

# Driftwood Village Retail Center

3501 Gus Thommasson Road  
Mesquite, TX 75150



DOGWOOD  
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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 pad sites for growth.

## Demographics

(map on next page)

	1 Mile	3 Miles	5 Miles
2024 Population	12,880	121,681	325,527
Households	4,494	41,829	109,254
Average HH Income	\$70,200	\$67,524	\$74,396

## Available Spaces

(site map on next page)

- Unit 17 - 1,300 SF
- Unit 21 - 2,000 SF
- Pad C - 1.8 Acres (For Sale)

## Traffic Counts

(count year: 2025)

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



## LEASING

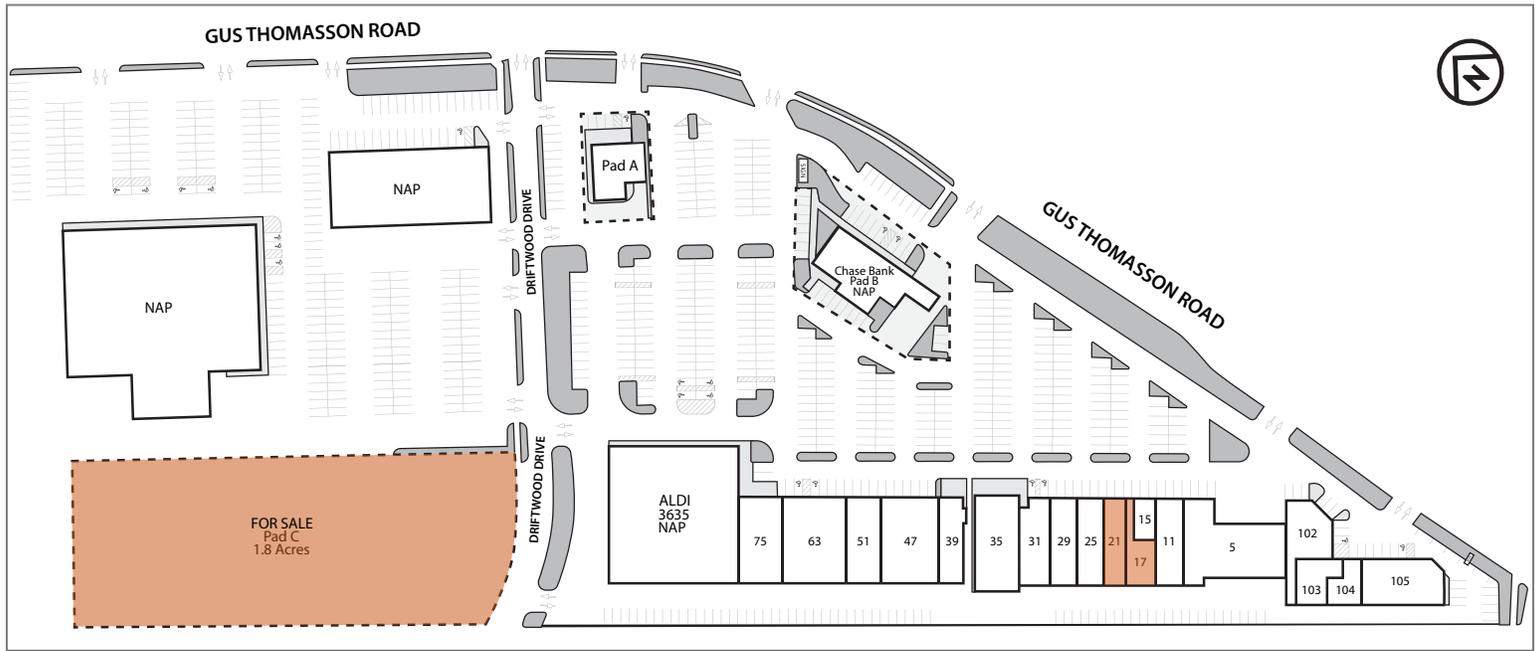
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# Driftwood Village Site Map



## Tenant List

### Building 1

- Ste 102 - Speedy Cash Loans
- Ste 103 - AC Injera & 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

### Building 2

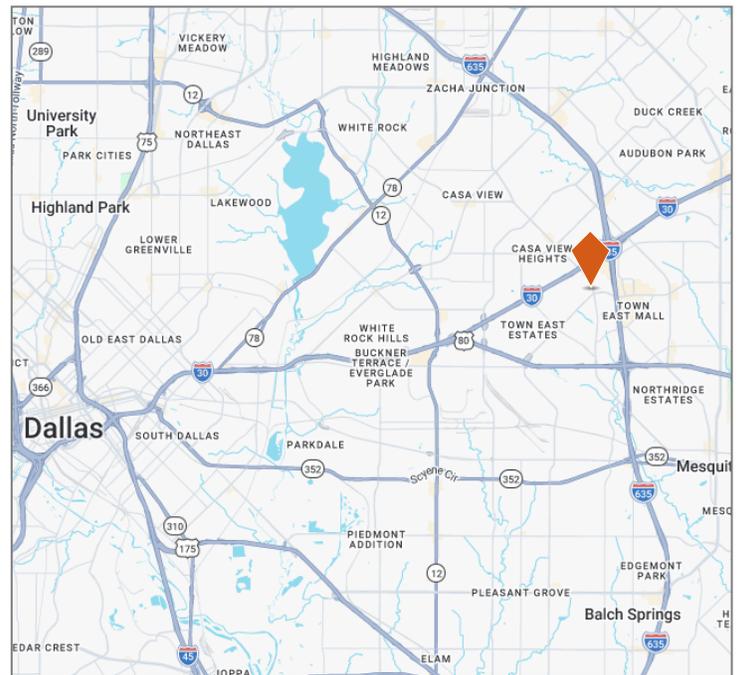
- Ste 39 - Soto Logistics
- Ste 47 - Breeze Laundry
- Ste 51 - Urban Legends Comics
- Ste 63 - Once Upon a Child
- Ste 75 - Premier Injury Clinic
- 3635 - ALDI
- Pad A - Loanstar Title Loans
- Pad B - Chase Bank
- Pad C - Vacant (For Sale)

Ste 29 - Auto Detailing Supplies

Ste 31 - Jose Vasquez Tattoo

Ste 35- USPS

## Property Location



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