

Driftwood Village

3501 Gus Thommasson Road
Mesquite, TX 75150



Driftwood Village is a vibrant and strategically located, 57,000 SF retail and mixed-use center at the NW corner of Town East Blvd. and Gus Thommasson Rd. in Mesquite, TX, offering excellent visibility and easy access to I-30, I-635, and Highway 80 for strong customer draw. The center benefits from high traffic volume and an active retail corridor, with a curated tenant mix, including service-oriented users and flexible spaces for retail, office, and restaurant uses, complemented by prominent signage opportunities and a large 1.8 acre pad site for sale or lease.

Demographics (map on next page)

	1 Mile	3 Miles	5 Miles
Population (2025)	13,286	124,951	224,877
Households	4,650	43,156	114,937
Average HH Income	\$81,126	\$79,377	\$87,946

Available Spaces (site map on next page)

Ste 17 - 1,300 SF **Ste 39** - 1,500 SF
Ste 21 - 2,000 SF **Pad C** - 1.8 Acres
For Sale

Traffic Counts (2025)

Gus Thommasson Rd: 27,276 VPD
Town East Blvd: 26,177 VPD



LEASING

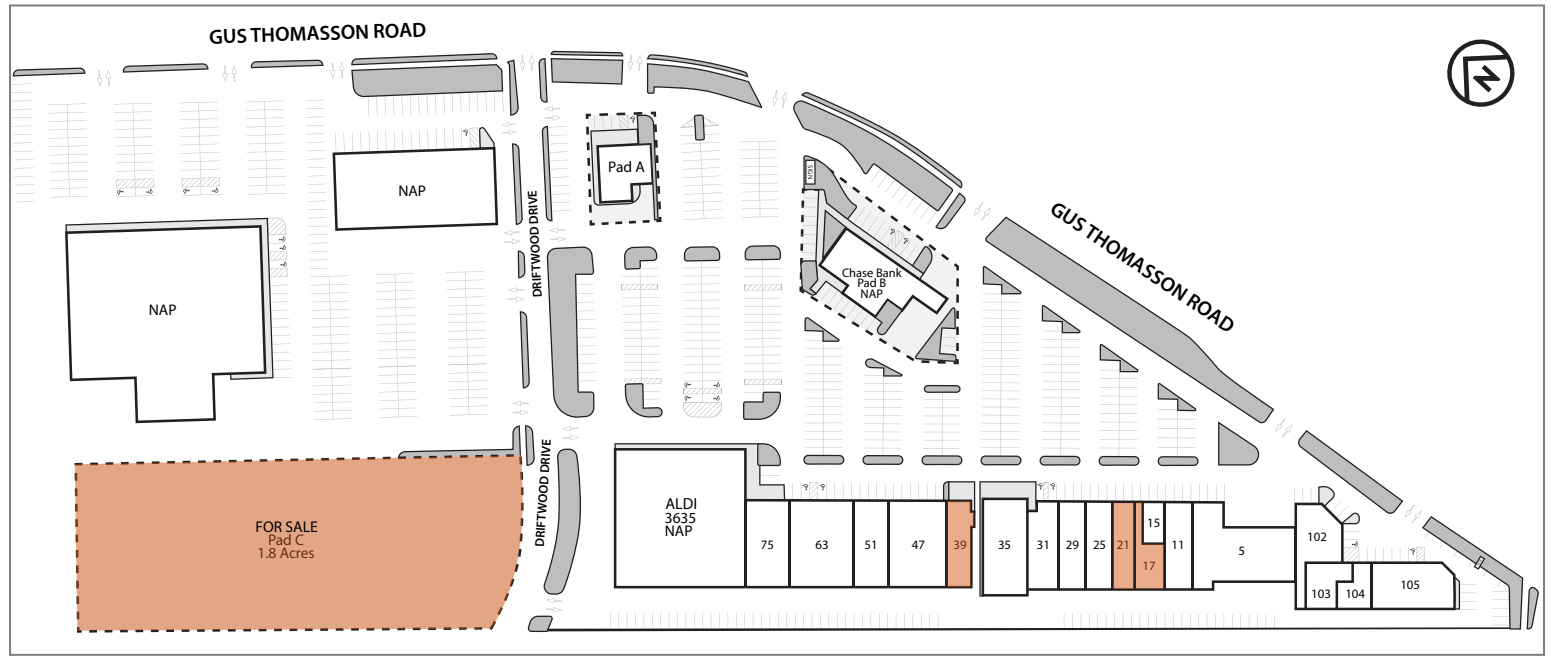
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Site Map



Tenant List

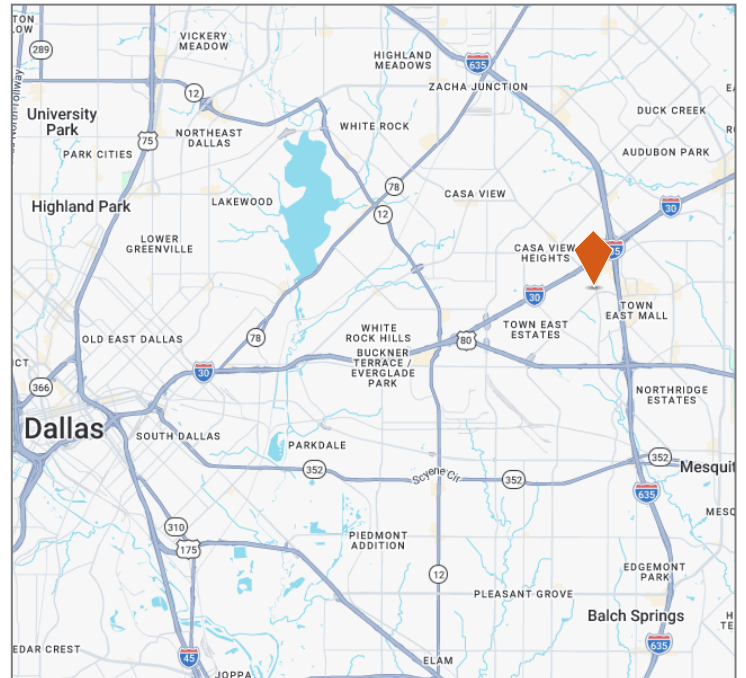
Building 1

- Ste 102 - Speedy Cash Loans
- Ste 103 - Asmara Cafe & Grocery
- Ste 104 - HCLS Insurance
- Ste 105 - Smiley Dental
- Ste 5 - Bridgestone
- Ste 11 - Kelley's Daycare
- Ste 15 - Yen Nails
- Ste 17 - **Vacant**
- Ste 21- **Vacant**
- Ste 25 - Family Financial Insurance
- Ste 29 - Auto Detailing Supplies
- Ste 31 - Jose Vasquez Tattoo
- Ste 35- USPS

Building 2

- Ste 39 - **Vacant**
- Ste 47 - Breeze Laundry
- Ste 51 - Urban Legends Comics
- Ste 63 - Once Upon a Child
- Ste 75 - Premier Injury Clinic
- 3635 - ALDI
- Pad A - Loanstar Title Loans
- Pad B - Chase Bank
- Pad C - **For Sale/Lease**

Property Location



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