

# ► MARKET EAST SHOPPING CENTER

NE Corner of Interstate 635 @ Town East Blvd in Mesquite, Texas 75150



STRATEGICALLY LOCATED ACROSS FROM TOWN EAST MALL

petco

Office DEPOT

Academy  
SPORTS+OUTDOORS

Michaels

ULTA  
BEAUTY

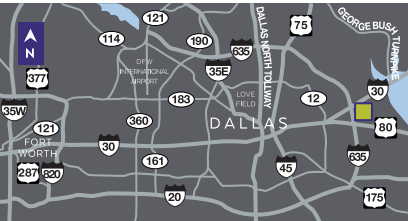
HomeGoods

Marshall's

SHOE  
CARNIVAL

bealls

OLD NAVY



Shadow Anchor



## VEHICLES PER DAY

Interstate 635 south of Town East Blvd	205,592
Town East Blvd east of Interstate 635	44,045
Emporium Circle north of Town East Blvd	10,125 (2019)

## AVERAGE INCOME

1 Mile	\$85,230
3 Miles	\$87,144
5 Miles	\$88,505

## POPULATION

1 Mile	14,981
3 Miles	112,769
5 Miles	305,975



Melanie D Proctor

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Matt Brock

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CLOSE PROXIMITY TO HEAVILY TRAFFICKED I-635



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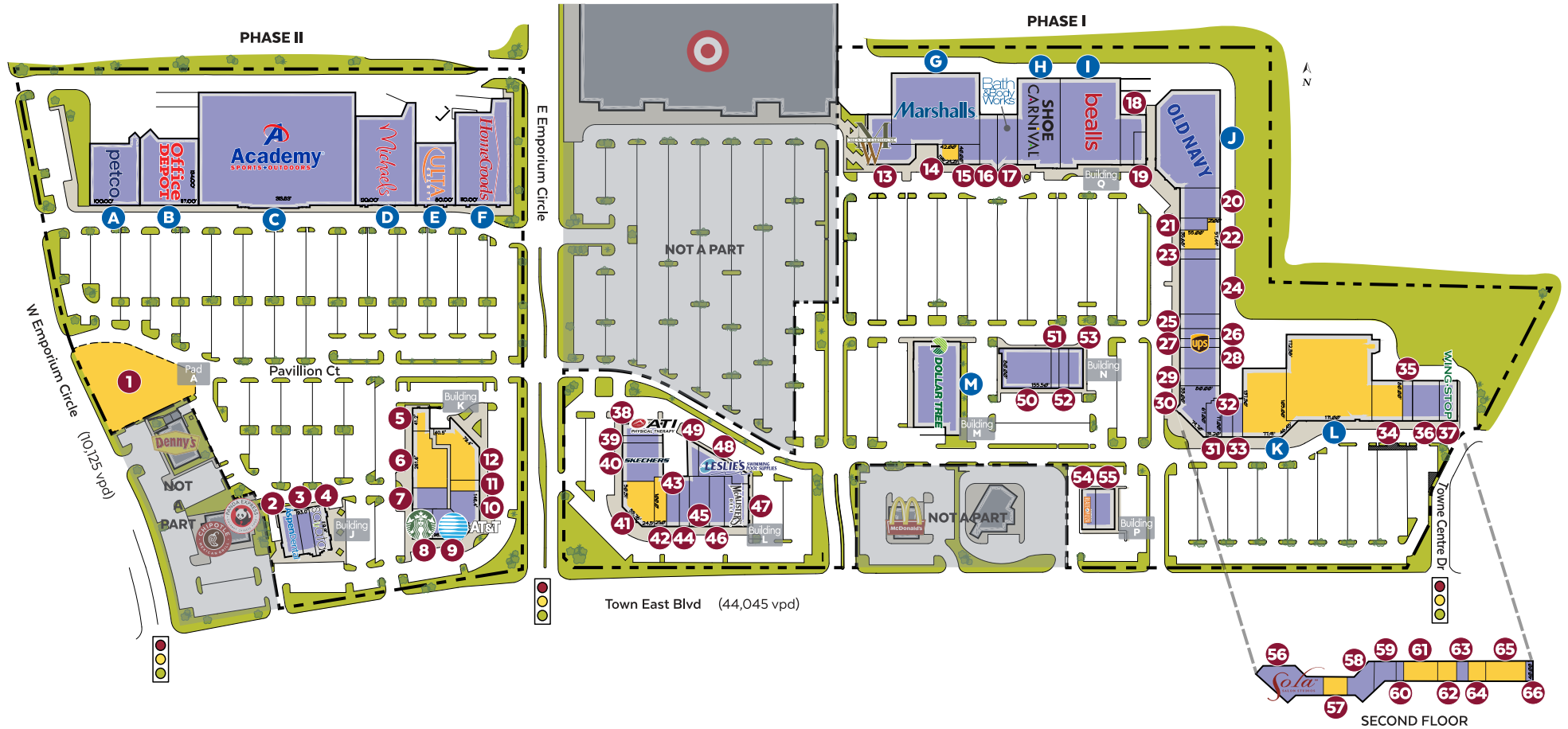


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ANCHOR POSITIONS • END CAPS • INLINE SPACES • PAD SITE



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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## Phase II

Tenant	Address	SF/Acres
A  Petco	1665 N Town E Blvd #100	
B  Office Depot	1665 N Town E Blvd #200	
C  Academy	1665 N Town E Blvd #300	
D  Michaels	1655 N Town E Blvd #100	
E  Ulta Beauty	1655 N Town E Blvd #200	
F  HomeGoods	1655 N Town E Blvd #300	
1  AVAILABLE	W Emporium Circle	0.63 Acres
2  Aspen Dental	1705 N Town E Blvd #100	
3  La Carniceria	1705 N Town E Blvd #200	
4  Salata	1705 N Town E Blvd #300	
5  AVAILABLE	1645 N Town E Blvd #502	1,636
6  AVAILABLE	1645 N Town E Blvd #503	6,777
7  Natural Dentistry	1645 N Town E Blvd #532	
8  Starbucks	1645 N Town E Blvd #544	
9  AT&T	1645 N Town E Blvd #554	
10  T-Mobile	1645 N Town E Blvd #574	
11  AVAILABLE	1645 N Town E Blvd	1,449
12  AVAILABLE	1645 N Town E Blvd #584	6,325

## Phase I

Tenant	Address	SF/Acres
G  Marshalls	1515 N Town E Blvd #182	
H  Shoe Carnival	1515 N Town E Blvd #169	
I  Bealls	1515 N Town E Blvd #168	
J  Old Navy	1515 N Town E Blvd #159	
K  AVAILABLE	1515 N Town E Blvd #117	12,000
L  AVAILABLE	1515 N Town E Blvd #112	29,158
M  Dollar Tree	1601 N Town E Blvd	
13  Men's Wearhouse	1515 N Town E Blvd #188	
14  AVAILABLE	1515 N Town E Blvd #178	1,492
15  Slim 4 Life	1515 N Town E Blvd #176	

## Phase I

Tenant	Address	SF/Acres
16  America's Best	1515 N Town E Blvd #173	
17  Bath & Body Works	1515 N Town E Blvd #170	
18  Studio 7	1515 N Town E Blvd #166	
19  Best Nails	1515 N Town E Blvd #164	
20  Plato's Closet	1515 N Town E Blvd #156	
21  Best Alterations	1515 N Town E Blvd #153	
22  AVAILABLE	1515 N Town E Blvd #151	3,400
23  Sally Beauty Supply	1515 N Town E Blvd #149	
24  Rainbow	1515 N Town E Blvd #144	
25  Solis Mammography	1515 N Town E Blvd #141	
26  US Air Force Recruiting Office	1515 N Town E Blvd #140	
27  The UPS Store	1515 N Town E Blvd #138	
28  Scrubs and Beyond	1515 N Town E Blvd #136	
29  Accident & Injury Chiropractic	1515 N Town E Blvd #135	
30  The Kickin' Crab	1515 N Town E Blvd #129	
31  Bella V Nail Art Supply	1515 N Town E Blvd #124	
32  sweetFrog Frozen Yogurt	1515 N Town E Blvd #121	
33  Jersey Mike's	1515 N Town E Blvd #120	
34  AVAILABLE	1515 N Town E Blvd #110	5,000
35  Crumbl Cookies	1515 N Town E Blvd #106	
36  Lux Nail Bar	1515 N Town E Blvd #102	
37  WingStop	1515 N Town E Blvd #104	
38  ATI Physical Therapy	1515 N Town E Blvd #500	
39  Great Clips	1515 N Town E Blvd #503	
40  Skechers Factory Outlet	1515 N Town E Blvd #505	
41  AVAILABLE	1515 N Town E Blvd #510	5,000
42  AVAILABLE	1515 N Town E Blvd #513	2,500
43  Verizon Wireless	1515 N Town E Blvd #515	
44  Schlotzky's Deli	1515 N Town E Blvd #520	
45  EyeMax	1515 N Town E Blvd #523	



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AVAILABLE LEASE PENDING EXECUTED

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## Phase I (Continued)

Tenant	Address	SF/Acres
46 <input type="checkbox"/> Spectrum	1515 N Town E Blvd #524	
47 <input type="checkbox"/> McAlister's Deli	1515 N Town E Blvd #525	
48 <input type="checkbox"/> Leslie's Pool Supplies	1515 N Town E Blvd #528	
49 <input type="checkbox"/> Heena Salon	1515 N Town E Blvd #530	
50 <input type="checkbox"/> Texas Health Family Care	1519 N Town E Blvd #100	
51 <input type="checkbox"/> The Joint	1519 N Town E Blvd #200	
52 <input type="checkbox"/> Tiff's Treats	1519 N Town E Blvd #300	
53 <input type="checkbox"/> Nothing Bundt Cakes	1519 N Town E Blvd #400	
54 <input type="checkbox"/> Blaze Pizza	1505 N Town E Blvd #100	
55 <input type="checkbox"/> Navy Federal Credit Union	1505 N Town E Blvd #200	
56 <input type="checkbox"/> Sola Salons	1515 N Town E Blvd #230	
57 <input type="checkbox"/> AVAILABLE	1515 N Town E Blvd #223	1,637
58 <input type="checkbox"/> H&R Block Advisors	1515 N Town E Blvd #219	
59 <input type="checkbox"/> Becky Harding Insurance	1515 N Town E Blvd #218	
60 <input type="checkbox"/> Elective Staffing	1515 N Town E Blvd #217	
61 <input type="checkbox"/> AVAILABLE	1515 N Town E Blvd #215	2,782
62 <input type="checkbox"/> AVAILABLE	1515 N Town E Blvd #210	1,701
63 <input type="checkbox"/> Studio Essence Salon	1515 N Town E Blvd #209	
64 <input type="checkbox"/> AVAILABLE	1515 N Town E Blvd #208	1,500
65 <input type="checkbox"/> AVAILABLE	1515 N Town E Blvd #205	3,485
66 <input type="checkbox"/> DFW Blowout Bar	1515 N Town E Blvd #200	



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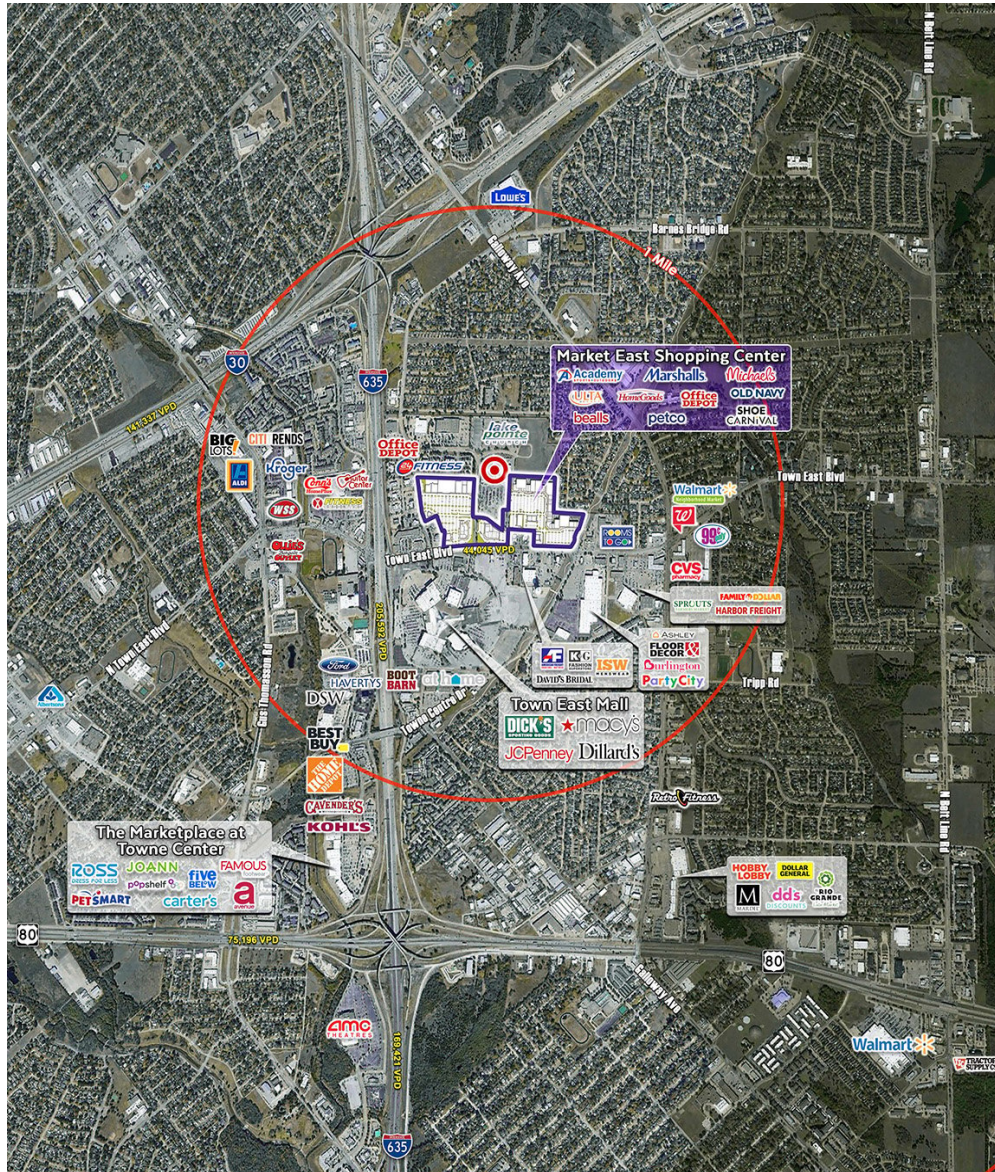
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FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/market-east-shopping-center](http://frpltd.com/properties/market-east-shopping-center)



Lat/Lon: 32.8109/-96.6196

Market East Shopping Center

Mesquite, TX 75150

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	14,981	112,769	305,975
2028 Projected Population	15,457	115,927	315,375
2020 Census Population	15,090	114,102	309,148
2010 Census Population	13,783	105,505	287,358
Projected Annual Growth 2023 to 2028	0.6%	0.6%	0.6%
Historical Annual Growth 2010 to 2023	0.7%	0.5%	0.5%
2023 Median Age	32.5	32.4	32.7
<b>Households</b>			
2023 Estimated Households	5,760	40,416	107,188
2028 Projected Households	5,871	41,091	109,305
2020 Census Households	5,737	40,343	106,847
2010 Census Households	5,403	38,302	100,081
Projected Annual Growth 2023 to 2028	0.4%	0.3%	0.4%
Historical Annual Growth 2010 to 2023	0.5%	0.4%	0.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	36.1%	35.3%	34.1%
2023 Estimated Black or African American	28.9%	24.0%	23.4%
2023 Estimated Asian or Pacific Islander	6.0%	3.9%	4.2%
2023 Estimated American Indian or Native Alaskan	1.0%	1.2%	1.3%
2023 Estimated Other Races	28.0%	35.7%	37.0%
2023 Estimated Hispanic	35.4%	45.5%	47.3%
<b>Income</b>			
2023 Estimated Average Household Income	\$85,230	\$87,144	\$88,505
2023 Estimated Median Household Income	\$62,924	\$63,708	\$64,833
2023 Estimated Per Capita Income	\$32,786	\$31,268	\$31,042
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	6.8%	8.9%	10.7%
2023 Estimated Some High School (Grade Level 9 to 11)	7.7%	10.9%	11.2%
2023 Estimated High School Graduate	32.6%	29.9%	29.1%
2023 Estimated Some College	21.6%	22.0%	21.1%
2023 Estimated Associates Degree Only	6.5%	7.4%	7.2%
2023 Estimated Bachelors Degree Only	15.7%	14.3%	13.9%
2023 Estimated Graduate Degree	9.0%	6.7%	6.8%
<b>Business</b>			
2023 Estimated Total Businesses	951	3,634	9,552
2023 Estimated Total Employees	9,582	34,751	82,074
2023 Estimated Employee Population per Business	10.1	9.6	8.6
2023 Estimated Residential Population per Business	15.8	31.0	32.0



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## INFORMATION ABOUT BROKERAGE SERVICES

### 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	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	



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



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