

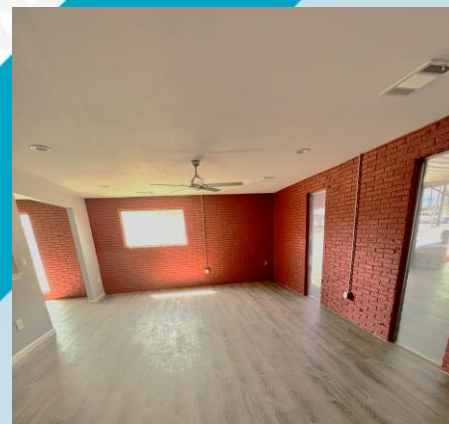


EBG

EUREKA BUSINESS GROUP

4030 Gus Thomasson Rd Mesquite, TX

13,200SF Building, 2.87AC



Joseph Gozlan | E: Joseph@EBGTexas.com
| O: (903) 600-0616 | M: (469) 443-6336

Listing Package

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties, businesses and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

Property Profile	
Lot Size:	2.75ac
Building Size:	13,200SF
Zoning:	Z31
Year Built:	1970
Access to Hwy:	I-30 (108K VPD)
Rollup Doors:	10
Frontage	180'
Traffic:	17,139 VPD

Asking \$3M
Seller Financing Available!

- Versatile Retail/Flex Building in Prime Mesquite Location
- Large building with multiple grade doors, truck height doc, multiple roll up doors and newly renovated office spaces up front
- Large fenced yard (2.75ac) with covered parking new fence and 2 gated entries
- Great mix of office to warehouse space
- Prime site for an owner-user or developer

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- A fantastic chance to own and run a multipurpose retail/flex building in the lively community of Mesquite, Texas.
- This one-of-a-kind property provides a seamless blend of commercial and industrial functioning, making it an ideal location for adaptive re-use and catering to a variety of business demands.
- The property, which sits on a big 2.75-acre lot, has a spacious truck and equipment court and plenty of opportunity for outdoor storage or extra construction.
- The building provides an efficient layout for seamless operations and convenient access to key transit routes such as I-30, with 10 grade level doors and 2 gated entries to the property.

- This unique offering is distinguished by an optimal combination of office and warehouse space, resulting in a dynamic environment for a wide range of industries, including manufacturing, logistics, and more. Furthermore, the structure has a significant quantity of shop space both within and outside the structure, allowing for a variety of commercial applications.
- The property takes full advantage of the additional area, allowing unlimited opportunities for customization or expansion, emphasizing the potential for outdoor storage space. This characteristic, in conjunction with its strategic location, makes it a highly sought-after asset in the Garland, Texas market.

- Currently zoned Z31 - Mesquite's special Gus Thomasson corridor zoning.
- The city is highly interested in new ownership that will invest in renovating the property as part of their wider drive to rehabilitate the Gus Thomasson corridor, according to conversations with the city's EDC.
- The City's EDC recently proved its willingness to support these initiatives by committing huge sums of money to developers on a street less than half a mile away!
- For serious buyers, we can help facilitate conversations with the city's EDC and/or planning and zoning committee.

TABLE 3-5: Specific Function:

This table expands the Building Function categories of Table 3-4 to delegate specific Functions within the District.

a. Residential	By Right	By CUP
Mixed Use Block	X	
Flex Building	X	
Apartment Building	X	
Live-Work Unit	X	
Rowhouse	X	
Duplex House		
Courtyard House		
Sideyard House		
Cottage		
House		
Villa		
Accessory Unit	X	

b. Lodging	By Right	By CUP
Hotel (no room limit)	X	
Inn (up to 12 rooms)	X	
Bed & Breakfast (up to 5 rooms)	X	
School Dormitory	X	

f. Other: Entertainment	By Right	By CUP
Indoor Amusement	X	
Movie Theater	X	

g. Other: Agriculture	By Right	By CUP
Grain Storage		
Livestock Pen		
Green House		
Stable		
Kennel		

h. Other: Automotive	By Right	By CUP
Gasoline		
Automobile Service		
Truck Maintenance		
Rest Stop		
Roadside Stand		
Billboard		

ZONING (3)

c. Office	By Right	By CUP
Office Building	X	
Live-Work Unit	X	
Religious Assembly	X	

d. Retail	By Right	By CUP
Open-Market Building	X	
Retail Building, e.g. grocery store, personal services	X	
Display Gallery	X	
Restaurant	X	
Kiosk	X	
Push Cart		
Drive-Through Facility		
Drive-In Facility		
Alt. Financial Establishments		
Used Merchandise		X
Shopping Mall		
Strip Shopping Center		
Sexually Oriented Business		

e. Civic	By Right	By CUP
Bus Shelter	X	
Transit Stop	X	
Convention Center		
Conference Center		X
Exhibition Center		
Fountain or Public Art	X	
Library	X	
Live Theater	X	
Museum		X
Outdoor Auditorium	X	
Parking Structure	X	
Passenger Terminal		X
Playground	X	
Sports Stadium		X
Surface Parking Lot		X

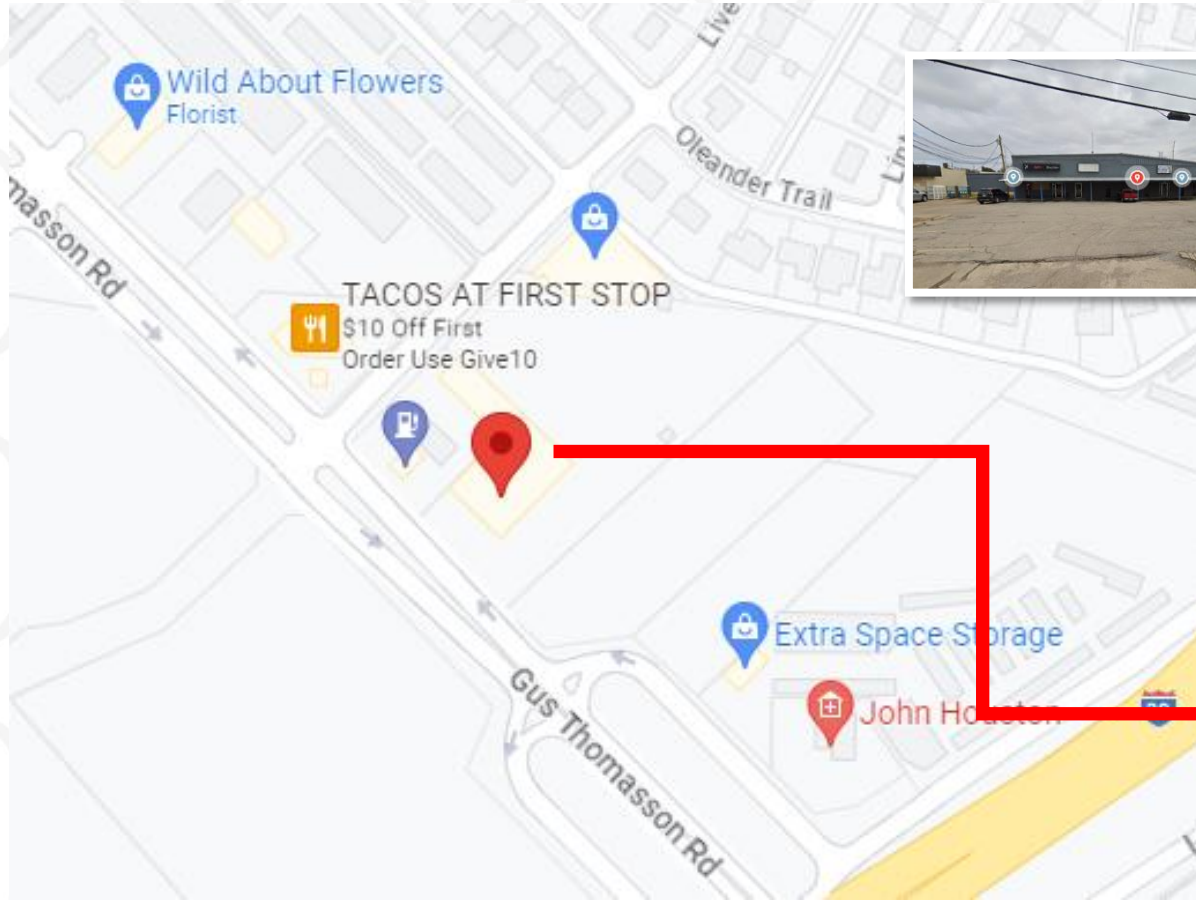
i. Other: Civil Support	By Right	By CUP
Fire Station	X	
Police Station	X	
Cemetery		
Funeral Home		
Hospital		X
Medical Clinic	X	

j. Other: Education	By Right	By CUP
College		X
High School		X
Trade School		X
Elementary School	X	
Other - Childcare Center	X	

k. Other: Industrial	By Right	By CUP
Heavy Industrial Facility		
Light Industrial Facility		
Truck Depot		
Laboratory Facility		
Water Supply Facility		
Sewer and Waste Facility		
Electric Substation	X	
Wireless Transmitter		
Cremation Facility		
Warehouse		
Produce Storage		
Mini-Storage		
Construction or Trade Contractors		
Manufacturing		

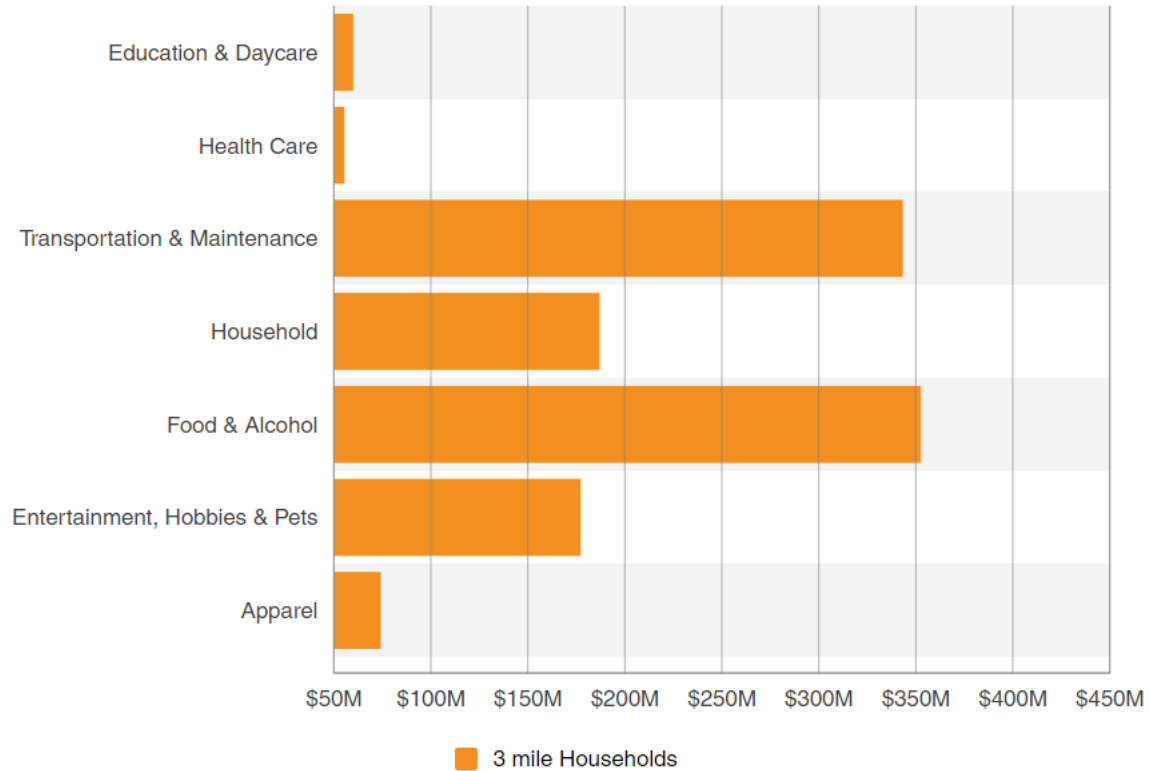






4030 Gus Thomasson
Rd, Mesquite, TX 75150

Consumer Spending



Population

	1 mile	3 mile	5 mile
2010 Population	17,952	132,363	315,622
2023 Population	19,014	132,053	312,835
2028 Population Projection	18,655	128,185	303,303
Annual Growth 2010-2023	0.5%	0%	-0.1%
Annual Growth 2023-2028	-0.4%	-0.6%	-0.6%
Median Age	32.8	33.9	34.2
Bachelor's Degree or Higher	15%	16%	19%
U.S. Armed Forces	8	46	129

Daytime Employment

Radius	1 mile			3 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	4,624	594	8	34,960	3,652	10	85,069	9,520	9
Trade Transportation & Utilit...	1,016	102	10	8,662	760	11	20,065	1,891	11
Information	88	13	7	690	81	9	1,794	204	9
Financial Activities	386	88	4	2,210	516	4	5,726	1,339	4
Professional & Business Se...	335	72	5	4,171	391	11	8,547	1,136	8
Education & Health Services	929	165	6	9,781	1,018	10	23,514	2,574	9
Leisure & Hospitality	1,522	73	21	6,464	393	16	14,726	959	15
Other Services	314	75	4	2,254	467	5	6,304	1,319	5
Public Administration	34	6	6	728	26	28	4,393	98	45
Goods-Producing Industries	170	43	4	5,351	371	14	12,010	1,023	12
Natural Resources & Mining	0	0	-	14	4	4	28	10	3
Construction	150	37	4	3,392	282	12	7,275	736	10
Manufacturing	20	6	3	1,945	85	23	4,707	277	17
Total	4,794	637	8	40,311	4,023	10	97,079	10,543	9



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JOSEPH GOZLAN



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Contact

INFORMATION ABOUT BROKER SERVICES

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Margarita Gozlan Derjavetz</u>	<u>0579999</u>	<u>Rita@EBGTexas.com</u>	<u>4692869200</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone

<u>Joseph Gozlan</u>	<u>0593483</u>	<u>Joseph@EBGTexas.com</u>	<u>4694436336</u>
Sales Agent/Associate's Name	License No.	Email	Phone