



IH-20 @ LAWSON

SWQ & SEQ IH-20 & LAWSON RD | MESQUITE, TX

weitzman®

PROPERTY SUMMARY

SIZE +/-21.5 acres
Pads Available
Multifamily Land Available
Self-Storage Land Available

ZONING Light Commercial
*Self-Storage tract in City of Dallas
(CR zoning)

JURISDICTION Mesquite

SCHOOL DISTRICT Mesquite ISD

UTILITIES Mesquite CCN for Water & Sewer

TRAFFIC COUNTS 54,401 VPD's (2023)
FM-741 (future 6-lane)
TXDOT has acquired ROW

AVAILABILITY Q3 2025

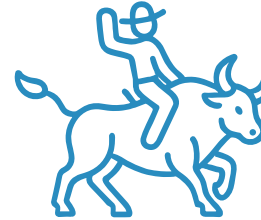
PRICING Contact Brokers

150K

POPULATION IN MESQUITE
(SB 840*)

15

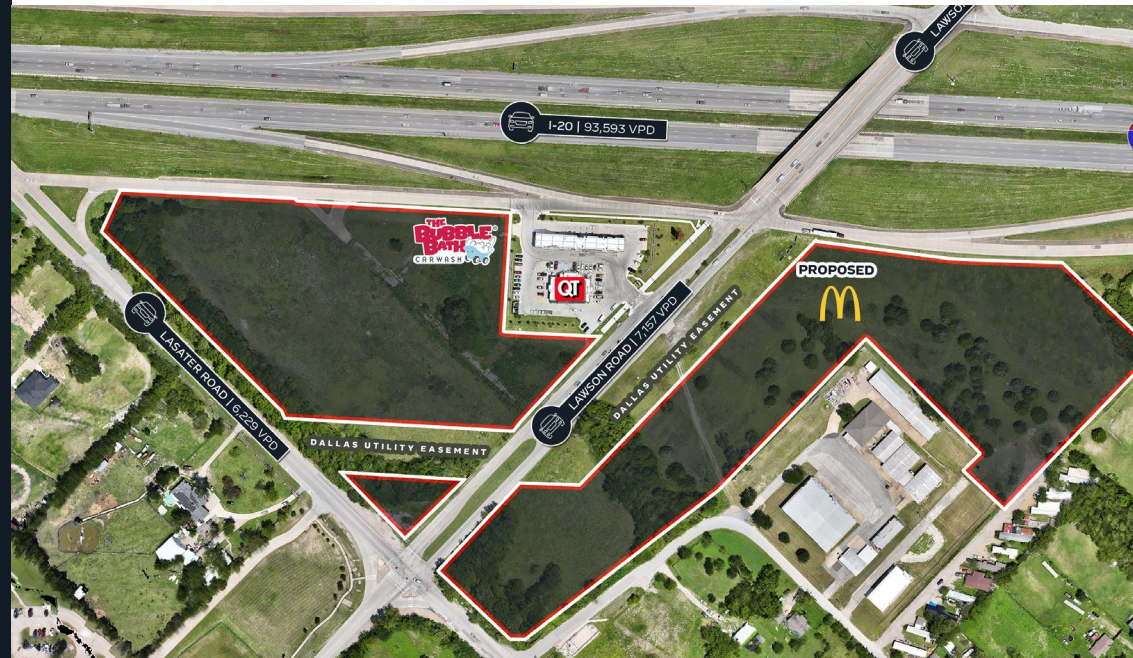
MINUTES FROM
DOWNTOWN DALLAS



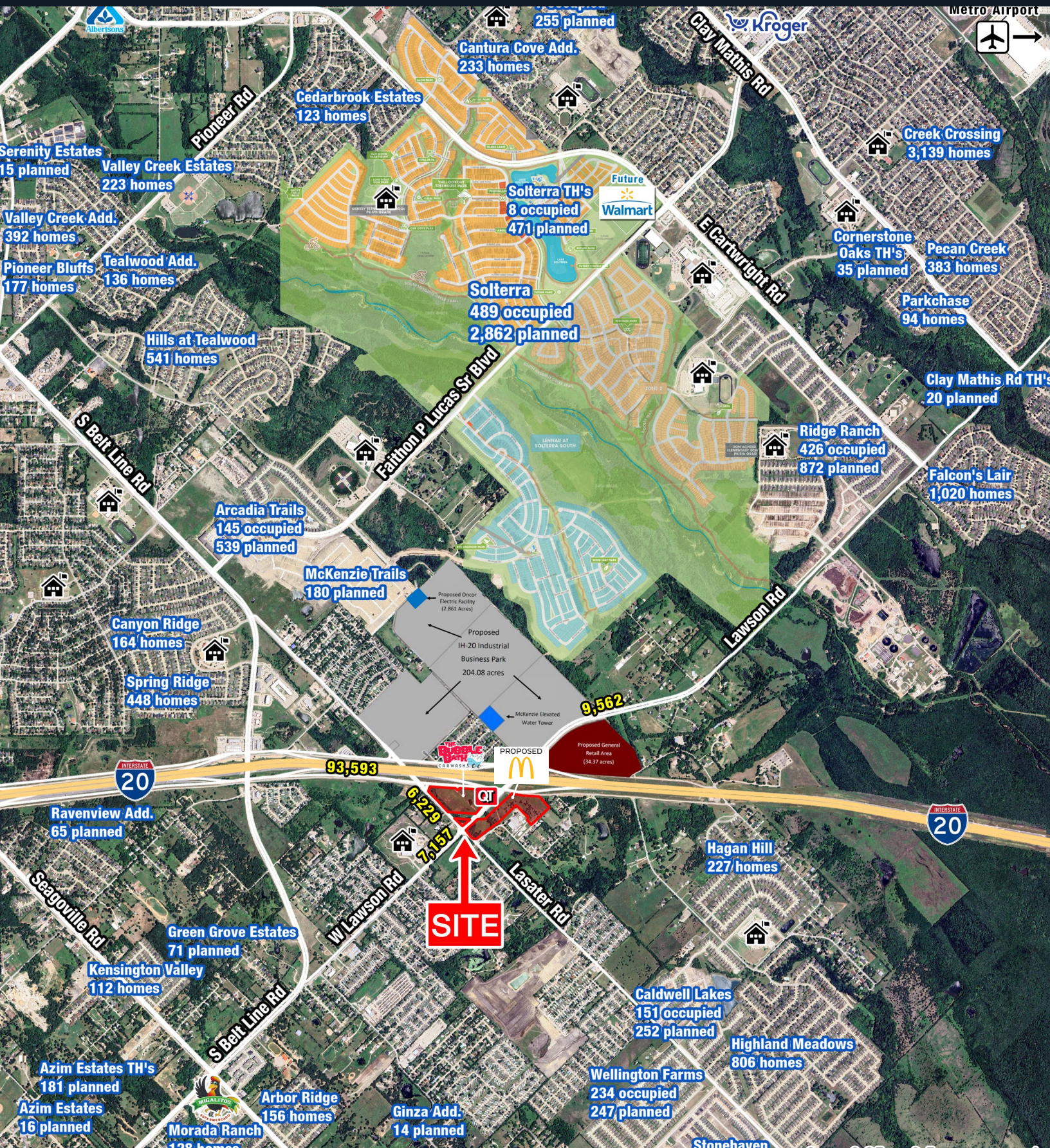
RODEO CAPITAL
OF TEXAS

3

MAJOR AIRPORTS WITHIN
30 MINUTE DRIVE



PROPERTY AERIAL



OVERALL OBLIQUE



OVERALL OBLIQUE



HIGHLAND MEADOWS
806 HOMES

STONEHAVEN
805 HOMES PLANNED

CALDWELL LAKES
151 OCCUPIED
252 HOMES PLANNED

WELLINGTON FARMS
234 OCCUPIED
247 HOMES PLANNED

WELLINGTON FARMS EAST
23 OCCUPIED

CEDAR RIDGE ESTATES
(Seagoville)
28 OCCUPIED

GIZA ADDITION
14 UNITS PLANNED

SHADY OAKS ESTATES
437 HOMES

DR. LINDA HENRIE ES
856 STUDENTS

PROPOSED

DALLAS UTILITY EASEMENT

DALLAS UTILITY EASEMENT

LAWSON ROAD 7,157 VPD

93,593 VPD

LASATER ROAD 6,229 VPD

SEQ OBLIQUE

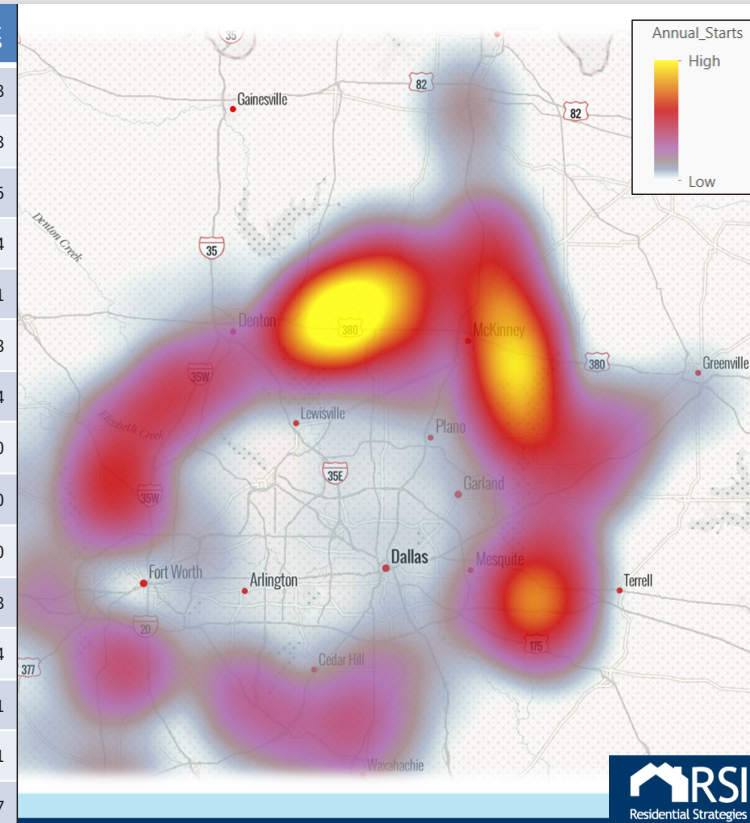


AREA OVERVIEW

Mesquite, Texas, is emerging as a prime destination for development and investment within the Dallas–Fort Worth metroplex. Located just east of Downtown Dallas, the city offers a well-connected position in Dallas County with strategic access to the region’s economic core. As of June 2025, Mesquite’s median list price for homes was approximately \$295,000—well below the Dallas County median of about \$326,000. This relative affordability, coupled with access to quality housing, remains one of the city’s strongest draws. Residential development is accelerating, most notably in the southeastern sector, where the Talia master-planned community is underway. Once complete, Talia is expected to include roughly 2,500 homes, pocket parks, miles of trails, a community lake, and resort-style amenities. Mesquite’s growth mirrors the broader suburban expansion sweeping the DFW area, yet the city is also diversifying its economic base. A notable milestone came in 2025 with the opening of a new battery manufacturing facility, signaling both industrial investment and enhanced job opportunities. The city’s major employers span education (Mesquite ISD), retail (Town East Mall, Walmart), logistics (UPS), renewable energy (Canadian Solar), healthcare, and higher education—creating a layered and stable employment foundation. Combining affordability, housing growth, and economic diversification, Mesquite is positioning itself as an attractive submarket for both residential and commercial investment. The arrival of new master-planned communities like Talia, rising home values, and expanding industrial activity reinforce its potential. With housing costs still below the broader county average, Mesquite stands out as a thriving, cost-effective hub for residents and businesses alike in the evolving metroplex landscape.

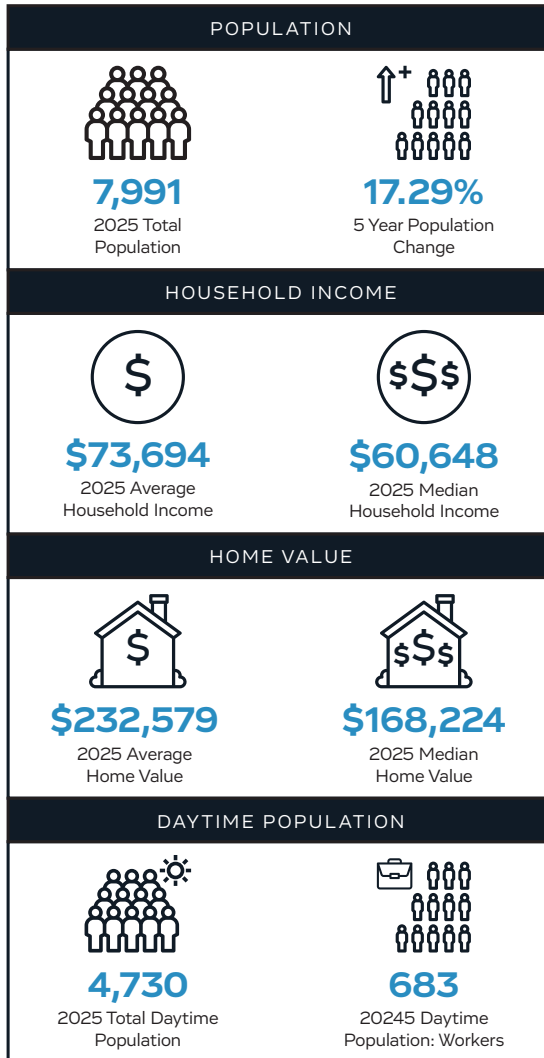
D-FW MOST ACTIVE SUBMARKETS (FOR SALE ACTIVITY)

	Last Year Rank	Submarket	Annual Starts	YoY Change	Median Price	YDL MOS
1	1	Kaufman County	3,374	-3.8%	\$318,686	24.8
2	3	Princeton ISD-Farmersville	3,343	5.3%	\$344,203	19.8
3	2	380 Corridor, Oak Point	2,818	-16.7%	\$403,170	20.5
4	6	North & East McKinney	2,143	0.8%	\$485,073	22.4
5	14	Celina ISD	1,859	55.0%	\$558,090	36.1
6	4	Prosper ISD (North of US 380)	1,795	-35.6%	\$770,336	22.3
7	8	Anna & Van Alstyne	1,565	-5.0%	\$415,444	26.4
8	5	C of FW 287-Northeast & Haslet	1,497	-32.2%	\$412,839	20.0
9	11	C of FW-SW & Crowley ISD	1,410	9.4%	\$378,157	29.0
10	7	West Denton, Northlake & Argyle ISD	1,407	-21.0%	\$532,367	11.0
11	10	Wylie, Lavon, St. Paul	1,363	2.7%	\$417,225	18.8
12	15	C of FW-114, Justin & Trophy Club/Roanoke	1,345	30.0%	\$407,124	25.4
13	9	Fate, Royse City/Hunt Co.	1,235	-15.9%	\$380,346	28.1
14	19	Red Oak, Waxahachie	1,153	23.2%	\$450,861	35.1
15	16	Midlothian/Ellis County	1,043	3.4%	\$486,942	22.7

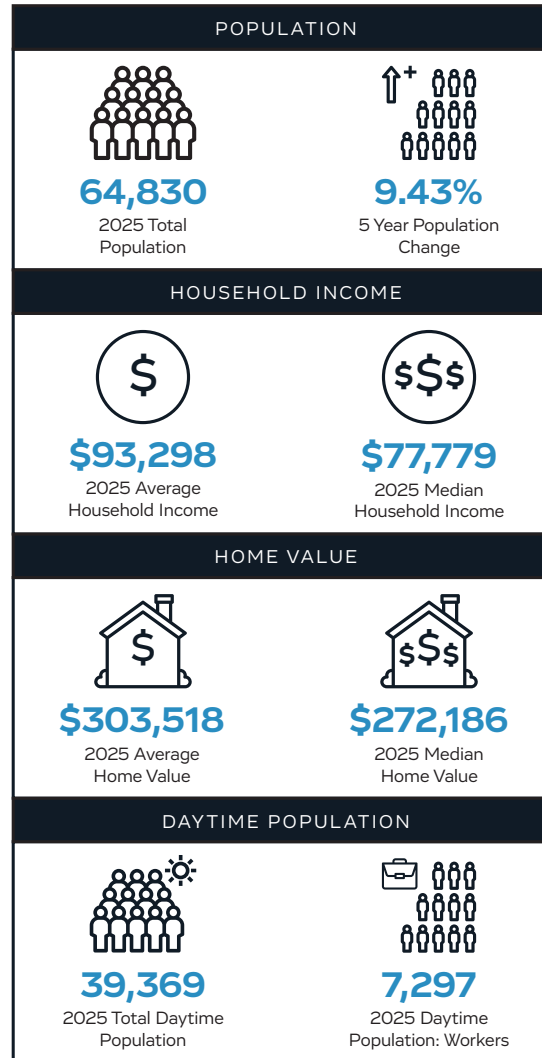


DEMOGRAPHICS

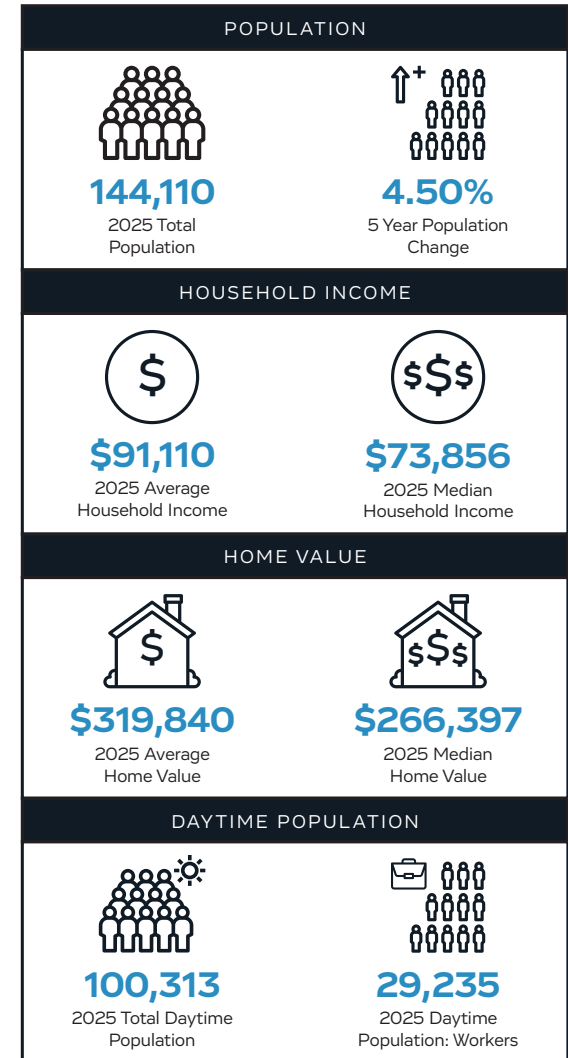
1 MILE



3 MILE



5 MILE





PRESENTED BY:



SCOTT SMITH

SENIOR VICE PRESIDENT

ssmith@weitzmangroup.com

214.720.3663



OWEN GRIMM

ASSISTANT VICE PRESIDENT

ogrimm@weitzmangroup.com

214.720.6629



ALEX JERSIN

ASSOCIATE

ajersin@weitzmangroup.com

214.954.0600

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.

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

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- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

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Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr.

Licensed Supervisor of Sales Agent/ Associate

Scott Smith

Sales Agent/Associate's Name

402795

License No.

292229

License No.

292229

License No.

701664

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

ssmith@weitzmangroup.com

Email

(214) 954-0600

Phone

(214) 720-6688

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Licensed Supervisor of Sales Agent/ Associate

Owen Grimm

Sales Agent/Associate's Name

402795

License No.

292229

License No.

292229

License No.

809288

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

ogrimm@weitzmangroup.com

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Alex Jersin

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402795

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292229

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810401

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twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

ajersin@weitzmangroup.com

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