

612 W. Main Street Mesquite, Texas 76149



Positioned in the heart of Downtown Mesquite, 612 W. Main Street offers a rare opportunity to acquire a well-located commercial property within the city's vibrant downtown Mesquite Core district. Surrounded by established local businesses and benefiting from strong visibility along Main Street, the property is ideally suited for retail, service, office or owner-user applications. Its central location provides convenient access to major thoroughfares and a dense surrounding population, making it an attractive option for both investors and operators seeking long-term growth in one of Mesquite's most active commercial corridors.

TEAM & VASSEUR
COMMERCIAL REAL ESTATE

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Prepared by:

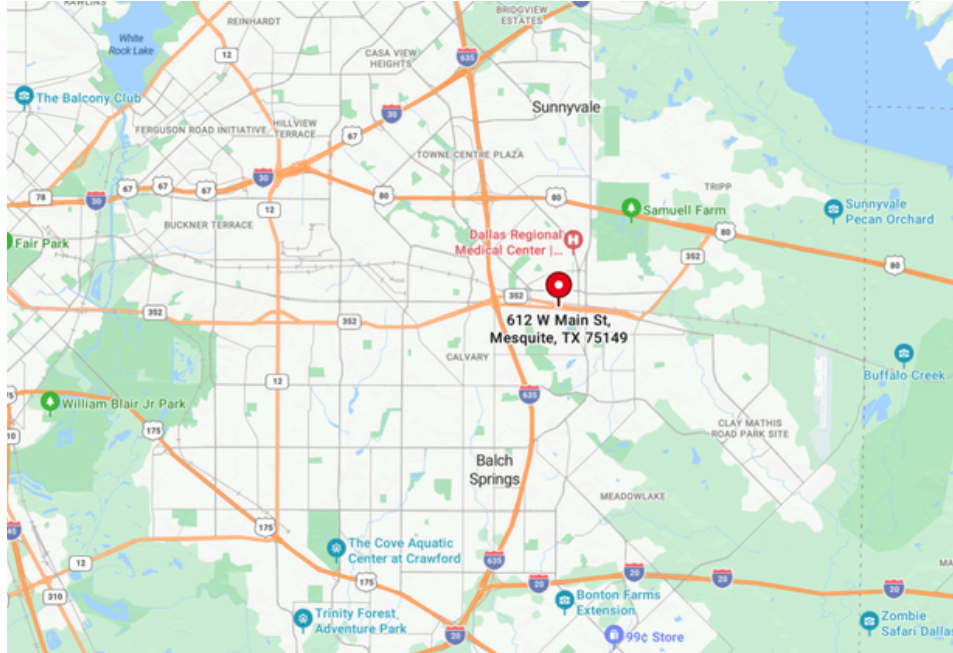


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Functional Retail Building | For Sale

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Property Overview

Located in the historic downtown core of Mesquite, along Main Street (US-80 Business), just west of North Galloway Avenue - the city's primary north-south arterial. The property sits within the Downtown Mesquite Core district and is less than one mile from Interstate 635 and approximately two miles from US Highway 80. This central infill location provides accessibility, strong visibility and immediate proximity to Mesquite's municipal center and downtown business activity.

Building Details

- Building Size: 1,749 SF (+/-) (Per DCAD)
- Land Size: 5,180 SF (+/-)
- Office Size: 500 SF (+/-)
- 2 (10' X 8') grade-level doors
- Zoning: Downtown Mesquite-Core (DM-C)
- The previous business (Juan's Auto Glass) was operating as a legal non-conforming use

Sales Price

\$199,000

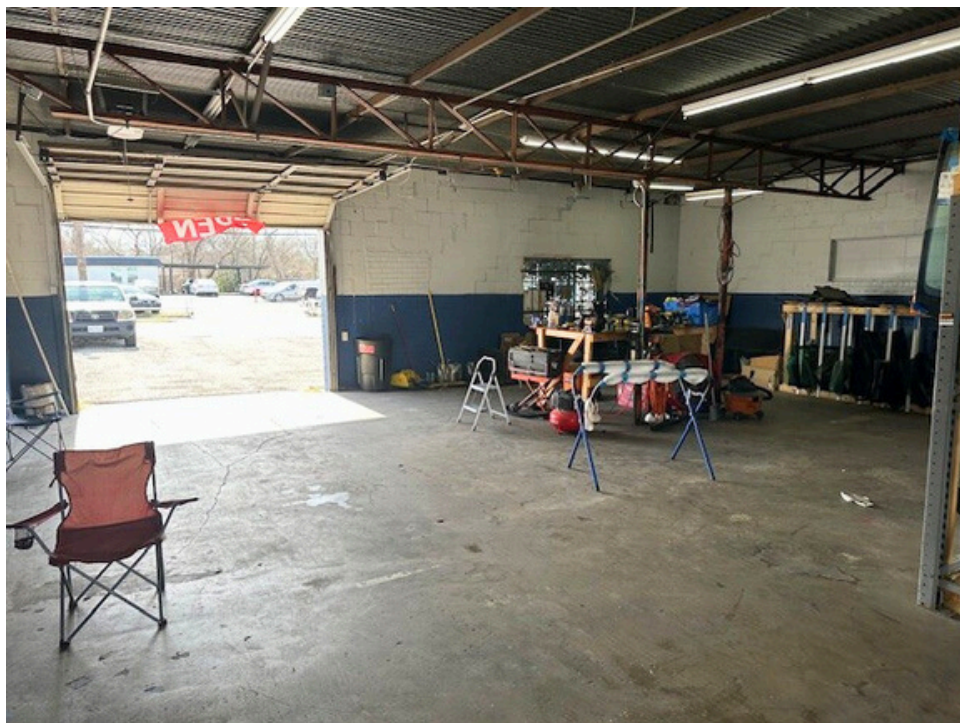
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PROPERTY PHOTOS



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DEMOGRAPHICS

Warehse Avail: -
Office Avail: -
% Leased: **100%**
Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	9,988		97,744		239,158	
2024 Estimate	10,071		99,443		242,600	
2020 Census	10,276		105,976		254,923	
Growth 2024 - 2029	-0.82%		-1.71%		-1.42%	
Growth 2020 - 2024	-1.99%		-6.16%		-4.83%	
2024 Population by Hispanic Origin	5,011		47,998		130,486	
2024 Population	10,071		99,443		242,600	
White	3,802	37.75%	29,058	29.22%	65,067	26.82%
Black	1,688	16.76%	24,945	25.08%	58,197	23.99%
Am. Indian & Alaskan	91	0.90%	875	0.88%	2,436	1.00%
Asian	161	1.60%	2,911	2.93%	6,325	2.61%
Hawaiian & Pacific Island	6	0.06%	44	0.04%	98	0.04%
Other	4,323	42.93%	41,609	41.84%	110,476	45.54%
U.S. Armed Forces	0		27		118	
Households						
2029 Projection	3,298		31,227		74,237	
2024 Estimate	3,335		31,873		75,527	
2020 Census	3,453		34,505		80,514	
Growth 2024 - 2029	-1.11%		-2.03%		-1.71%	
Growth 2020 - 2024	-3.42%		-7.63%		-6.19%	
Owner Occupied	2,023	60.66%	18,127	56.87%	42,492	56.26%
Renter Occupied	1,312	39.34%	13,746	43.13%	33,035	43.74%
2024 Households by HH Income						
Income: <\$25,000	760	22.80%	6,342	19.90%	14,763	19.55%
Income: \$25,000 - \$50,000	648	19.44%	6,888	21.61%	18,841	24.95%
Income: \$50,000 - \$75,000	772	23.16%	7,143	22.41%	15,766	20.87%
Income: \$75,000 - \$100,000	403	12.09%	4,132	12.96%	9,175	12.15%
Income: \$100,000 - \$125,000	307	9.21%	3,344	10.49%	7,088	9.38%
Income: \$125,000 - \$150,000	297	8.91%	1,968	6.17%	4,419	5.85%
Income: \$150,000 - \$200,000	72	2.16%	1,371	4.30%	3,478	4.60%
Income: \$200,000+	75	2.25%	685	2.15%	1,997	2.64%
2024 Avg Household Income	\$68,434		\$70,599		\$70,604	
2024 Med Household Income	\$56,869		\$58,586		\$56,243	

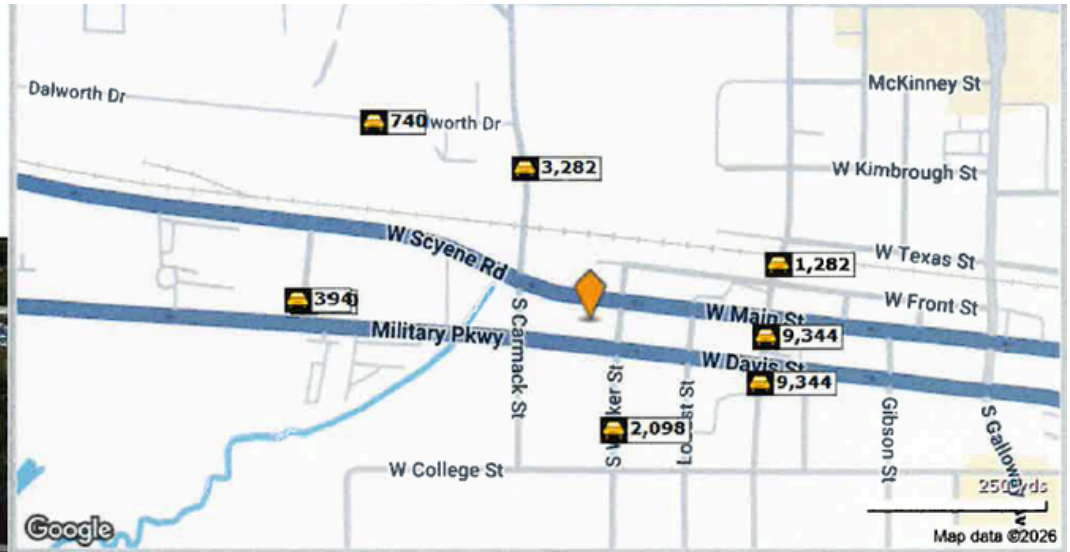
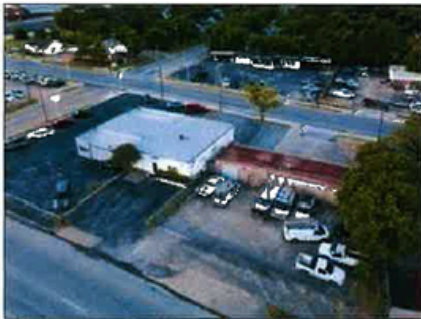
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TRAFFIC COUNT REPORT

Building Type: **Flex**
 RBA: **4,811 SF**
 Typical Floor: **4,811 SF**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Walker St	W College St	0.03 S	2025	2,098	MPSI	.09
2 N Carmack St	Dalworth Dr	0.04 N	2024	3,264	MPSI	.13
3 N Carmack St	Dalworth Dr	0.04 N	2025	3,282	MPSI	.13
4 S Ebrite St	W Main St	0.01 N	2025	9,344	MPSI	.14
5 S Ebrite St	W Davis St	0.01 N	2025	9,344	MPSI	.15
6 N Ebrite St	W Front St	0.02 S	2024	1,275	MPSI	.16
7 N Ebrite St	W Front St	0.02 S	2025	1,282	MPSI	.16
8 Lindsey Ave	Military Pkwy	0.02 S	2024	390	MPSI	.23
9 Lindsey Ave	Military Pkwy	0.02 S	2025	394	MPSI	.23
10 Dalworth Dr	N Carmack St	0.11 E	2025	740	MPSI	.24

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AERIAL



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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 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Team & Vasseur Commercial Real Estate	9015393	info@tvcre.com	817-335-7575
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Nathan Vasseur	588136	nvasseur@tvcre.com	817-335-7575
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date