lease or Pre-leasing
- Excellent Visibility & Access
- Signalized Intersection
- Approximately 370' of frontage along the I-635 Access Road and approximately 443' of frontage along Ridgeview St
- Call for Pricing

## TRAFFIC COUNTS

LBJ Fwy / I-635: 162,018 VPD (TXDOT 2020)

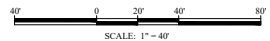
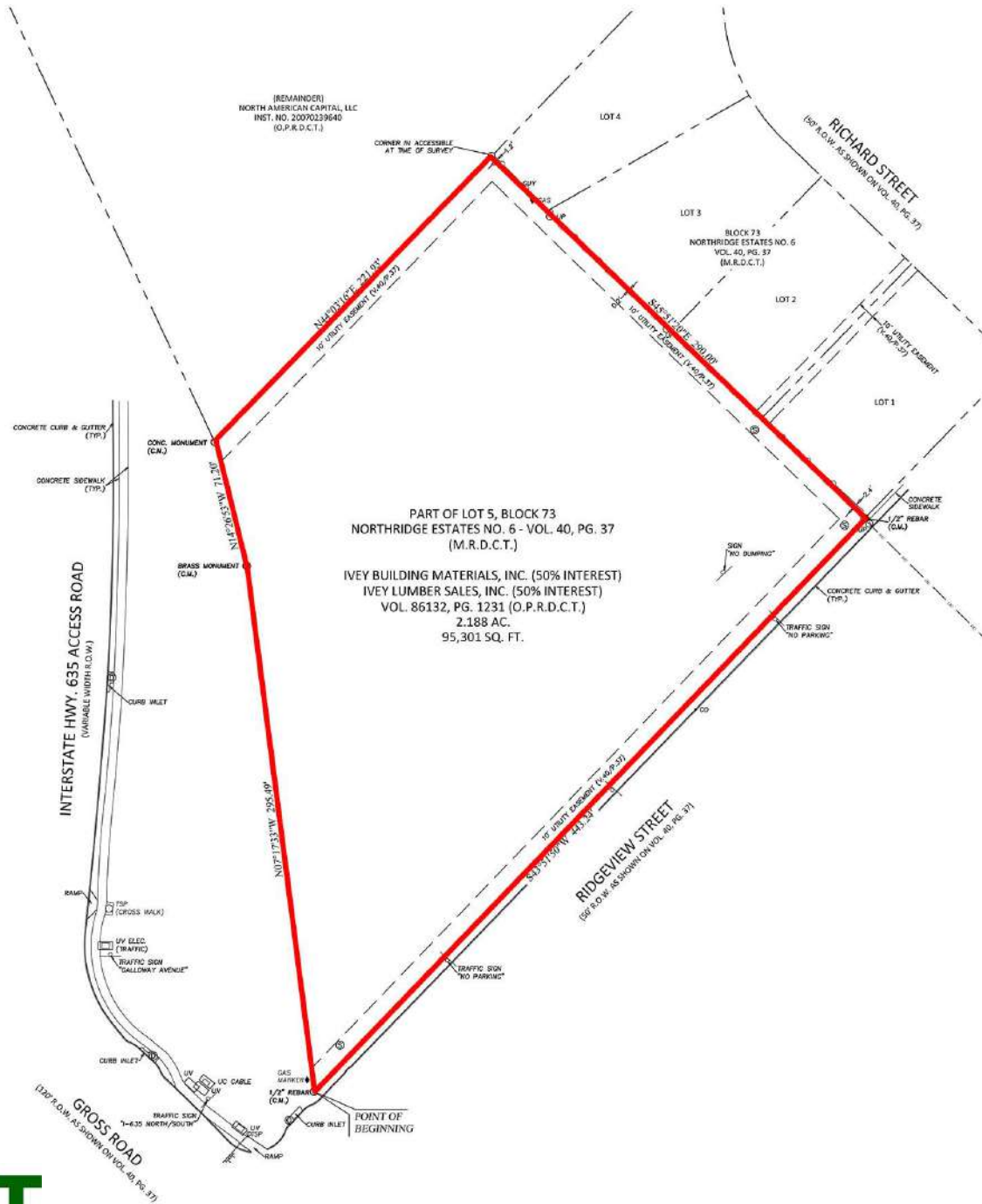
Gross Rd: 18,000 VPD (TXDOT 2019)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2021 Population	11,018	114,306	308,658
Households	3,647	38,293	98,894
Daytime Pop.	10,080	108,255	267,340
Avg HH Income	\$51,315	\$64,432	\$65,989

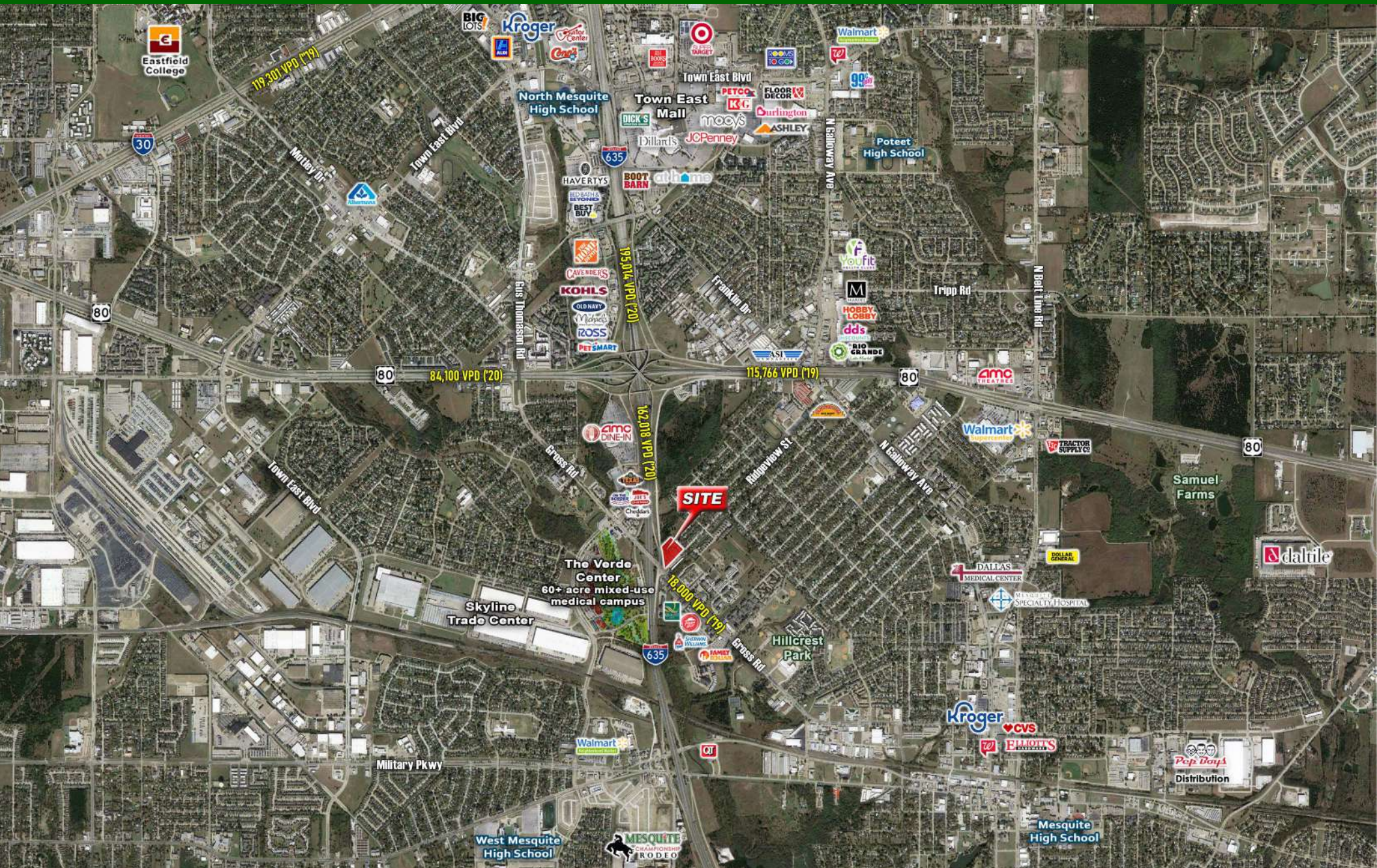


## VICTORY AT BIG TOWN | NEC of I-635 & Gross Rd - Mesquite, Texas





# VICTORY AT BIG TOWN | NEC of I-635 & Gross Rd - Mesquite, Texas





## Mesquite approves new \$60 million business park at I-635, U.S. Highway 80

The warehouse campus, named Mesquite 635, will offer about 555,000 square feet of Class A industrial space.

The Mesquite City Council approved terms Monday for the construction and development of a new \$60 million business park called Mesquite 635 on a 38-acre space at U.S. Highway 80 and Interstate 635.

CH Realty IX-CE | Mesquite 635, an entity of Creation Equity, in partnership with a real estate fund advised by Crow Holdings Capital, will construct the Class A industrial campus at a highway interchange in Mesquite with high visibility and accessibility.

Construction for Mesquite 635's three-building campus with 555,000 combined square feet will begin in late 2021, according to a city press release.

"The project has been designed to respect the neighbors with condensing the traffic in the middle of the property, away from the perimeter, highlighting the high-end building design to the highway exposure, as well as a number of landscape buffers," said Taylor Mitcham, vice president of transactions with Creation Equity.



The park will feature two rear-load buildings and one front-load building with 32- to 36-foot clear heights, 185-foot truck courts and approximately 594 auto parking stalls.

LGE Design Group and its affiliate, LGE Design Build, are the architect and general contractor for the development, respectively.

"The City of Mesquite offers tremendous resources to attract tenants and developers; in particular, what might be the best combination of labor quality and availability in D-FW, and an economic development office that is actively promoting job creation and capital investment to the benefit of this community," said Michael Balcom, director at Crow Holdings Capital.

### SITE PLAN

THREE BUILDING - 555,790 SF | CLASS A INDUSTRIAL DEVELOPMENT





## 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.*

11-2-2015



### 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.

**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:

- 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.

DuWest Management Inc.	605046		214-720-0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date