2030
N Belt Line Rd.
Mesquite, TX



2030 N BELT LINE RD.

Retail · For Lease

CREST COMMERCIAL REAL ESTATE

Cody Johnson
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View Online | Call Agent

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

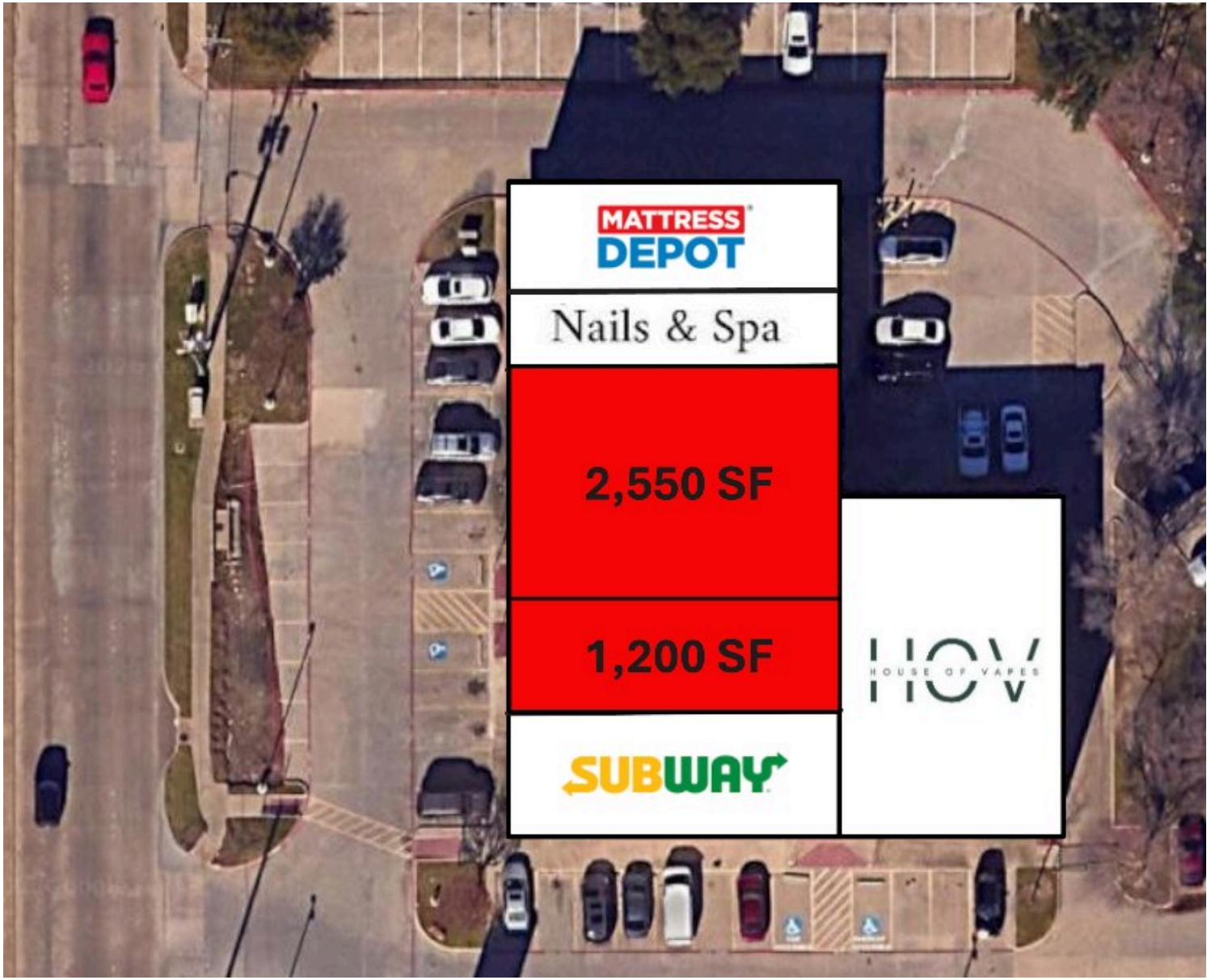
- Prime Belt Line Road Frontage: Positioned along an established commercial corridor in Mesquite with strong storefront…
- 13,290 SF Retail Center: Multi-tenant retail property offering a variety of neighborhood-serving commercial spaces.
- Convenient Regional Access: Accessible to major transportation routes, including U.S. Highway 80, I-30, and I-635.
- Established Retail Trade Area: Surrounded by residential neighborhoods, restaurants, healthcare providers, and daily-…
- Dedicated Parking: Approximately 40 parking spaces provide convenient access for customers and tenants.
- Flexible Retail Opportunities: Available suites ranging from approximately 1,200 SF to 2,550 SF accommodate a variety…

OFFERING SUMMARY

Lease Rate:	**Contact Agent**
Available Suites:	**2 Suites (1,200 – 2,550 SF)**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,665	41,101	108,000
Total Population	38,578	117,628	326,183
Average HH Income	$97,404	$90,863	$84,845

SITE PLAN


MATTRESS DEPOT
Nails & Spa
2,550 SF
1,200 SF
SUBWAY
HOV
HOUSE OF VAPES

AVAILABLE SPACES

#	SUITE	SIZE	LEASE RATE
1	Suite 130	2,550 SF	Contact Agent
2	Suite 150	1,200 SF	Contact Agent

2 SUITES AVAILABLE · 1,200 – 2,550 SF

Suites may be combinable or demisable. Sizes are approximate and subject to verification; availability is subject to change.

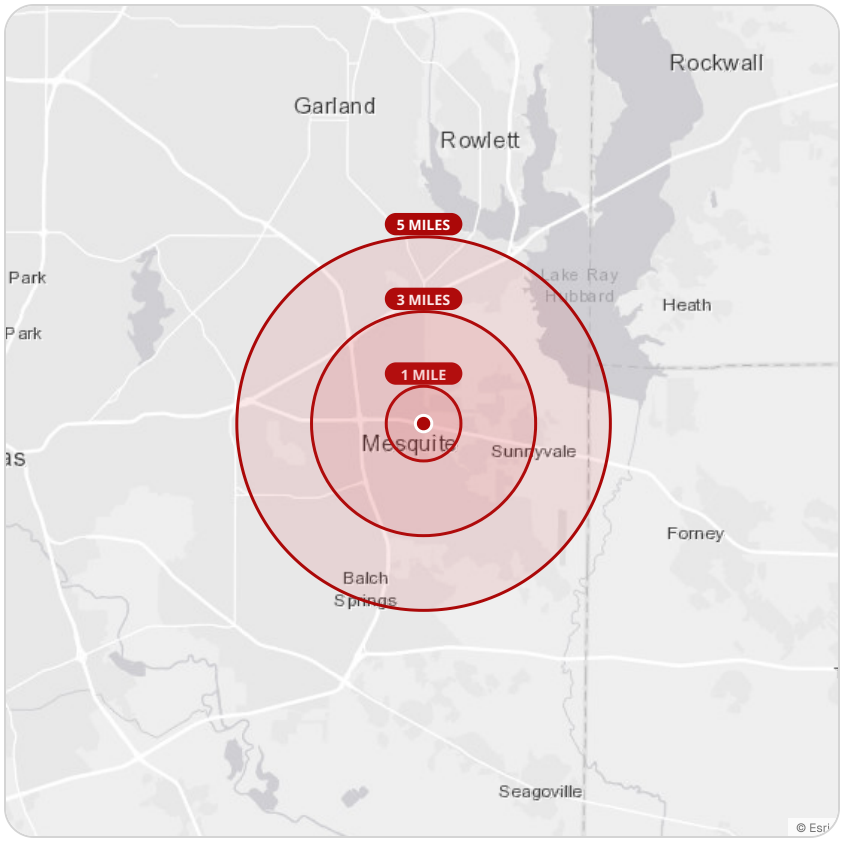
AERIAL / RETAILER MAP



DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	38,578	117,628	326,183
Households	13,665	41,101	108,000
Median Age	36.4	35.4	33.1
Median HH Income	$85,716	$78,325	$72,429
Average HH Income	$97,404	$90,863	$84,845
Median Home Value	$284,580	$248,601	$241,637
Median Gross Rent	$1,377	$1,434	$1,381
Bachelor's Degree +	23.9	21.2	18.8
Labor Force	19,987	63,327	165,406
Employed	18,675	59,988	157,149
Avg Commute (min)	31	32	32.2
Housing Units	14,275	43,675	115,983
Owner Occupied %	61	62.6	59.4

Source: U.S. Census Bureau, ACS 5-Year Estimates (ACS 2023 5-Year). Ring values aggregate census tracts intersecting each radius; medians are population-weighted estimates.



TREC

Information About Brokerage Services

11-2-2015

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.

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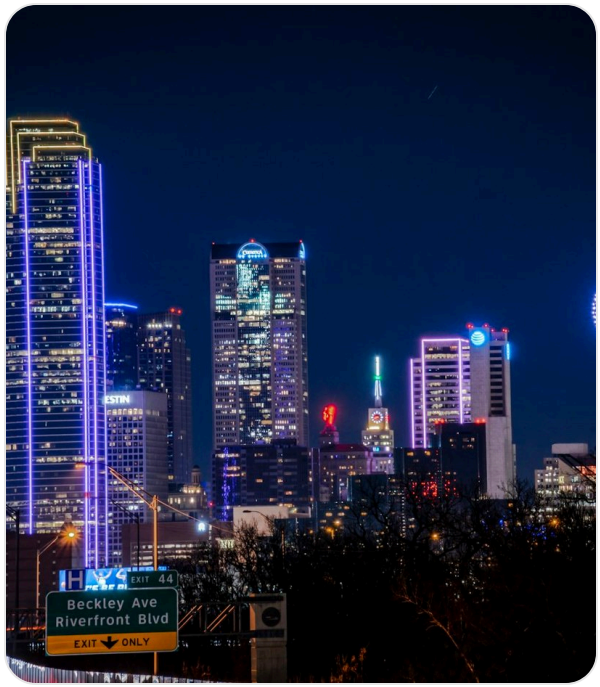
Buyer/Tenant/Seller/Landlord Initials

Date

Full-Service Firm

We do it all

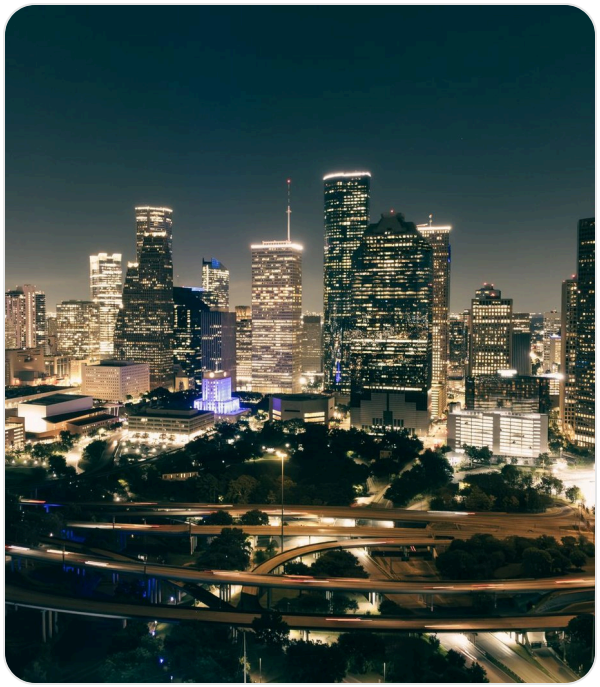
Leasing Services | Sales | Property Management | Investment



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