

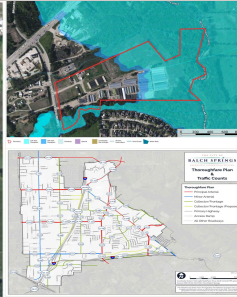
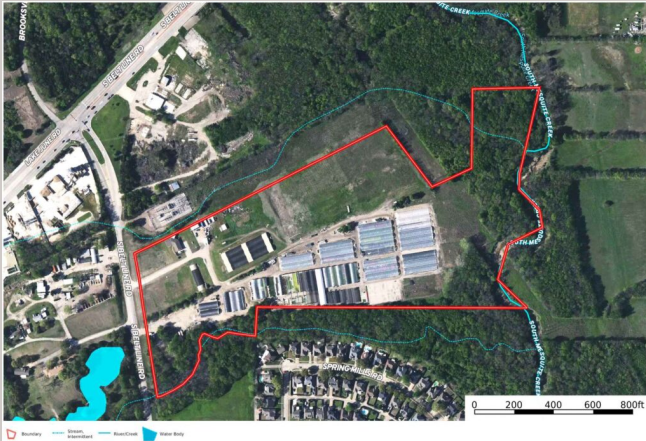


**CLAYTON - WAGGONER**  
PROPERTIES

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Dallas, TX 75201  
[claytonwaggoner.com](http://claytonwaggoner.com)  
(844) 725-6247

## Development Opportunity

**\$11,764,685**



33.76 Acres  
Dallas County  
2050 South Beltline Road Mesquite,  
Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

Excellent Development or Investment opportunity within Mesquite city limits. Aggressive Economic Development Board open to change in use. Easy access to all major thoroughfares. Currently ag exempt with special use permit, Seller prepared to manage existing ag business for up to 2 years to maintain exemption. Municipal water, 36in water main on road frontage.

