



5550 S BUCKNER BOULEVARD | MESQUITE, TEXAS 75149

# Frontera Plaza



MASON DUPERIER | 214.234.2573 | [mason@vistapropertyco.com](mailto:mason@vistapropertyco.com)

## PROPERTY HIGHLIGHTS

- Incredibly dense under-served residential market
- Join Planet Fitness, Foot Locker, and Rancho Semental
- Signalized Intersection
- Walmart Supercenter, Sam's Club and future Joe V's Smart Shop at this intersection

## AVAILABILITY

11,000 SF Available 8/1/25  
(divisible)

## LEASE RATES

Please Call for Rates

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
2022 Population	13,121	132,775	353,239
Employee Population	6,813	68,317	183,458
Average Household Income	\$56,781	\$74,300	\$84,844
Traffic Counts	I-30: 197,000 VPD   Buckner Blvd: 46,000 VPD		

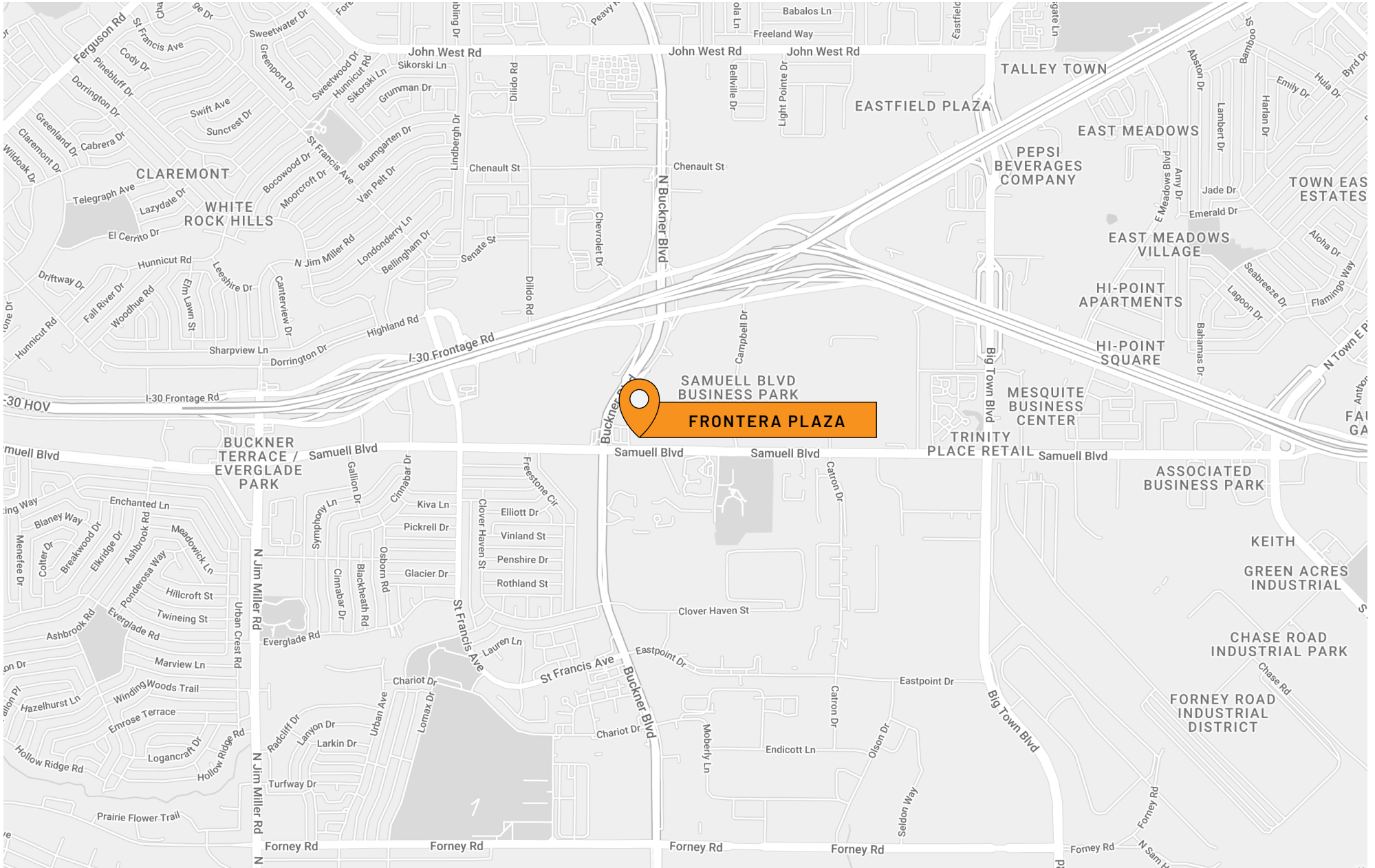


## AREA RETAILERS









	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	12,850	126,518	341,292
2028 Projected Population	12,959	130,247	352,435
2020 Census Population	13,011	128,081	344,364
2010 Census Population	12,498	120,888	329,277
Projected Annual Growth 2023 to 2028	0.2%	0.6%	0.7%
Historical Annual Growth 2010 to 2023	0.2%	0.4%	0.3%
2023 Median Age	30.5	31.9	32.4
<b>HOUSEHOLDS</b>			
2023 Estimated Households	4,971	44,592	122,102
2028 Projected Households	4,957	45,575	125,043
2020 Census Households	4,972	44,558	121,450
2010 Census Households	4,608	41,105	114,443
Projected Annual Growth 2023 to 2028	-	0.4%	0.5%
Historical Annual Growth 2010 to 2023	0.6%	0.7%	0.5%
<b>RACE AND ETHNICITY</b>			
2023 Estimated White	20.0%	31.5%	34.5%
2023 Estimated Black or African American	39.1%	23.6%	21.9%
2023 Estimated Asian or Pacific Islander	2.5%	1.5%	2.0%
2023 Estimated American Indian or Native Alaskan	0.8%	1.3%	1.3%
2023 Estimated Other Races	37.5%	42.0%	40.3%
2023 Estimated Hispanic	45.4%	53.7%	51.9%

	1 MILE	3 MILES	5 MILES
<b>INCOME</b>			
2023 Estimated Average Household Income	\$68,561	\$89,047	\$100,134
2023 Estimated Median Household Income	\$48,834	\$63,483	\$72,199
2023 Estimated Per Capita Income	\$26,596	\$31,421	\$35,858
<b>EDUCATION (AGE 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	16.8%	13.7%	13.3%
2023 Estimated Some High School (Grade Level 9 to 11)	10.3%	11.0%	11.5%
2023 Estimated High School Graduate	31.3%	28.3%	27.2%
2023 Estimated Some College	22.1%	19.9%	18.1%
2023 Estimated Associates Degree Only	5.8%	5.2%	5.3%
2023 Estimated Bachelors Degree Only	9.4%	14.6%	15.5%
2023 Estimated Graduate Degree	4.4%	7.3%	9.0%
<b>BUSINESS</b>			
2023 Estimated Total Businesses	546	3,604	10,656
2023 Estimated Total Employees	5,793	34,020	88,454
2023 Estimated Employee Population per Business	10.6	9.4	8.3
2023 Estimated Residential Population per Business	23.5	35.1	32.0

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1 This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





# 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.

## 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

**VPC Property Services, Inc.**

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

**Colton Wright**

Designated Broker of Firm

**Mason duPerier**

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

**9004601**

License No.

**550365**

License No.

**9004601**

License No.

License No.

**colton@vistapropertyco.com**

Email

**colton@vistapropertyco.com**

Email

**mason@vistapropertyco.com**

Email

Email

**214.234.2555**

Phone

**214.234.2574**

Phone

**214.234.2573**

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0