



375 Rodeo Center Blvd.
Mesquite, TX

Close Proximity to Mesquite Championship Rodeo and Convention Center

ABOUT THE PROJECT

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AVAILABILITY

- 25,000 SF Available w/ Leases Pending on 10,000 SF
- Land For Sale
- End Caps
- Restaurant Opportunities with Patios

The Iron Horse Village mixed-use community is being developed on 54 acres along IH-635 East and Highway 352 and adjacent to the famed Mesquite Rodeo Arena. Iron Horse Village will incorporate:

130,000 SF | RETAIL + RESTAURANT

336 | SINGLE FAMILY HOMES

196,020 SF | OPEN AIR GREENSPACE

DELIVERY | NOW

DEMOGRAPHICS + AREA RETAILERS

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2023 TOTAL POPULATION

1 MILE	3 MILE	5 MILE
8,647	126,949	305,902



2023 TOTAL HOUSEHOLDS

1 MILE	3 MILE	5 MILE
2,644	40,578	95,828



2023 TOTAL DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
7,676	118,376	264,420



2023 AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$74,316	\$66,343	\$72,558

TRAFFIC COUNTS

IH-635:	161,141 VPD
SH 352:	20,786 VPD

AREA RETAILERS



[MESQUITE CHAMPIONSHIP RODEO]



TRADE AREA AERIAL

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CLOSE UP AERIAL

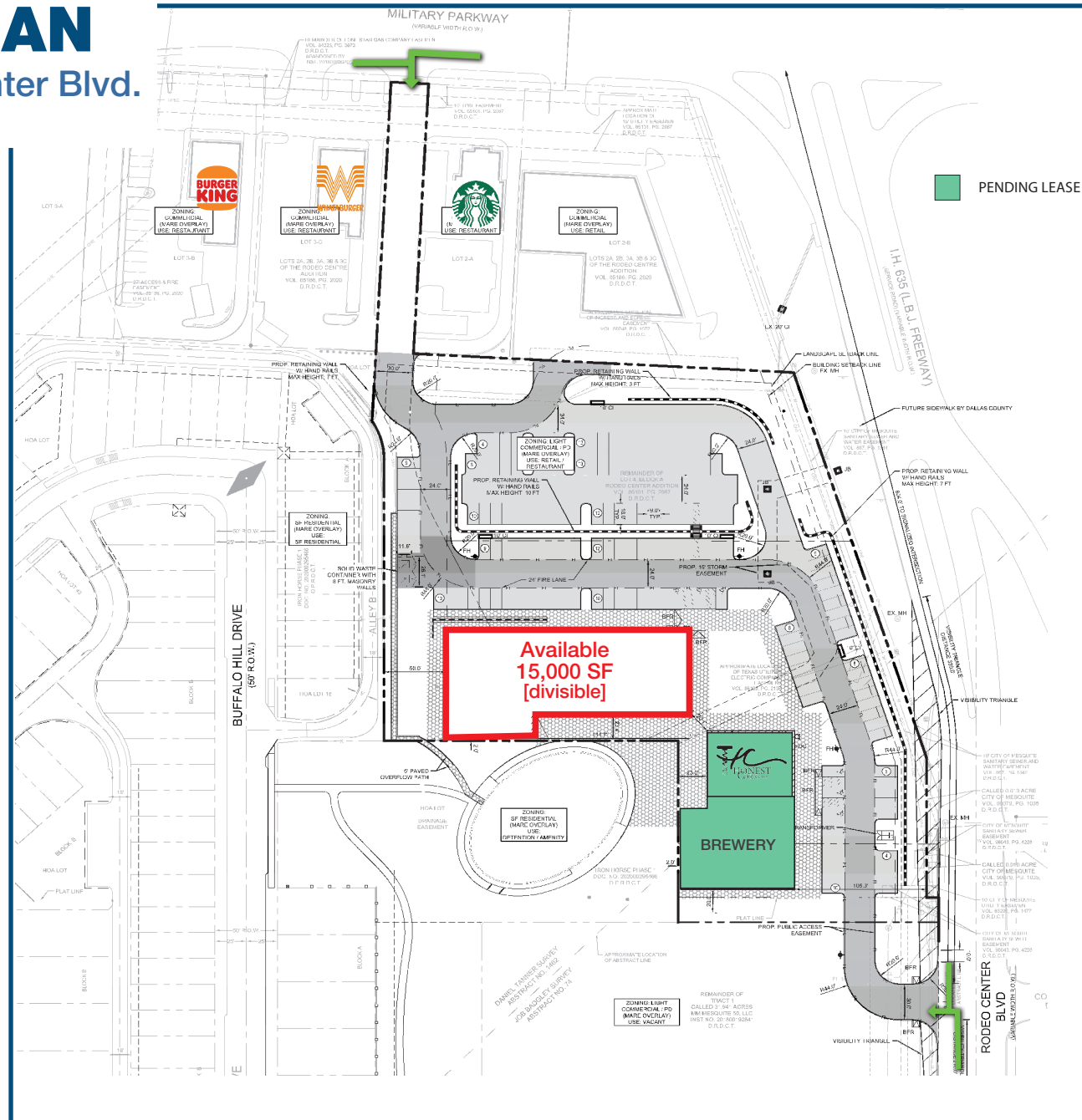
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SITE PLAN

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FROM THE BUILDERS

ABOUT THE DEVELOPER

Delivering award-winning communities with impeccable amenities such as parks, golf courses, water park themes and hiking and biking trails, Centurion American has successfully designed master-planned communities that have been recognized across the real estate industry.

Centurion's strength comes from property acquisition choices that include that right mix of school districts, shopping and entertainment options and public facilities.



Originally opened in 1956, The Statler Hotel's innovative design and first-class features made it the trendsetter of modern luxury in Downtown Dallas.

120 | MASTER-PLANNED COMMUNITIES

48 | PROFESSIONAL BUILDERS

35 | INDUSTRY AWARDS

RESTAURANT CONCEPTS



IRON HORSE BUILDERS



for more information, please contact:



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