

CENTURY 21

Judge Fite Company



406 S BRYAN BELT LINE

MESQUITE, TX 75149



\$250,000



2,312 sqft

DESCRIPTION

Rare .32-acre (over one-third acre) MU-zoned property in the heart of Mesquite with traffic of 18,000+ vehicles per day — offering exceptional visibility, accessibility, and redevelopment potential. Located near Mesquite High School, city offices, parks, and just minutes from Highway 635 and Highway 80, this high-traffic corridor is ideal for investors, developers, and business owners seeking strong exposure and growth. The property includes a 1940-built home 2 bed, 2 bath with a separate upstairs 2 bedroom, 1 bath unit. The structure is being sold as-is, making it perfect for value-add investors, builders, or commercial users ready to renovate, reposition, or redevelop. Mixed-Use (MU) zoning allows standard residential types permitted in R-3, D, and A-3 districts, opening opportunities for duplex development, income-producing residential units, retail, professional office, service businesses, or auto-related uses (subject to city compliance). Whether you're looking to build and hold, develop retail space, create a mixed-use concept, or maximize long-term appreciation, this property offers multiple exit strategies. All projects must comply with MU district regulations and applicable residential or commercial development standards. Buyers pursuing alternative uses are encouraged to schedule a Pre-Application Meeting with the City of Mesquite to confirm feasibility with Planning & Zoning, Traffic, Engineering, Fire, and Building Inspection. High-visibility commercial corridor. Flexible zoning. Income potential. Development upside. Opportunities like this in Mesquite's growing market are limited — secure your investment today.

PROPERTY TYPE: Commercial - Retail

MLS STATUS: Active

MLS: 21191887

YEAR BUILT: 1940

COUNTY: Dallas

TRACT OR SUBDIVIION: none

LIST DATE: 03/03/2026

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800.451.8055

AREA:

SQUARE FEET: 2,312

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.32

LOT SIZE (SQFT): 13,948

INTERIOR FEATURES

FLOOR COVERINGS:

- Wood

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Open
- Unpaved

LOT DESCRIPTION:

- InteriorLot
- Level
- FewTrees

ROOF TYPE:

- Composition

SIDING:

- Brick
- SeeRemarks
- WoodSiding

FOUNDATION:

- Combination
- PillarPostPier

UTILITIES

HEATING/COOLING:

- Electric

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Curbs
-

LISTED BY: Tamera Grinn 

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BROKERED BY: Keller Williams Rockwall