



TOM THUMB OUTPARCEL

Ground Lease:
NWC Cartwright Rd & Pioneer Dr
Mesquite, Texas 75149

VENTURE

JOHN ZIKOS
JZIKOS@VENTUREDFW.COM

LAWRENCE WILSON
LWILSON@VENTUREDFW.COM

DEAN STRAKA
DSTRAKA@VENTUREDFW.COM

Metrics

Tom Thumb Outparcel
Mesquite, TX

Location

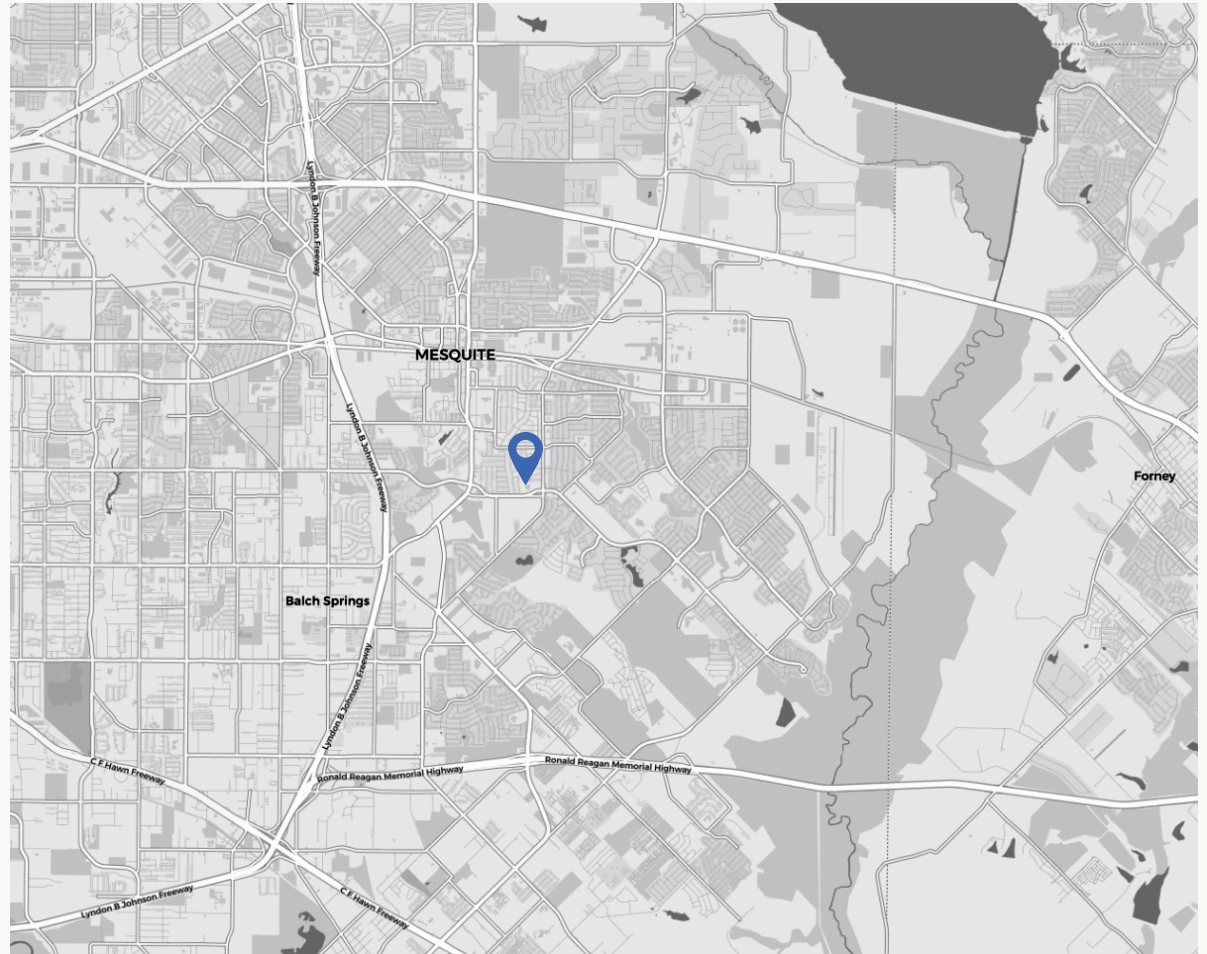
NWC Cartwright Rd & Pioneer Rd

Size

Land
35,719 SF
(0.82 Acres)

Traffic Counts

Cartwright Rd	Pioneer Dr
19,848 VPD	10,285 VPD



Area Attractions



Property Highlights

Tom Thumb Outparcel
Mesquite, TX

1. Solid demographics with over 102,000 people in a 3-mile radius & average hh incomes exceeding \$74,000
2. Outparcel to grocery-anchored shopping center at a signalized intersection
3. Traffic counts exceed 30,000 VPD at the immediate intersection
4. Upon completion, the 1,400 acre Solterra Development will include 3,900 single-family homes & 300 tonwhomes



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,399	102,233	229,640
EST. DAYTIME POPULATION 16+	4,518	39,840	100,377
EST. AVG. HH INCOME	\$104,592	\$101,000	\$94,460

Site Plan

Tom Thumb Outparcel
Mesquite, TX



Close Aerial

Tom Thumb Outparcel
Mesquite, TX



VENTURE

JOHN ZIKOS
JZIKOS@VENTUREDFW.COM

LAWRENCE WILSON
LWILSON@VENTUREDFW.COM

DEAN STRAKA
DSTRAKA@VENTUREDFW.COM

Far Aerial

Tom Thumb Outparcel
Mesquite, TX



Photos

Tom Thumb Outparcel
Mesquite, TX



VENTURE

JOHN ZIKOS
JZIKOS@VENTUREDFW.COM

LAWRENCE WILSON
LWILSON@VENTUREDFW.COM

DEAN STRAKA
DSTRAKA@VENTUREDFW.COM

NWC Cartwright Rd
& Pioneer Rd
Mesquite, TX 75149

John Zikos

Principal

jzikos@venturedfw.com

Lawrence Wilson

Senior Vice President

lwilson@venturedfw.com

Dean Straka

Transaction Manager

dstraka@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave

Suite 720

Dallas, Texas 75225

VENTURE

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

