



# ALBERTSONS OUTPARCEL

For Lease:  
North Corner Town E. Blvd  
& Motley Dr  
Mesquite, Texas 75150

**VENTURE**

JOHN ZIKOS  
JZIKOS@VENTUREDFW.COM

LAWRENCE WILSON  
LWILSON@VENTUREDFW.COM

DEAN STRAKA  
DSTRAKA@VENTUREDFW.COM

# Metrics

Albertsons Outparcel  
Mesquite, TX

## Location

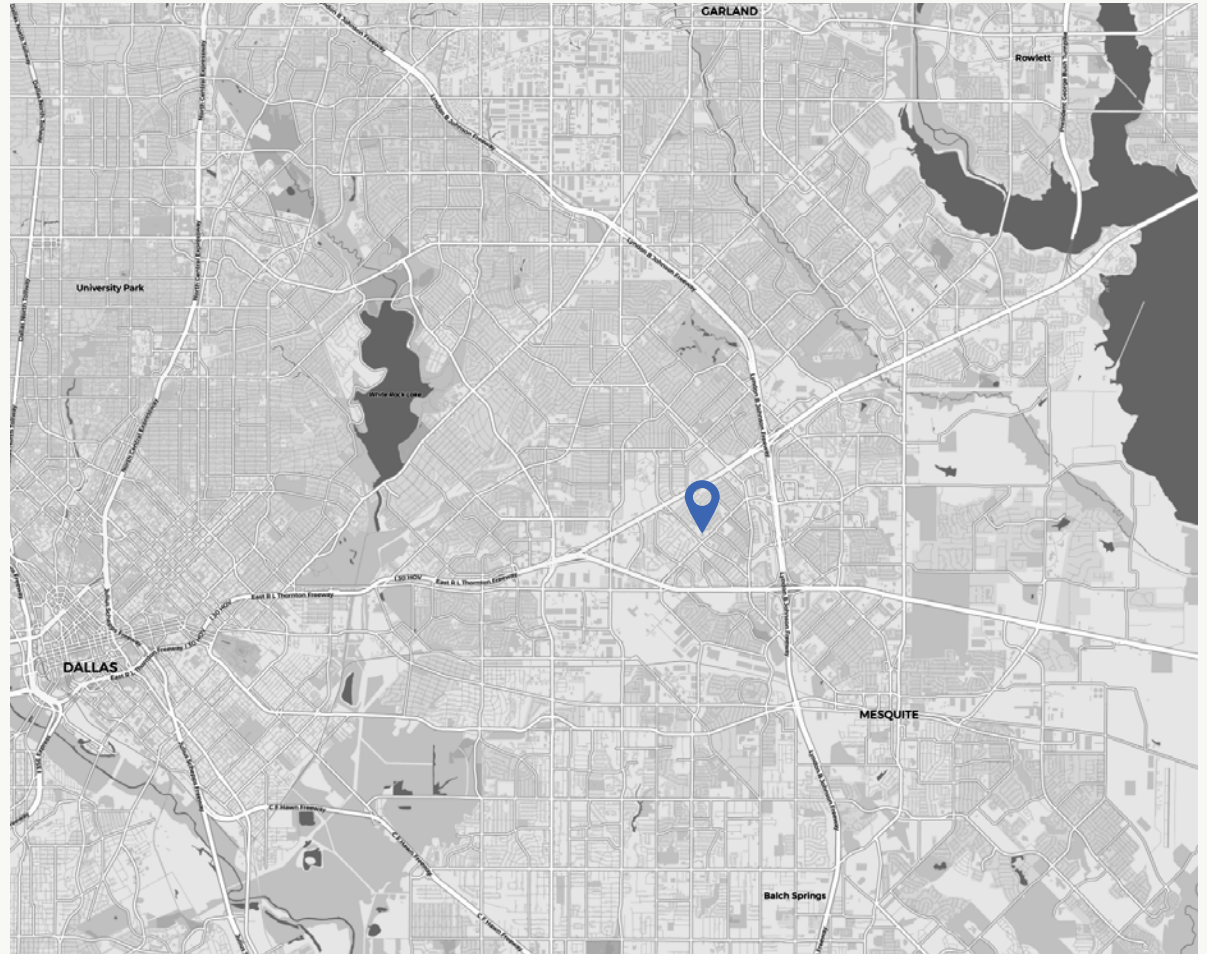
North Corner Town E. Blvd & Motley Dr

## Size

Building  
1,184 SF

## Traffic Counts

Town E. Blvd 16,853 VPD	Motley Dr 8,789 VPD
----------------------------	------------------------



## Area Attractions



# Property Highlights

Albertsons Outparcel  
Mesquite, TX

1. Solid demographics with over 135,000 people in a 3-mile radius & average HH incomes exceeding \$86,000
2. Outparcel to Albertsons at a signalized intersection
3. Traffic counts in excess of 25,000 VPD at the immediate intersection



## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	17,979	135,657	355,713
EST. DAYTIME POPULATION	2,294	41,559	91,371
EST. AVG. HH INCOME	\$92,583	\$86,597	\$98,266

# Close Aerial

Albertsons Outparcel  
Mesquite, TX



# Close Aerial

Albertsons Outparcel  
Mesquite, TX



# Photos

Albertsons Outparcel  
Mesquite, TX



**VENTURE**

JOHN ZIKOS  
JZIKOS@VENTUREDFW.COM

LAWRENCE WILSON  
LWILSON@VENTUREDFW.COM

DEAN STRAKA  
DSTRAKA@VENTUREDFW.COM

North Corner Town E Blvd  
& Motley Dr  
Mesquite, TX 75150

**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](http://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.





