

TRIPP CROSSING

Mesquite, TX | 909 Tripp Rd 75150

FOR
LEASE



PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at a 19,622 SF retail center strategically positioned at the NE corner of Tripp Road and N Galloway Avenue in Mesquite, anchored by high-traffic neighbors including El Rio Grande, dd's Discount, Hobby Lobby, and Mardel.

PROPERTY HIGHLIGHTS

- ✓ Join a thriving tenant mix that includes J&D Dental, King Noodle & Sushi, a Vapor Store, Physical Therapy, and TACO — a dynamic blend of daily needs, health & wellness, and food & beverage that drives consistent foot traffic year-round.
- ✓ With outstanding visibility, and a rapidly growing trade area,
- ✓ Easy access to HWY I-635 and HWY US 80

OFFERING SUMMARY

SPACES	SIZE
Suite 110	4,620 SF
Divisible	

RATE:

\$22.00 PSF/yr

NNN:

Est. \$9.50 PSF/yr (2025)



Agent
Erik YE
817.522.8512
erik8ye@gmail.com

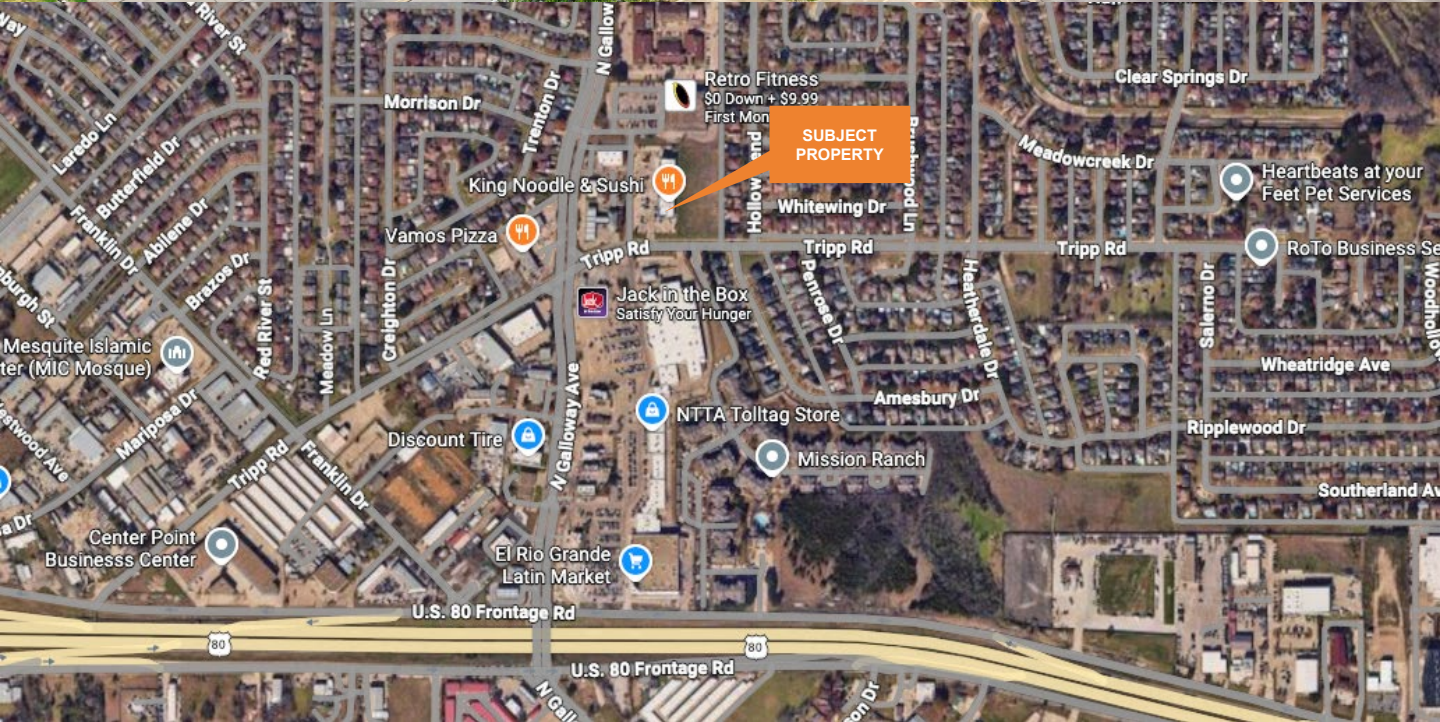
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PROPERTY PHOTO



TRIPP CROSSING

AERIAL PHOTO



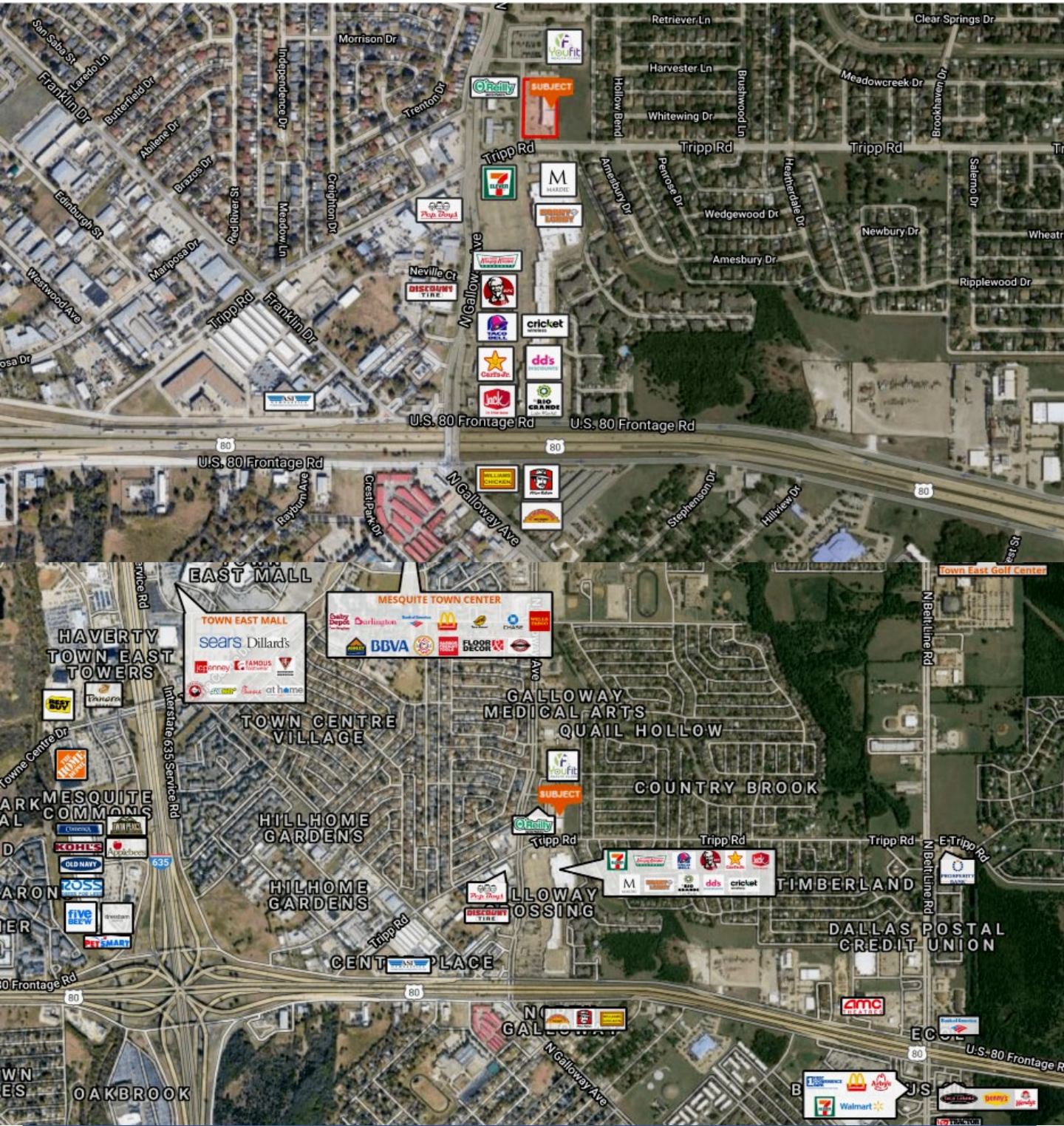
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SITE PLAN



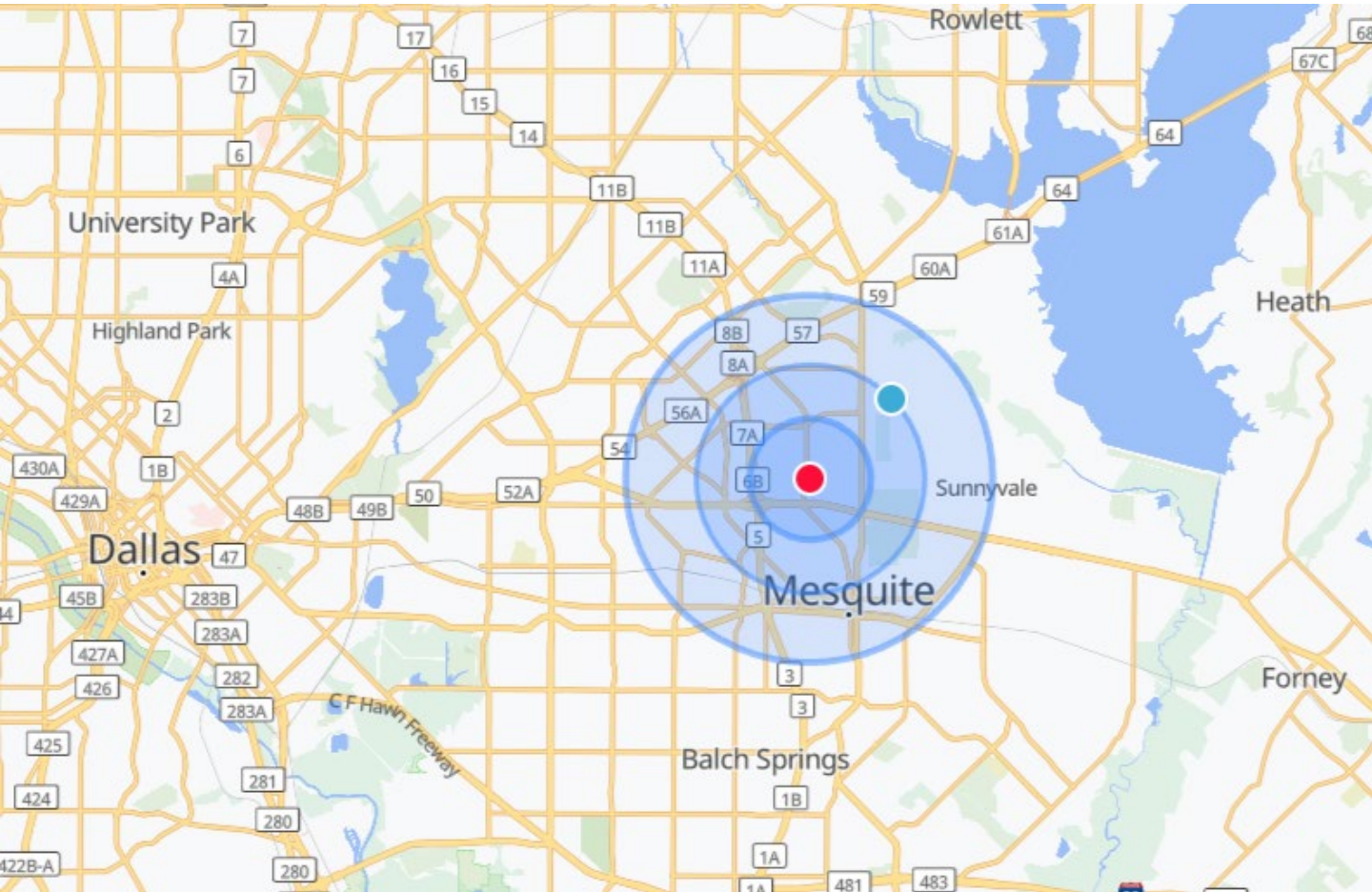
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TRADE AREA MAP



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DEMOGRAPHIC



DEMOGRAPHIC TRENDS

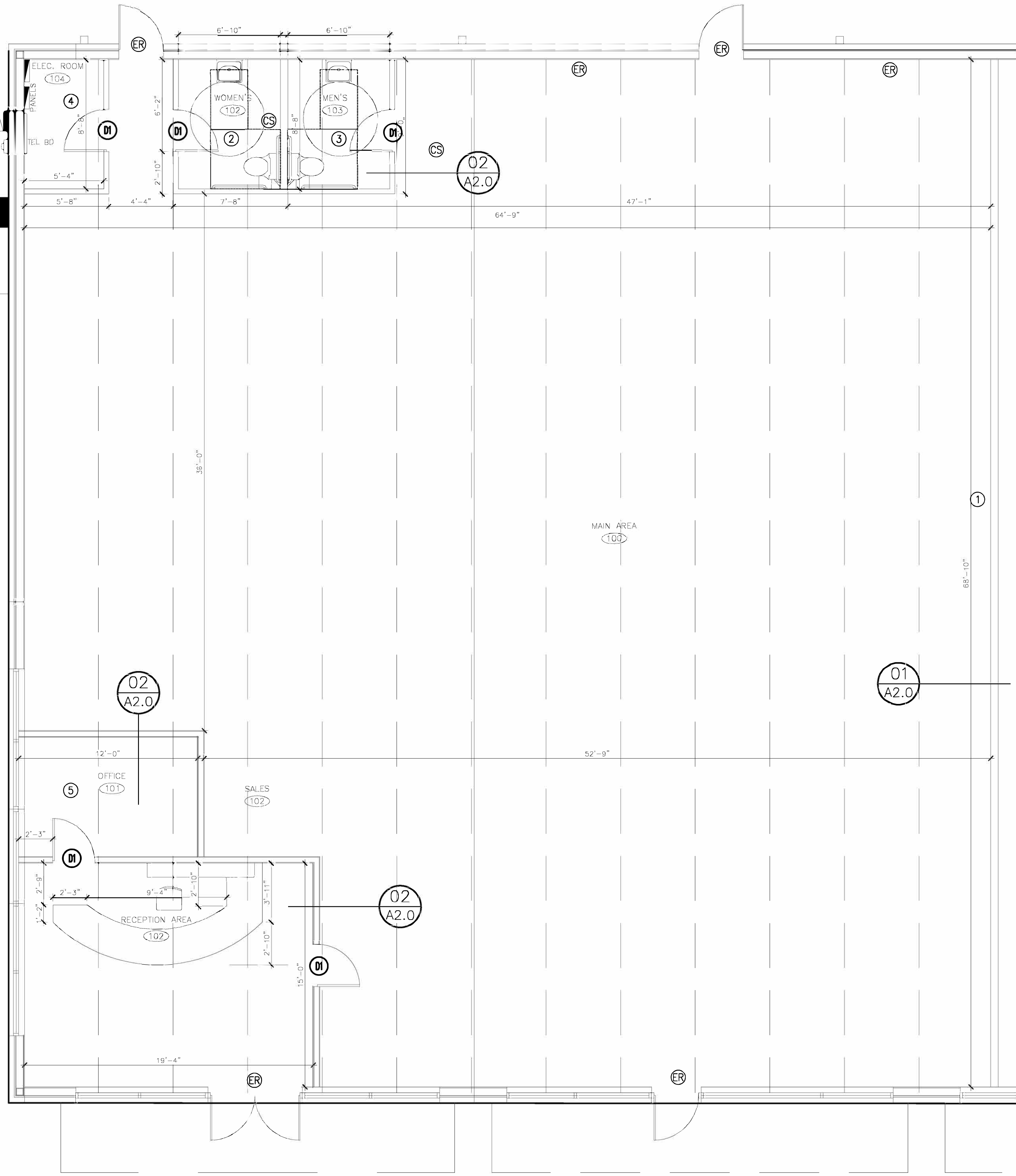


TRAFFIC COUNTS

32,000 VPD
N Galloway Ave
10,000 VPD
Tripp Rd

	1 MILES	3 MILES	5 MILES
POPULATION	12,500	98,000	206,000
AVG. HH INCOME	\$79,000	\$81,000	\$83,000
HOUSEHOLDS	4,200	33,000	65,000

Source: U.S. Census Bureau, ACS 5-Year Estimates (2024)



01 ARCHITECTURAL PLAN
SCALE: 1/4"=1'-0"

KEY NOTES

- ① NEW 1HR RATED DEMISING WALL, REFER DETAIL 01/A2.0
- ② NEW WOMEN'S ROOM
- ③ NEW MEN'S ROOM
- ④ NEW ELECTRICAL ROOM
- ⑤ NEW OFFICE
- ER EXISTING TO REMAIN
- D1 SOLID CORE, PAINT GRADE WOOD DOORS
3'-0"W X 7'-0"H, LEVER HARDWARE & LOCKSET
- CS EXISTING CONCRETE LEAVE OUT TO BE COVERED WITH CONCRETE
MATCHING EXISTING SLAB. USE EPOXY GLUE TO INSTALL CONCRETE IN
EXISTING CONCRETE. MATCH RE-BAR SPACING TO EXISTING CONCRETE.

ROOM FINISH SCHEDULE

NUMBER	NAME	FLOOR	BASE	WALL				CEILING			NOTES
				NORTH	EAST	SOUTH	WEST	MATERIAL	FINISH	HEIGHT	
100	MAIN AREA	CONC SLR	ETR	ETR	ETR	ETR	DWP	OPEN TS	PNT	----	3
101	OFFICE	CARPET	RB	DWP	DWP	DWP	DWP	ACP	---	9'-0"	2
102	SALES ROOM	CARPET	RB	VWC	VWC	VWC	VWC	ACP	---	9'-0"	2
103	MEN'S RESTROOM	CT	CTB	VWC	VWC	VWC	VWC	ACP	---	9'-0"	1,2
104	WOMEN'S RESTROOM	CT	CTB	DWP	DWP	DWP	DWP	ACP	PNT	9'-0"	2
105	ELECTRICAL ROOM	CONC SLR	CTB	ETR	DWP	DWP	DWP	ACP	---	9'-0"	1
106	RECEPTION AREA	CONC SLR	CTB	---	---	---	---	OPEN TS	PNT	-----	

ABBREVIATIONS

ACP	ACOUSTICAL CEILING PANEL
CONC SLR	CONCRETE SEALER
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
DWP	DRYWALL PAINT
RB	RUBBER BASE
OPEN TS	OPEN TO STRUCTURE(ROOF FRAMING)
PNT	PAINTED
ETR	EXISTING TO REMAIN
SP	SPRAY PAINTED INSULATION
P	PAINT
DW	DEMISING WALL

NOTES

- 1. PROVIDE CERAMIC TILE BASE AT CERAMIC TILE.
- 2. PROVIDE RUBER BASE
- 3. 20' CEILING HIEGHT VIF



Viva Engineering Designs
Inc.
F-15037

Viva Engineering Designs Inc.
Consulting, Design and Research services
3105 Flamingo Street, Garland, TX 75044

A DEVELOPMENT OF:

CAMP TRANSFORMATION
909 TRIPP RD.
MESQUITE, TX 75150

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DRAWING REVISIONS	Rev.	Description	Date

RECORD DRAWING DATE
02082019

DRAWING SIZE: 24X36

ARCHITECTURAL
PLAN

SHEET OF

A1.0



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.

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.

Pacific Century Realty

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

437690

License No.

agoh@pcrtx.com

Email

(972) 489-3880

Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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