FOR INFO

FREESTANDING DRIVE-THRU

NEQ OF I-635 & BELT LINE 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 | 214.720.0004

4403 North Central Expressway #200 Dallas Texas 75205
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.

FREESTANDING DRIVE-THRU | 2130 N Belt Line Rd, Mesquite, Texas 75150

OVERVIEW

- 3,395 SF Free Standing Drive Thru For Lease, Ground Lease or Sale
- Located at the northeast quadrant of US-80 & N Belt Line Rd in Mesquite, Texas
- Easy access to US-80 & I-635
- Landlord willing to redevelop (see layout on page 3)
- Pylon rights on US-80
- Call for Info & Price

TRAFFIC COUNTS

Belt Line Rd: 23,731 VPD (TXDOT 2019)

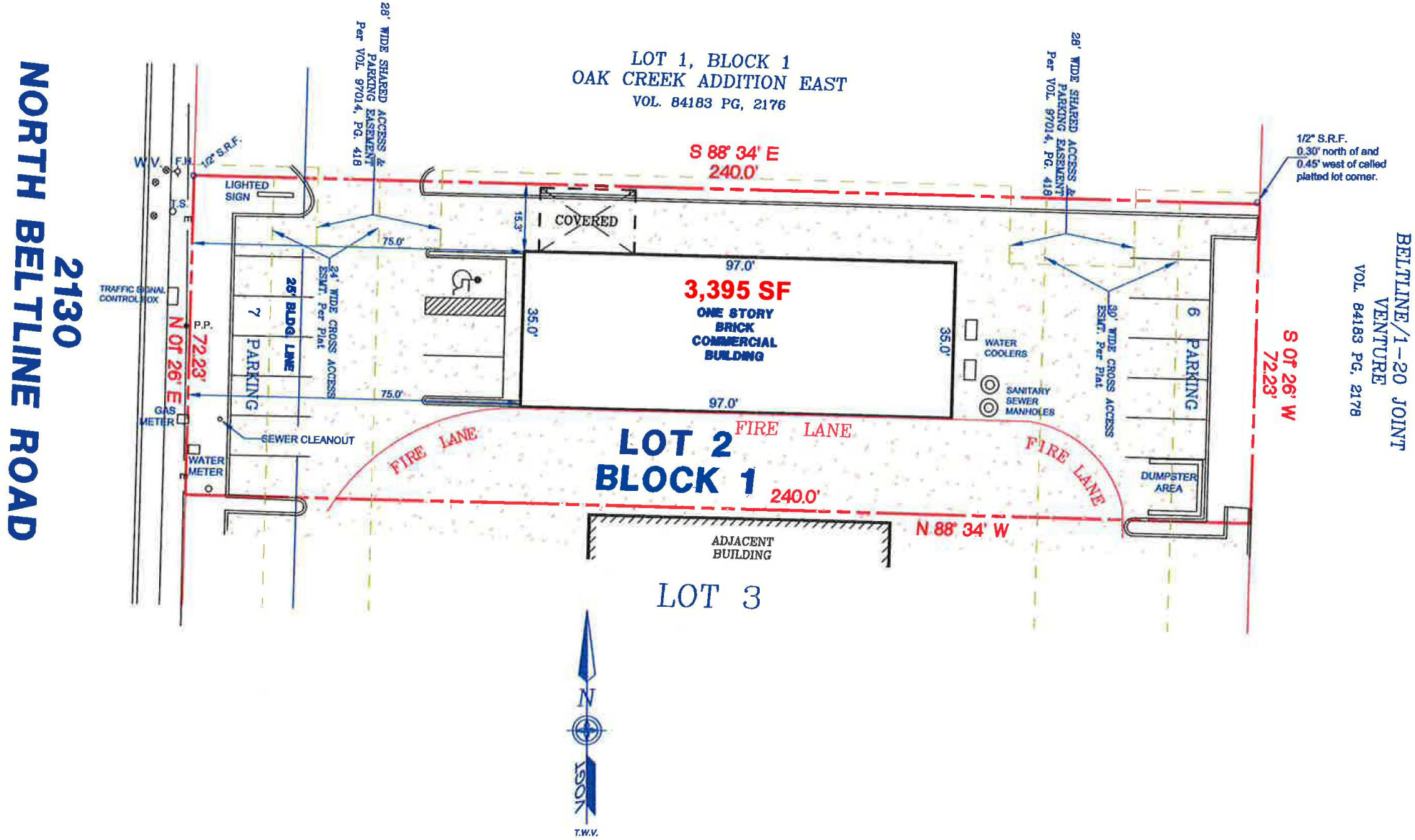
US Hwy 80: 107,707 VPD (TXDOT 2019)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2021 Population	9,867	78,026	240,963
2026 Projected Pop.	10,329	80,466	249,202
Daytime Pop.	9,483	74,842	209,413
Avg HH Income	$80,449	$75,342	$71,572

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

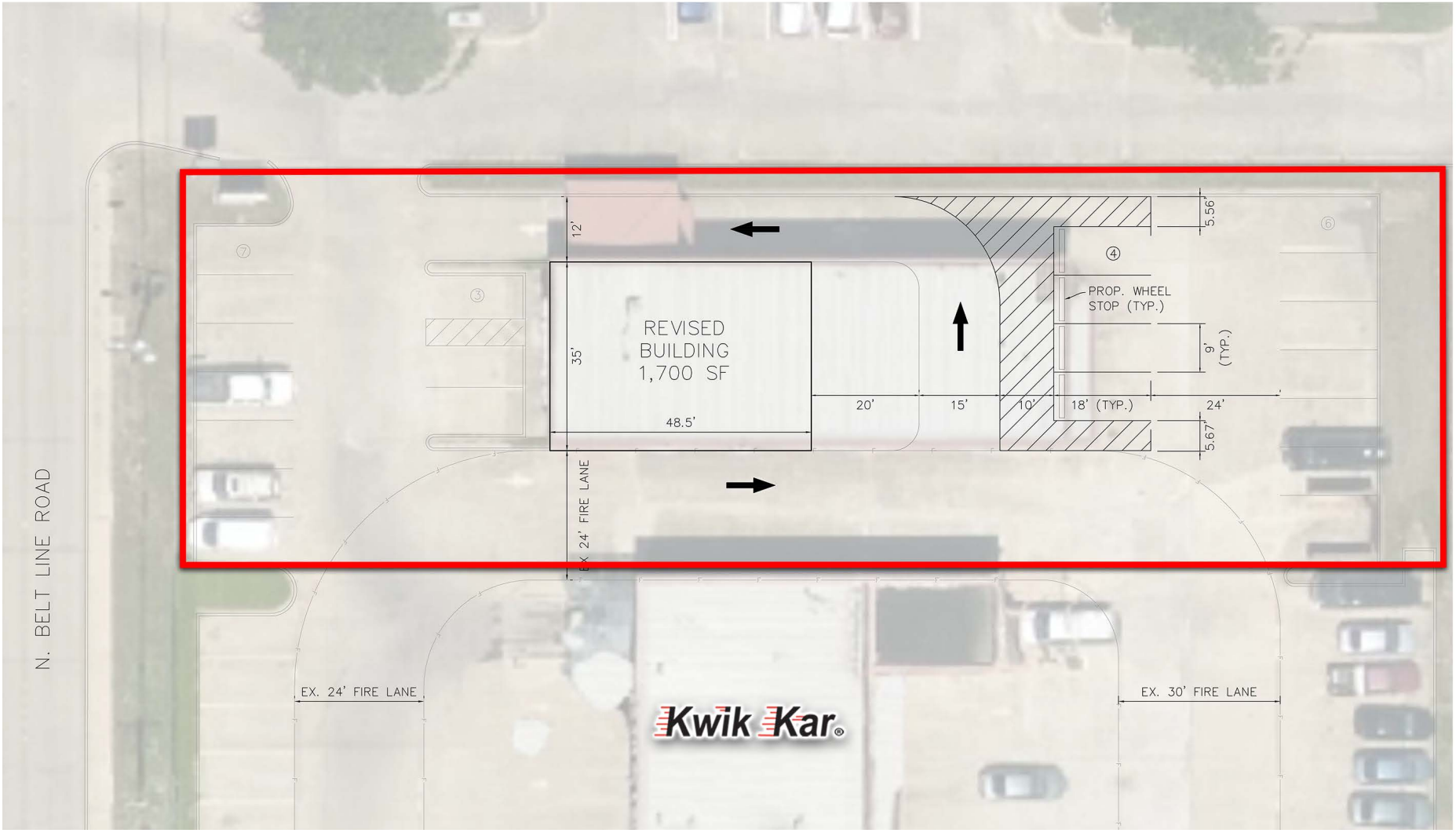
EXISTING LAYOUT



DUWEST
CREATING, ENHANCING & PROTECTING VALUE

CONCEPT PLAN

SITE DATA	
REQUIRED PARKING	17 STALLS
EXISTING PARKING	16 STALLS
PROPOSED PARKING	4 STALLS
EXISTING BUILIDING	3,395 SF
PROPOSED BUILDING	1,700 SF

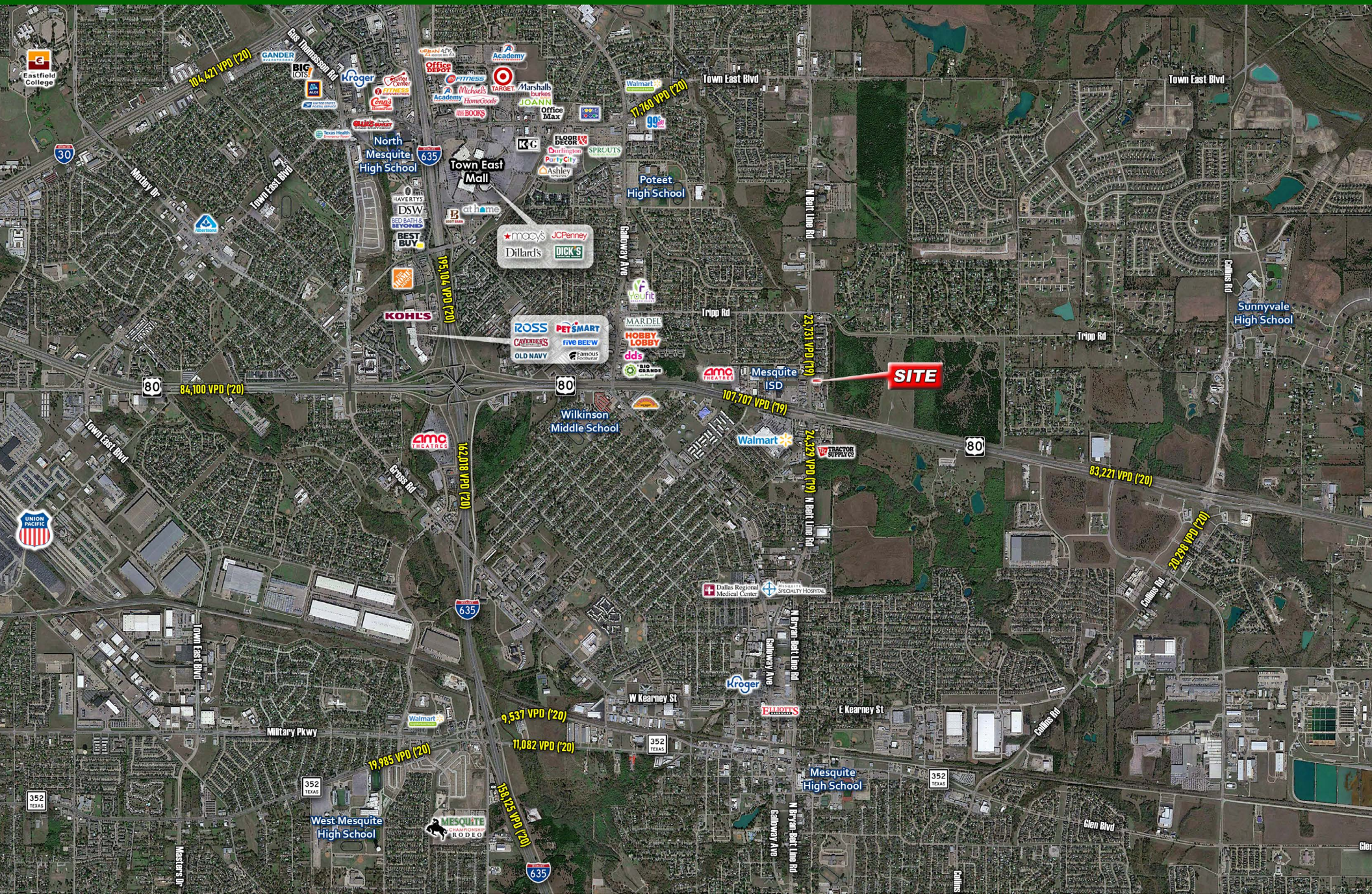


DUWEST
CREATING, ENHANCING & PROTECTING VALUE

FREESTANDING DRIVE-THRU | 2130 N Belt Line Rd, Mesquite, Texas 75150

DUWEST
CREATING · ENHANCING · PROTECTING · VALUE

FREESTANDING DRIVE-THRU | 2130 N Belt Line Rd, Mesquite, Texas 75150



DUWEST
CREATING · ENHANCING · PROTECTING · VALUE

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.

EQUAL HOUSING OPPORTUNITY

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 _____