

# THE JAY MASSEY COMPANY

## COMMERCIAL REAL ESTATE ADVISORS



**For Sale:**  
26.66 Acres of IH-635  
Frontage Land  
**\$7.00 Per Square Foot**  
Mesquite, Texas

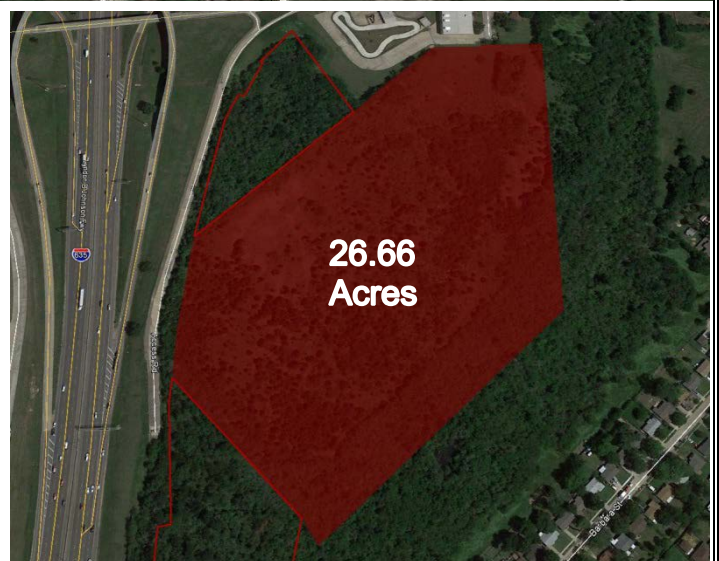
**Location:** SE of IH-635 and Highway 80  
Mesquite, Dallas County, Texas 75149

**Zoning:** Commercial

**Floodplain:** None

**Utilities:** Proximal, Not To Site

**Frontage:** 460 Lineal Feet on IH-635 Service Road  
(Under Construction)



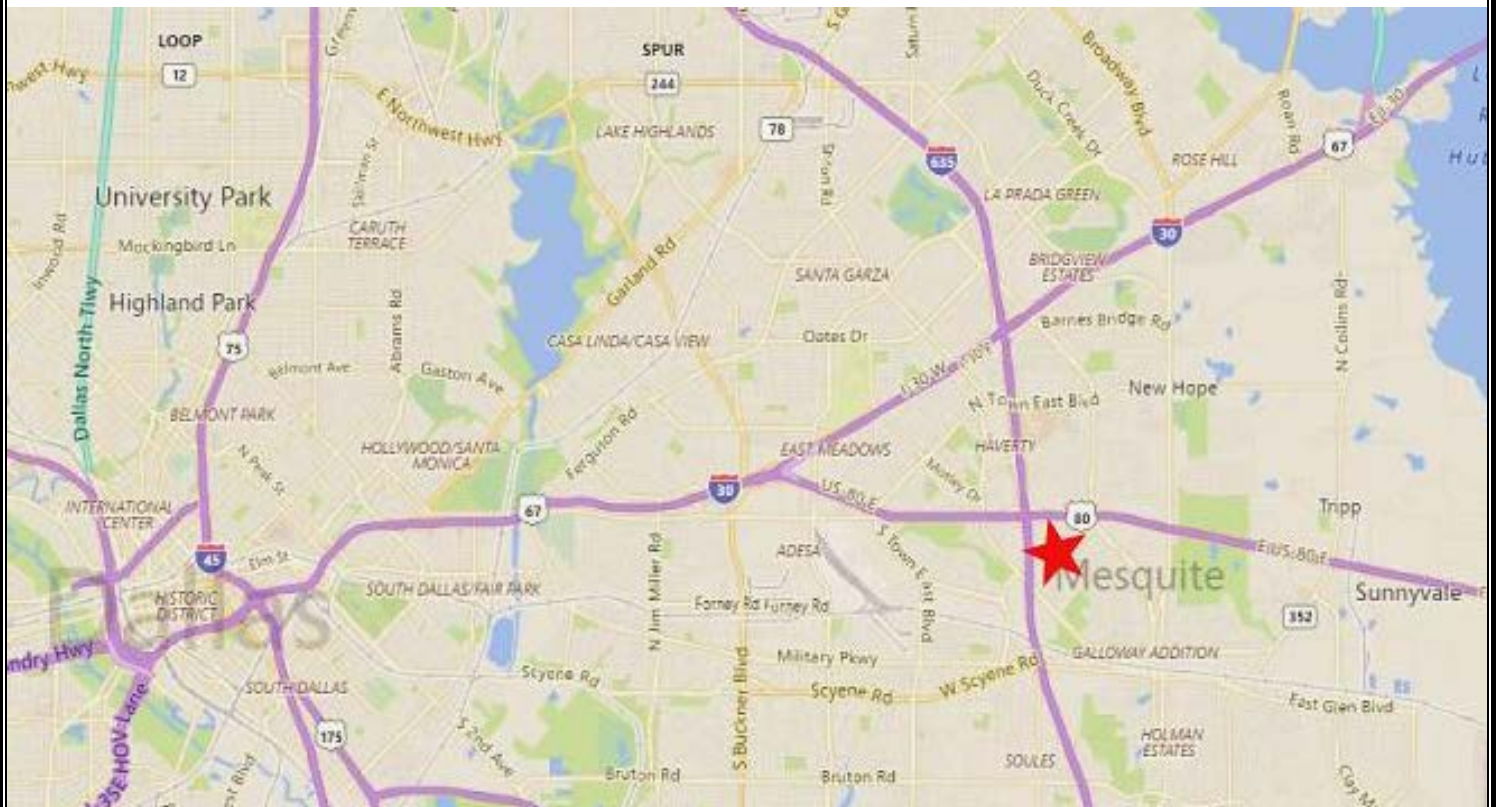
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- Interstate Highway 635 service road, currently under construction, is scheduled to carry traffic by late summer or fall of 2017.
- Excellent development or investment opportunity
- Contiguous parcels available
- Highly visible
- Traffic Counts: 150,000+ on IH-635 and 100,000+ on US Highway 80, bi-directional
- Last remaining undeveloped quadrant of IH-635 and US-80
- City of Mesquite motivated to see this area developed; incentives likely

### Links

- [Floodplain Map](#)
- [Topographic Map](#)
- [Utility Line Map](#)
- [Zoning Ordinance](#)
- [Development Announcement](#)
- [Information About Brokerage Services](#)



### For More Information

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