



In Association with Scott Reid & ParaSell, Inc.
A Licensed Texas Broker #9009637

Dallas (Mesquite), Texas

1100 N Bryan Belt Line Rd Mesquite, TX 75149

[View Map](#)

Offering Memorandum

New 15-Year Absolute NNN Lease
Newly Renovated Site within Major Medical Hub
Established National Brand: 11+ locations open with
19 currently in development

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Century Partners Real Estate, Inc.

Los Angeles, California

(310) 362-4303 | CA DRE LIC #02235147

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Newly Renovated site with Exceptional Frontage
Directly across from major regional medical center





Price	Cap Rate	NOI
\$1,928,571	7.00%	\$135,000

Investment Highlights

- New 15-year Absolute NNN Lease
- 10% rent increases every 5 years
- Direct frontage to 20,000+ VPD
- High-quality site within major medical & retail corridor
- Newly renovated site: significant capex investment by tenant

Market Highlights

- Directly across from 202-bed Dallas Regional Medical Center
- Strong national retailer presence: Walmart, Kroger, and Hobby Lobby
- Mesquite is a fast-growing suburb of Dallas, boasting \$1B+ in investment over the past year

Tenant Highlights

- Nations Auto Glass: established national auto glass operator across Florida and Texas with 11 stores operating and 19 locations in development.
- Parent Company Auto Glass Brands has 35+ years of operating history





Lease Summary

Tenant Name	Auto Glass Brands, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Start	Close of Escrow
Lease End	15 Years from Close of Escrow
Term	15 years
Options	2, 5-Year

Physical Description

Address	1100 N Bryan-Belt Line Rd Mesquite, TX 75149
Building Size	2,356 SF
Land Size	0.52 Acres
APN	381535700A03R0000
Zoning	Z97

Price

\$1,928,571

Cap Rate

7.00%

NOI

\$135,000

Period	Rent/Year	Rent/Month	Cap Rate
Years 1 - 5	\$135,000	\$11,250	\$4.787.00%
Years 6 - 10	\$148,500	\$12,375	\$5.257.70%
Years 11 - 15	\$163,350	\$13,613	\$5.788.47%
Years 16 - 20	\$179,685	\$14,974	\$6.369.32%
Option 1	\$197,654	\$16,471	\$6.9910.25%
Option 2	\$217,419	\$18,118	\$7.6911.27%



Dallas Regional Medical Center
200+ Bed Medical Center



HOBBY
LOBBY

Walmart 

TSC TRACTOR
SUPPLY CO



Subject
Property

N Bryan Belt Line Rd: 20,000+ VPD

ACHIEVERS
OF EXCELLENCE
Learning Academy

Located in Major Medical & Retail Hub

200+ bed Dallas Regional Medical Center, Walmart, Kroger and More

Walmart 

inspiration
CHURCH



ExtraSpace
Storage

SAMUELL FARM

Subject
Property

ACHIEVERS
OF EXCELLENCE
Learning Academy

N Bryan Belt Line Rd
20,000+ VPD

Direct frontage to 20,000+ VPD

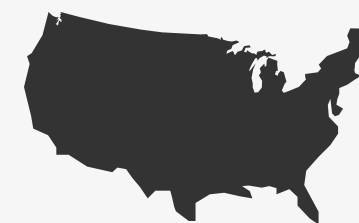
Bryan Belt Line Rd is a major north-south thoroughfare in Mesquite



About Nations Auto Glass

Founded in 1989 in the vibrant Tampa Bay area of Florida, Nation's Auto Glass is a rapidly growing automotive service provider offering expert windshield repair and replacement services and has quickly established itself as a best-in-class auto service operator, boasting highly trained technicians, clean, well-equipped facilities and a dedication to excellent customer service.

The company has grown to over 11 stores across Florida, Georgia, Texas and Wisconsin with its impressive growth trajectory. With plans to more than double its footprint in the coming year, Nation's Auto Glass is poised to become a prominent fixture as a significant auto services company with a national presence.



Established
National Footprint



35+ Years of
Operation



11 Stores open, 19
in Development

About Mesquite, Texas

Mesquite is a rapidly growing suburb just 15 minutes east of downtown Dallas, offering exceptional connectivity via Interstates 20, 30, 635, and U.S. Route 80. With a projected population surpassing 150,000 in 2024, bolstered by 10,000 new homes, Mesquite is experiencing strong residential and commercial expansion. In 2024 alone, the city secured over \$1.1 billion in new development deals, adding approximately 3,500 jobs, with major projects in the Trinity Pointe area attracting companies like Hithium Tech USA and Real Truck.

Mesquite also serves as a retail powerhouse, with over 3 million square feet of retail space, including the 1.2 million square foot Town East Mall operating at 95% occupancy. Its diverse and growing population, along with a strong educational infrastructure serving 38,000+ students, reinforces Mesquite’s appeal as a high-potential market for business, retail, and investment.



Demographic Highlights

\$77,375

Average Household Income (3-mile)

233,085

5-Mile Population

Demographics	1-Mile	3-Mile	5-Mile
Population (2024)	13,908	86,034	233,085
Average Household Income	\$60,925	\$77,375	\$71,767
Households	4,543	28,060	74,601

Major Employers in Mesquite



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-3-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- ☐ **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- ☐ **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- ☐ Put the interests of the client above all others, including the broker's own interests;
- ☐ Inform the client of any material information about the property or transaction received by the broker;
- ☐ Answer the client's questions and present any offer to or counter-offer from the client; and
- ☐ Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- ☐ Must treat all parties to the transaction impartially and fairly;
- ☐ May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- ☐ Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- ☐ The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- ☐ Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date