



SIZE

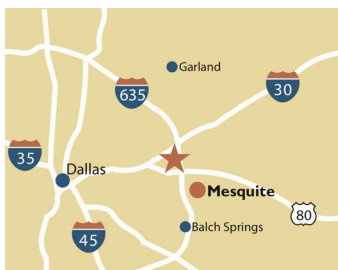
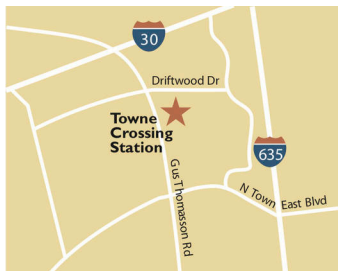
165,419 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
14,472	131,144	341,625
Households		
5,059	45,629	117,826
Median HH Income (\$)		
64,313	62,324	64,262

MAJOR TENANT(S)

Kroger
WSS



LOCATION

3600 Gus Thomasson Road | Mesquite, TX 75150

PROPERTY HIGHLIGHTS

- 167,921-square-foot shopping center anchored by Kroger, Citi Trends, WSS, Total by Verizon and Kids Empire
- Located at the high traffic intersection of Gus Thomasson Road and Towne East Blvd, within 15 minutes of Dallas Metro area
- Population in a three-mile radius exceeds 131,100 with an average household income over \$75,200

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



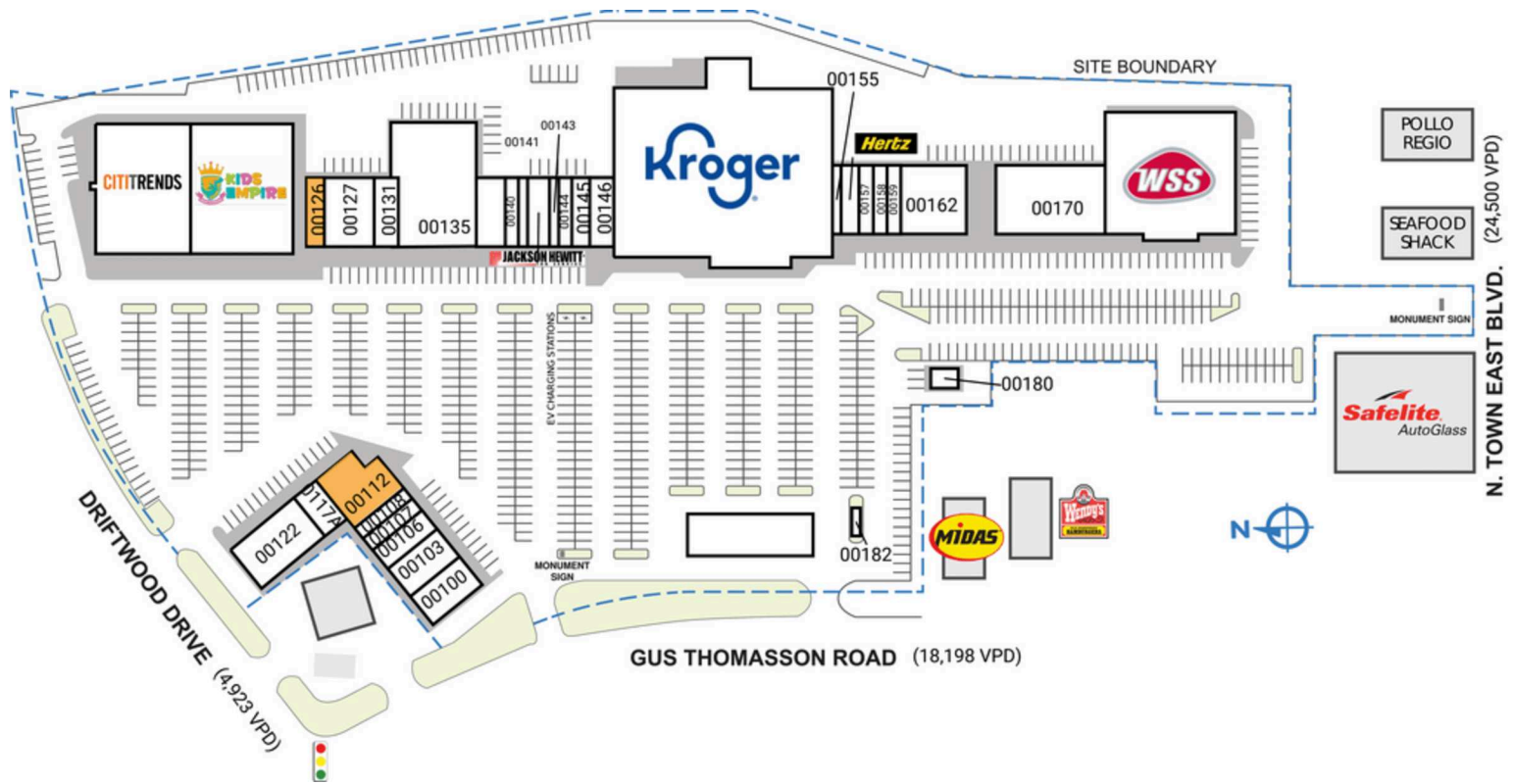
TOWNE CROSSING SHOPPING CENTER

3600 Gus Thomasson Road | Mesquite, TX 75150

SPACE	TENANT	SQ. FT.	00124	Citi Trends	15,303 SF	00142	Jackson Hewitt	1,855 SF	00158	Rollin Rolls Ice Cream	1,125 SF
00100	Killer Crab	2,800 SF	00125	Kids Empire	15,000 SF	00143	EyeBrow Mantra	685 SF	00159	The Loc'd Bar	1,125 SF
00103	Texas Nail Bar	2,717 SF	00126	AVAILABLE	1,500 SF	00144	Lopez Auto Insurance	1,125 SF	00162	Army Marine Office	5,625 SF
00106	Staff Force	1,820 SF	00127	Dentistry for Children	4,125 SF	00145	Dental Zania	1,500 SF	00170	Indio Products	9,000 SF
00107	Regional Finance	1,200 SF	00131	Pepper's Cafe	1,875 SF	00146	Foot Reflexology	1,875 SF	00175	WSS	19,314 SF
00108	Discount Cigarettes	1,050 SF	00135	CSL Plasma	11,962 SF	00150	Kroger	45,528 SF	00180	A-Affordable Insurance Agency	672 SF
00112	AVAILABLE	4,548 SF	00140	XL Pro Consulting Group	1,125 SF	00155	Solar Nails	675 SF	00182	Pepper's Taco	400 SF
0117A	Healing Hands Medical Clinic	1,640 SF	00141	Mocha's Creations	725 SF	00156	Hertz	1,500 SF	TOTAL SQ. FT.		165,419
00122	Taco City Y Mas	4,825 SF				00157	Total by Verizon	1,200 SF			

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



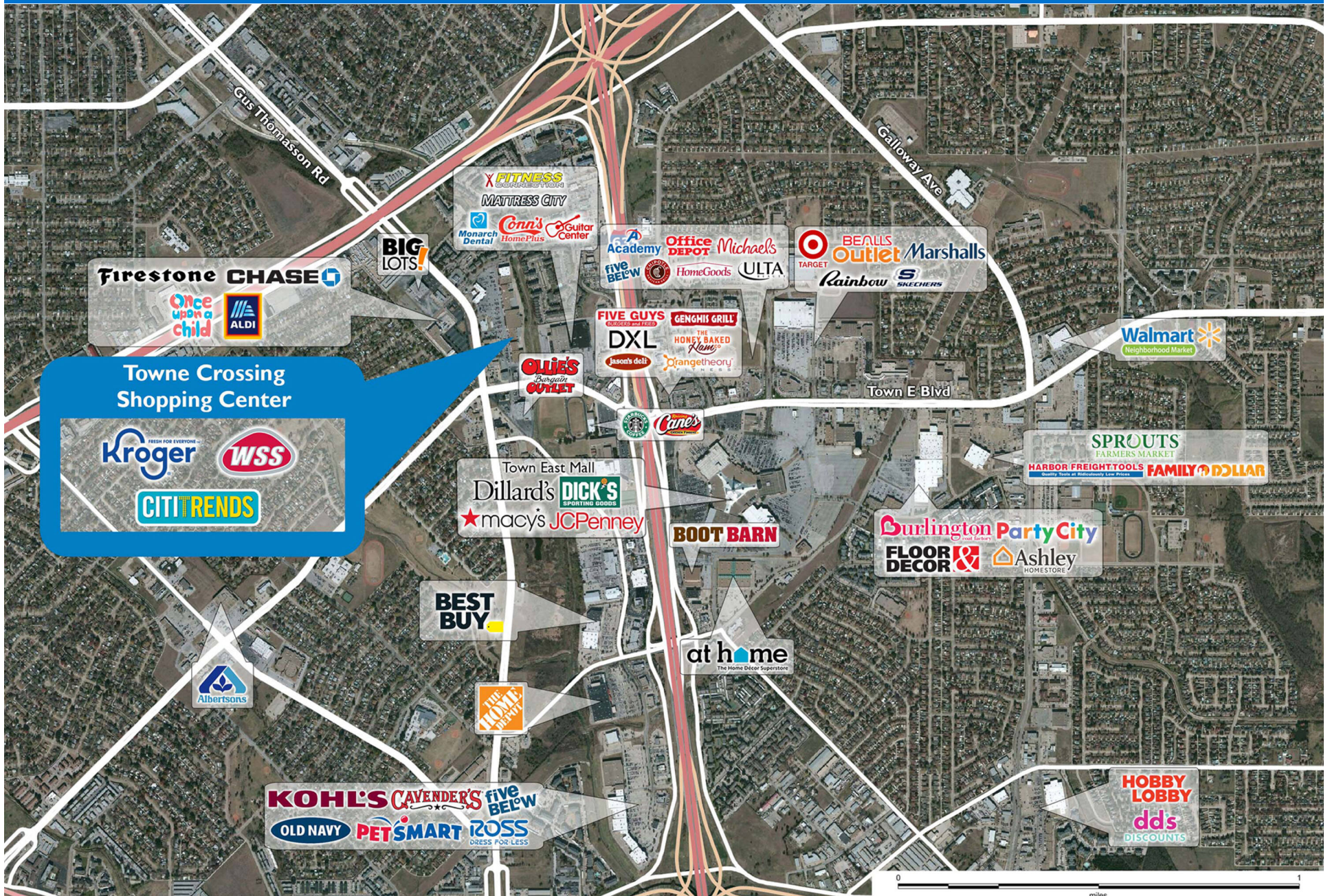
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 32.813302

Longitude: -96.634574

Towne Crossing Shopping Center Mesquite, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	14,472	131,144	341,625
	2028 Projected Population	14,363	131,135	342,830
	2010 Census Population	13,289	121,401	313,021
	2000 Census Population	12,358	113,012	297,070
	1990 Census Population	12,075	101,219	256,355
	Historical Annual Growth 1990 to 2000	0.23%	1.11%	1.48%
	Historical Annual Growth 2000 to 2010	0.73%	0.72%	0.52%
	Estimated Annual Growth 2010 to 2023	0.62%	0.56%	0.64%
	Projected Annual Growth 2023 to 2028	-0.15%	0.00%	0.07%
	Median Age	33.8	34.4	35.2
Households	Q4 2023 Estimated Households	5,059	45,629	117,826
	2028 Projected Households	5,027	45,615	118,177
	2010 Census Households	4,838	43,399	110,068
	2000 Census Households	4,753	41,871	107,516
	1990 Census Households	4,655	37,849	96,968
	Historical Annual Growth 1990 to 2000	0.21%	1.01%	1.04%
	Historical Annual Growth 2000 to 2010	0.18%	0.36%	0.23%
	Estimated Annual Growth 2010 to 2023	0.33%	0.37%	0.50%
	Projected Annual Growth 2023 to 2028	-0.13%	-0.01%	0.06%
	Population per Household	2.85	2.86	2.89
Population by Race	White	26.1%	24.8%	24.7%
	Black or African American	22.4%	20.5%	20.7%
	Asian & Pacific Islander	1.4%	2.7%	3.2%
	Other Races	2.8%	2.6%	2.8%
	Hispanic Population	47.2%	49.3%	48.5%
Income	Average Household Income	\$77,287	\$75,242	\$83,173
	Median Household Income	\$64,313	\$62,324	\$64,262
	Per Capita Income	\$27,077	\$26,249	\$28,788
Education (Age 25+)	Elementary	7.8%	10.2%	11.2%
	Some High School	11.1%	11.6%	10.9%
	High School Graduate	33.3%	31.1%	28.9%
	Some College	28.0%	22.5%	21.1%
	Associates Degree Only	5.2%	6.7%	6.6%
	Bachelors Degree Only	10.3%	12.1%	14.0%
	Graduate Degree	4.4%	5.9%	7.3%
Business	Number of Businesses	554	2,506	6,600
	Total Number of Employees	8,962	42,817	106,895
	Employees per Business	16.17	17.09	16.20
	Residential Population per Business	26.11	52.34	51.76

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.