



For Sale on Market

**\$299,900**

Call 214-770-7762 Today!

## 1 HYDE PARK DR, MESQUITE, TX 75150

Commercial lot offered for sale with ownership also open to considering a Build to Suit opportunity for qualified retail or medical users. The site provides a strong option for an owner user or investor seeking to develop a new business location in an established Mesquite trade area. The property is zoned commercial and allows for a range of potential uses including medical or dental office, professional office, neighborhood retail, service oriented retail, financial institution, daycare or educational, use subject to approval personal service establishments and restaurant or cafe uses subject to verification. The property is located within a HUD designated Qualified Census Tract which when combined with its commercial zoning may present opportunities for affordable housing or low density multifamily development through Texas Senate Bill 840 subject to buyer due diligence, municipal approvals, and confirmation of applicable development pathways. Buyers may acquire the property and pursue their own development plans or explore a customized Build to Suit structure with ownership for retail or medical delivery. Multiple development strategies make this an attractive opportunity for owner users investors and developers seeking flexibility in today's commercial market. Buyer to verify zoning, permitted uses, development standards, utilities, and incentive programs with the City of Mesquite and applicable agencies.

### GENERAL DESCRIPTION

**Subdivision:** Casa View Heights  
**Property Type:** Land / Unimproved Land  
**Lotsize:** 24,089  
**MLS# / Area:** NTREIS-21167084



Get in touch  
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214-770-7762

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Visit <https://www.har.com/NTREIS-21167084> for more information