



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

IH-20: 93,593 VPD (2025)
Lawson Road: 7,157 VPD (2025)

PRICING

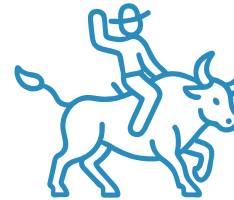
Contact Brokers

150K

POPULATION IN MESQUITE
(SB 840*)

15

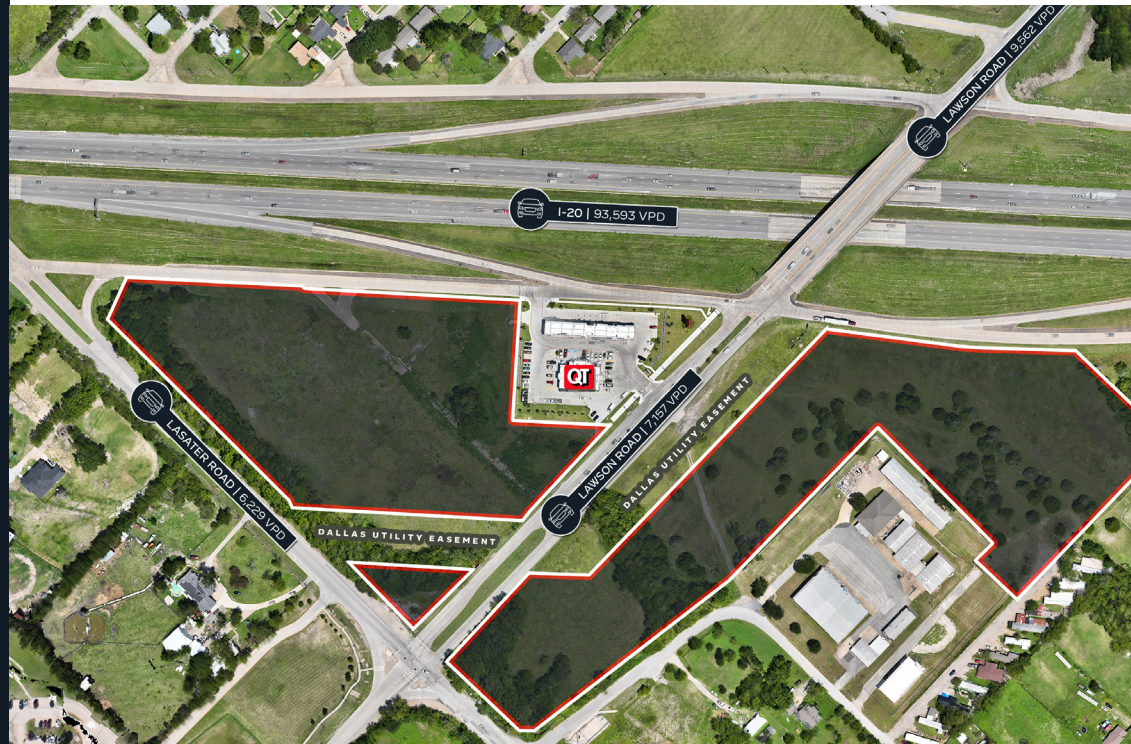
MINUTES FROM
DOWNTOWN DALLAS



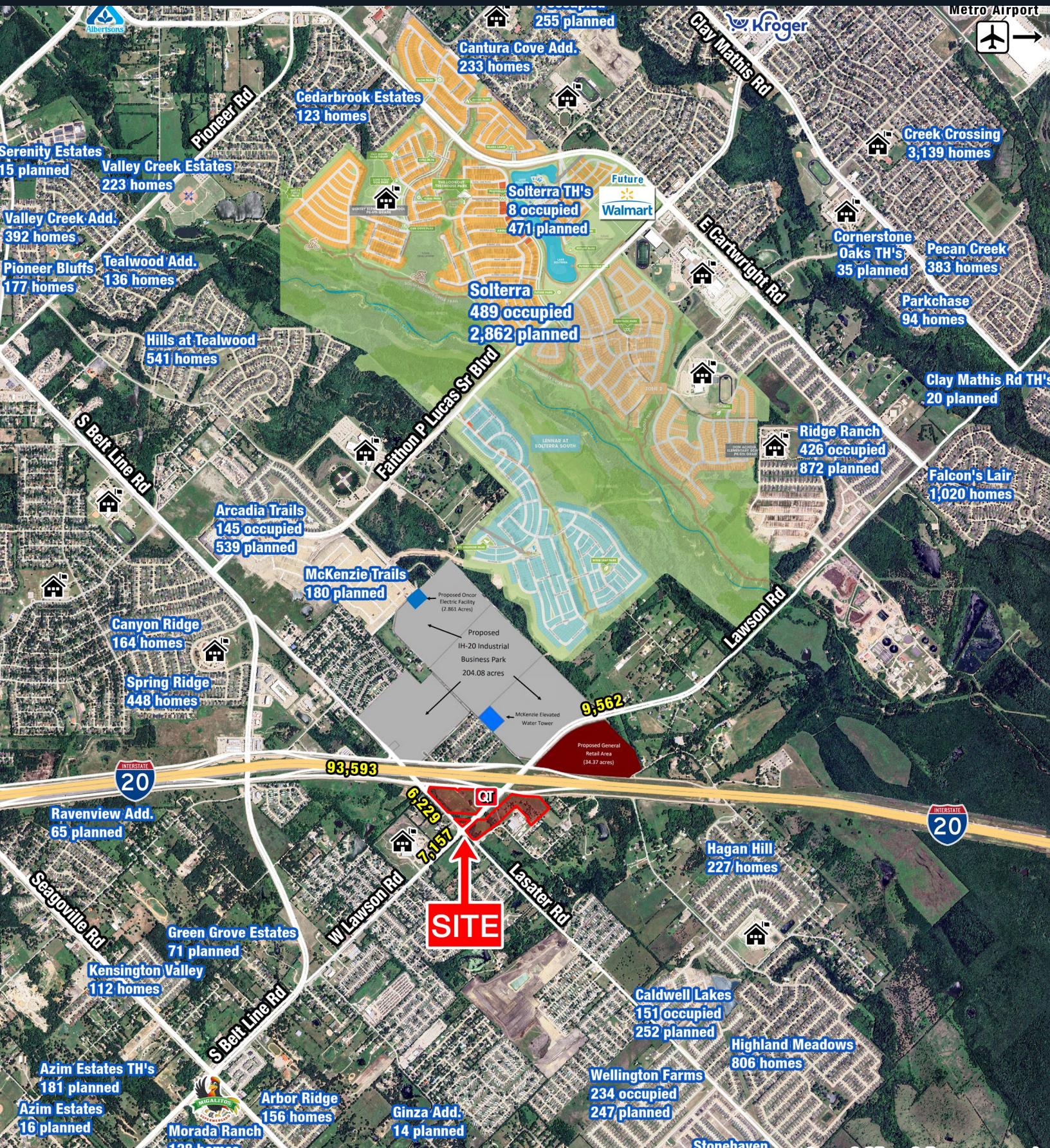
RODEO CAPITAL
OF TEXAS

3

MAJOR AIRPORTS WITHIN
30 MINUTE DRIVE



PROPERTY AERIAL



OBLIQUE



OBLIQUE



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

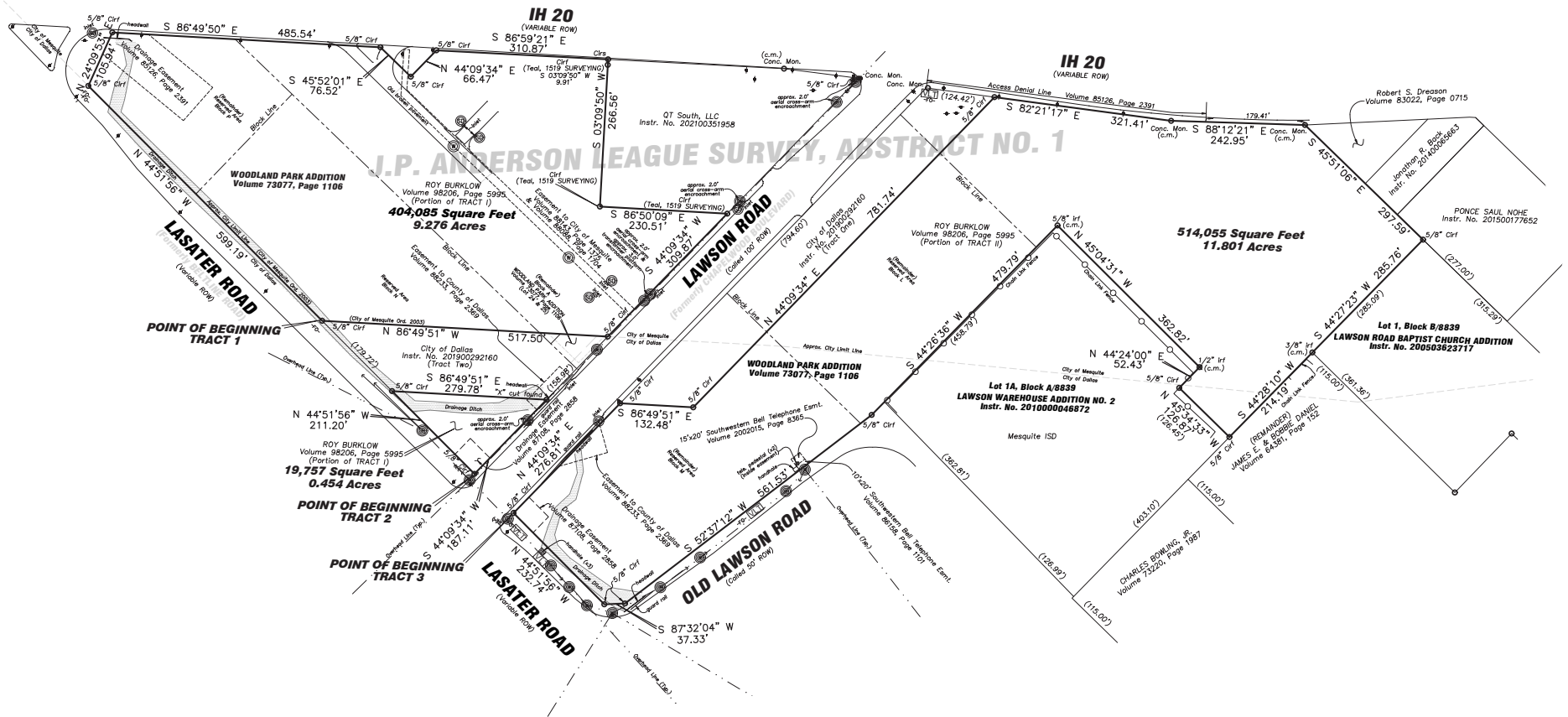
DALLAS UTILITY EASEMENT

LAWSON ROAD 7,157 VPD

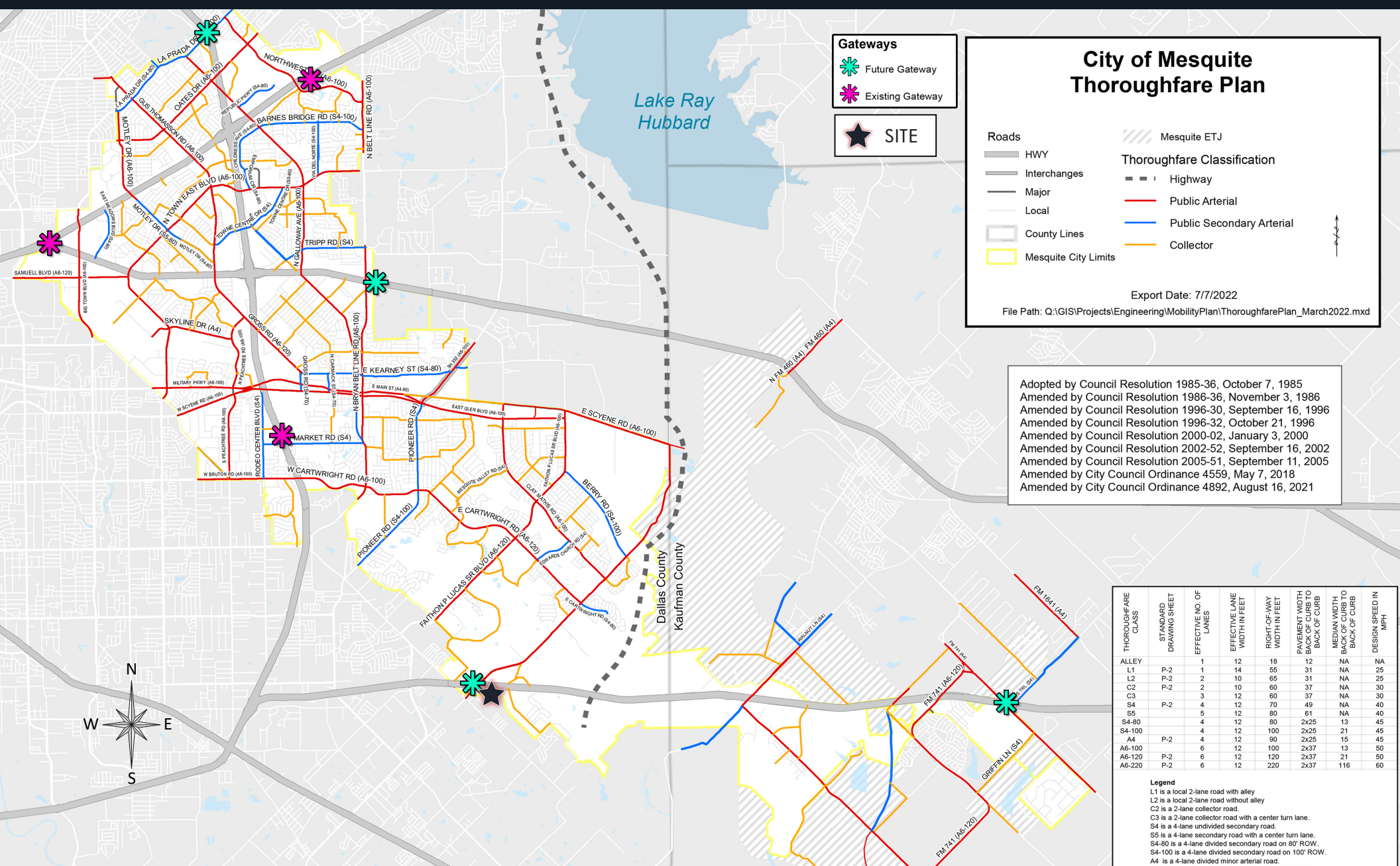
DALLAS UTILITY EASEMENT

93,593 VPD





ARTERIES



Gateways

Future Gateway

Existing Gateway

SITE

City of Mesquite Thoroughfare Plan

Roads

- HWY
- Interchanges
- Major
- Local
- County Lines
- Mesquite City Limits

Mesquite ETJ

Thoroughfare Classification

- Highway
- Public Arterial
- Public Secondary Arterial
- Collector

Export Date: 7/7/2022

File Path: Q:\GIS\Projects\Engineering\MobilityPlan\ThoroughfarePlan_March2022.mxd

Adopted by Council Resolution 1985-36, October 7, 1985
Amended by Council Resolution 1986-36, November 3, 1986
Amended by Council Resolution 1996-30, September 16, 1996
Amended by Council Resolution 1996-32, October 21, 1996
Amended by Council Resolution 2000-02, January 3, 2000
Amended by Council Resolution 2002-52, September 16, 2002
Amended by Council Resolution 2005-51, September 11, 2005
Amended by City Council Ordinance 4559, May 7, 2018
Amended by City Council Ordinance 4892, August 16, 2021

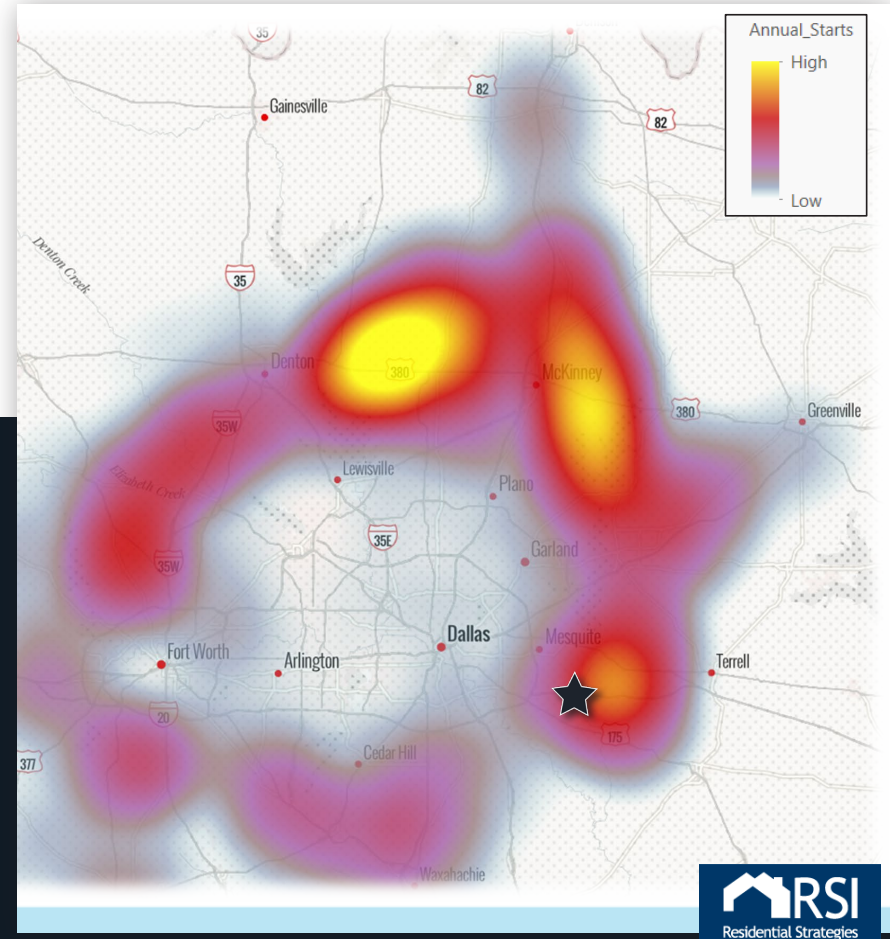
THOROUGHFARE CLASS	STANDARD DRAWING SHEET	EFFECTIVE NO. OF LANES	EFFECTIVE LANE WIDTH IN FEET	RIGHT-OF-WAY WIDTH IN FEET	PAVEMENT WIDTH BACK OF CURB	MEDIAN WIDTH BACK OF CURB	DESIGN SPEED IN MPH
ALLEY		1	12	18	12	NA	NA
L1	P-2	1	14	55	31	NA	25
L2	P-2	2	10	65	31	NA	25
C2	P-2	2	10	60	37	NA	30
C3		3	12	60	37	NA	30
S4	P-2	4	12	70	49	NA	40
S5		5	12	80	61	NA	40
S4-80		4	12	80	2x25	13	45
S4-100		4	12	100	2x25	21	45
A4	P-2	4	12	90	2x25	15	45
A6-100		6	12	100	2x37	13	50
A6-120	P-2	6	12	120	2x37	21	50
A6-220	P-2	6	12	220	2x37	116	60

Legend

L1 is a local 2-lane road with alley
L2 is a local 2-lane road without alley
C2 is a 2-lane collector road.
C3 is a 2-lane collector road with a center turn lane.
S4 is a 4-lane undivided secondary road.
S5 is a 4-lane secondary road with a center turn lane.
S4-80 is a 4-lane divided secondary road on 80' ROW.
S4-100 is a 4-lane divided secondary road on 100' ROW.
A4 is a 4-lane divided minor arterial road.

AREA OVERVIEW

Mesquite, Texas, remains 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.

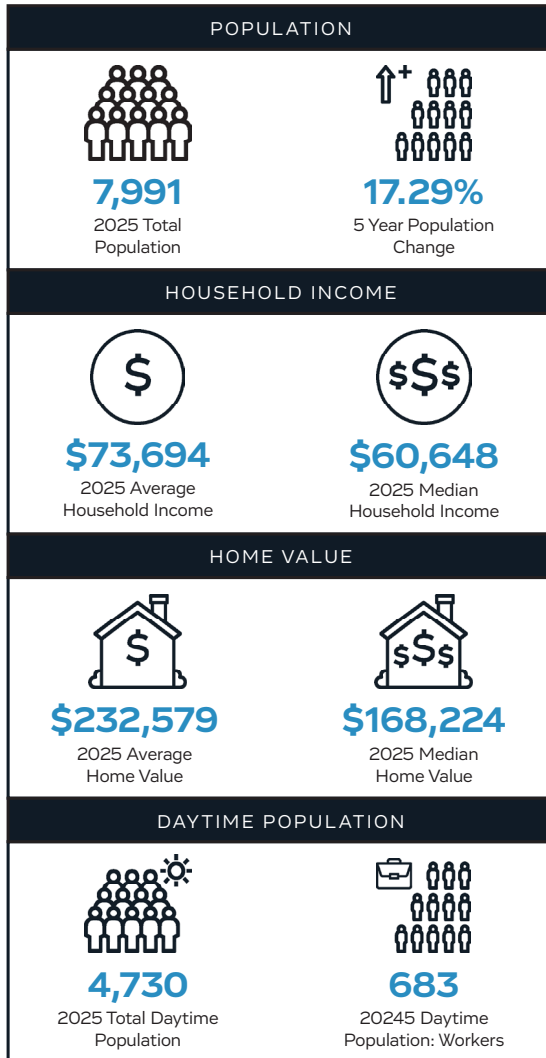


DALLAS/ FORT WORTH

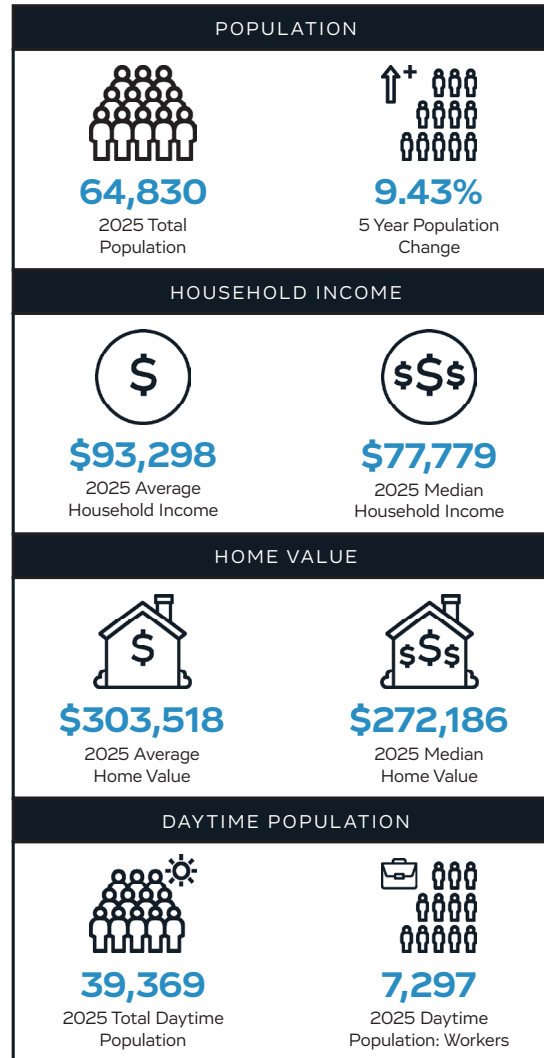
MOST ACTIVE SUBMARKETS

DEMOGRAPHICS

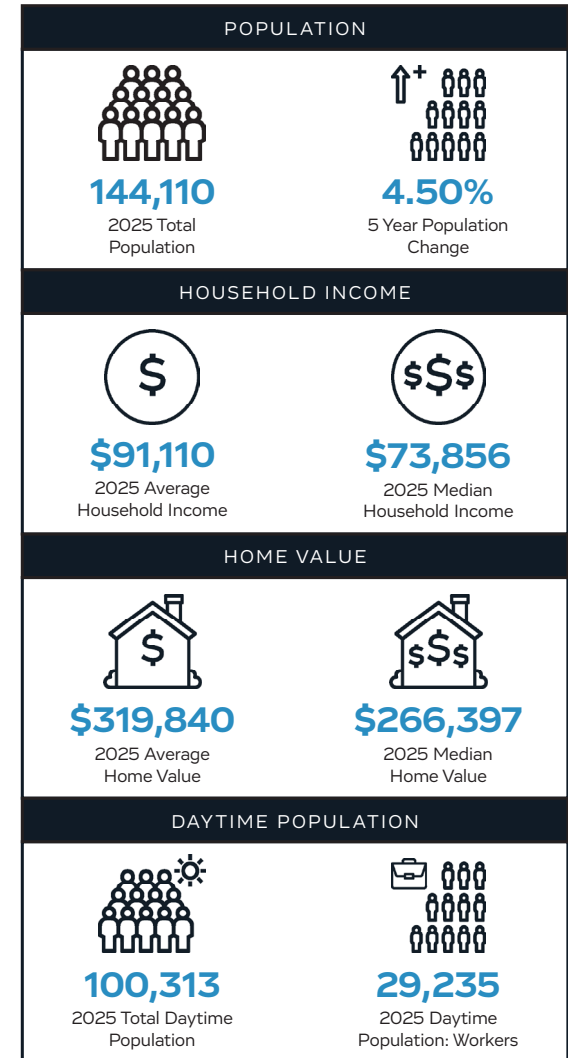
1 MILE



3 MILE



5 MILE





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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.

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. **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 about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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- 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.

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