

±27,000 SF ON ±4.49 ACRES



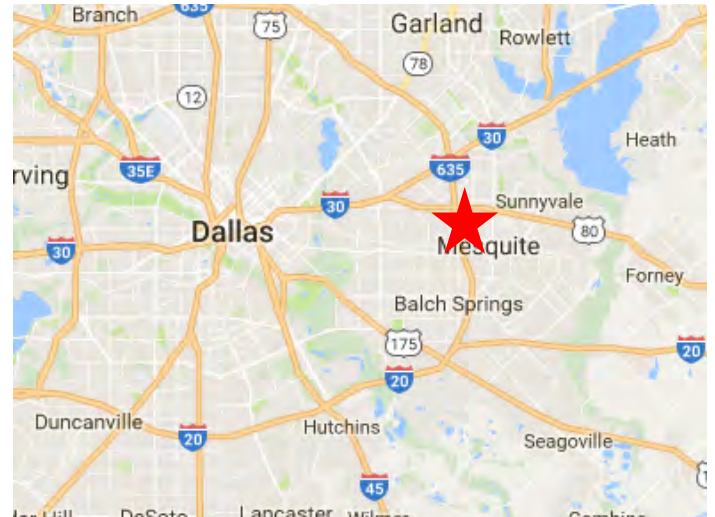
HENRY S. MILLER

FOR SALE

1600-1630 U.S. Hwy 80 E
Mesquite, Texas 75149



Land Size	±4.49 Acres
Building Size	±27,000 SF
Features	<ul style="list-style-type: none">• Immediate Access to U.S. Hwy 80 and I-635• Highway Visibility
Building	<ul style="list-style-type: none">• Clear Span• ±4,000 SF Office• 100% HVAC• Sprinklered• Heavy Parking
YOC	1994
Sale Price	\$2,500,000



This property is located right off of U.S. Highway 80 in Mesquite, Texas with immediate access to the I-635. In addition, this property is only 30 minutes from Dallas Love Field Airport.

HUNTLEY LUNA
Office • Industrial Division
972-386.1491 Direct
hluna@henrysmiller.com

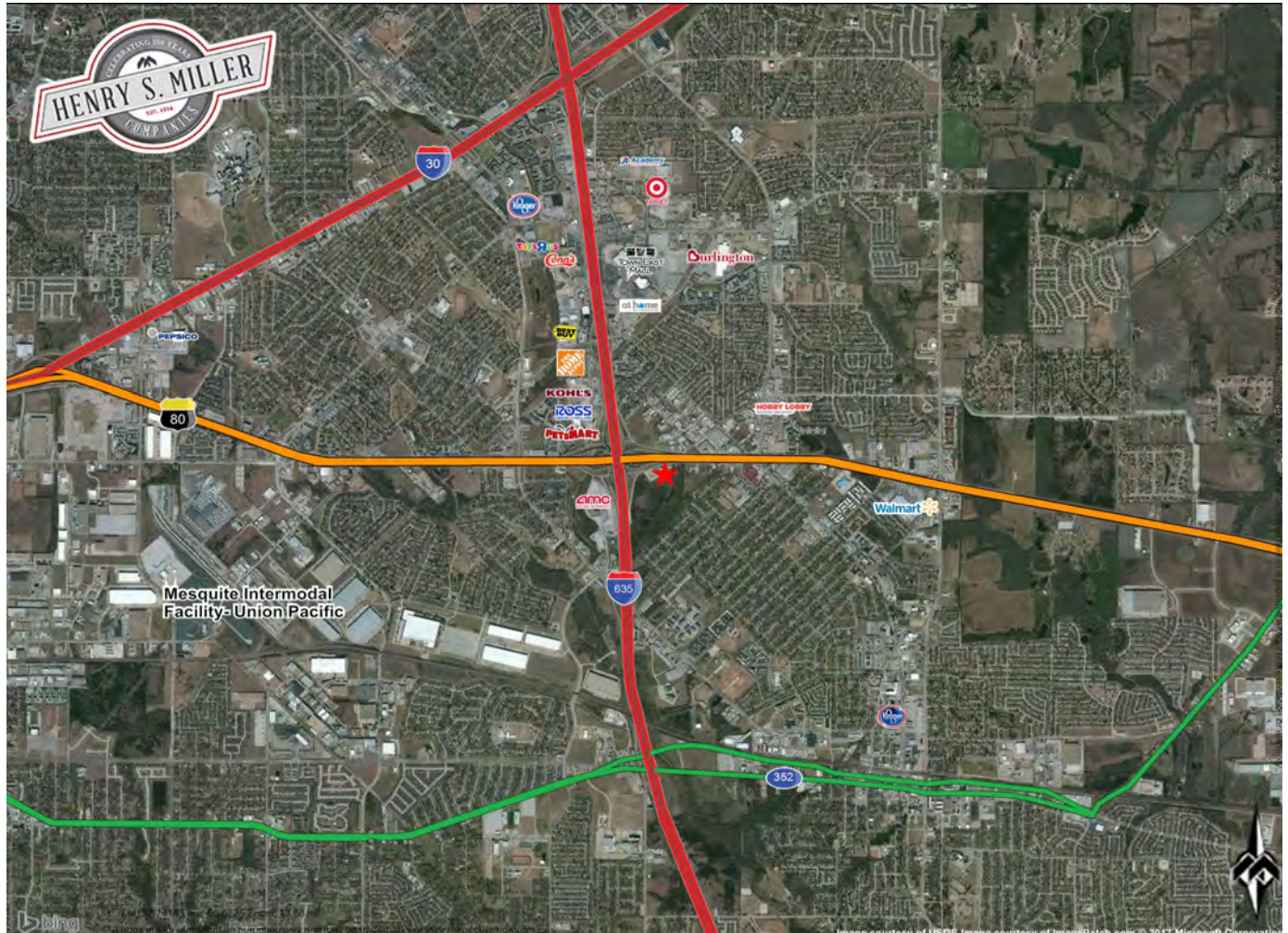
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<i>2016 Estimated Demographics</i>	<i>5 Miles</i>
Est. Total Population	316,137
Est. Total Households	106,421
Est. Household Income	\$43,678
Est. Total Businesses	7,820
Est. Consumer Spending	\$2,555,433

<i>Traffic Counts</i>	<i>VPD</i>
I-635 @ US Hwy 80	±159,245 VPD
US Hwy 80 @ Franklin Dr.	±93,490 VPD
US Hwy 80 E @ Lively Cir.	±19,362 VPD
Us Hwy 80 E @ Rayburn Ave.	±13,774 VPD

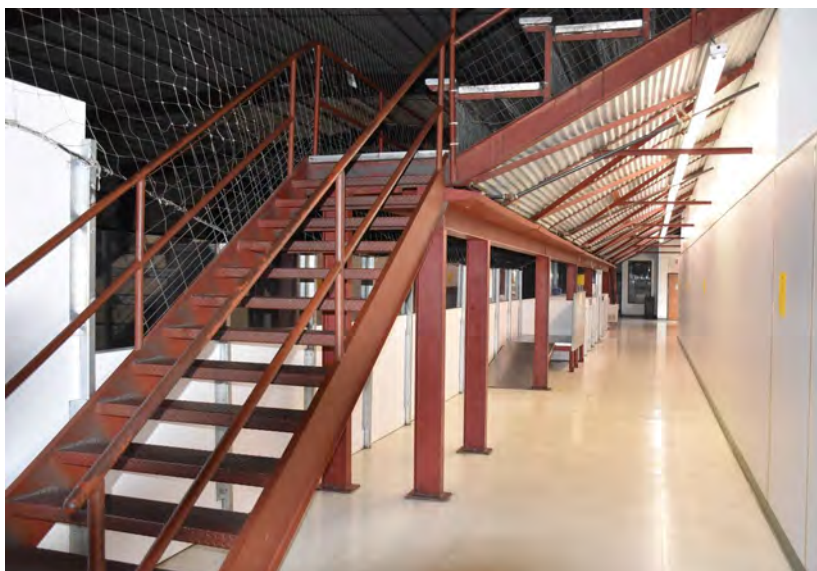
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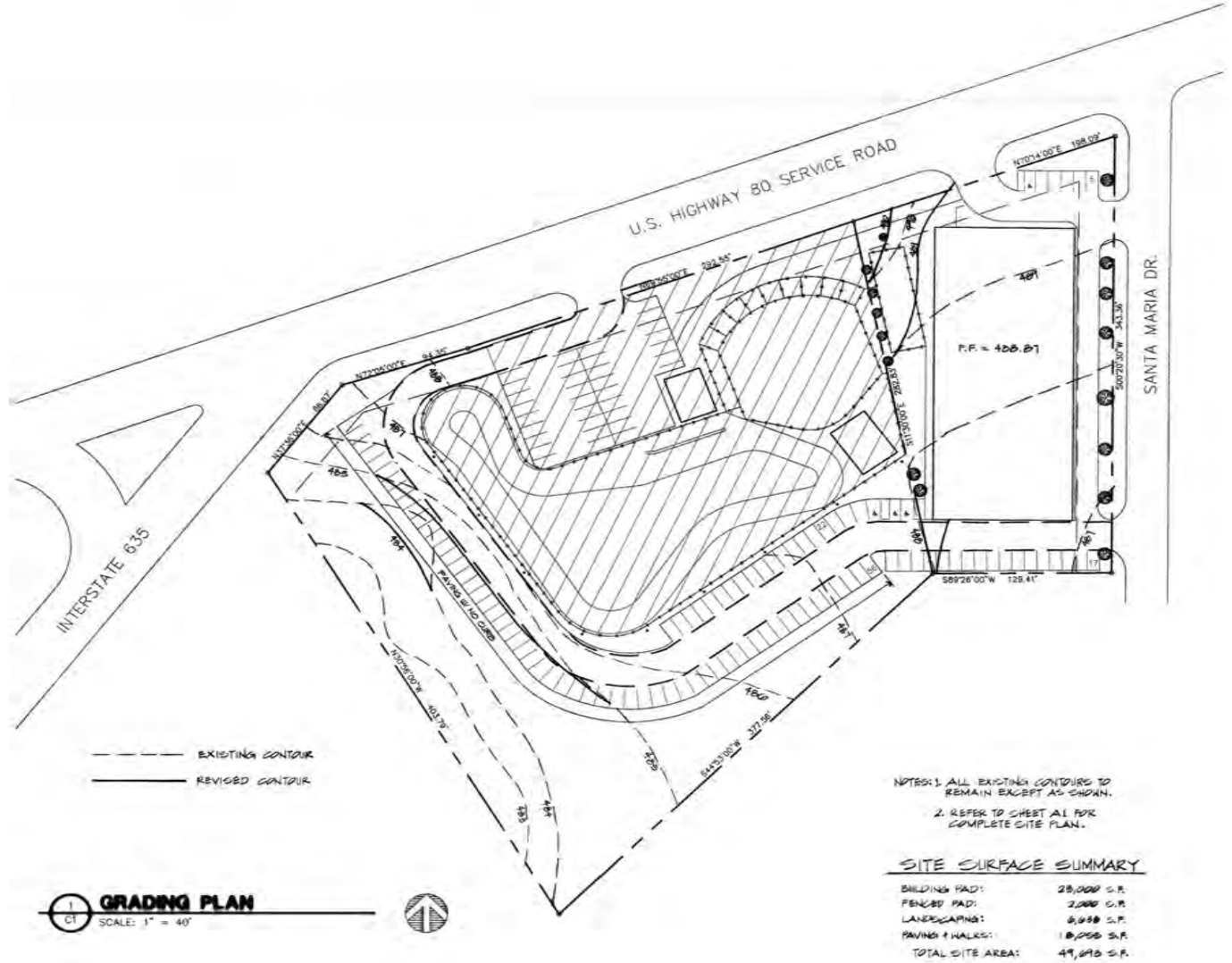
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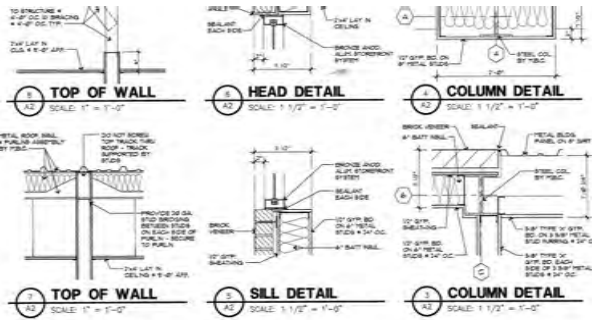
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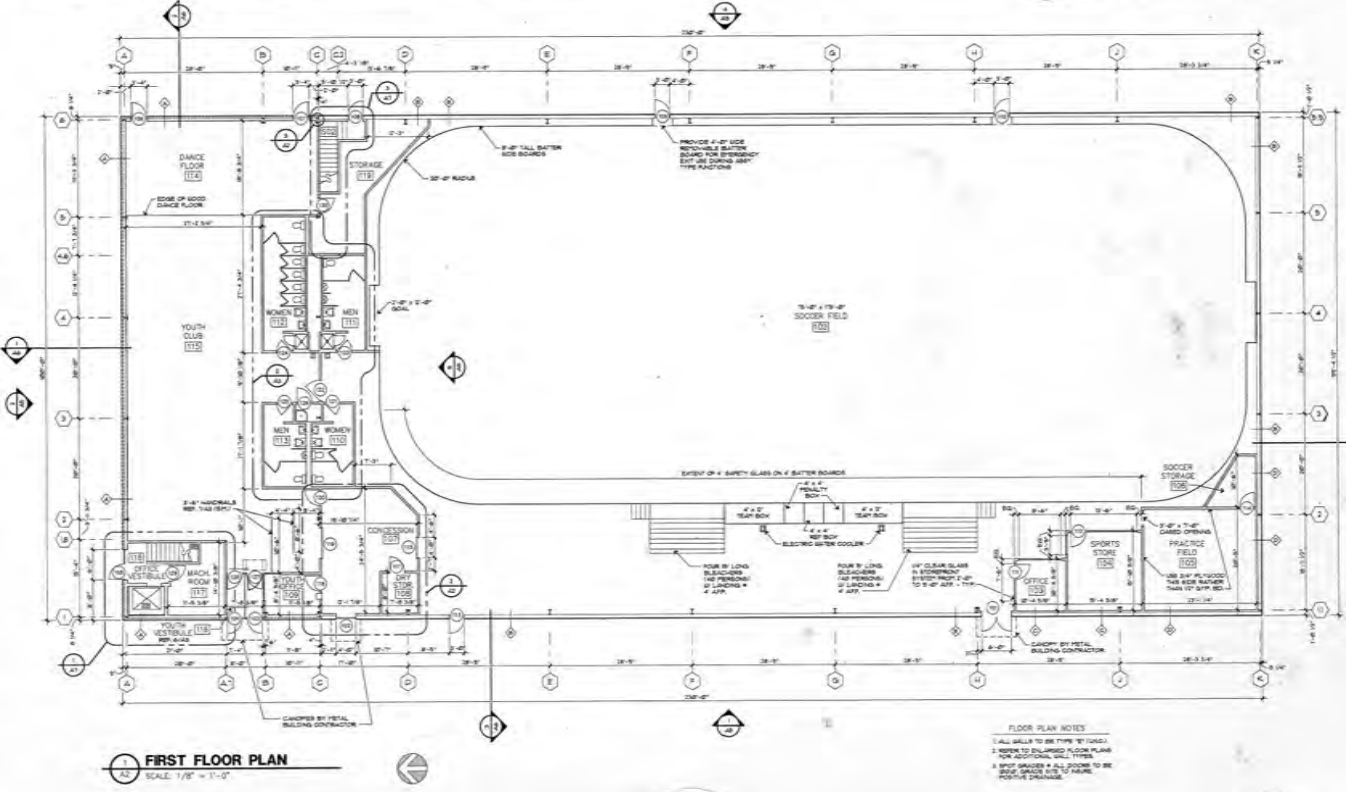
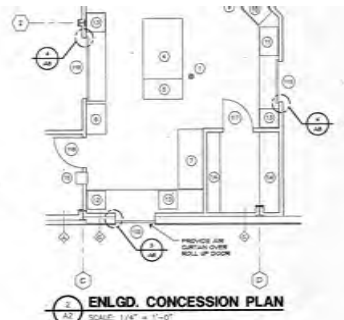
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4	REPRESENTED SETUP TABLE
5	SOFT SERVICE MACHINE
6	ICE MAKER
7	REFRIGERATOR / FREEZER
8	DEEP FRY
9	DOUBLE BURNER
10	GRIDDLE
11	PIZZA OVEN
12	FLUX COOK MACHINE
13	SOOD POINTAN
14	SMALL ICE
15	CASH DROP

CONCESSION GENERAL NOTES

1. ALL CONCESSION WORK SHALL COMPLY TO CITY OF MESQUITE HEALTH DEPARTMENT REQUIREMENTS FOR CLASS 1 FOOD SERVICE.
2. ALL CONCESSION EQUIPMENT SHALL BE PROVIDED BY THE OWNER AND INSTALLED BY LICENSED TRADES AS REQUIRED.
3. REFER TO SHEET #1 FOR SINKS/ TRAP LOCATION.
4. REFER TO SHEET #1 FOR VENTILATION HOOD LOCATION.
5. REFER TO SHEET #8 FOR ALL CONCESSION FINISHES.
6. ALL DOORS TO BE FINISHED WITH PLASTIC LANTERNS (COLOR AS SELECTED BY THE OWNER).
7. DRY STORAGE SHELVING SHALL BE ENAMEL PAINED WOOD.



- FLOOR PLAN NOTES**
1. ALL WALLS TO BE 7 1/2" W/ GYPSUM.
 2. REFER TO ENLARGED FLOOR PLAN FOR ADDITIONAL WALL TYPES.
 3. SPOUT GRABBERS - ALL DOORS TO BE SPOUT GRABBERS WITH FLOOR POSITIVE DRAINAGE.



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