PIONEER PLAZA

701 E. CARTWRIGHT ROAD, MESQUITE, TX

JAH REALTY



PROPERTY OVERVIEW

Pioneer Plaza is a grocery anchored neighborhood shopping center positioned just east of IH-635 in Mesquite, Texas. Over the past decade, Mesquite has become a major employment hub for manufacturers across a broad range of industries due to its strategic location at the crossroads of IH- 635, IH-20 and US Hwy 80. Among the 14 million square feet of industrial inventory, Mesquite is home to the largest PepsiCo Bottling Plant in the United States. These highly sought after employers are supported by a diverse population exceeding 200k in a five mile radius. Traffic drivers include: Tom Thumb, MetroPCS, Great Clips, Pizza Hut, CVS, Walgreens, Wingstop, AutoZone, and Chase Bank. According to smart phone data, this particular Tom Thumb store is #2 in the DFW Metroplex from a traffic standpoint and draws over $1.3mm total visits per year.

TRAFFIC COUNTS

PIONEER ROAD	10,663 V.P.D.
E. CARTWRIGHT ROAD	24,891 V.P.D.

GLA: 22,252 SF **WEB LINK:** jahrealty.propertycapsule.com/pioneerplaza

DEMOGRAPHICS

2026 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	87,381	21,050	$93,344
5 MILE	212,796	53,607	$86,391

LEASING CONTACT

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	TENANT	SQFT
+/- 2.25 AC	Available	
A	AutoZone	7,381
C	Tom Thumb Fuel Cen...	2,000
D	Scooter's	609
101	Toudanines Fine Dr...	2,000
105	Star Nails	900
109	Pizza Hut	1,475
113	Great Clips	1,200
121	Burger Pop	1,200
123	Morning Treat	825
125	H&R Block	1,200
129	Metro by T-Mobile	1,400
801	Chase Bank	4,000

Availability Potential Availability

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