



1134 MILITARY PARKWAY

MESQUITE, TX 75149



\$725,000



1,609 sqft

DESCRIPTION

We are pleased to present the opportunity to acquire a strategically positioned ±1.396-acre industrial lot in Mesquite, Texas. Situated within a thriving industrial corridor, this site offers exceptional development potential for investors, developers, and end-users seeking to establish a presence in one of the region's most accessible and business-friendly locations. The property is zoned for industrial use, providing flexibility for a wide range of applications including distribution, logistics, manufacturing, or service-related operations. Formerly improved with a 1,609 square-foot residence, the site has already been connected to essential utilities—including city water, sewer, and electric—streamlining the development process and reducing upfront infrastructure costs. Boasting direct frontage along Military Parkway, the site provides superior accessibility with seamless connections to Interstate 635 and Scyene Road. This strategic positioning enables efficient truck ingress and egress while ensuring optimal connectivity to the greater Dallas-Fort Worth metroplex, regional highways, and major distribution routes. With its prime location, industrial zoning, and development-ready utilities, this property presents a compelling opportunity to capitalize on the strong demand for industrial space in the Mesquite submarket.

PROPERTY TYPE: Commercial - Unimproved Land
MLS STATUS: Active
MLS: 21075614
YEAR BUILT: 1950
COUNTY: Dallas
TRACT OR SUBDIVIION: None
LIST DATE: 10/06/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 1,609
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.4
LOT SIZE (SQFT): 60,809

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- FewTrees

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Shane Hendrix 

BROKERED BY: M&D CRE, LLC

century21judgefite.com

each office is independently owned and operated