

CITY OF MESQUITE

DOWNTOWN MARKET ANALYSIS



PREPARED FOR:
CITY OF MESQUITE
MAY 2017



CITY OF MESQUITE DOWNTOWN MARKET ANALYSIS

MAY 2017

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INTRODUCTION

CDS Company Bio

CDS Community Development Strategies (CDS) is a leading national consulting firm headquartered in Houston, Texas, providing economic analysis, public planning, and market research services to clients in a wide variety of industries. CDS was formed in 1971 and is staffed with seasoned professionals who have training and experience in economic development, demographic research, urban planning, statistical analysis, market evaluation, and all aspects of real estate development.



Since 1971, CDS has remained at the forefront of the industry by doing three things:

1. Staying actively involved in numerous professional and trade associations.
2. Providing clear, unbiased, and up-to-date solutions by employing the most appropriate and cost effective research methods.
3. Utilizing solution-oriented analysis teams to focus on each project assignment adapted to your needs.

The Purpose of this Study

The mission of the City of Mesquite is to analyze and assess the market opportunities and constraints of Downtown Mesquite. Major elements of the study will include:

- Demographic trends, market needs and projections in context of the local region, City and competitive nodes;
- Composition of area businesses, in terms of quality, performance, and diversity relative to the region and market needs;
- Inventory of building and land use including types, values, lease rates, vacancy and fiscal impact and;
- Identification of any redevelopment areas based upon various factors supported by outlying conditions which might influence new development or redevelopment.

EXECUTIVE SUMMARY – STUDY AREA POTENTIAL FOR DEVELOPMENT

The Competitive Market Area (CMA) includes a 10-minute drive time from downtown Mesquite. The economic and development opportunities within the study area are ultimately determined by the overall nature and volume of market demand in the competitive market area.

The study area boundaries are considered W. Kearney to the north, S Bryan Belt Line Road to the east, Carmack and Walker to the west, and Norwood Drive to the south. The study area includes “downtown” Mesquite.

Single Family Housing Market

- In the CMA, there is potential for 9,852 new homes by 2030.
- There are 5,284 home lots proposed in Mesquite

- Given that the pipeline of lots are all located south of the study area and based on interviews with local Realtors, CDS estimates that the study area could absorb 5% to 10% of the housing demand or 18 to 36 single family homes by 2030 (17.5% to 31.5% increase over current downtown supply).

Recommendations for the Downtown Study Area

- In 2016, the average sales price in the study area was \$132,833, prices ranged from \$113,500 to \$160,000. Examples of single family housing for this area:
 - Condos above retail in the downtown square area
 - A small gated community for seniors (age 55+) with patio/zero lot line homes
 - Townhomes in this area would also spur residential growth
 - Realtors indicated that rental housing was strong in this area
 - Realtors also indicated that starter houses would do well in this area with prices from \$150k
- It should be noted that it may not be feasible for a private developer to build new single family homes at the supportable market prices.
- The City could offer incentives to property owners/developers to help defray the costs and spur residential growth in the study area.

Multifamily Market

- The CMA multifamily demand supports 875 new units thru 2030.
- Forecasted demand results in 2,372 new units by 2030 (there are no reported units already planned or under construction) in Mesquite.
- The Downtown Study Area currently includes no multifamily units. Using a conservative 5% ratio, downtown could absorb 118 units by 2030.

Recommendations for the Downtown Study Area

- The study area cannot currently support rents for typical new Class A multifamily properties. For market-rate new apartments, rents range from \$1.18 to \$1.26psf.
 - This likely means more “garden-style” low-rise product Class B, with surface parking, limited on-site amenities, and moderate-quality finishes and construction materials would be appropriate for the Study Area.
 - Income restricted units could be considered for this market based on median income levels.
- Senior Age-Restricted housing could also fall into the category of multi-family which might appear to be more attractive to the community and land owners.
 - 19.3% of the population in the study area are over age 65 (52 persons); approximately 10% or 15,150 residents in Mesquite overall.
 - Evergreen Mesquite (age restricted), built in 2004 is 100% occupied. Lease rates are on average \$0.91psf. This property includes resident services, transportation, covered parking, extra storage, garages, pool, fitness center, hair salon, library, and planned activities.

Retail Market

- The CMA can support an additional 26 General Merchandise stores; 19 Fast Food Restaurants and 13 Eating Places.
- Mesquite could capture 74% of this demand or 237,614sf thru 2022
- Downtown could absorb 5% of this demand or 11,880sf (2022) and an additional 26,874sf (2027) IF improvements are made to the area

Recommendations for the Downtown Study Area

- Based on CDS experience, the retail space should be marketed to eating and drinking places, family entertainment and music venues to name a few. This will attract locals as well as others in the DFW area.
- Based on the opportunity analysis in this report, the area is lacking in general merchandise stores, fast food restaurants and eating places.
- Based on the leakage report, \$9,051,596 is being spent outside the CMA for food and beverages; more restaurant choices in the study area could capture some of this loss.
- The phenomenon of pioneering local businesses such as bars or restaurants investing in the study area, has not happened. It is more likely to occur with incentives from the City.
- Independent local businesses serving the area's moderate income population will generally prefer the lower-rent, often aged, retail space in the downtown area over more expensive newer space, which will attract the limited set of regional and national chains that target such demographics. Increasing population growth will help mitigate this situation over time as associated retail demand increases, along with the ability of local businesses to pay higher rents.
- Development of retail and services will likely be restricted to local operations filling the immediate needs of the residents such as food and drink, and services such as nails, dry cleaners, and perhaps a spa.
- Careful tenant selection, combined with efforts to keep lease rates affordable, will help to curate a retail and dining environment that grows in value. Given that dining uses have become popular as retail anchors, CDS would suggest seeking out a café which can offer a reliable, moderately-priced but reasonable quality evening service to establish commercial activity after 5:00 p.m.
- Would a slightly more upscale dining / drinking establishment be possible? Possibly with incentives from the City to entice the tenant to the area. This would be a major jump start for the downtown.

Office Market

- By 2020 the CMA will have demand for 2.4 million sf of office space
- Mesquite can absorb 1.6 million sf (by 2020)
- The downtown area is estimated to continue absorption at 3% or 48,269sf given lease rates and occupancies currently

Recommendations for the Downtown Study Area

- It is suggested that this development be considered in phases of 9,654 sf per year in downtown

- General multi-tenant office demand will be comprised primarily of smaller tenants that are businesses local to the area, often because the business owner lives in the area. These tenants are likely underserved by the existing supply of quality office space, but many will have limited capacity for increased leasing costs.
- Office development in the downtown study area should be considered outside of the old downtown square area; this area should be retained for retail.
- Medical office space has been very successful in the downtown and should be considered for any new development.

Industrial Market

- Annual demand for industrial facilities in the CMA is 1,588,104 sf through 2020.
- Mesquite could be expected to capture 1.2 million sf of industrial space by 2020 and an additional 1.2 million sf by 2025.
- The study area is estimated to absorb 18,890 sf of industrial space by 2020 or 3,778 sf annually.

Recommendations for the Downtown Study Area

- CDS sees an opportunity for the study area for industrial space over the next five years with 18,890sf easily absorbed.
- CDS also estimates that a portion of the office space projected in the Office Market section in this report (48,269sf) could be absorbed in the flex market.
- Flex space (office/warehouse) industrial product can be aesthetically pleasing with brick facades, office development facing road frontage with warehouse in the back. Small manufacturers, medical suppliers, other suppliers, pool companies, etc. would be tenant profiles for the area.
- Industrial development should remain north of Front Street and the railroad tracks where the majority of the current supply is located.

MESQUITE, TEXAS

Mesquite, Texas, is an eastern suburb of Dallas, Texas, being approximately 46 square miles in size, most of which is in Dallas County, with a small portion in Kaufman County. The city has a population of 144,416, making it the twentieth most populous city in the State of Texas. It was incorporated in 1887 as a farming community due to its proximity to the Texas & Pacific Railroad for the shipping of raw goods. Today Mesquite has a strong manufacturing, warehouse and distribution base due to the many logistical advantages available including one of the most active Union Pacific Railroad Intermodals in the United States, interstate highways IH-635, IH-20, IH-30, and US Hwy. 80 intersecting the City, and proximity to IH-45, IH-35 and US Hwy. 175.

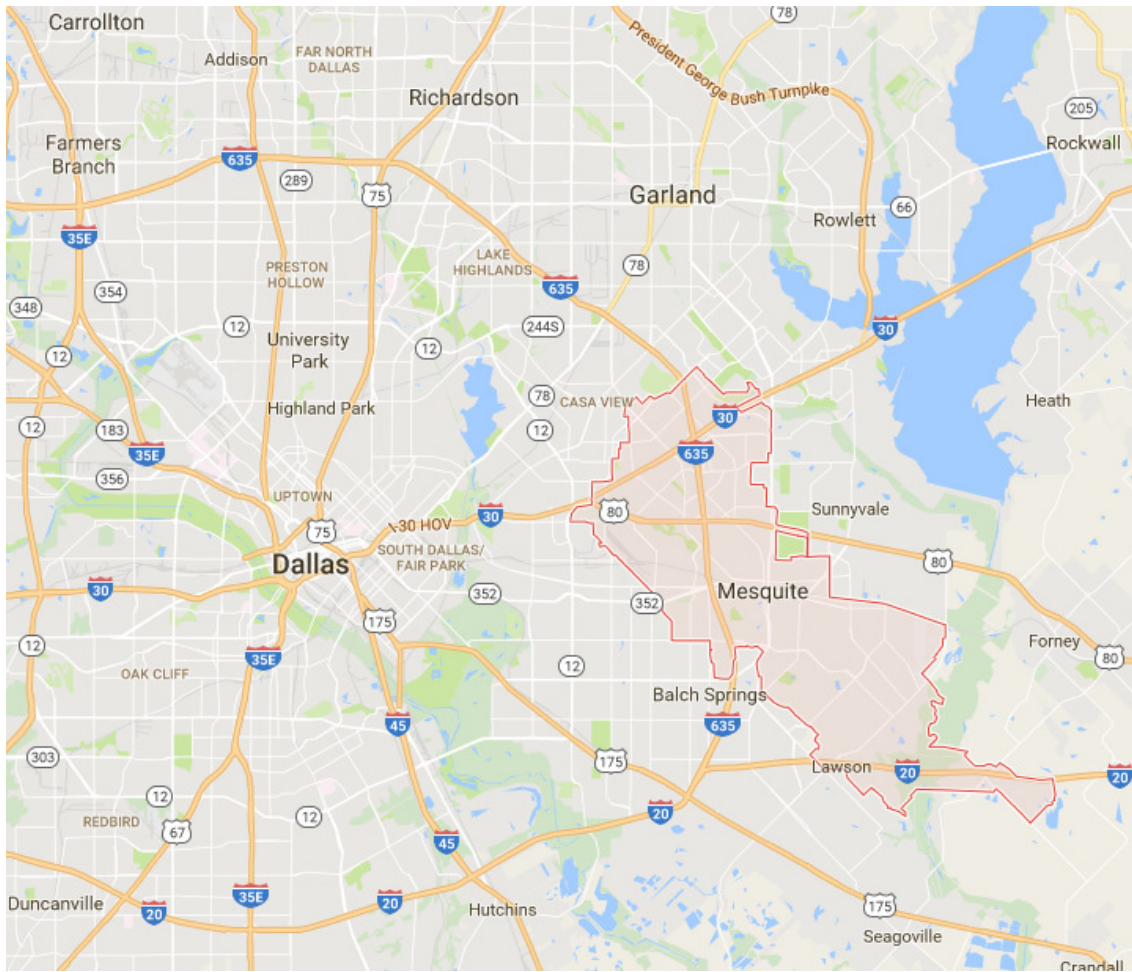
During the late 1950's Mesquite became a major regional tourism and retail attraction with the establishment of the Mesquite Championship Rodeo, and the construction of the first air conditioned mall in the southwest, Big Town Mall. In the 1970's Town East Mall was constructed and remains a major draw from the surrounding eastern North Texas region. Commercial areas along IH-635 include four restaurant rows, numerous power shopping centers and single and multi-family dwellings primarily constructed during the population boom of the 1970's and 1980's.

Today Mesquite has approximately 40 million square feet of retail, office and industrial space which is approximately 95% leased. Undeveloped land is primarily along IH-20 on the southeast side of Mesquite in Dallas County and extending into recently annexed areas of Kaufman County. The median household income is approximately \$46,423 and the median home value of the 51,952 housing units is \$108,600. Mesquite is demographically diverse with approximately 35% Hispanic, 29% African-American/Other and 36% White residents. There are approximately 42,000 students enrolled in the Mesquite Independent School District with over 75% being eligible for free or reduced price lunch.

The development of Big Town Mall, and subsequently Town East Mall, caused the Downtown area of Mesquite to decline as the center of commerce moved out to the interstate highways. Significant traffic passes through Downtown via SH-352, which provides east-west connectivity from IH-635 to US Hwy. 80. Downtown also lies along the two-primary north-south arterials - North Galloway Ave. and Bryan-Belt Line Rd. – and is home to the original high school, Mesquite High School.

Relative to the greater Mesquite area, Downtown's older buildings and sub-standard uses are a distant reminder of the past and clear evidence of the need for purposeful and sustainable planning for the future. Internally, a community-wide, inclusive redevelopment of Downtown could reignite community pride at the core of Mesquite's original town and spread throughout the city. Externally, Mesquite needs to improve the regional perception of the city as a whole in order to attract new investment and new residents. Known as a blue-collar bedroom community with a tired housing stock and an abundance of generic brand retailers, the formation of a unique destination created by active repurposing could positively impact Mesquite in all development sectors.

Figure 1: Location of Mesquite



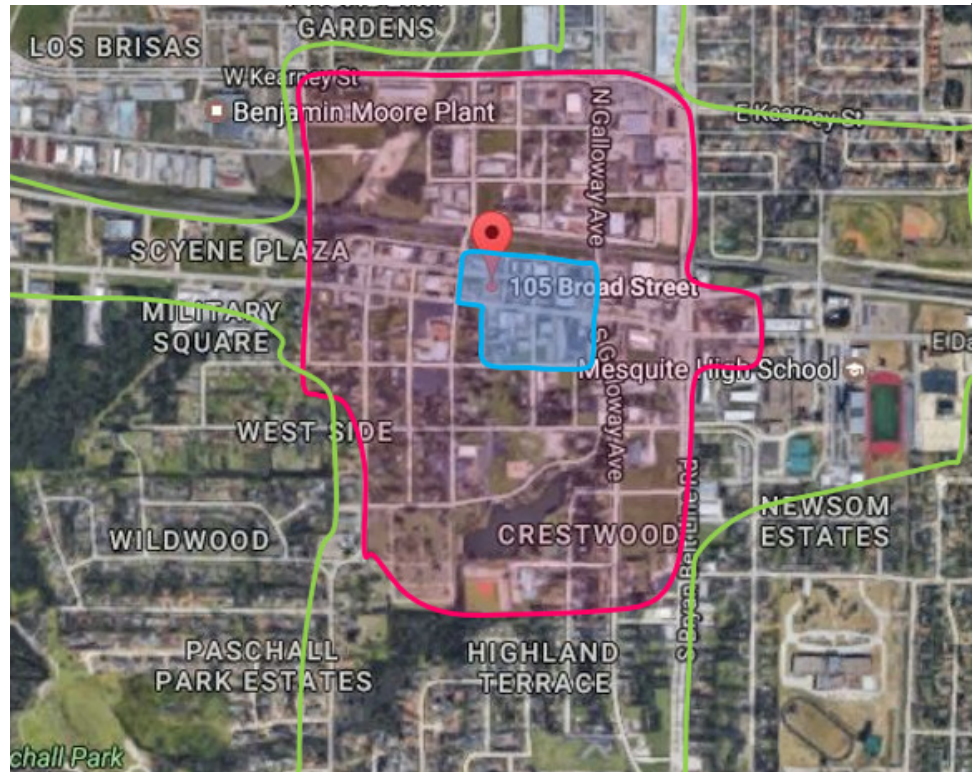
The Study Area

The study area is located in downtown Mesquite. The boundaries are considered W. Kearney to the north, S Bryan Belt Line Road to the east, Carmack and Walker to the west, and Norwood Drive to the south (pink area).

The blue area on the map to the right is specifically the downtown Square area.

Source: The City of Mesquite

Figure 2: Study Area Map



Downtown Mesquite

Downtown Mesquite contains a few historically significant structures which are commercial buildings comprising three blocks flanking the Downtown Square. The Downtown Square is adjacent to the railroad and is a source of sentiment to many residents. Mesquite also has significant historically maintained residences that serve as public museums and event space which are within ½ mile to several miles from the Square. The center of the Square in recent years was transformed into a parking lot with a public gazebo at the center. Anchoring the Downtown Square is a two-story Wells Fargo bank and its ATM drive-through lane, constructed following a fire which destroyed the east side of the Square. The Square is surrounded by churches, offices, retail (minimal) and auto-related businesses. There are many professional service companies occupying downtown buildings, with a few retail shops including a popular quilt store, a women’s boutique, and one Mexican food restaurant. Other surrounding uses include salons, barber shops and a long-standing resale book store. The Square is bisected by SH-352, one way west-bound known as Main Street, and one way east-bound known as Davis Street. High traffic volumes and speeds inhibit parking as well as pedestrian activity.

In the blocks surrounding the Downtown Square on the south, there are many older residences. Some are dilapidated, some rental property but most are in poor to average condition. Others have been converted to office space. Streets are tree-lined and lead to a well-kept public area known as City Lake Park where there is a lake filled with ducks, geese and swans. Nearby is a public pool/water park, community event center and fire department facilities. Further south the homes improve, leading to the Paschall Park area which boasts home values of \$200,000-\$350,000.

To the west of Downtown are many small industrial businesses as well as vacant land for future development near IH-635. To the north of Downtown is an older retail district, the newly constructed City Hall, the City Municipal Center and Mesquite Arts Center, a medical district, Dallas County sub-courthouse and a U.S. Post Office.

To the east of Downtown is Mesquite High School, some vacant land, outlying small businesses, residences, and several destination mom-and-pop restaurants. The eastern corridor leads to Pioneer Rd., which connects to Collins Rd. (SH-352) and to US Hwy. 80.

Overall there is blight, neglect, a mix of sub-standard uses, lack of walkability and perception of limited confidence in the community evident by the condition of Downtown Mesquite. There is, however, City Council support, terrific access, volunteers willing to work on redevelopment, an increase in residential and commercial development activity as a whole in Mesquite, and a gap in the market for a destination Downtown within the eastern sector of DFW.

Regarding Mesquite's heritage, many of the founding families are still prominent in Mesquite. Names such as Greenhaw, Porter, Hicks, Whitlock, Lawson, Miller, Shands and Paschall are active members of community organizations or local businesses. The Florence Ranch Homestead and the Opal Lawrence Historic Park are city-owned and managed museum and event centers open to the public. The City Parks and Recreation Department, along with other community entities, hosts family, music and seasonal events in or near the Downtown Square on a regular basis. The annual Rodeo Parade marches through Downtown each Spring. A local farmers and artisan market takes place on the 2nd and 4th Saturday of each month during weather-friendly months. Established events are well attended and newer events have moderate attendance.

Figure 3: Study Area Parcel Map



A complete inventory of the study area is in Appendix A.

There are 332 parcels in the study area, of which 248 are improved. One hundred- eighteen parcels are residential, forty-eight are retail/restaurant, thirty are automotive related, twenty-one are office, eighteen are industrial, nine are churches and eight are various other uses including government, recreation, education, and technical building.

Table 1: Study Area by Square Footage

Square Footage	Land Use	% of Total
84,209	Automotive	2.80%
11,073	Education	0.40%
14,500	Government	0.50%
2,168,336	Land	71.90%
93,526	Office	3.10%
25,916	Other	0.90%
7,686	Recreation	0.30%
99,975	Religious	3.30%
146,665	Residential	4.90%
193,787	Retail	6.40%
172,020	Warehouse	5.70%

The total land square footage in the downtown study area is 6,822,167. Unimproved land in the study area includes 2,168,336 square feet or 49.7 acres (84 land plots). Land makes up 71.9% of the study area, this includes vacant land and parking lots.

There is 849,357 square feet of improved space in the study area. Retail is only 6.4% of the study area while residential is 4.9% and office is 3.1%. Currently automotive is 2.8% of the study area.

The 2016 appraised value of the study area is \$89,566,060. The residential is valued at \$8,138,640 and the commercial is valued at \$38,552,060. The vacant land/parking lots are valued at \$42,875,360.

Sources: City of Mesquite, CDS

Study Area Fiscal Year 2016 Sales Tax Information

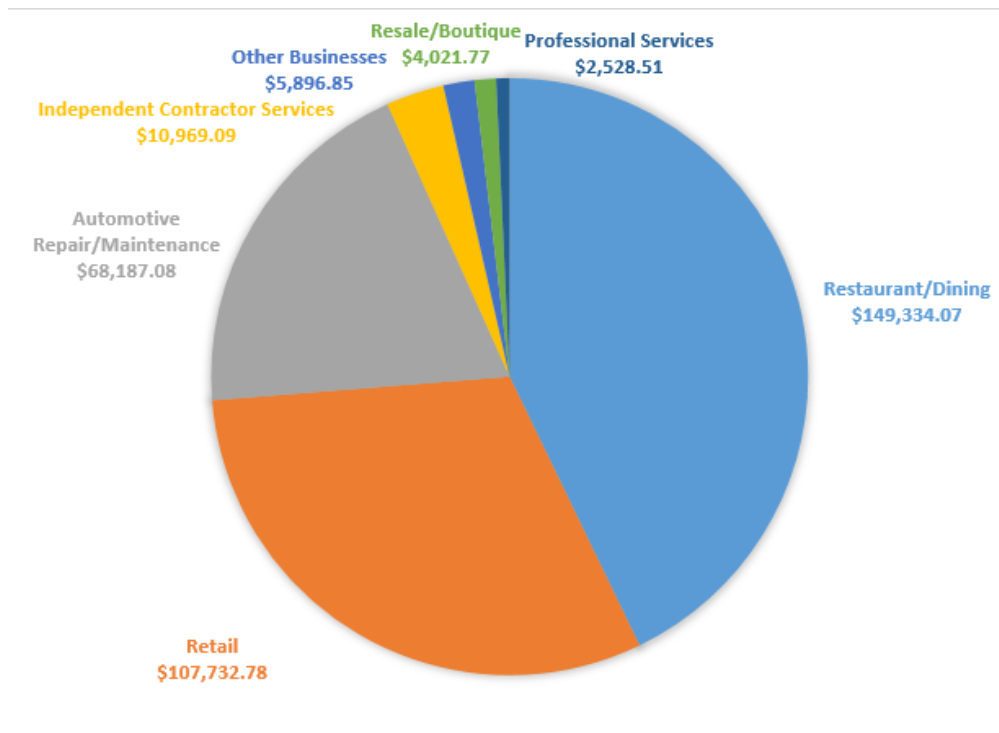
Types of businesses:

- There are 140 total businesses within the study area.
- Automotive Repair/Maintenance/Sales is the largest sector in this area with 28 businesses or 20% of the total.
- Restaurant/dining is only 5% of the total businesses
- Resale/Boutiques/Retail is 12.1%
- Professional Services account for 17.8%
- Medical/Dental is 9.2%

Sales Tax revenues by business type:

- Total Sales tax was \$348,670.15 in 2016
- The City of Mesquite reports that 10 businesses remitted approximately 80% of the sales tax in the study area
- Restaurants/dining accounted for \$149,334.07 in sales tax
- Retail accounted for \$107,732.78
- Professional Services generated the least sales tax at \$2,528.51

Automotive Repair/Maintenance	20
Independent Contractor Services	13
Medical / Dental Services	13
Retail	12
Professional Services	12
Salon/Barber	12
Religious Organization	9
Used Car Dealership	8
Restaurant/Dining	7
Other Businesses	7
Financial Services	7
Real Estate Brokers	6
Resale/Boutique	5
Non-Profit/Service Organization	5
Recreational Services	4
Total Businesses	140

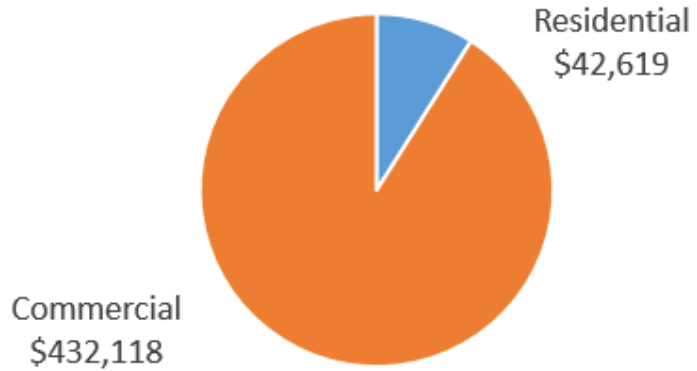


Source: City of Mesquite

Study Area 2016 Property Taxes

- There were 19 vacant commercial spaces in 2016
- 42 vacant land plots
- 118 residential homes
- 99 properties generated no property tax revenue
- DCAD total Appraised Value is \$89,566,060 for the study area
- Taxable Value was \$74,677,327
- Property tax revenue was \$477,935
- Commercial accounted for 90.4% of the revenue
- The highest valued property in the study area is the Railroad at \$13,310,770 (\$85,188.93 in property taxes)
- Starpoint Storage \$2,530,640
- Walgreens \$1,907,880
- Wells Fargo Bank \$1,800,000

Property Tax Revenue - Residential vs. Commercial



Property Type - Residential vs. Commercial

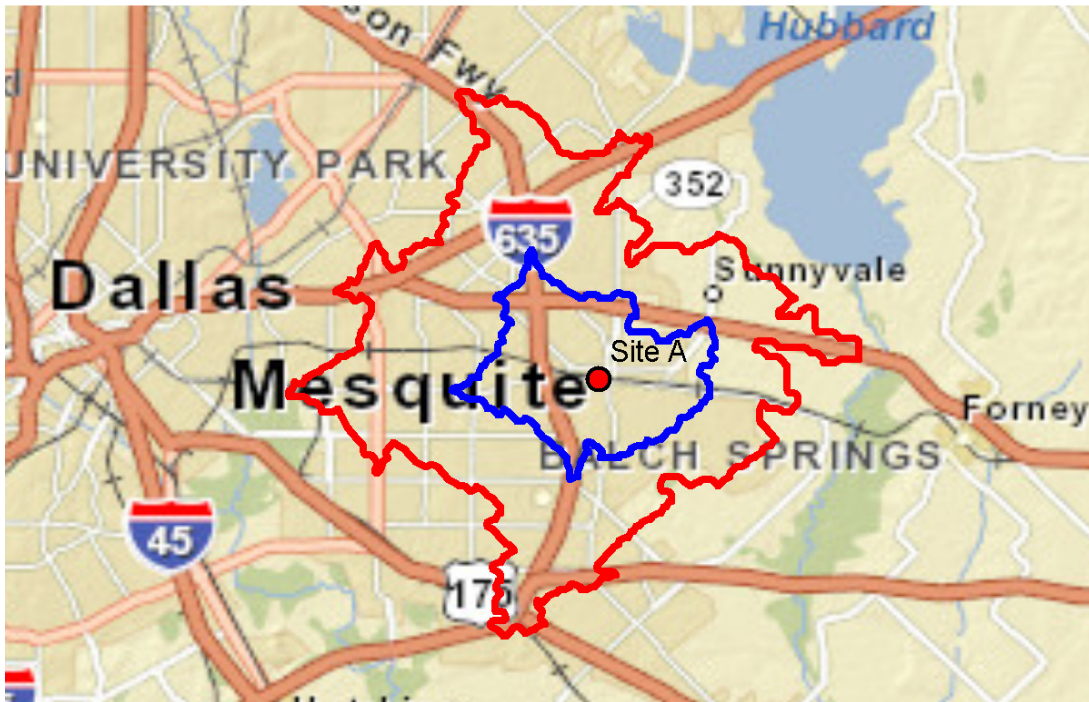


Source: City of Mesquite

Competitive Market Area (CMA)

The economic and development opportunities within the study area are ultimately determined by the overall nature and volume of market demand in the competitive market area. The CMA includes a 10-minute drive time from downtown Mesquite. The red line is the boundary for the 10-minute drive time. The blue is a 5-minute boundary which is considered too small for analysis purposes.

Figure 4: CMA Map



Demographic Analysis

Demographic Overview

The demographic information provided in this study was assembled using the following data sources: US Census, American Community Survey (ACS), and Nielsen/Claritas – PCensus for ArcView (hereafter referred to as “PCensus”). This information should be viewed as a best estimate, being ultimately based on ACS surveys and Census collected data from self-reporting participants.

The following table provides a demographic overview of the study areas. This data is broken down into three main sections: population characteristics, household characteristics, and housing unit characteristics.

Table 2: Demographic Overview for the Study Areas, 2017

Areas	Downtown Study Area	City of Mesquite	CMA – 10 Min DT
Population Characteristics			
Population	269	152,743	239,683
White *	74.5%	52.5%	48.7%
Black *	8.9%	24.8%	25.1%
Asian *	1.8%	4.0%	3.1%
Other *	9.6%	13.9%	18.5%
Hispanic	23.3%	35.4%	44.4%
≥ Age 25, Bachelor Degree +	17.9%	18.0%	14.1%
Median Age	42.2	33.5	32.0
Age 65+	19.3%	9.9%	9.3%
Household Characteristics			
Total Households (HH)	112	51,850	78,664
Family HH	67.5%	73.8%	73.4%
Owner Occupied	75.0%	62.2%	56.4%
Renter Occupied	24.9%	37.7%	43.5%
Average HH Size	2.36	2.93	3.03
HH with Children	31.1%	44.7%	46.2%
Median HH Income	\$51,260	\$51,778	\$45,749
Housing Unit Characteristics			
Total Housing Units	120	55,507	85,339
Single Family **	91.5%	73.8%	68.6%
Median Year Built	1978	1984	1983
Median Unit Value ***	\$118,939	\$124,829	\$113,738
Average Commute (Minutes)	32.4	32.6	32.7

Source: US Census, American Community Survey, PCensus, CDS Community Development Strategies

Notes: * Non-Hispanic, ** Attached & Detached, *** Owner Occupied

Observations from the previous table include the following:

- The Study Area (Downtown Mesquite) includes a 2017 population of 269 and 112 households.
- The estimated 2017 population for the City of Mesquite is 152,743. The estimated 2017 population for the CMA is 239,683 (of which Mesquite makes up roughly 63.7%).
- Compared to the CMA, Mesquite has a larger white population and a slightly smaller population of Hispanics.
- Downtown has the lower percentage of family households, making 67.5% of all households. In contrast, family households make up 73.4% of all households in the CMA. Nonfamily households consist of people who live alone or who share their residence with unrelated individuals.
- Median incomes are slightly lower in the CMA, roughly \$6K less than the median in the city of Mesquite.
- Housing units are predominately single family structures in downtown, Mesquite and the CMA. Approximately 24% of the structures are renter occupied in downtown compared to 37% in the city of Mesquite and 43% in the CMA.
- The dominant year structures were built are from 1978 to 1984 in all areas.

Population and Income Trends

The following table provides demographic trends for three important categories: population growth, household growth, and household income growth. These three categories are among the most important factors that affect housing demand. Observations from the previous table include the following:

- The City and the CMA experienced moderate population and household growth from 2000 to 2017. From 2000 to 2017 Downtown grew at an average growth rate of roughly -4%. Household growth grew at a slightly lower rate than the population, related to a decline in the number of persons per household.
- Household incomes have grown slowly over the past seven years at a rate of 0.5% to 4.0%. The CMA showed the largest percentage in growth, however, the median income here is approximately \$6,000 less than the other geographies.

Table 3: Demographic Trends for the Study Areas, 2000 to 2016

Areas	Downtown Study Area	City of Mesquite	CMA – 10 Min DT
Population Growth			
2000 Population	281	126,741	199,663
2010 Population	258	139,824	219,673
2017 Population	269	152,743	239,683
2000 - 2010 Growth	-8.4%	10.3%	10.0%
2010 - 2017 Growth	4.3%	9.2%	9.1%
2000 - 2017 Growth	-4.4%	20.5%	20.0%
Household (HH) Growth			
2000 HHs	108	44,477	68,398
2010 HHs	106	48,105	72,883
2017 HHs	112	51,850	78,664
2000 - 2010 Growth	-1.3%	8.1%	6.5%
2010 - 2017 Growth	5.3%	7.7%	7.9%
2000 - 2017 Growth	3.7%	16.5%	15.0%
Household (HH) Income Growth			
2000/2010 Median HH Income	\$50,977	\$50,438	\$43,981
2017 Median HH Income	\$51,260	\$51,778	\$45,749
% Change	0.5%	2.6%	4.0%

Source: US Census, American Community Survey, PCensus, CDS Community Development Strategies

Population By Age

The average age in the study area is 42.2 which is significantly higher than both the City and the CMA.

Table 4: Population by Age

	Downtown Study Area		City of Mesquite		CMA – 10 Min DT	
2017 Est. Population by Age	269		152,743		239,683	
Age 0 to 4	13	4.86%	11,267	7.38%	19,824	8.27%
Age 5 to 9	14	5.15%	11,520	7.54%	19,567	8.16%
Age 10 to 14	16	5.77%	11,997	7.85%	19,269	8.04%
Age 15 to 17	10	3.87%	7,422	4.86%	11,696	4.88%
Age 18 to 20	11	3.97%	6,819	4.46%	10,681	4.46%
Age 21 to 24	15	5.64%	9,335	6.11%	14,465	6.04%
Age 25 to 34	35	12.90%	20,976	13.73%	34,381	14.34%
Age 35 to 44	29	10.80%	20,277	13.28%	31,864	13.29%
Age 45 to 54	34	12.68%	20,274	13.27%	29,876	12.46%
Age 55 to 64	40	15.03%	17,706	11.59%	25,779	10.76%
Age 65 to 74	25	9.43%	9,241	6.05%	13,867	5.79%
Age 75 to 84	18	6.58%	4,295	2.81%	6,086	2.54%
Age 85 and over	9	3.32%	1,614	1.06%	2,328	0.97%
Age 16 and over	223	82.85%	115,517	75.63%	177,179	73.92%
Age 18 and over	216	80.35%	110,537	72.37%	169,327	70.65%
Age 21 and over	205	76.38%	103,718	67.90%	158,647	66.19%
Age 65 and over	52	19.33%	15,150	9.92%	22,282	9.30%
2017 Est. Median Age	42.26		33.59		32.08	
2017 Est. Average Age	42.27		35.18		34.06	

School District Enrollment and Educational Attainment

Mesquite ISD covers the entire City of Mesquite. At 2016 enrollment was 40,839 students; of these 56% are Hispanic, 25% African American, 15% Anglo, and 8% other. There are 33 elementary schools, 8 middle schools, 5 high schools, and 1 alternative campus.

The Texas Academic Performance Report for 2015-16 indicated that 75.2% of the MISD students are economically disadvantaged. At 2014-15 there were 52.8% college ready graduates (compared to the state average of 74.5%)

The following table provides information regarding educational attainment in the study areas. The total number and share of residents by educational attainment is displayed for 2017. Noteworthy observations include the following:

- Overall higher educational attainment is below 15%. These typically represent residents with higher incomes and are a key driver of single family housing growth.

- The share of residents over 25 with a less than high school level is highest in the CMA.
- The actual percentage of individuals with an associate or bachelor’s degree is highest in the City of Mesquite.
- The percentage of individuals with a high school diploma is similar in all areas.

Table 5: Educational Attainment in the Study Areas, 2000 to 2016

Educational Attainment	Downtown	City of Mesquite	CMA
Population 25 Years and Older	190	94,383	144,181
Less than High School	20.6%	19.5%	26.1%
High School Graduate (or GED)	33.22%	29.11%	30.10%
Some College, No Degree	21.27%	25.41%	22.88%
Associate Degree	6.93%	7.85%	6.71%
Bachelor's Degree	11.74%	12.40%	9.85%
Graduate or Professional Degree	6.2%	5.6%	4.3%

Employment Trends

In most locations, local employment is a key indicator used in determining the demand for housing in a community, as well as the principal driver of population and household growth. The information in this section provides general and detailed employment statistics for the CMA and the City of Mesquite.

Unemployment Rates

The table below displays unemployment rates for the DFW MSA, Texas, and the United States from 2010 to 2016. According to the Bureau of Labor Statistics (BLS), the “unemployed” are defined as all persons who had no employment during the reference period, were available for work, except for temporary illness, and had made specific efforts to find employment.

Table 6: Unemployment Rates, 2010 to 2016

Time Period	DFW	Texas	United States
2010	8.1%	8.0%	9.6%
2011	7.6%	7.2%	8.9%
2012	6.6%	6.7%	8.1%
2013	6.1%	6.2%	7.4%
2014	5.0%	5.1%	6.2%
2015	4.1%	4.5%	5.3%
2016	3.7%	4.6%	4.5%

Source: US Bureau of Labor Statistics, LAUS

The overall unemployment rate for the Dallas/Fort Worth MSA has remained lower than the national number for some time, and roughly similar to the rate observed for the State.

Employment and Labor Force

The following table presents a trend of employment figures for the study areas. It is important to understand that the employment figures in this section are referring to residents (regardless of where they work). The labor force includes all employed residents and all residents actively seeking employment. The unemployment rate is calculated from the labor force figure. Note that the “In Labor Force” and “Not in Labor Force” numbers do not add up to the total population of each geography; there are populations excluded from this calculation such as children and military personnel.

Table 7: Employment and Labor Force Data in the Study Areas, 2017

Employment Category	City of Mesquite	CMA
In Labor Force	115,517	177,179
Employed	66.1%	62.4%
Unemployed	4.9%	5.6%
Not in Labor Force	28.8%	31.9%
Unemployment Rate	4.9%	5.6%

Because these figures are based off census related estimates, the previous numbers should be considered as approximates only. Still, they provide helpful insight into long term trends taking place in the area. The unemployment rate in Mesquite is slightly less than the CMA.

Employment Trends by Industries Tracked

The following table and figure take a closer look at the employed residents in the study areas, comparing the share of total jobs by occupation.

Table 8: Occupation in the Study Areas, 2017

Civ. Employed Pop 16+ by Occupation	City of Mesquite	CMA
2017 Population Employed	75,871	109,649
Architect/Engineer	1.08%	0.86%
Arts/Entertainment/Sports	0.89%	0.95%
Building Grounds Maintenance	4.02%	5.43%
Business/Financial Operations	4.01%	3.24%
Community/Social Services	1.48%	1.18%
Computer/Mathematical	2.02%	1.68%
Construction/Extraction	7.24%	9.35%
Education/Training/Library	5.20%	4.41%
Farming/Fishing/Forestry	0.19%	0.25%
Food Prep/Serving	6.28%	6.89%
Healthcare Practitioner/Technician	5.14%	4.21%
Healthcare Support	3.11%	3.13%
Maintenance Repair	4.48%	4.67%
Legal	0.68%	0.68%
Life/Physical/Social Science	0.25%	0.21%
Management	6.89%	5.97%
Office/Admin. Support	16.96%	16.10%
Production	6.66%	6.97%
Protective Service	2.52%	2.20%
Sales/Related	9.51%	9.68%
Personal Care/Service	3.58%	3.61%
Transportation/Moving	7.81%	8.34%
Blue Collar	26.19%	29.33%
White Collar	54.12%	49.16%
Service and Farm	19.69%	21.51%

Note* Management in 2010 includes Farmers and Farm Workers

As can be seen, the industry with the largest share of employees in Mesquite is Office/Admin; followed by Sales/Related, Transportation/Moving and Construction/Extraction. The CMA has very similar employment.

Wage Trends

Moderate-wage jobs dominate the Mesquite economy. The average weekly wage across all industries in Dallas County has remained near \$1,300 (equivalent to \$62,400 on an annual salaried basis) since 2014. In several industry sectors after 2014 average wages have dropped, specifically in Education, Finance, Health care, Transportation and Wholesale trade. Wages are up significantly for Mining, Real Estate, and Utilities industries.

Table 9: Dallas County Wages

Industry	Avg. Weekly Wages Q1 of Year			Change 2010 - 2016	Change 2014 - 2016
	2010	2014	2016		
Agriculture, forestry, fishing and hunting	\$476	\$572	\$618	\$142	\$46
Accommodation and food services	\$403	\$427	\$432	\$29	\$5
Administrative and waste services	\$823	\$844	\$875	\$52	\$31
Arts, entertainment, and recreation	\$1150	\$928	\$941	(\$209)	\$13
Construction	\$964	\$1101	\$1125	\$161	\$24
Educational services	\$808	\$927	\$906	\$98	(\$21)
Finance and insurance	\$1881	\$2306	\$2286	\$405	(\$20)
Health care and social assistance	\$938	\$1089	\$1030	\$92	(\$59)
Information	\$1861	\$2362	\$2464	\$603	\$102
Management of companies and enterprises	\$1910	\$2349	\$2397	\$487	\$48
Manufacturing	\$1251	\$1608	\$1686	\$435	\$78
Mining, quarrying, and oil and gas extraction	\$3682	\$4776	\$5403	\$1,721	\$627
Other services (except public administration)	\$605	\$730	\$764	\$159	\$34
Professional and technical services	\$1531	\$1818	\$1854	\$323	\$36
Real estate and rental and leasing	\$1263	\$1600	\$1769	\$506	\$169
Retail Trade	\$572	\$646	\$663	\$91	\$17
Transportation and Warehousing	\$867	\$988	\$965	\$98	(\$23)
Utilities	\$2554	\$2873	\$3180	\$626	\$307
Wholesale trade	\$1405	\$1659	\$1638	\$233	(\$21)
ALL INDUSTRIES	\$1111	\$1309	\$1312	\$201	\$3

Sources: Texas Workforce Commission/QCEW Datalink

Compared to Texas, Dallas County wages are significantly more across all industries. In 2016, wages in Dallas County are \$246 per week less than the state average or \$11,080 per year.

Table 10: Comparison of Average Weekly Wages – All Industries Average

Industry	Avg. Weekly Wages Q1 of Year			Change 2010 - 2016	Change 2014 - 2016
	2010	2014	2016		
Dallas County	\$1,111	\$1,309	\$1,312	\$201	\$3
Texas	\$892	\$1,062	\$1,066	\$174	\$4

Sources: Bureau of Labor Statistics and Texas Workforce Commission

Diverse Local Employment

Mesquite is home to United Parcel Service, Dallas Regional Medical Center, Town East Mall, and Eastfield College. Their local economy is very diverse.

By summer of 2017, FedEx will add 300 employees to the Mesquite employment at the former Big Town Mall site. The 375,000 sf logistics facility will include a mezzanine conveyor system valued at over \$18 million.

The Wisconsin-based furniture retailer — Ashley Furniture Industries Inc. — plans to build a \$65 million, 850,000-square-foot regional distribution hub in Mesquite, which will add nearly 350 full-time employees to the region. The new development will sit on a 358-acre tract of land at the eastern part of Mesquite at the corner of Faithon P, Lucas and Scyene Road. The new distribution hub is expected to house \$50 million of business personal property, according to city documents. In all, the facility will add 347 workers with an average salary of \$43,577 plus benefits. Construction is slated to get underway on the new facility by the end of the year, with occupancy slated by Dec. 31, 2019.

The following is a list of Mesquite’s largest employers.

Figure 5: Largest Employers

Largest Employers	
1. Mesquite Independent School District	4,200
2. Town East Mall	2,700
3. United Parcel Service, Inc.	2,300
4. Dallas Regional Medical Center	1,500
5. City of Mesquite	1,000
6. Eastfield College, DCCCD	950
7. Pepsi Beverages Co.	600
8. <u>WalMart Supercenter</u>	500
9. <u>Integracolor Ltd.</u>	400
10. Iris USA, Inc.	350
11. Christian Care Center	280
12. Union Pacific Railroad Intermodal	200
13. <u>Strukmyer Medical, LLC</u>	150
14. Ashley Furniture Industries, Inc.	140
15. Fritz Industries, Inc.	140
16. Morrison Products, Inc.	130
17. Rodeo Plastic Bag & Film, Inc.	130
18. <u>Unifirst Corporation</u>	120
19. <u>KapStone Paper and Packaging</u>	100
20. Paragon Industries, Inc.	100

Source: City of Mesquite; as of 3/17 *As a note, Integracolor Ltd. Has changed their name to OroraVisual since the printing of this list

Commuting Patterns

The following table presents data from the Longitudinal Employer-Household Dynamic (LEHD). This data provides insight into the commuting patterns of employees and residents in the City of Mesquite. According to data in the table, level of commuting has increased in Mesquite from 2004 to 2014. In other words, the number of people who live locally and are employed locally in each area is decreasing. This is related to the fact that Mesquite has grown in popularity as a suburb for the job centers located closer to DFW.

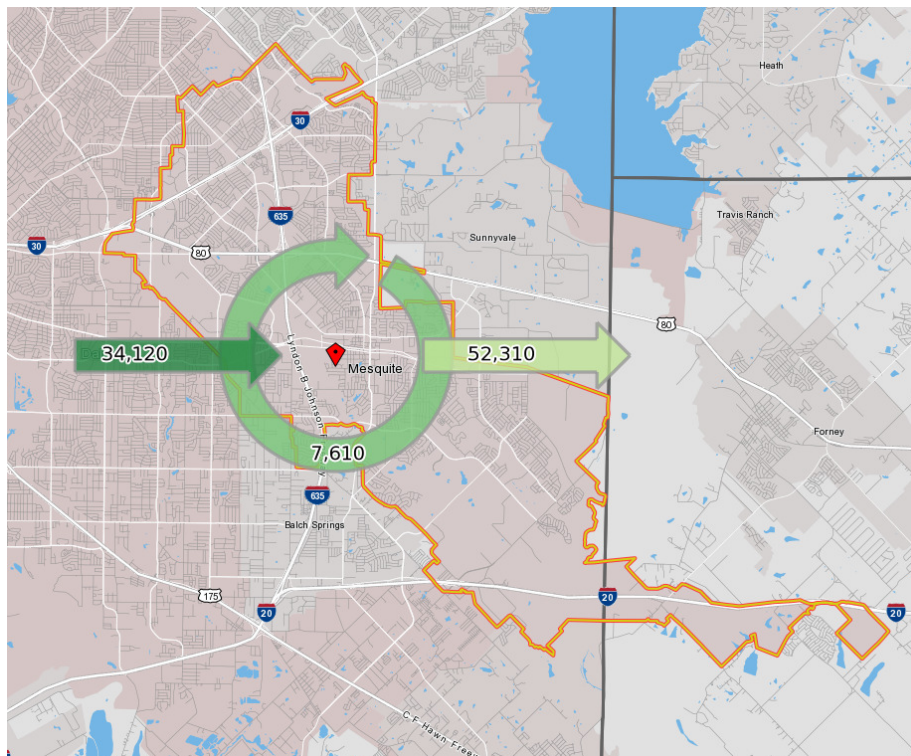
Table 11: Employment Commuting Trends, 2004 to 2014

Employment Inflow/Outflow	Mesquite	
	2004	2014
As a Percentage of Those Employed in the Area		
Employed in the Area but Living Outside	31,073	34,120
Employed and Living in the Area	9,178	7,610
<hr/>		
Living in the Area but Employed Outside	48,749	52,310
Living and Employed in the Area	9,178	7,610

Source: US Census Longitudinal Employer-Household Dynamics

*2014 is latest data available from the Census LEHD

Figure 6: Inflow/Outflow, City of Mesquite, 2014



NCTCOG Projections

Short term, demographic forecasts for the study areas were estimated by utilizing PCensus data, which utilizes a formula to project future numbers based on existing Census data trends. CDS also provides another source for demographic projections; the North Central Texas Council of Governments (NCTCOG), with 5 year projections extending to 2035. The estimates presented in this section will be compared to future housing unit numbers presented later in the report based on single family lots and multifamily projects planned.

Figure 7: NCTCOG Projections for the CMA

	Population	Households	Jobs
2015	204,831	73,250	124,266
2020	216,126	77,188	139,023
2025	228,536	81,513	153,039
2030	240,509	85,673	167,413
2035	253,494	90,179	181,682

Source: NCTCOG

The long-term projections for the CMA suggest that Mesquite will have positive growth through 2035. These estimates are in line with historical growth trends.

Table 12: Short Term Population Projections based on US Census Near-Term Trends

Areas	CMA – 10 Min DT
Population Growth	
2000 Population	199,663
2010 Population	219,673
2017 Population	239,683
2000 - 2010 Growth	10.0%
2010 - 2017 Growth	9.1%
2000 - 2017 Growth	20.0%
Household (HH) Growth	
2000 HHs	68,398
2010 HHs	72,883
2017 HHs	78,664
2000 - 2010 Growth	6.5%
2010 - 2017 Growth	7.9%
2000 - 2017 Growth	15.0%

The CMA population is currently 239,683 (PCensus) in 2017. The NCTCOG predicts the population to be 240,509 by 2030 which is almost equal to the current population. NCTCOG predicts population to grow at a rate of 23.7% from 2015 to 2035 or 1.18% annually.

Households are currently at 78,664 which is more than the NCTCOG projection for 2020. Households are expected to increase by 23.1% (1.15%) while job growth is projected to increase by 46.2% (1.85%). Jobs in 2017 are currently at 109,649. CDS will apply the annual growth projections to current population and households in the sections following.

HOUSING MARKET

Housing and Household Trends

The following tables and figures present information regarding the housing characteristics and trends in the area. Most of this information is derived from the US Census and the American Community Survey and, in some cases, is self-reported data. While this can generate minor anomalies, the information presented in this section still provides a valuable overview of the housing situation in the area.

Housing Type Trends

The following table contains an estimate of the number and type of housing units in the study areas. This data comes from the 2000 and 2010 Census as well as Census based estimates for 2017. Notable observations include the following:

- Single family detached housing currently makes up an estimated 91% of all units in downtown and 73% in the city and 68% in the CMA.
- All areas have seen a slight growth in the overall number of housing units, with the largest increase in small and medium sized multifamily structures, and a decrease in the number of units in large complexes (50+ units) and boats/RV's.
- 68.6% of the CMA single family housing units are located in Mesquite, as well as 54.1% of the overall CMA multifamily units.

Table 13: Housing Type Trends, 2000 to 2017

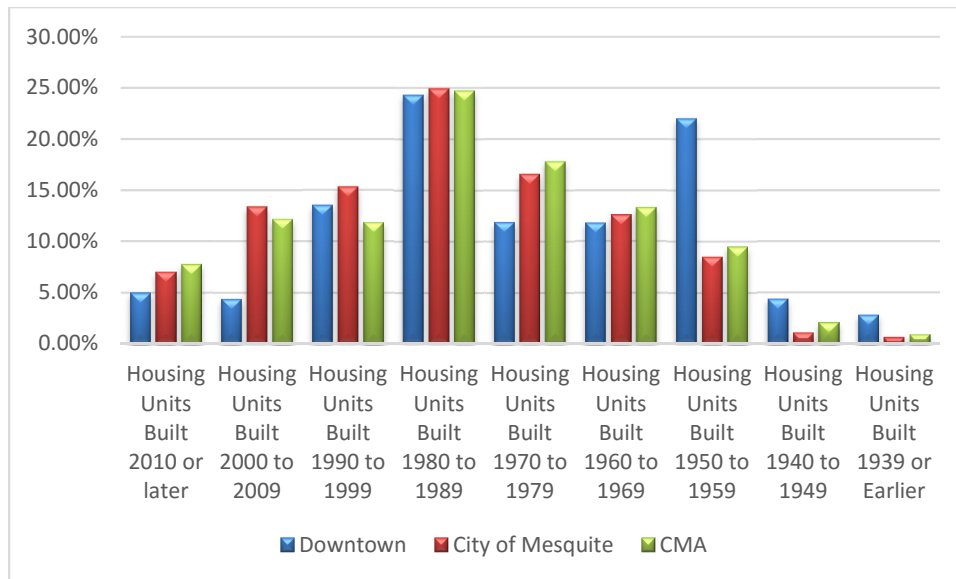
Location	Downtown Study Area			City of Mesquite			CMA – 10 Min DT			
	Year	2000	2017	Change	2000	2017	Change	2000	2017	Change
Total Housing Units		111	120	8.1%	46,770	55,507	19%	72,194	85,339	18%
1 Unit Attached		8	9	12.5%	1,356	1,099	-19%	2,211	1,996	-10%
1 Unit Detached		99	101	2.0%	33,605	39,881	19%	48,140	56,569	18%
2 Units		1	1	0.0%	131	206	57%	383	624	63%
3 to 19 Units		1	6	500.0%	7,354	10,632	45%	11,958	18,559	55%
20 to 49 Units		0	0	0.0%	1,444	1,595	10%	2,983	3,386	14%
50 or More Units		1	0	100.0%	2,650	1,665	-37%	6,143	3,446	-44%
Mobile Home or Trailer		0	3	300.0%	179	429	140%	305	737	142%
Boat, RV, Van, etc.		0	0	0.0%	51	0	-100%	71	22	-69%

Age of Existing Housing

The following chart and table display estimates for the age of the existing housing stock in the study areas. This information is based on self-reported data gathered by the Census. Notable observations include the following:

- As reported, more new housing units have been built in the City as compared to the CMA in the past few decades.
- Residents who are surveyed tend to underestimate the age of their dwelling, particularly if they are renters. Therefore, the numbers presented should be viewed as general indicators rather than statistical fact (especially when comparing the number of units added since 2000 with other estimates in this study).

Figure 8: Age of Existing Housing Stock By %, 2017



Source: US Census, American Community Survey, PCensus

Table 14: Age of Existing Housing Stock, 2017

2016 Estimate	Downtown Study Area		City of Mesquite		CMA – 10 Min DT	
Total Housing Units	120		55,507		85,339	
Built 2010 or later	6	4.97%	3,898	7.02%	6,594	7.73%
Built 2000 to 2009	5	4.40%	7,400	13.33%	10,363	12.14%
Built 1990 to 1999	16	13.50%	8,479	15.28%	10,105	11.84%
Built 1980 to 1989	29	24.30%	13,830	24.92%	21,086	24.71%
Built 1970 to 1979	14	11.89%	9,198	16.57%	15,191	17.80%
Built 1960 to 1969	14	11.77%	6,980	12.57%	11,307	13.25%
Built 1950 to 1959	26	21.98%	4,727	8.52%	8,111	9.50%
Built 1940 to 1949	5	4.38%	628	1.13%	1,785	2.09%
Built 1939 or Earlier	3	2.82%	367	0.66%	795	0.93%

Source: US Census, American Community Survey, PCensus

Housing Occupancy Trends

The following table provides estimates for housing occupancy in the study areas. Notable observations include the following:

- Owner occupancy has decreased slightly in Downtown and increased in both the City and the CMA as renter occupancy increased across the board.
- The vacancy rate has increased significantly in the Downtown, the CMA and the City.
- Although not represented in the table, the median housing value in the CMA is \$113,738 which is lower than both downtown and the City.

Table 15: Housing Occupancy Trends, 2000 to 2017

Location	Downtown Study Area			City of Mesquite			CMA – 10 Min DT		
	Year	2000	2017	Change	2000	2017	Change	2000	2017
Total Housing Units	111	120	8%	46,770	55,507	19%	72,194	85,339	18%
Occupied Housing Units	108	112	4%	44,477	51,850	17%	68,398	78,664	15%
Owner Occupied	86	84	-2%	29,320	32,286	10%	40,974	44,395	8%
Renter Occupied	22	28	27%	15,157	19,564	29%	27,424	34,269	25%
Vacant Housing Units	3	8	167%	2,293	3,657	59%	3,796	6,675	76%

Source: US Census, American Community Survey, PCensus

Owner Occupied Housing Value Trends

The table on p.35 displays owner occupied housing units grouped into **self-reported value ranges** for the study area and the City of Mesquite based off the latest Census information. Approximately 70% of all homes are valued under \$150k (self-reported). Only 4% of homes are valued above \$300k.

According to the taxable values from the Dallas County Appraisal District there are only four homes in the study area valued at \$150k to \$200k.

Table 16: DCAD Housing Values, 2016

Owner-Occupied Housing	117
Less than \$60K	50
\$60K to \$80K	29
\$80K to \$100K	21
\$100K to \$150K	13
\$150K to \$200K	4
\$200K and Above	0

It appears that there are several owner overstated values in the following table based on current appraised values.

Table 17: Housing Value Trends, 2000 to 2017

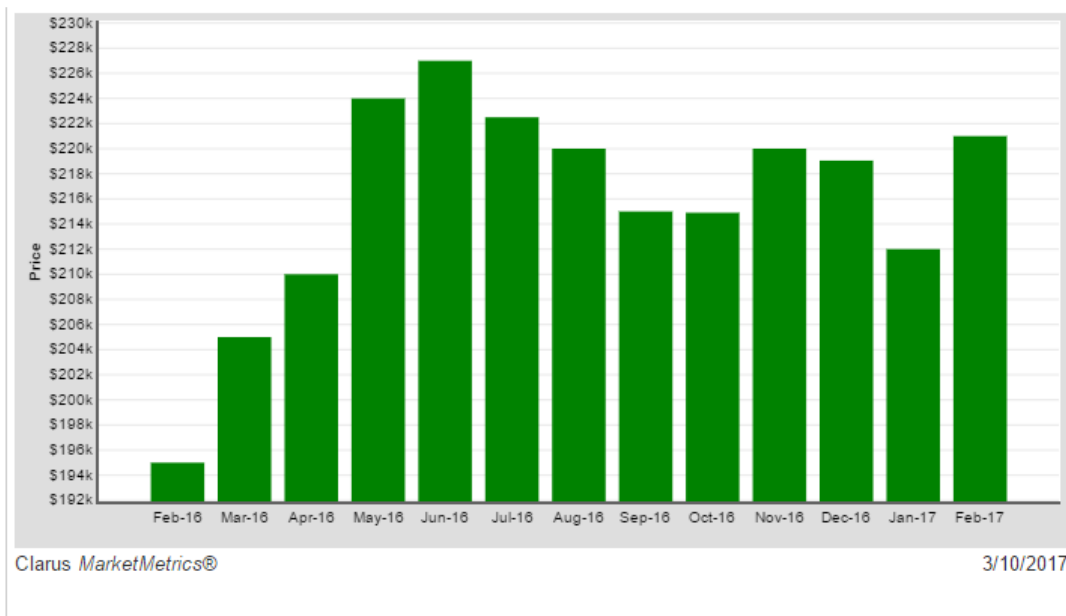
Location	Downtown Study Area			City of Mesquite			
	Year	2000	2017	Change	2000	2017	Change
Owner-Occupied Housing		86	84	-2%	29,320	32,286	10%
Less than \$60K		26	10	-62%	5,762	2,413	-58%
\$60K to \$80K		25	8	-68%	6,797	2,826	-58%
\$80K to \$100K		13	13	0%	7,907	4,735	-40%
\$100K to \$150K		14	26	86%	6,921	12,423	79%
\$150K to \$200K		8	14	75%	1,449	6,084	320%
\$200K to \$300K		2	10	400%	324	2,398	640%
\$300K to \$400K		0	1	100%	93	472	408%
\$400K to \$500K		0	1	100%	37	319	762%
\$500K to \$750K		0	0	100%	29	278	859%
\$750K to \$1,000K		0	0	100%	15	103	587%
\$1,000K or more		0	1	100%	36	235	553%
Median Value		\$74,283	118,939	60%	\$85,378	124,829	46%

Source: US Census, American Community Survey, PCensus; The table displays owner occupied housing units grouped into self-reported value ranges based off the latest Census information

Overview of DFW Single Family Market

The North Texas Real Estate Information System (NTREIS) reported that the median price of existing single-family homes increased to \$221,000 up 4.2% vs Jan-17. Existing single-family home sales increased 13.4% from Jan-17 for a Feb-17 total of 5,468 sold units.

Figure 9: Dallas/Ft. Worth Metroplex Median Home Price



City of Mesquite Downtown Market Analysis

Source: North Texas Real Estate Information System (NTREIS)

NTREIS also reports that Mesquite's median price is \$154,900 at February 2017; a 1.2% increase over January 2017 and 15.7% over February 2016. The total number of units sold was 95 for this period, a 7.8% decrease from this time last year. Comparatively, Lancaster is the only city in the metroplex with median home prices lower than Mesquite at February 2017.

Figure 10: Activity By City

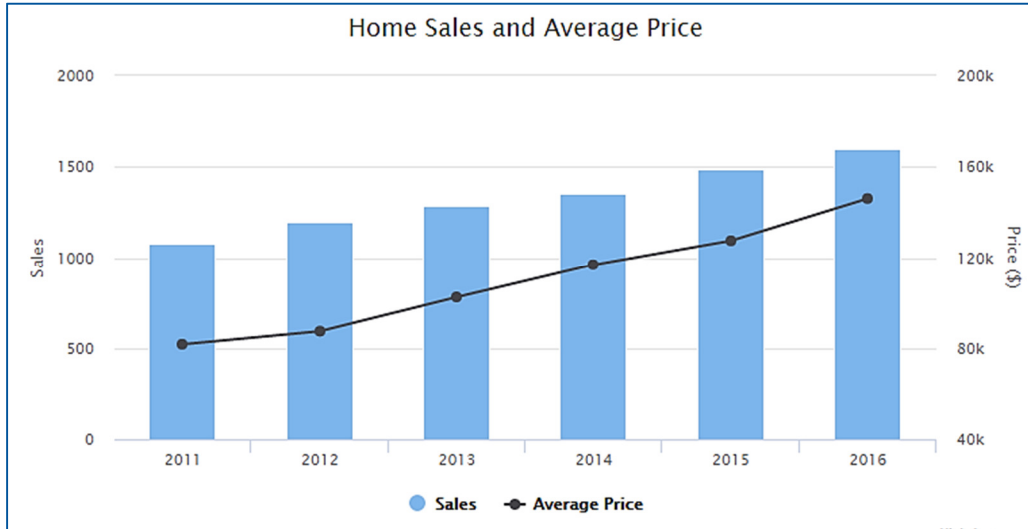
North Texas Real Estate Information System (NTREIS)	Median Price	Percent Change in Price from Prior Month	Percent Change in Price from Prior Year	Total # Units	Percent Change in Sales from Prior Month	Percent Change in Sales from Prior Year
	Feb-17	Jan-17	Feb-16	Feb-17	Jan-17	Feb-16
MLS Wide						
NTREIS (Single Family)	\$221,000	4.2%	13.3%	5,468	13.4%	-6.1%
NTREIS (Condo)	\$189,900	2.6%	4.3%	373	7.2%	-14.3%
NTREIS Region Cities						
Single Family Only						
Abilene	\$140,000	-11.4%	14.8%	103	21.2%	8.4%
Allen	\$302,000	4.0%	6.5%	88	14.3%	2.3%
Arlington	\$195,000	7.1%	17.5%	244	-2.0%	-0.8%
Bedford	\$212,450	-7.6%	1.7%	24	-22.6%	-33.3%
Burleson	\$183,750	-3.9%	14.7%	70	29.6%	-2.8%
Carrollton	\$260,000	3.2%	13.0%	85	34.9%	-19.0%
Cedar Hill	\$202,500	24.2%	27.8%	28	-3.4%	-44.0%
Coppell	\$387,500	-5.9%	25.6%	28	-9.7%	55.6%
Dallas	\$305,000	12.1%	9.0%	519	12.8%	-10.8%
Denton	\$220,919	-6.6%	12.2%	84	31.3%	-12.5%
Eules	\$242,000	18.5%	10.0%	33	65.0%	3.1%
Flower Mound	\$335,750	-3.6%	6.3%	64	10.3%	-1.5%
Forney	\$210,000	0.5%	8.2%	33	-17.5%	-36.5%
Fort Worth	\$195,000	4.1%	14.4%	685	26.9%	0.9%
Frisco	\$360,000	0.3%	1.7%	172	34.4%	10.3%
Garland	\$180,000	8.4%	16.1%	126	16.7%	-20.8%
Granbury	\$202,750	-5.0%	22.1%	70	-4.1%	20.7%
Grand Prairie	\$192,050	0.8%	11.7%	90	-21.1%	-24.4%
Grapevine	\$348,500	17.4%	6.9%	35	40.0%	9.4%
Hurst	\$222,500	23.6%	28.8%	30	11.1%	-25.0%
Irving	\$213,500	-7.2%	12.4%	72	10.8%	-25.8%
Keller	\$383,050	2.1%	17.3%	38	2.7%	-17.4%
Lancaster	\$140,000	-11.4%	14.3%	23	21.1%	-36.1%
Lewisville	\$232,500	-1.1%	3.3%	62	10.7%	-1.6%
Little Elm	\$252,500	3.5%	11.7%	58	-7.9%	-20.5%
Mansfield	\$260,000	11.1%	25.3%	71	97.2%	18.3%
Mesquite	\$154,900	1.2%	15.7%	95	6.7%	-7.8%
Midlothian	\$216,250	-5.6%	8.1%	24	14.3%	-33.3%
North Richland Hills	\$210,047	3.5%	21.1%	54	20.0%	-22.9%
Plano	\$326,000	-0.3%	14.4%	201	33.1%	-2.0%
Richardson	\$275,500	-0.2%	13.6%	63	34.0%	0.0%
Rockwall	\$262,000	-8.1%	8.7%	47	34.3%	-7.8%
Rowlett	\$220,000	-10.2%	11.1%	55	-1.8%	-3.5%
Sherman	\$172,000	28.4%	66.5%	32	-15.8%	-20.0%
The Colony	\$239,500	8.6%	33.8%	34	-22.7%	-5.6%
Waxahachie	\$160,000	-11.1%	-8.6%	39	11.4%	25.8%
Weatherford	\$235,000	24.0%	27.0%	53	-3.6%	-13.1%
Wylie	\$235,000	-2.0%	9.3%	41	-26.8%	-22.6%

Source: North Texas Real Estate Information System (NTREIS)

Mesquite Single Family Market

Historically, home sales and the number of sales in Mesquite have been rising since 2011. The average price has increased from \$81,681 in 2011 to \$146,058 in 2016, an increase of 78.8%.

Figure 11: Sales Trends in Mesquite



The largest price distribution of sales has historically been in the \$100,000 to \$149,900 range since 2013. Prior to 2013, much of the sales in Mesquite were in the below \$70,000 price range. Not until 2016 did prices shift from below \$100,000 to above \$100,000 with a large portion being over \$150,000.

Figure 12: Distribution of Prices

Price Range	Percent Distribution					
	2011	2012	2013	2014	2015	2016
\$0 - \$69,999	43.3	37.8	23.6	12.6	8.8	3.3
\$70,000 - \$99,999	27.4	26.2	24.7	22.6	17.6	11.6
\$100,000 - \$149,999	23.7	29.2	38.1	45.2	44.8	39.6
\$150,000 - \$199,999	5.2	5.9	12.4	16.7	24.4	34.3
\$200,000 - \$249,999	0.2	0.8	1.2	2.5	3.7	9.8
\$250,000 - \$299,999	0.1	0.1	0.0	0.1	0.5	1.0
\$300,000 - \$399,999	0.0	0.1	0.1	0.2	0.1	0.3
\$400,000 - \$499,999	0.1	0.0	0.0	0.0	0.0	0.0
\$500,000 - \$749,999	0.0	0.0	0.0	0.0	0.0	0.1
\$750,000 - \$999,999	0.0	0.0	0.0	0.0	0.0	0.0
\$1,000,000 +	0.0	0.0	0.0	0.0	0.0	0.0

Source: Texas A&M Real Estate Center; Metro Tex Assoc of Realtors

Building Permits

In 2016, there were 29 new single family residence building permits issued in Mesquite. The value of the permits was \$6,277,437 or \$216,463 on average per permit.

Table 18: Mesquite Single Family Building Permits

	SFR/New	Total SF	Value	Avg Value	Subdivisions
2017					
February	3	11031	\$859,068	\$286,356	Hagan Hill
January	0				
2016					
December	3	6206	\$360,600	\$120,200	Echelon @ Mission
November	3	10795	\$727,837	\$242,612	Echelon @ Mission, Hagan Hill
October	12	43090	\$3,708,000	\$309,000	Hagan Hill, Echelon @ Mission
September	1	4033	\$150,000	\$150,000	
August	2	5953	\$262,000	\$131,000	Echelon@ Mission
July	1	2914	\$200,000	\$200,000	
June	2	6025	\$204,000	\$102,000	
May	1	3775	\$130,000	\$130,000	
April	0				
March	1	2514	\$150,000	\$150,000	Echelon @ Mission
February	2	6679	\$280,000	\$140,000	
January	1	2463	\$105,000	\$105,000	
TOTALS	29	94,447	\$6,277,437	\$216,463	

Source: City of Mesquite

New Construction

Hagan Hill

Located approximately 11 miles east of I-635 on the south side of IH-20; the subdivision will be built in two phases with a combined total of 125 lots. Phase 1 lots are currently available for sale with 37 lots sold to date. The homes are priced from the \$280's - \$400's. Hagan Hill offers larger home sites than surrounding communities with three car garages available on most lots.

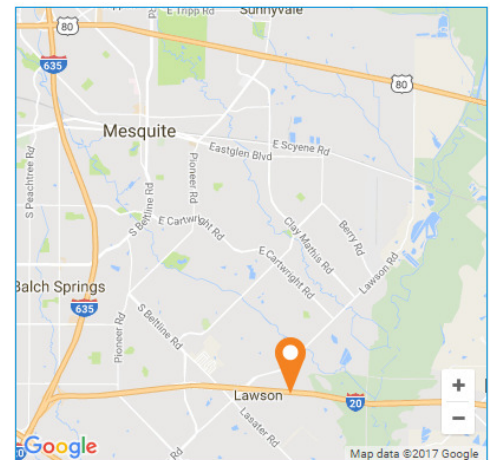
Proposed/Planned Development

High Country Estates – 284 lots on 179 acres; I20 @ FM 741

Lucas Farms – 4,000 lots; Near Ridge Ranch

Polo Ridge – 1,000 lots; I20 @ FM 720

Ridge Ranch – 750 lots



Single Family Sales Trends – Downtown Study Area

PCensus reports 120 homes in the study area while the appraisal district reports 114. The discrepancy is in the number of homes that have been converted to commercial uses. Approximately 75% of homes are owner occupied while 25% are renter occupied. The median home value is \$118,939 with the average age being 40 years.

Home sales in the Downtown Study Area have been fairly steady from 2013 to 2016. Approximately 6% of the homes have changed owners over the past four years; one home has sold three times in this time period and another sold twice.

Prices have ranged from \$28 psf to \$90 psf over the past four years. The average sales price in 2016 was \$113,500 or \$78.74psf.

Table 19: Downtown Study Area Sales Trends

Year	# of Sales	Avg Sales Price	Avg SF	Avg \$/SF	Avg Yr Blt	Median Price
2013	4	\$62,900	1211	\$54.31	1948	\$67,750
2014	1	\$82,000	1252	\$65.50	1948	\$82,000
2015	4	\$87,050	1370	\$63.96	1943	\$79,950
2016	3	\$132,833	1776	\$78.74	1961	\$113,500

Source: Ebby Holiday Realtors; *as of 3/7/17

Table 20: Downtown Study Area Sales, 2013 to 2016

Address	#Beds	#Bth	YR Blt	SF	Sold Price	\$/PSF	Sold Date
413 S Locust	3	2	1948	1252	\$74,000	\$59.11	3/18/2013
208 S Carmack	3	2	1946	1501	\$42,100	\$28.05	3/28/2013
425 S Locust	3	1	1948	1160	\$72,500	\$62.50	9/3/2013
301 Gibson	3	2	1950	932	\$63,000	\$67.60	12/16/2013
413 S Locust	3	2	1948	1252	\$82,000	\$65.50	3/25/2014
431 S Ebrite	3	1	1947	1008	\$55,000	\$54.56	2/19/2015
402 S Walker	3	2	1946	2294	\$134,000	\$58.41	10/16/2015
431 S Ebrite	3	1	1947	1200	\$104,900	\$87.42	10/23/2015
425 S Ebrite	2	1	1934	979	\$54,300	\$55.46	12/2/2015
309 Lane St	6	2	1993	2583	\$160,000	\$61.94	3/18/2016
309 S Locust	3	1	1942	1495	\$125,000	\$83.61	7/25/2016
413 S Locust	3	2	1948	1252	\$113,500	\$90.65	9/21/2016

Source: Ebby Holiday Realtors; *as of 3/7/17

Figure 13: Map of Study Area "Solds" (Yellow Stars)



“Solds” in the Study Area

As seen in the previous demographics there are varying degrees of age, value, condition in the housing supply within the study area. The following are examples of housing supply and prices.



SOLDS

425 S Ebrite

- 979 SF
- 2 Bedrooms/1 Bath
- \$54,300

431 S Ebrite

- 1200 SF
- 3 Bedrooms/1 Bath
- \$104,900

402 S Walker

- 2294 SF
- 3 Bedrooms/2 Bath
- \$134,000

Study Area Current Listings



CURRENT LISTINGS

519 S Galloway

- 2170 SF
- 4 Bedrooms/2.5 Bath
- \$115,000



600 W Kearney

- 1132 SF
- 4 Bedrooms/2 Bath
- \$129,900

Potential Housing Demand

Demand for new construction of single family homes is primarily rooted in the need to house additional population in an area. Therefore, we will quantify demand for new homes within the CMA based on the previously mentioned NCTCOG forecasts that have been prepared for the CMA. CDS will use the annual projected growth and apply it to the current population, households, and employment given that the NCTCOG numbers were well below current conditions. Population is projected to grow at a rate of 1.18% per year, while households grow at 1.15% and employment at 1.85%.

Table 21: CMA Projections

CMA	Actual 2017	2020	2025	2030	2035
Population	239,683	253,824	268,800	284,659	301,454
Households	78,664	83,197	87,970	93,029	98,378
Employment	177,179	193,568	211,473	231,034	252,405

*italics denotes projections

Source: PCensus, NCTCOG, CDS

To plan and project new housing units, the number of projected housing units is multiplied by the percentage of owners for single family homes. As shown using the 68.6% of households owning in the CMA (2017 estimate) there is a potential demand to support 9,852 new homes through 2030.

CMA Single Family Demand

	2017	2020	2025	2030
Total current and projected CMA households	78,664	83,197	87,970	93,029
Incremental housing unit demand		4,523	4,783	5,058
CMA single family demand (68.6%)		3,102	3,281	3,469
CMA Single Family Demand Annually		620	656	693

Sources: PCensus for Map Info, Copyright 2015 Tetrad Corporation, CDS Market Research

Mesquite Absorption

At 2017, Mesquite has an estimated 65% capture of the overall CMA housing units. Application of the capture rate to the CMA single family forecasted demand results in 2,254 homes by 2030 (excluding homes already planned or under construction). For the foreseeable future, there is no demand in Mesquite given the current supply of pipeline lots.

Mesquite Single Family Demand

	2020	2025	2030
CMA Projected Single Family Demand	3,102	3,281	3,469
Mesquite housing unit demand (65.0%)	2,016	2,132	2,254
Less Units in Pipeline (Hagan Hill, Lucas Farms, High Country Estates, Polo Ridge, Ridge Ranch) – estimate on development of lots by CDS	2,017	2,017	2,000
Mesquite Single Family Demand Incremental	-1	115	254

Downtown Absorption

The Downtown Study Area currently includes 114 homes or 0.02% of the overall City of Mesquite housing units. Given that the pipeline of lots are all located south of the study area and based on interviews with local Realtors, CDS estimates that the study area could absorb 5% to 10% of the housing demand or 18 to 36 single family homes by 2030. This would be a 15.7% to 31% increase compared to 8% increase from 2000 to 2017.

As a caveat to the projected growth of the downtown study area, there will need to be improvements in the form of restaurants, retail, and services to the downtown area before rooftops will want to locate here.

If the proposed subdivisions (units in pipeline) do not turn into actual developments, the number of homes that could be built in both the city and the study area will increase proportionally (*unit demand less pipeline units equals single family demand*).

Market Conditions and Recommendations for the Downtown Study Area

- In 2016, the average sales price in the study area was \$132,833, prices ranged from \$113,500 to \$160,000.
- Examples of single family housing for this area:
 - above retail in the downtown square area
 - A small gated community for seniors (age 55+) with patio/zero lot line homes
 - Townhomes in this area would also spur residential growth
- Realtors indicated that rental housing was strong in this area
- Realtors also indicated that starter houses would do well in this area with prices from \$150k
- It should be noted that it may not be feasible for a private developer to build new single family homes at the supportable market prices.
- The City could offer incentives to property owners/developers to help defray the costs and spur residential growth in the study area.

HOUSING MARKET – MULTIFAMILY

Overview DFW

According to the 3Q2016 Dallas-Fort Worth Multifamily Report by Berkadia, vibrant job growth kept apartment demand elevated in the Dallas-Fort Worth metro area in the first three quarters of 2016. Renters occupied 13,409 additional apartments, on pace to absorb a total of approximately 17,880 apartments by year-end. More than 20% of year-to-date leasing activity occurred in Plano, Richardson, and Frisco. Significant apartment demand was also present in the Uptown/Oaklawn/Highland Park area.

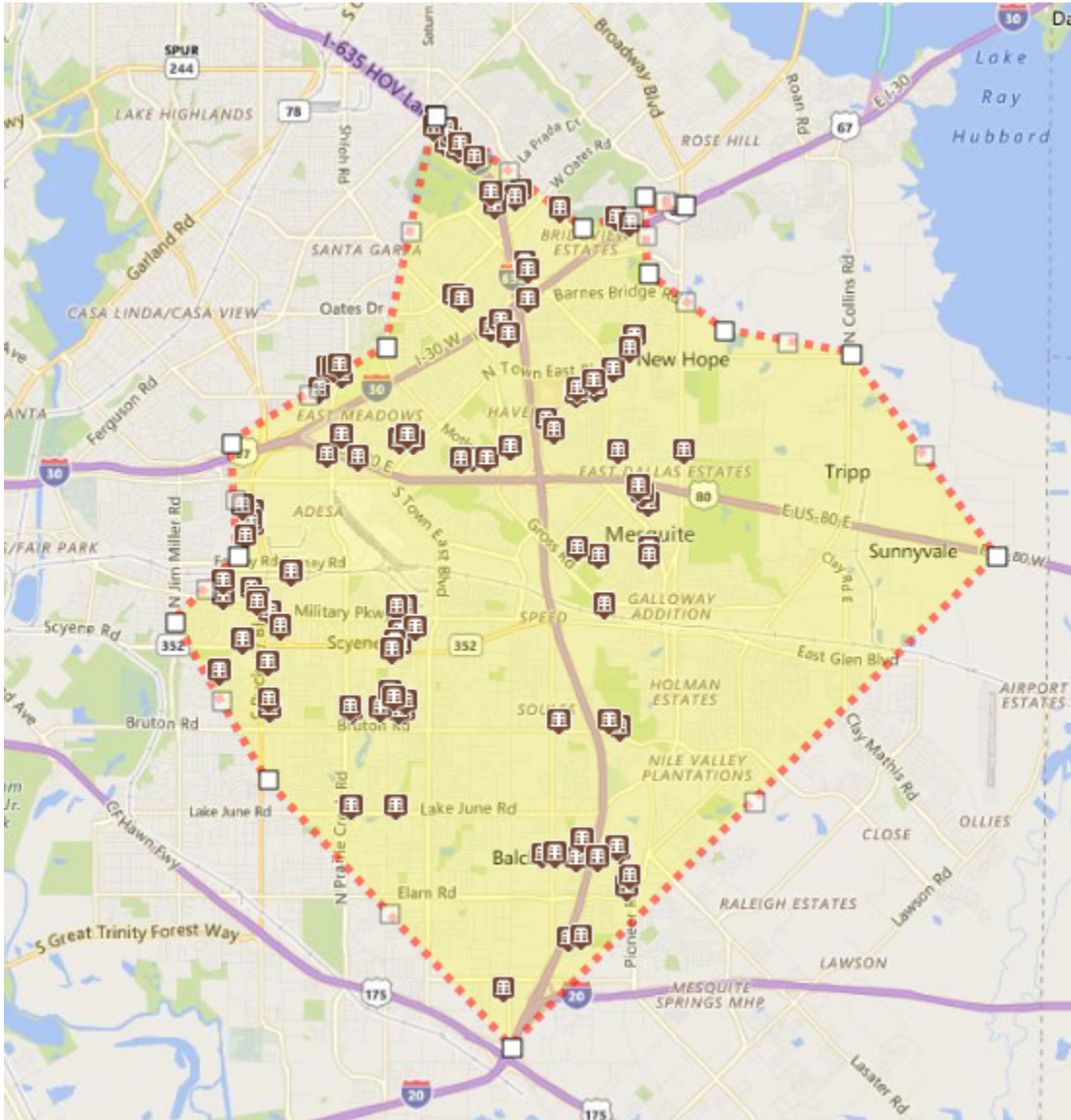
Operators recorded 93.4% occupancy at the end of the third quarter of this year, the same as one year prior. During the same period, effective rent appreciated 6.7% to 1,031 per month or \$1.19psf.

SUBMARKET NAME	# OF COMMUNITIES	# OF UNITS	SIZE (SF)	PRICE (\$ / MO.)	RENTAL RATE (\$ / SF / MO.)	OCCUPANCY
Downtown Dallas / West End / Deep Ellum	49	10,336	957	1,445	1.51	89.2%
Uptown / Oaklawn / Highland Park	140	29,999	930	1,630	1.75	90.7%
East Central Dallas / Lower Greenville Ave	50	5,532	859	1,254	1.46	95.3%
White Rock Lake / Tenison Park	69	14,994	802	807	1.01	94.0%
North Central Dallas / Upper Greenville Ave	99	26,702	795	1,046	1.32	90.8%
Skillman St / I-635	95	26,068	789	826	1.05	92.4%
Far East Dallas	19	3,280	932	1,034	1.11	96.6%
Garland	92	15,672	858	897	1.05	95.8%
North Dallas / Addison	112	30,671	894	1,103	1.23	94.7%
Far North Dallas / Collin County	78	24,522	794	999	1.26	95.7%
East Plano / Richardson	84	22,742	937	1,213	1.30	92.9%
West Plano / Frisco	157	49,782	931	1,245	1.34	90.2%
Allen / McKinney	68	17,253	931	1,159	1.25	91.0%
East Irving	57	7,539	802	765	0.95	96.3%
West Irving	81	18,299	810	885	1.09	95.1%
Las Colinas / Valley Ranch / Coppell	76	27,653	909	1,225	1.35	93.8%
Northwest Dallas / Bachman Lake	61	11,451	788	805	1.02	95.7%
Carrollton / Farmers Branch	114	27,724	899	1,093	1.22	93.7%
Lewisville / Flower Mound	72	21,229	881	1,089	1.24	93.5%
Denton	62	12,274	869	1,053	1.21	95.9%
Southeast Dallas / Mesquite	102	22,047	845	812	0.96	94.3%
Oak Cliff South	63	13,085	897	752	0.84	92.5%
Duncanville / DeSoto / Cedar Hill / Lancaster	90	19,870	859	831	0.97	94.2%
Far South Dallas / Waxahachie	24	3,007	919	971	1.06	96.8%
Trinity Groves / Oak Cliff North	38	6,472	849	1,036	1.22	90.7%
Grand Prairie	52	11,820	849	921	1.09	92.8%
Downtown Ft Worth / TCU	55	10,056	879	1,255	1.43	91.4%
East Ft Worth / Woodhaven / I-30E	68	12,536	831	737	0.89	91.0%
North Arlington	95	21,278	813	885	1.09	93.8%
South Arlington	137	27,803	847	882	1.04	94.7%
Haltom City / Richland Hills / Fossil Creek	70	16,959	903	957	1.06	95.9%
Hurst / Eules / Bedford	129	29,956	845	947	1.12	95.5%
Grapevine / Roanoke / Keller	62	15,879	938	1,206	1.29	95.6%
Northwest Ft Worth / Saginaw / Eagle Mtn	28	4,728	941	842	0.90	95.2%
South Ft Worth	62	11,034	876	796	0.91	93.4%
Southwest Ft Worth / Benbrook	45	12,376	843	909	1.08	95.0%
Far Southwest Ft Worth	23	2,764	882	847	0.96	92.4%
Western Hills / Ridgmar / Ridglea	76	13,054	855	754	0.88	93.2%
TOTALS	2,854	658,446	869	1,031	1.19	93.4%

CMA

There are 16,672 units in the CMA (144 properties). The average year built is 1984. Average occupancy is 94.5% with rents at \$0.93psf.

Figure 14: CMA Multifamily



Source: Xceligent; Enriched Data

Due to the polygon nature of the 10-minute drive time there are no historical trends for this market area.

Mesquite Multifamily Market

Mesquite/Balch Springs Sub-market

As shown in the table on the page 44, Mesquite sub-market (includes southeast Dallas) includes 102 properties or 22,047 units. Rental rates are overall at \$0.96psf with occupancy at 94.3%.

ALN Apartment Data, Inc. puts Mesquite in a market with Balch Springs. In this sub-market, there are 68 properties including 14,989 units. The average occupancy is 95.6% with rents at \$1.04psf. Given that this sub-market is smaller than the previous one, it will more accurately depict the Mesquite market.

Table 22: Multifamily Statistics for the Mesquite/Balch Springs Submarket

STATISTICS				SEARCH OPTIONS			
Total Matching Properties:	68	# of Units:	0 - 9,999				
Average Occupancy:	95.6	Average Unit Size:	0 - 9,999				
# Units (Average/Total):	220 / 14,989	Year Built:	1800 - 2017				
Ave Unit Size:	836	Average Rent Rate:	\$0 - \$9,999				
Ave Market Rent:	\$874	Average Occupancy Rate:	0 - 100				
Ave Market Rent/Sqft:	\$1.04	Price Per Sqft:	\$0. - \$5.				
Ave Effective Rent:	\$868	Income Restricted:	All Props				
Ave Effective Rent/Sqft:	\$1.04	Senior Living:	All Props				

EXPANDED STATISTICS							
	EFF	1 BR	1 DEN	2 BR	2 DEN	3 BR	3 DEN+
# Units:	386	6,642	324	6,747	7	872	6
% of Results:	2.6	44.3	2.2	45.0	0.0	5.8	0.0
Square Footage							
Low:	452	450	719	704	1,224	1,011	1,628
High:	680	905	920	1,284	1,224	1,720	1,628
Average:	511	689	816	950	1,224	1,216	1,628
Market Rent							
Low:	\$450	\$284	\$655	\$332	\$1,075	\$375	\$465
High:	\$844	\$1,131	\$1,095	\$1,546	\$1,075	\$1,576	\$1,050
Average:	\$684	\$780	\$891	\$952	\$1,075	\$1,061	\$796
Market Rent/Sqft							
Low:	\$0.80	\$0.35	\$0.84	\$0.31	\$0.88	\$0.30	\$0.29
High:	\$1.63	\$1.63	\$1.37	\$1.55	\$0.88	\$1.31	\$0.64
Average:	\$1.34	\$1.13	\$1.09	\$1.00	\$0.88	\$0.87	\$0.49
Effective Rent							
Low:	\$432	\$284	\$655	\$332	\$1,075	\$375	\$465
High:	\$844	\$1,131	\$1,095	\$1,546	\$1,075	\$1,576	\$1,050
Average:	\$671	\$775	\$887	\$946	\$1,075	\$1,059	\$796
Effective Rent/Sqft							
Low:	\$0.80	\$0.35	\$0.84	\$0.31	\$0.88	\$0.30	\$0.29
High:	\$1.63	\$1.63	\$1.37	\$1.55	\$0.88	\$1.31	\$0.64
Average:	\$1.31	\$1.12	\$1.09	\$1.00	\$0.88	\$0.87	\$0.49

As seen, occupancy in the market has been steady between 94% and 96% over the past two years. Rental rates have increased 14% from 2014. Absorption has been positive (253 units) over the same period.

Figure 15: Submarket Performance

vs. 24-Months (End of March 2015)

	Now	Then	% Change
Occupancy Rate:	95.6%	94.9%	+ 0.74
Average Rental Rate:	\$ 873.53	\$ 765.16	+ 14.16
Effective Rental Rate:	\$ 868.18	\$ 758.44	+ 14.47
New Units Added/Lost:	+ 155		
Absorption:	+ 253		

The Mesquite Multifamily Market

Currently there are 12,784 units in the Mesquite Market. Rents are on average at \$1.01psf with occupancy at 94.9%. This is a healthy multifamily market.

Figure 16: Mesquite Multifamily Snapshot

	A	B	C	D	Overall
Total # Projects	8	32	10	5	55
Total # Units	2,013	7,560	2,072	1,139	12,784
Total # Units 0BR	N/A	2.6%	0.4%	0.3%	3.3%
Total # Units 1BR	07.7%	30.7%	06.2%	02.6%	47.2%
Total # Units 2BR	06.8%	24.2%	07.3%	05.2%	43.5%
Total # Units 3BR	1.2%	2.1%	1.9%	0.8%	6.0%
Total # Units 4BR	N/A	N/A	0.0%	N/A	0.0%
Avg Units per Project	252	236	207	228	232
Avg SF	890.84	809.08	854.02	870.80	834.63
Total # Units Under Construction	N/A	N/A	N/A	N/A	N/A
Total # Units Proposed	N/A	N/A	N/A	N/A	N/A

Occupancy

	A	B	C	D	Overall
Avg Physical Occupancy	94.64%	95.37%	93.21%	95.87%	94.93%
Avg Pre-Leased Occupancy	95.68%	95.83%	93.90%	65.00%	92.75%

Rental Rates

	A	B	C	D	Overall
Avg Market Rent/SF	\$1.126	\$1.025	\$0.933	\$0.863	\$1.012
Avg Market Rent/SF 0BR	N/A	\$1.306	\$1.282	\$0.769	\$1.250
Avg Market Rent/SF 1BR	\$1.166	\$1.072	\$0.976	\$0.963	\$1.068
Avg Market Rent/SF 2BR	\$1.091	\$0.967	\$0.904	\$0.854	\$0.962
Avg Market Rent/SF 3BR	\$1.091	\$0.932	\$0.842	\$0.702	\$0.904
Avg Market Rent/SF 4BR	N/A	N/A	\$0.617	N/A	\$0.617
Avg Market Rent/Unit	\$996.95	\$816.28	\$777.41	\$738.69	\$831.82
Avg Market Rent/Unit 0BR	N/A	\$675.25	\$510.64	\$427.14	\$632.22
Avg Market Rent/Unit 1BR	\$858.44	\$734.39	\$674.24	\$667.30	\$743.01
Avg Market Rent/Unit 2BR	\$1,089.02	\$928.79	\$831.39	\$781.65	\$919.80
Avg Market Rent/Unit 3BR	\$1,386.41	\$1,099.85	\$951.15	\$881.80	\$1,080.57
Avg Market Rent/Unit 4BR	N/A	N/A	\$1,112.50	N/A	\$1,112.50

Absorption (In Units)

	A	B	C	D	Overall
Current Month-to-Date	-8	0	-7	66	50
Current Quarter-to-Date	0	0	0	0	N/A
Year-to-Date	-13	-73	-27	4	-109

Historical Trends

The majority of the units built in Mesquite were pre-1990s. There was one property built in 2008. Recently, a tax credit property was constructed and opened in 2016. There are no units currently planned or proposed.

The Mesquite multifamily market has had a positive 688-unit absorption from 2011 to 2016, on average 114 units were absorbed each year.

On average, occupancy has averaged 92.9% since 2010. Both 2015 and 2016 had occupancies at 95%.

Since 2010, rents per square foot on average have been rising steadily. Rents went from \$.83psf in 2010 to \$0.92psf in 2016, an increase of 10.8%.

Table 23: Historical Construction

Year	Projects					Total
	Class A	Class B	Class C	Class D	Class U	
Pre-1990s	0	29	10	5	0	44
1997	1	0	0	0	0	1
1999	3	0	0	0	1	4
2000	1	1	0	0	0	2
2003	3	0	0	0	0	3
2004	0	1	0	0	0	1
2008	0	1	0	0	0	1

Source: Enriched Data

Table 24: Mesquite Multifamily Historical Absorption

Survey Period	A	B	C	D	Overall
2002	18	-293	-91	19	-347
2003	208	-37	-135	11	46
2004	184	27	96	-19	289
2005	61	30	66	-24	133
2006	-51	-29	6	-45	-120
2007	47	60	30	64	202
2008	33	-55	-79	2	-98
2009	-25	38	-57	-33	-77
2010	-4	-57	-12	-1	-74
2011	12	120	35	-8	158
2012	15	61	17	-6	86
2013	4	37	46	2	90
2014	1	69	76	4	150
2015	6	126	30	-4	157
2016	3	33	-9	20	47
2017 *	-15	-74	-29	5	-113

2017 Absorption numbers are year-to-date as of Feb 2017

Table 25: Mesquite Multifamily Historical Absorption and Occupancy

Survey Period	A	B	C	D	Over All
2002	89.98%	93.14%	92.02%	92.49%	92.47%
2003	85.27%	91.59%	85.95%	94.18%	89.86%
2004	88.52%	91.80%	85.50%	93.95%	90.33%
2005	91.94%	91.84%	88.80%	91.26%	91.31%
2006	93.79%	92.68%	90.20%	87.39%	92.09%
2007	93.77%	92.69%	91.70%	89.69%	92.50%
2008	95.00%	92.81%	88.39%	92.12%	92.40%
2009	94.41%	90.91%	87.82%	88.19%	90.80%
2010	94.12%	90.51%	87.59%	89.24%	90.54%
2011	94.64%	91.03%	85.89%	88.75%	90.62%
2012	95.43%	92.42%	88.14%	85.96%	91.78%
2013	95.02%	93.53%	87.92%	87.41%	92.45%
2014	95.77%	94.22%	92.81%	87.12%	93.77%
2015	96.00%	95.45%	94.48%	87.01%	94.82%
2016	95.79%	95.78%	94.99%	87.30%	95.08%
2017	95.44%	95.86%	94.04%	87.59%	94.94%

Table 26: Historical Rents

Survey Period	A	B	C	D	Overall
2002	\$1.006	\$0.827	\$0.706	\$0.696	\$0.816
2003	\$1.040	\$0.827	\$0.733	\$0.698	\$0.829
2004	\$1.027	\$0.835	\$0.752	\$0.666	\$0.837
2005	\$1.005	\$0.838	\$0.764	\$0.667	\$0.838
2006	\$0.984	\$0.842	\$0.769	\$0.699	\$0.840
2007	\$0.988	\$0.842	\$0.767	\$0.710	\$0.841
2008	\$1.008	\$0.839	\$0.766	\$0.713	\$0.843
2009	\$1.002	\$0.844	\$0.763	\$0.723	\$0.845
2010	\$0.981	\$0.836	\$0.763	\$0.721	\$0.838
2011	\$0.978	\$0.828	\$0.762	\$0.723	\$0.832
2012	\$0.992	\$0.837	\$0.773	\$0.740	\$0.843
2013	\$1.021	\$0.862	\$0.788	\$0.749	\$0.865
2014	\$1.035	\$0.880	\$0.803	\$0.754	\$0.881
2015	\$1.040	\$0.903	\$0.839	\$0.759	\$0.902
2016	\$1.040	\$0.931	\$0.840	\$0.772	\$0.920
2017	\$1.075	\$0.986	\$0.873	\$0.792	\$0.965

Mesquite Inventory of Multifamily

Table 27: Mesquite Multifamily

Rent Type	Name of Property	# of Units	Avg Size	Yr Built	\$/SF	Occupancy %
Market	Alexia at Town East	224	995	2003	\$1.21	99.1
Sec 8	Annex	267	986	1985	\$1.00	88
Market	Arroyo Vista	150	900	1972	\$0.80	N/A
Market	Audobon Park	260	777	1983	\$1.07	96
Market	Baker Square	52	898	1984	\$0.91	100
Market	Barons	508	774	2000	\$1.28	94
Market	Carrera Run	110	826	1983	\$0.91	99
Market	Casa Claire	160	864	1972	\$0.87	N/A
Market	Castle Loma	98	867	1983	\$1.00	88
Market	Cedars	32	940	1983/2004	\$0.83	97
Market	Central Park	110	927	2003	\$1.10	95
Market	Churchill Crossing	344	736	1984	\$1.35	94.4
Market	Country Club	273	819	1984	\$1.06	97.7
Sec 8	East Point	126	898	1983	\$1.19	N/A
Market	Eastfield Plaza	216	833	1974	\$0.94	94
Senior	Evergreen @ Mesquite	200	851	2004	\$0.91	100
Market	Falltree	126	729	1983	\$1.00	96
Market	Forty200	512	775	1985	\$1.14	93
Market	Foxwood	169	693	1977	\$0.92	94
Market	Garden House	366	866	1970	\$0.85	86
Market	Heather Creek	200	851	2004	\$1.26	96
Sec 8	Hillcrest	352	869	1970	\$0.96	93
Market	Landmark - Courtyard Villas	256	905	1999	\$1.16	94.5
Market	Landmark – Laurel Heights	286	885	1983	\$1.35	94
Market	Lane @ Towne Crossing	384	723	1986	\$1.28	95.5
Sec 8	LBJ Garden Villas	208	906	2002	\$0.90	100
Tax Credit/ Sec 8	Magnolia @ Mesquite Creek	252	945	2008	\$0.94	98
Market	Mesquite Village	264	813	1984	\$1.01	97.7
Market	Mission Fairways	220	909	2000	\$1.18	95
Market	Mission Ranch	295	1120	1999	\$1.19	90
Market	Newport	152	754	1983	\$1.13	99
Market	Oates Creek	280	791	1985	\$1.05	91
Market	One Towne Crest	240	974	1986	\$1.26	96
Sec 8	Parc East	209	1,025	2014	\$0.79	97
Market	Pecan Ridge	210	739	1983	\$1.08	100
Market	Pine Oaks	240	784	1984	\$1.27	97
Market	Pinehurst Place	244	834	1983	\$1.07	97.9
Market	Pines of Palos Verdes	128	886	1983	\$1.02	99
Market	Place	442	772	1985	\$1.21	96
Market	Prescott Place I	318	762	1982	\$1.09	89
Market	Prescott Place II	336	712	1983	\$1.17	89
Senior	Princeton	164	775	1967	\$0.94	100

City of Mesquite Downtown Market Analysis

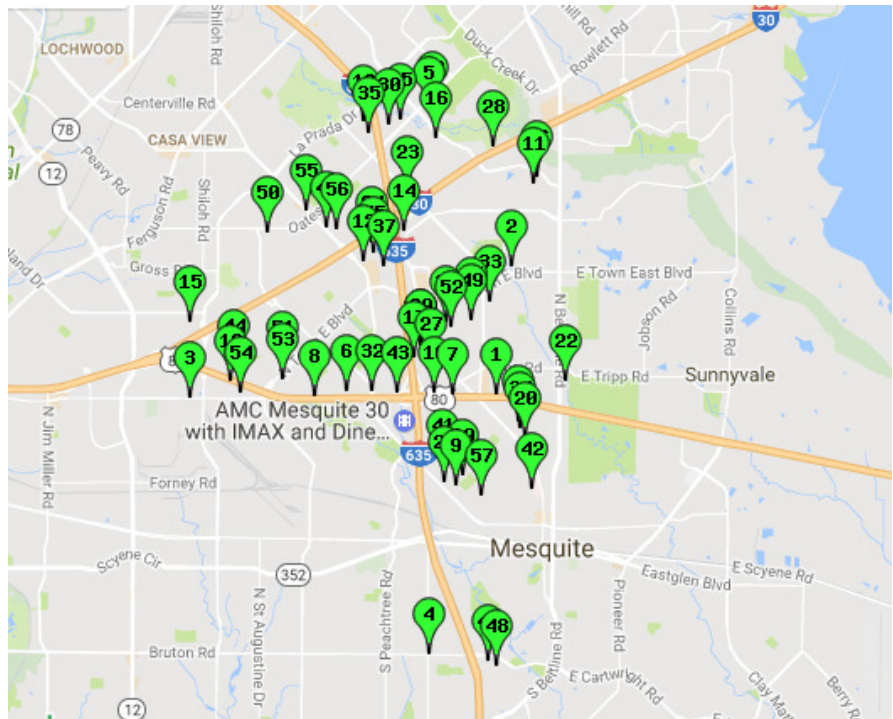
Rent Type	Name of Property	# of Units	Avg Size	Yr Built	\$/SF	Occupancy %
Sec 8	Somerset Park	88	882	1971	\$0.57	N/A
Market	Spanish Court	375	862	1963	\$0.80	100
Market	Spanish Lagos	288	725	1962	\$1.07	95
Market	Spanish Meadow	367	824	1971	\$0.94	97
Market	Springfield	264	742	1983	\$1.23	96
Market	Stone Ridge	383	743	1984	\$1.15	94.7
Market	Stoneleigh @ Mesquite	200	879	1998	\$1.20	97.5
Market	Strawberry Hill	80	758	1985	\$1.02	100
Market	Summit	254	955	1983	\$1.00	95
Market	Summit Point	32	894	1983	\$0.94	100
Sec 8	Town East	190	653	1972	\$0.88	N/A
Market	Towne Center Village	188	735	1984	\$1.36	96
Market	Tradewind	308	836	1967	\$1.02	N/A
Market	Tri Pointe Square	160	881	1981	\$1.04	96
Tax Credit/Market	Villas of Vanston Park	155	813	2016	\$0.69	97
Market	Villa Verde	72	758	1966	\$0.96	100
Market	Westlake Village	240	1,068	1971	\$0.71	99.5
Totals/Averages		13627	842	1985	\$1.03	95.44

Source: ALN; CDS

Several of these properties offer upgraded units, upgraded appliances, dog park, trash valet, and coffee bar.

Figure 17: Map of Mesquite Multifamily

As shown on the following map, apartments are located along major thoroughfares in Mesquite and near the mall.



Downtown Mesquite Study Area

There are currently no multifamily properties in the Downtown Mesquite Study Area.

Potential Multifamily Demand

Demand for new construction of single family homes is primarily rooted in the need to house additional population in an area. Therefore, we will quantify demand for new homes within the CMA based on the previously mentioned NCTCOG forecasts that have been prepared for the CMA. CDS will use the annual projected growth and apply it to the current population, households, and employment given that the NCTCOG numbers were well below current conditions. Population is projected to grow at a rate of 1.18% per year, while households grow at 1.15% and employment at 1.85%.

Table 28: CMA Projections

CMA	Actual 2017	2020	2025	2030	2035
Population	239,683	253,824	268,800	284,659	301,454
Households	78,664	83,197	87,970	93,029	98,378
Employment	177,179	193,568	211,473	231,034	252,405

*italics denotes projections

Source: PCensus, NCTCOG, CDS

To plan and project new housing units, the number of projected housing units is multiplied by the percentage of multifamily units. As shown using the 30.4% of multifamily units in the CMA (2017 estimate) there is a potential demand to support 875 new multifamily units through 2030.

CMA Multifamily Demand

	2017	2020	2025	2030
Total current and projected CMA households	78,664	83,197	87,970	93,029
Incremental housing unit demand		4,523	4,783	5,058
CMA Multifamily demand (30.4%)		1,378	1,458	1,541
CMA Multifamily Demand Annually		275	291	308

Sources: PCensus for Map Info, Copyright 2015 Tetrad Corporation, CDS

Mesquite Absorption

At 2017, Mesquite has an estimated 54.1% capture of the overall CMA multifamily units. Application of the capture rate to the CMA multifamily forecasted demand results in 2,372 new units by 2030 (there are no reported units already planned or under construction) in Mesquite.

Mesquite Multifamily Demand

	2020	2025	2030
CMA Projected Multifamily Demand	1,378	1,458	1,541
Mesquite multifamily unit demand (54.1%)	747	790	835
Less Units in Pipeline	0	0	
Mesquite Multi Family Demand Incremental	747	790	835
Mesquite Annual Demand	149	158	167

Sources: PCensus for Map Info, Copyright 2015 Tetrad Corporation, CDS

Downtown Absorption

The Downtown Study Area currently includes no multifamily units. Using a conservative 5% ratio, downtown could absorb 118 units by 2030.

Market Conditions and Recommendations for the Downtown Study Area

- The study area cannot currently support rents for typical new Class A multifamily properties. For market-rate new apartments, rents range from \$1.18 to \$1.26psf.
 - This likely means more “garden-style” low-rise product Class B, with surface parking, limited on-site amenities, and moderate-quality finishes and construction materials would be appropriate for the Study Area.
 - Income restricted units could be considered for this market based on median income levels.
- Senior Age-Restricted housing could also fall into the category of multi-family which might appear to be more attractive to the community and land owners.
 - 19.3% of the population in the study area are over age 65 (52 persons); approximately 10% or 15,150 residents in Mesquite overall.
 - Evergreen Mesquite (age restricted), built in 2004 is 100% occupied. Lease rates are on average \$0.91psf. This property includes resident services, transportation, covered parking, extra storage, garages, pool, fitness center, hair salon, library, and planned activities.

RETAIL MARKET TRENDS

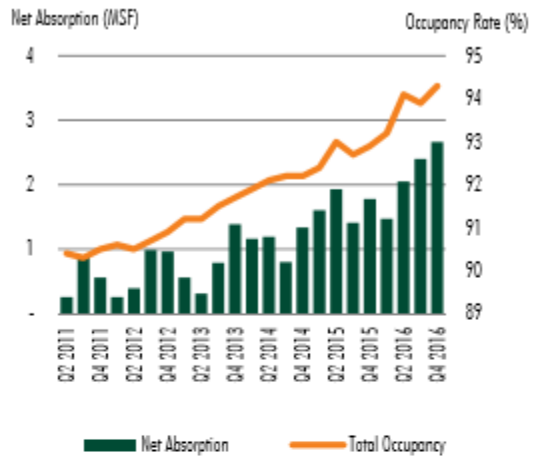
Overview of DFW

Retail momentum remained strong throughout 2016 for the DFW metropolitan area and is expected to continue into 2017. DFW residents are a strong consumer force with a median household income estimated at \$61,644 annually.

Occupancy neared 95% this quarter after dipping in Q3 2016 following a 6-month spike in new construction. Construction delivery decreased in Q4 2016, with most space taken by large footprint grocers such as Whole Foods and Sprouts. Despite the 6.9 million sq. ft. forecast to deliver within the next 36 months, the retail market in DFW remains constrained. At Q4 2016 net absorption totaled over 2.6 million sq. ft., with roughly a third (32.9%) of the new demand attributed to deliveries. Triple net rents averaged \$14.57 per sq. ft. for Q4 2016, which represents a \$0.12 decrease from Q3 2016, but a 5.5% increase over the past two years.

The CMA is in the CBRE SE Dallas submarket with a small portion in Far North Dallas and Near North Dallas. Mesquite is in the SE Dallas sub-market as shown on the map. Vacancy in this market is at 4.9% with rents at \$11.18psf on average.

Figure 3: Net Absorption and Total Occupancy



Source: CBRE Research, Q4 2016.

Figure 4: Asking Annual Rents, NNN Avg.

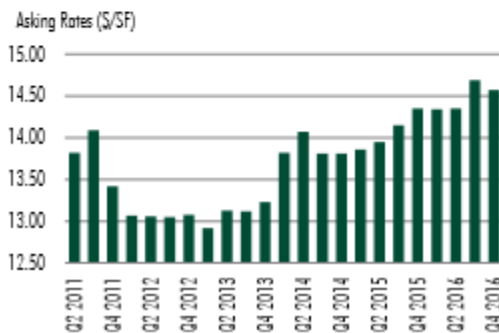


Figure 18: DFW Retail Sub-Markets

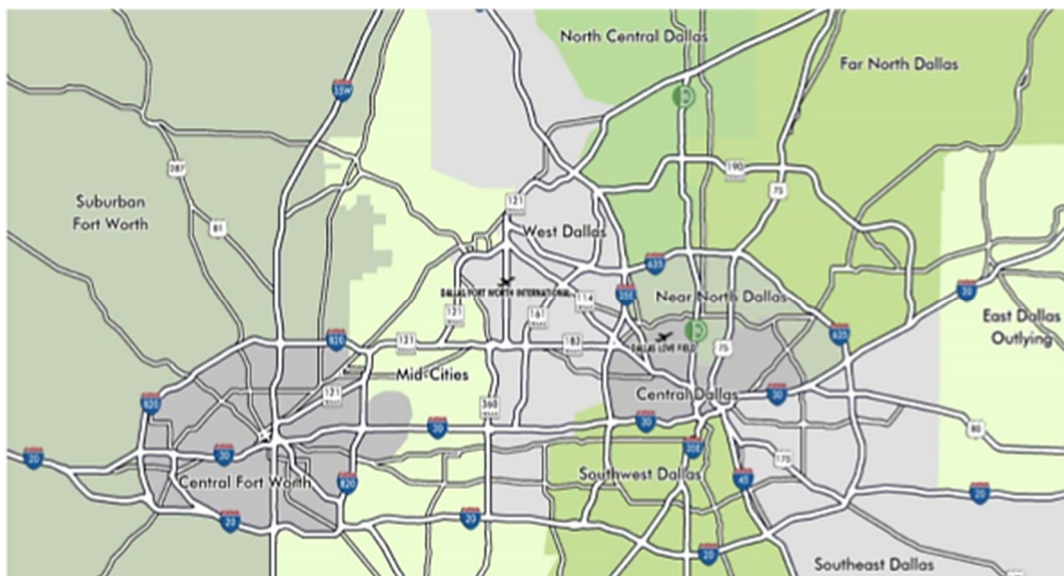


Figure 19: Market Snapshot, 4Q16

Market	Net Rentable Area (SF)	Direct Vacant (SF)	Direct Vacant (%)	Total Vacant (SF)	Total Vacant (%)	Average Asking Rate Annual, NNN (\$/SF)	Qtr. Total Net Absorption (SF)	2016 Total Net Absorption (SF)
Central Dallas	13,879,294	371,811	2.7	373,547	2.7	25.26	282,632	416,653
East Dallas Outlying	3,607,505	60,882	1.7	60,882	1.7	20.25	(29,280)	(12,589)
Far North Dallas	54,868,240	3,592,134	6.5	3,599,237	6.6	14.51	199,844	2,081,683
Near North Dallas	20,887,570	1,005,968	4.8	1,009,140	4.8	16.45	142,058	485,111
North Central Dallas	33,507,776	1,653,904	4.9	1,806,783	5.4	17.24	256,960	919,412
Southeast Dallas	13,472,130	663,902	4.9	663,902	4.9	11.18	34,759	109,261
Southwest Dallas	17,305,531	1,348,457	7.8	1,376,610	8.0	10.64	386,969	812,083
West Dallas	30,676,294	2,068,202	6.7	2,070,027	6.7	13.24	345,084	888,544
Central Fort Worth	24,111,810	1,400,204	5.8	1,425,959	5.9	12.29	182,737	755,927
Mid-Cities	51,277,259	2,744,543	5.4	2,777,003	5.4	13.61	498,722	1,146,109
Suburban Fort Worth	23,365,446	1,098,605	4.7	1,138,228	4.9	13.00	364,415	983,456
TOTAL Dallas	188,204,340	10,765,260	5.7	10,960,128	5.8	15.31	1,619,026	5,700,158
TOTAL Fort Worth	98,754,515	5,243,352	5.3	5,341,190	5.4	13.14	1,045,874	2,885,492
TOTAL DFW	286,958,855	16,008,612	5.6	16,301,318	5.7	14.57	2,664,900	8,585,650

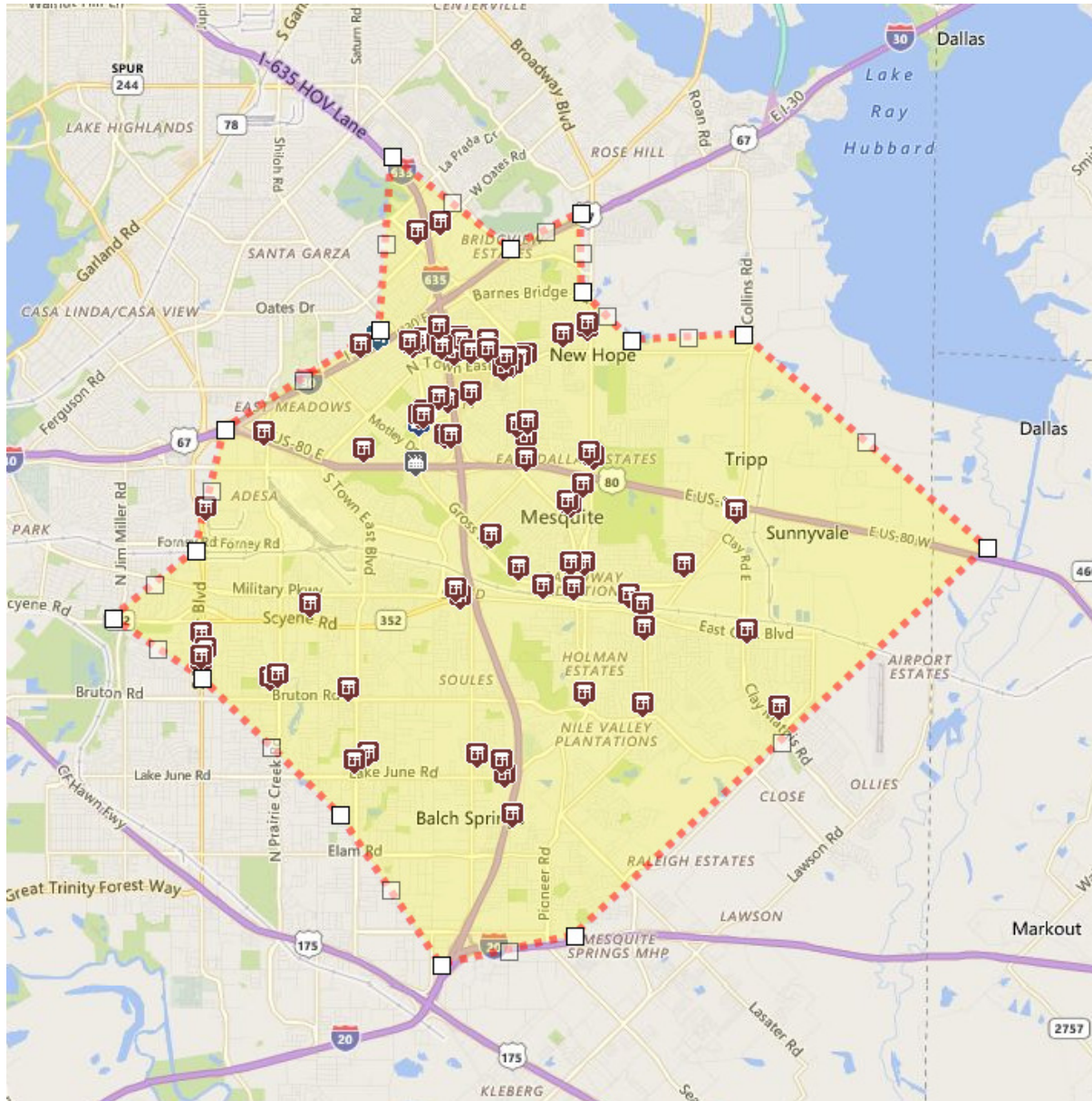
Source: CBRE Research, Q4 2016.

CMA Retail Market

The CMA encompasses a 10-minute drive time from the center of Downtown Mesquite. The CMA includes 13,421,286 square feet of retail space. There is an additional 323,940sf proposed in the CMA which is to be located in Mesquite.

Vacancy is reported at 9.4% (1,264,084sf) which is higher than overall DFW. On average lease rates are at \$12.69psf which is also less than the overall DFW area.

Figure 20: Map of CMA Retail



Summary of CMA Retail

As shown, the majority of the retail space in the CMA is Neighborhood Centers and Big Box Retail. The super-regional is the Town East Mall which is located in Mesquite (1,250,000sf).

Table 29: CMA Retail by Square Footages

Retail Type	SF
Anchored Strip Center	197,462
Automotive	1,004,981
Bank	179,988
Big Box	2,355,978
Community Ctr	1,131,759
Conv/Strip Ctr	1,354,945
Fast Food	290,312
Freestanding	877,272
Gas Station/Conv Store	256,512
General	954,593
Mixed Use	43,868
Neighborhood Ctr	2,582,543
Other	7,696
Outlet Ctr	459,172
Regional Ctr	397,378
Restaurant	400,767
Supr Reg Ctr	1,250,000
Grand Total	13,745,226

Mesquite Retail Market

According to Xceligent, Mesquite includes 486 properties containing 9,925,991 square feet of retail space. Currently there is an additional 323,940sf of space proposed in the market.

On average retail space is 89.1% occupied. Rents for vacant space are averaging \$12.46 NNN per square foot.

Approximately 334,191 square feet of the retail space is restaurants (fast food and full service). Vacancy in restaurant space is approximately 8.74%.

As seen in the table below the majority of the retail space was built in the 1980s. Since 2010, only 89,073 square feet has been added to the market.

Table 30: Construction History

Decade built	# of Buildings	SF
Pre-1960	15	196,347
1960	52	552,819
1970	67	2,518,268
1980	150	3,113,057
1990	78	1,810,713
2000	72	1,524,592
2010	20	89,073
<i>Unknown</i>		121,122
<i>Proposed</i>		323,940

Source: Xceligent

Historical Occupancy By Class

Occupancy in Mesquite has ranged from 82% to 88% over the past six years. By Class, anchored centers have had the highest occupancies as shown in the figure on the following page.

Figure 21: Occupancy By Class, 2010-2016

Survey Period	Anchored	UnAnchored	GroceryAnchor	Overall
4Q 2016	88.3%	87.7%	85.2%	87.8%
3Q 2016	89.2%	87.7%	84.1%	88.1%
2Q 2016	90.1%	87.7%	84.2%	88.6%
1Q 2016	90.3%	87.4%	84.2%	88.6%
4Q 2015	87.6%	84.4%	83.9%	86.3%
3Q 2015	87.9%	84.4%	83.9%	86.4%
2Q 2015	88.6%	86.2%	83.8%	87.3%
1Q 2015	88.5%	86.5%	80.9%	86.9%
4Q 2014	88.5%	86.5%	80.9%	86.9%
3Q 2014	88.0%	85.2%	80.9%	86.2%
2Q 2014	88.0%	85%	80.9%	86.2%
1Q 2014	87.3%	86.4%	81.1%	86.3%
4Q 2013	88.3%	86.6%	81.1%	86.9%
3Q 2013	88.3%	86.6%	81.1%	86.9%
2Q 2013	88.7%	86.3%	81.2%	86.9%
1Q 2013	88.2%	89.4%	80.4%	87.6%
4Q 2012	88.0%	90%	80.4%	87.7%
3Q 2012	87.6%	89.5%	79.9%	87.2%
2Q 2012	87.1%	89%	79.4%	86.7%
1Q 2012	86.6%	88.5%	78.9%	86.3%
4Q 2011	86.2%	88.1%	78.4%	85.8%
3Q 2011	85.7%	87.6%	77.9%	85.3%
2Q 2011	85.2%	87.1%	77.4%	84.8%
1Q 2011	84.8%	86.6%	76.9%	84.3%
4Q 2010	84.3%	86.5%	76.4%	83.8%
3Q 2010	83.8%	86%	75.9%	83.4%
2Q 2010	83.3%	85.5%	75.4%	82.9%
1Q 2010	82.9%	85.1%	74.5%	82.4%

Source: Enriched Data

Historical Rent By Type

Rents in the Mesquite market have fluctuated from an overall \$0.54psf in 2009 to \$1.12psf in 2010. On average, community centers were commanding higher rents in 2010.

Currently, strip centers are averaging \$1.11psf while neighborhood centers are at \$0.98psf and community centers at \$0.54psf.

Figure 22: Historical Rents By Type

Survey Period	Strip Center	Neighborhood	Community	Regional	Overall
4Q 2016	\$1.11	\$0.98	\$0.54	N/A	\$0.83
3Q 2016	\$1.11	\$0.98	\$0.54	N/A	\$0.83
2Q 2016	\$1.11	\$0.98	\$0.54	N/A	\$0.83
1Q 2016	\$1.10	\$0.98	\$0.54	N/A	\$0.83
4Q 2015	\$1.10	\$0.96	\$0.54	N/A	\$0.82
3Q 2015	\$1.07	\$0.96	\$0.54	N/A	\$0.81
2Q 2015	\$1.07	\$0.94	\$0.66	N/A	\$0.86
1Q 2015	\$1.09	\$0.94	\$0.66	N/A	\$0.86
4Q 2014	\$1.09	\$0.94	\$0.66	N/A	\$0.86
3Q 2014	\$1.09	\$0.87	\$0.66	N/A	\$0.84
2Q 2014	\$1.09	\$0.87	\$0.66	N/A	\$0.84
1Q 2014	\$1.10	\$0.95	\$0.66	N/A	\$0.87
4Q 2013	\$1.10	\$0.95	\$0.49	N/A	\$0.76
3Q 2013	\$1.10	\$0.95	\$0.49	N/A	\$0.76
2Q 2013	\$1.05	\$0.68	\$0.55	N/A	\$0.70
1Q 2013	\$1.12	\$0.70	\$0.49	N/A	\$0.66
4Q 2012	\$1.13	\$0.77	\$0.58	N/A	\$0.74
3Q 2012	\$1.08	\$0.77	\$0.66	N/A	\$0.78
2Q 2012	\$1.07	\$0.78	\$0.66	N/A	\$0.78
1Q 2012	\$1.07	\$0.83	\$0.66	N/A	\$0.80
4Q 2011	\$1.04	\$0.81	\$0.58	N/A	\$0.74
3Q 2011	\$1.03	\$0.80	\$0.58	N/A	\$0.74
2Q 2011	\$1.07	\$0.80	\$0.99	N/A	\$0.94
1Q 2011	\$1.10	\$0.81	\$0.99	N/A	\$0.95
4Q 2010	\$1.13	\$0.81	\$1.22	N/A	\$1.04
3Q 2010	\$1.14	\$0.83	\$1.41	N/A	\$1.12
2Q 2010	\$1.15	\$0.86	\$1.53	N/A	\$1.12
1Q 2010	\$1.22	\$0.89	\$1.07	N/A	\$0.99

Source: Enriched Data

Shopping in Mesquite

The Rows of Texas

This 4-mile stretch of shopping, dining and entertainment along IH 635 has one of the highest concentrations of retail stores in the area. Retail Row, which includes Town East Boulevard and Town Centre Drive, boasts more than 3 million square feet of shopping choices, including Best Buy, Super Target, Academy Sports and Outdoors, and more.

Town East Mall

Anchored by Dick's Sporting Goods, Dillard's, Macy's, JCPenney and Sears, Town East Mall has almost 200 stores with 1,250,000sf and is one of the largest regional malls in the eastern Dallas area. Charming Charlie, Torrid, and Forever 21 are a few of the tenants.

Recent Retail Development Activity:

The City of Mesquite reports the following development activity in 2016.

Vista Crossing, the 230,000-square foot retail center has undergone redevelopment. The major anchors, Hobby Lobby and Mardel are joined by El Rio Grande Latin Market and DD's Discount Store.

Market East Shopping Center was recently purchased by Fidelis Realty Partners. Fidelis services properties in 9 cities throughout Texas, New Mexico and Louisiana. With many retail partners and plans to add approximately 125,000 square feet to the center, the City is excited to see this next stage of Market East.

In the Development Review process 4Q16:

Market East Phase I, 1519 Town East Blvd. – new building for retail lease space.

Market East Phase 2, Emporium Circle – new building for retail lease space.

Building Permits Issued:

Towne Crossing Shopping Center, 2021 N. Town East Blvd. – over 16,000 square feet of façade remodel, redesigned and upgraded, permit valuation \$248,000.

Fitness Connection, 2021 N. Town East Blvd. Suite 700, Towne Crossing Shopping Center – approximately 63,000 square foot fitness concept including smoothie bar, permit valuation \$2.3 million.

AMC Mesquite 30, 19919 IH-635 – approximately 8,000 square foot remodel, permit valuation \$400,000. e.

Gatti's Pizza, 2021 N. Town East Blvd, Suite 900, Towne Crossing Shopping Center – approximately 12,000 square foot pizza and family entertainment venue, permit valuation \$650,000.

Walmart Neighborhood Market, 1951 Military Pkwy. – under construction. The store is anticipated to open summer of 2017, permit valuation \$2.8 million.

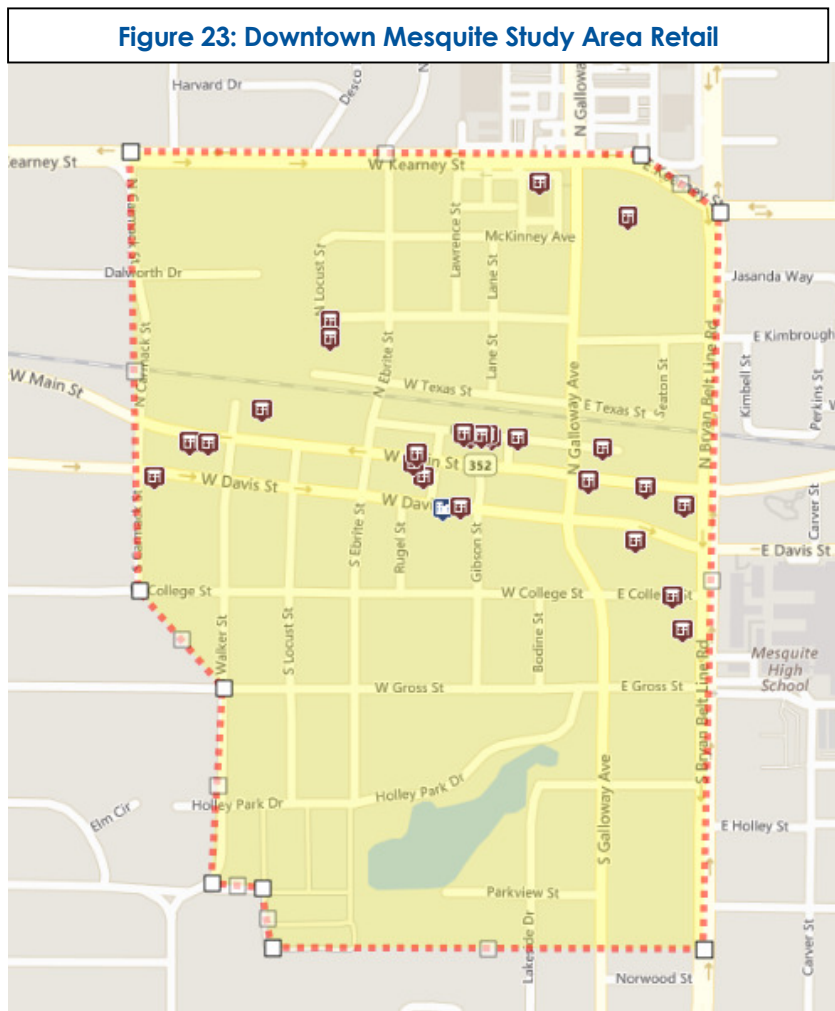
Retail Inventory

A list of retail in the City of Mesquite is found in Appendix A.

Downtown Mesquite Study Area

The Downtown Mesquite Study Area includes 282,753 sf pf retail space. Free standing retail buildings, restaurants, and converted residences consist of 198,544 square feet. Automotive retail consists of automotive service, automotive sales, and car wash (84,209sf). The majority of the retail space is centrally located in the downtown study area.

Vacancy is at 2.16% or 4,201 square feet. Reported rents are \$10.90psf NNN. Interviews with tenants reported rents as low as \$7.50psf in some spaces NNN.



Source: Xceligent

Retail space occupies 9.4% of the total land uses in the study area.

Table 31: Study Area Retail

Business Name	Address		Retail Type	SF
DWIGHT DONS AUTO CARE	103	E MAIN ST	AUTOMOTIVE SERVICE	6903
JIFFY LUBE	110	S GALLOWAY AVE	AUTOMOTIVE SERVICE	3704
OSWALTS CAR REPAIR	315	W MAIN ST	AUTOMOTIVE SERVICE	1248
G J AUTOMOTIVE	222	W DAVIS ST	AUTOMOTIVE SERVICE	3200
FERRYS CYLINDER HEAD AND BLOCK REPAIR	112	E DAVIS ST	AUTOMOTIVE SERVICE	2352
AFFORDABLE KAR KARE	222	S GALLOWAY AVE	AUTOMOTIVE SERVICE	3920
FIRESTONE CENTER	120	E DAVIS ST	AUTOMOTIVE SERVICE	7810
3M TIRES	201	N GALLOWAY AVE	AUTOMOTIVE SERVICE	3360
3M TIRE INC	111	TEXAS ST	AUTOMOTIVE SERVICE	4480
MIRACLE DENT REPAIR	115	W TEXAS ST	AUTOMOTIVE SERVICE	5320
MIRACLE DENT REPAIR	125	TEXAS ST	AUTOMOTIVE SERVICE	2850
BLAIR'S TRANSMISSIONS	405	W TEXAS ST	AUTOMOTIVE SERVICE	6080
MAC MOTORS	412	W KIMBROUGH ST	AUTOMOTIVE SERVICE	3200
AUTO REPAIR WELDING SHOP	411	TEXAS ST	AUTOMOTIVE SERVICE	2900
PHILLIPS AUTO	211	N GALLOWAY AVE	AUTOMOTIVE SERVICE	1634
LANGLEY AUTOMOTIVE	133	E DAVIS ST	AUTOMOTIVE SERVICE	3120
TRIPLE A BRAKE	111	E DAVIS ST	CONVERTED SERVICE STATION	1300
TRIPLE A MUFFLER SHOP	112	E MAIN ST	CONVERTED SERVICE STATION	1100
H J TIRES	207	S GALLOWAY AVE	CONVERTED SERVICE STATION	1171
H & J ALIGNMENT	104	E DAVIS ST	CONVERTED SERVICE STATION	1161
SALON K	202	S CARMACK ST	CONVERTED RESIDENCE (FRAME EXTERIOR)	844
KENNETH WRIGHT PAINTING	619	W DAVIS ST	CONVERTED RESIDENCE (FRAME EXTERIOR)	1524
WELLS FARGO	110	W DAVIS ST	DRIVE-IN BANK	603
COUNTRY BURGER	308	S GALLOWAY AVE	FAST FOOD RESTAURANT	3400
JACK IN THE BOX	311	S GALLOWAY AVE	FAST FOOD RESTAURANT	3228
WHATABURGER	128	E KEARNEY ST	FAST FOOD RESTAURANT	1946
BARBER/TAXIDERMY/INCOME TAX	103	W MAIN ST	FREE STANDING RETAIL STORE	2698
METZGER TROPHIES & ENGRAVING	105	W MAIN ST	FREE STANDING RETAIL STORE	1775
BARBERS INK	111	W MAIN ST	FREE STANDING RETAIL STORE	440
UNOCCUPIED	117	W MAIN ST	FREE STANDING RETAIL STORE	2201
WINDSOR FLORIST	201	W MAIN ST	FREE STANDING RETAIL STORE	2000
203 W MAIN	203	W MAIN ST	FREE STANDING RETAIL STORE	2000
NATIONWIDE	205	W MAIN ST	FREE STANDING RETAIL STORE	4000
SM ARCHITECTS	207	W MAIN ST	FREE STANDING RETAIL STORE	4000
TEMPLE OF PRAISES	211	W MAIN ST	FREE STANDING RETAIL STORE	2000
MYSTIC COIFFURES	213	W MAIN ST	FREE STANDING RETAIL STORE	2000
PAUL S CARROLL INS	215	W MAIN ST	FREE STANDING RETAIL STORE	1972
ITS A BLING THING	217	W MAIN ST	FREE STANDING RETAIL STORE	1972
UNOCCUPIED	221	W MAIN ST	FREE STANDING RETAIL STORE	2000
HANBY RAMEY KING INSURANCE AGENCY	307	W MAIN ST	FREE STANDING RETAIL STORE	3000

City of Mesquite Downtown Market Analysis

Business Name	Address		Retail Type	SF
CRUMPTON PRINTING	311	W MAIN ST	FREE STANDING RETAIL STORE	2400
MC WHORER GREENHAW MUSIC	105	S BROAD ST	FREE STANDING RETAIL STORE	1200
MCWHORTER GREENHAW	105	S BROAD ST	FREE STANDING RETAIL STORE	4654
VFW POST	505	W MAIN ST	FREE STANDING RETAIL STORE	10623
GRISHAM PHOTOGRAPHY	313	S BRYAN-BELT LINE RD	FREE STANDING RETAIL STORE	1980
SW AMUNITION /IMAGE MAKER FAMILY HAIR SALON	206	W DAVIS ST	FREE STANDING RETAIL STORE	2232
ABOGADOS/ATTORNEYS	202	W DAVIS ST	FREE STANDING RETAIL STORE	2952
PAT COOPER BOOKKEEPING	212	W DAVIS ST	FREE STANDING RETAIL STORE	2250
HERITAGE BLDG	210	W DAVIS ST	FREE STANDING RETAIL STORE	6596
PAPERBACKS PLUS	108	E DAVIS ST	FREE STANDING RETAIL STORE	3920
PAPERBACK PLUS EXTENSION	106	E DAVIS ST	FREE STANDING RETAIL STORE	720
HAIR AFFAIR	136	E MAIN ST	FREE STANDING RETAIL STORE	1320
DICKSON BROS INC	204	N GALLOWAY AVE	FREE STANDING RETAIL STORE	16000
CHARLIE ANGEL SALON	205	N GALLOWAY AVE	FREE STANDING RETAIL STORE	1250
REGIAS SALON	303	N GALLOWAY AVE	FREE STANDING RETAIL STORE	3008
USA FINANCE	305	S BRYAN-BELT LINE RD	FREE STANDING RETAIL STORE	3000
SHEARER ELECTRIC	612	W MAIN ST	FREE STANDING RETAIL STORE	1749
WALGREENS 3822	401	N GALLOWAY AVE	FREE STANDING RETAIL STORE	17768
ELLIOTTS HARDWARE	116	E KEARNEY ST	FREE STANDING RETAIL STORE	28942
SHIPLEYS DONUTS	405	W MAIN ST	FREE STANDING RETAIL STORE	1976
DOS PANCHAS RESTAURANT	103	S BROAD ST	RESTAURANT	4402
JOES PIZZA AND PASTA	302	S GALLOWAY AVE	RESTAURANT	2076
MESQUITE BBQ	145	E DAVIS ST	RESTAURANT	2160
BRAUMS ICE CREAM	219	N GALLOWAY AVE	RESTAURANT	3182
SHIRLEY ROBERTS REAL ESTATE	138	E MAIN ST	RETAIL STRIP	2676
RUTHERFORD BLDG	130	E MAIN ST	RETAIL STRIP	4499
RUTHERFORD BLDG	130	E MAIN ST	RETAIL STRIP	5528
PARKS MARTIAL ARTS	120	E MAIN ST	RETAIL STRIP	2379
417 N BRYAN BELT LINE RETAIL	417	N BRYAN-BELT LINE RD	RETAIL STRIP	6150
MIKE COONEY AUTO SALES	317	W DAVIS ST	SALES OFFICE	2750
MOORES CAR CORNER	108	S WALKER ST	SALES OFFICE	900
RONNIE MACS AUTO SALES	506	W MAIN ST	SALES OFFICE	1720
MITZIE MOTORS	601	W MAIN ST	SALES OFFICE	1700
VEHICLES YOU DESERVE	621	W MAIN ST	SALES OFFICE	1012
MESQUITE AUTOPLEX	611	W MAIN ST	SALES OFFICE	1250
ORLY S AUTO SALES	608	W DAVIS ST	SALES OFFICE	1584
MIKE COONEY AUTO SALES	612	W DAVIS ST	SALES OFFICE	660
KOIN KAR WASH	209	S BRYAN-BELT LINE RD	SELF SERVE CAR WASHES	3900
THE GATHERING	214	W DAVIS ST	THEATER	4960

Consumer Buying Power

A critical factor in consideration for commercial/retail development is the buying power from the market area. EBI is roughly the level of disposable or expendable income after taxes from consumers in the market area.

The CMA trade area households have a median effective buying power of \$40,965 per household, which is quite moderate. As a comparison, Dallas County has an estimated median EBI of \$46,170 which is higher than the CMA and the City, but lower than the study area.

Table 32: CMA Households by Effective Buying Income

EBI Bracket	DT Study Area	City of Mesquite	CMA
Total Households	112	51,850	78,664
Less than \$15,000	10.13%	8.37%	11.93%
\$15,000 to \$24,999	12.18%	12.88%	14.55%
\$25,000 to \$34,999	11.75%	14.71%	15.62%
\$35,000 to \$49,999	20.89%	19.35%	19.88%
\$50,000 to \$74,999	23.22%	20.86%	19.04%
\$75,000 to \$99,999	14.89%	13.61%	10.97%
\$100,000 to \$124,999	3.41%	5.28%	4.07%
\$125,000 to \$149,999	1.45%	2.42%	1.94%
\$150,000 to \$199,999	1.10%	1.60%	1.26%
\$200,000 to \$249,999	0.29%	0.21%	0.17%
\$250,000 to \$499,999	0.65%	0.60%	0.50%
\$500,000 or more	0.05%	0.10%	0.08%
2017 Average Effective Buying Income	\$53,470	\$55,791	\$50,183
2017 Median Effective Buying Income	\$46,447	\$45,880	\$40,965

Source: PCensus for Map Info

Psychographic Analysis of Trade Area

Psychographic analysis is used to identify consumer segments and match retail demand categories in the trade area(s). CDS has broken down the market area resident population in the CMA utilizing a consumer segmentation methodology. This system is used to understand and profile the population in the market area for the purpose of targeting the largest consumer lifestyle segments. Every household is defined in terms of 66 demographically and behaviorally distinct groups. Specific lifestyle segments will be quantified and ranked for the trade area. The top segments are correlated to likes, dislikes and purchase behavior relative to retail goods and services.

The top five Prizm categories accounting for 61.2% of the CMA households are defined below and their general demographic and lifestyle traits follow.

Figure 24: PRIZM Household Segments

CMA – 2017 Households 78,664	
Households by PRIZM Segment	Share % of Households
42 Multi Culti Mosaic	28.02%
An immigrant gateway community, Multi-Culti Mosaic is the urban home for a mixed populace of Hispanic, Asian, and African-American singles and families. This segment is characterized by many first-generation Americans who are striving to improve their economic status.	
56 Multi Culti Families	11.15%
Multi-Culti Families are middle age, urban households with moderate means. Often bilingual, they enjoy a wide variety of media and are average in their overall use of technology.	
63 Low Rise Living	10.53%
The most economically challenged urban segment, Low-Rise Living is home to mostly middle-aged, ethnically diverse singles and single parents. Unlike their low-income peers, they rank above average in their use of technology - perhaps influenced by their urban, fast-paced environment.	
30 Pools and Patios	5.83%
Pools & Patios is a segment of middle-aged suburban families. In these stable neighborhoods graced with backyard pools and patios, residents work as white-collar managers and professionals, and are now at the top of their careers. They are above average technology users, often researching products and shopping online.	
35 Urban Achievers	5.69%
Urban Achievers are midscale, middle aged, ethnically diverse homeowners in urban neighborhoods with established careers and college degrees. They are active participants in their communities and strong supporters of their local professional sports teams.	

Retail Establishments

According to Nielsen Business Facts, there are 6,201 business establishments in the CMA, 1,036 are retail related and 415 food related businesses. Average daytime population is 73,708 in the CMA. As seen, motor vehicles and parts dealers had the largest sales in 2017 followed by general merchandise stores, building materials, and food services.

Table 33: CMA Retail Establishments

	NAICS Code	Total Establishments	Total Employees	Sales (\$ Thousands)	Establishments with 100 or more Employees
Total Businesses	All	6,201	73,708	\$16,291,420	111
Retail Trade	44-45	1,036	13,141	\$3,647,360	30
Motor Vehicle and Parts Dealers	441	142	1,953	\$846,090	3
Furniture and Home Furnishing Stores	442	59	520	\$132,671	2
Electronics and Appliance Stores	443	49	355	\$100,931	1
Building Material and Garden Equipment and Supplies Dealers	444	86	1,282	\$508,075	5
Food and Beverage Stores	445	138	2,068	\$455,247	7
Health and Personal Care Stores	446	96	668	\$173,489	0
Gasoline Stations	447	57	240	\$275,416	0
Clothing and Accessories Stores	448	147	1,573	\$275,875	2
Sporting Goods, Hobby, Musical Instrument and Book Stores	451	60	605	\$114,799	0
General Merchandise Stores	452	78	3,255	\$554,896	10
Miscellaneous Store Retailers	453	111	591	\$198,694	0
Nonstore Retailers	454	13	30	\$11,175	0
Food Services and Drinking Places	722	415	7,415	\$453,502	9
Daytime Population		73,708			

Retail Sales Trends

The CMA is defined as a 10-minute drive time (red boundary) from downtown Mesquite.

CDS examined the performance of recent retail sales in the CMA using ZIP Codes 75150, 75182, 75149, 75180 and 75227. These boundaries are slightly larger than the CMA. Unfortunately, the ZIP Code level is the smallest geography to which the research effort for this study has access from the State Comptroller's office.

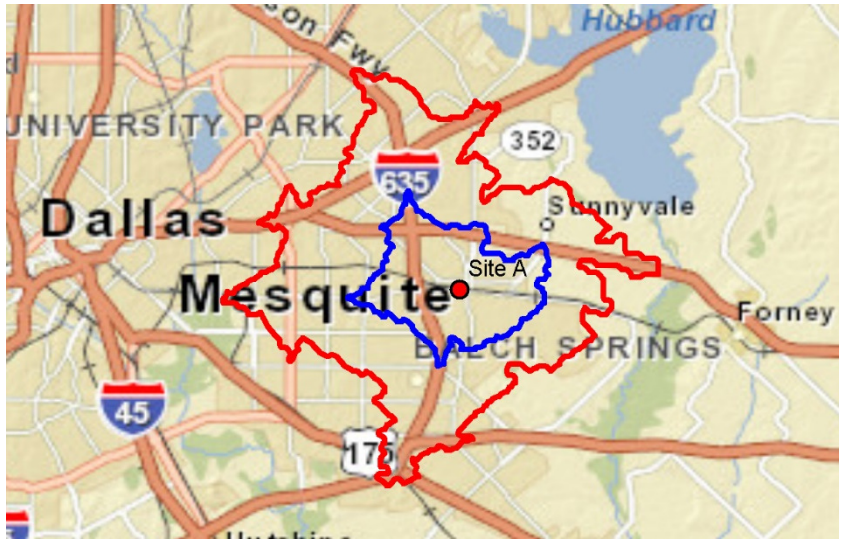
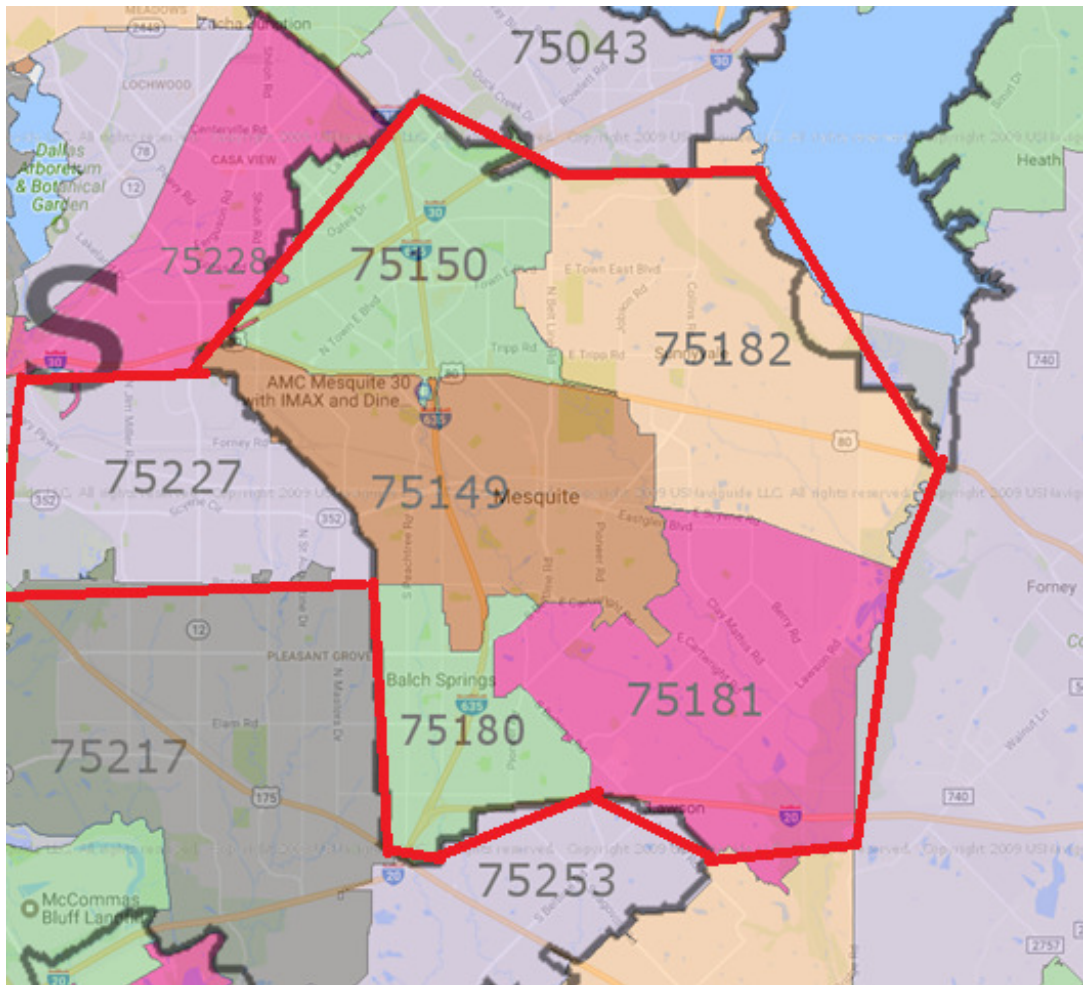


Figure 25: CMA Zip Code Map



City of Mesquite Downtown Market Analysis

CDS used quarterly sales in fourteen selected key retail NAICS (North American Industrial Classification System) categories. The categories were selected because they are typical retail businesses and because they had the most significant levels of sales in the ZIP Code.

The analysis shows that sales increased \$399,685,060 from 2010 to 2015. The largest increase in sales was in Building Materials/Garden Supplies (\$114,686,184), followed by General Merchandise (\$79,525,334), and Food and Beverage Stores (\$73,984,985). The CMA showed losses in Electronics (\$20,339,690), Health and Personal (\$40,236,097), Food Services/Drinking Places (\$66,376,990).

In 2015, Building Materials/Garden Supplies dominated in sales within the CMA. General Merchandise has the second highest sales followed closely by Food and Beverage stores (grocery stores and convenience stores). General Merchandise category includes stores such as Walmart, Target, and Dollar stores.

It is also notable that Food Services/Drinking Places spending has significantly decreased (\$66,376,990). This could be attributed to the recent downturn in the economy and discretionary spending diminished.

Also, Accommodations (hotels) which are only located in Mesquite currently (75149 and 75150) have decreased by \$62,726. It should be noted that this category has the lowest reported sales in both 2010 and 2015; both years below \$500,000.

Table 34: CMA 2010 Sales

NAICS	2010					
	75149	75150	75180	75182	75227	CMA
441 Motor Vehicle Parts	21,513,777	150,925,717	5,742,371	9,309,870	26,458,453	213,950,188
442 Furniture and Home Furnishings	5,165,596	61,121,460	1,279,355	-	4,074,198	71,640,609
443 Electronics	17,705,156	56,722,603	468,926	214,268	8,247,876	83,358,829
444 Building Materials/Garden	50,835,827	98,838,654	41,175,682	23,266,447	22,621,426	236,738,036
445 Food/Beverage Stores	69,681,326	70,985,850	77,615,116	-	44,249,292	262,531,584
446 Health/Personal Care	37,095,603	51,952,950	2,856,272	9,811,230	75,339,948	177,056,003
447 Gasoline Stations	71,627,575	60,457,024	48,735,096	-	10,949,059	191,768,754
448 Clothing and Accessories	3,399,930	142,956,942	2,193,674	69,959	6,791,612	155,412,117
451 Sporting Goods/Hobby/Book	46,626,616	64,492,832	632,248	1,405,169	1,614,245	114,771,110
452 General Merchandise	118,723,065	227,608,977	97,637,605	2,264	4,369,839	448,341,750
453 Miscellaneous Retailers	42,754,374	43,108,635	5,974,762	6,201,998	6,907,946	104,947,715
454 Nonstore retailers	1,451,570	960,915	41,781	1,577,040	1,153,484	5,184,790
721 Accommodation	448,289	14,967	-	-	-	463,256
722 Food Services/Drinking Places	73,747,111	150,687,521	22,482,152	2,584,203	12,973,995	262,474,982
TOTAL	560,775,815	1,180,835,047	306,835,040	54,442,448	225,751,373	2,328,639,723

Source: State of Texas, Office of the Comptroller; CDS

Table 35: CMA 2015 Sales

NAICS	2015					
	75149	75150	75180	75182	75227	CMA
441 Motor Vehicle Parts	23,650,297	173,068,479	9,612,872	1,925,213	32,747,366	241,004,227
442 Furniture and Home Furnishings	41,804,352	81,690,758	2,704,240	-	2,604,912	128,804,262
443 Electronics	2,936,503	51,570,754	1,144,830	-	7,367,052	63,019,139
444 Building Materials/Garden	53,219,092	128,784,492	46,595,812	65,489,567	57,335,257	351,424,220
445 Food/Beverage Stores	102,185,822	95,482,383	82,521,860	-	56,326,504	336,516,569
446 Health/Personal Care	44,343,021	67,741,179	2,652,692	13,014,166	9,068,848	136,819,906
447 Gasoline Stations	77,150,492	78,413,232	66,063,333	-	18,943,243	240,570,300
448 Clothing and Accessories	1,898,525	194,392,976	1,906,893	358,094	6,050,788	204,607,276
451 Sporting Goods/Hobby/Book	42,662,459	80,869,744	727,074	1,441,922	1,706,224	127,407,423
452 General Merchandise	125,595,590	268,229,292	101,794,137	-	32,248,065	527,867,084
453 Miscellaneous Retailers	51,789,562	53,526,568	5,759,429	15,353,220	9,482,261	135,911,040
454 Nonstore retailers	1,650,756	1,289,672	70,380	3,647,803	31,216,204	37,874,815
721 Accommodation	342,288	58,242	-	-	-	400,530
722 Food Services/Drinking Places	98,126,587	36,631,960	36,631,960	5,867,561	18,839,924	196,097,992
TOTAL	667,355,346	1,311,749,731	358,185,512	107,097,546	283,936,648	2,728,324,783

Source: State of Texas, Office of the Comptroller; CDS

Retail Surplus/Leakage

The comparison of some categories presents a very superficial look at the potential retail leakages or surpluses. The aggregate expenditure estimates for the CMA are less across the board with the exception of Food and Drinking Places which includes restaurants and bars. This indicates that residents from other areas are shopping in the CMA, thus there is surplus in the market.

The category representing the highest surplus is Building Materials/Garden Supplies (\$300,796,985) followed by General Merchandise Stores (\$297,428,809). Automotive parts and supplies is not far behind at \$203,521,220 surplus.

The leakage of Food and Drinking Places (\$9,051,596) indicates that residents are going outside the CMA to other restaurants and bars. This category includes full service restaurants, fast food restaurants, eating places and drinking places.

Table 36: Comparison of CMA 2015 Retail Sales with Expected Household Expenditures By Zip Codes

BUSINESS CATEGORY DESCRIPTION	Actual 2015 Sales	Aggregate Expenditure Estimate 2016	Surplus or (Leakage)
Furniture and Home Furnishings Stores	\$132,351,998	\$42,994,398	\$85,809,864
Building Materials and Garden Equipment	\$354,495,728	\$50,627,235	\$300,796,985
Food and Drinking Places	\$199,444,861	\$205,149,588	(\$9,051,596)
Health and Personal Care Stores	\$156,040,472	\$132,935,886	\$3,884,020
Clothing and Clothing Accessories Stores	\$229,975,201	\$63,022,358	\$141,584,918
Food and Beverage Stores	\$338,735,396	\$294,590,577	\$41,925,992
General Merchandise Stores	\$544,171,336	\$230,438,275	\$297,428,809
Automotive Parts/Tire Stores	\$242,158,665	\$37,483,007	\$203,521,220
Sporting Goods/Hobby/Book	\$148,575,123	\$19,584,216	\$107,823,207

Sources: Texas Comptroller of Public Accounts for 4Q2015; PCensus for MapInfo; CDS

Estimating Supportable CMA Retail Space

Using a rough “rule of thumb” from the Dollars & Cents of Retail Shopping Centers, published by the Urban Land Institute, it is possible to estimate the net annual increase of retail space. According to that source, the average retail sales per square foot is approximately \$300. Therefore the sales growth of retail sales of \$193 million would equate to a demand, in the CMA, for 645,004 square feet of new retail space of all types over the next 5 years.

The following table represents the number of supportable new establishments that could likely succeed if there were no leakage of future expenditures from the CMA.

Table 37: CMA Opportunity Analysis

Retail Store Type	2017 Aggregate Expenditures	2022 Aggregate Expenditures	Total Expected Sales Growth	Sales/SF	Additional SF of Demand	Sf/Store	Total # of New Stores
TOTAL SPECIFIED CONSUMER EXPENDITURES (CMA)	\$4,920,067,209,960	\$5,461,924,949,383	\$541,857,739,423				
All Retail Stores*	\$1,534,306,003	\$1,727,807,429	\$193,501,426	\$300.00	645,005		
Grocery Stores	\$263,458,056	\$289,640,598	\$26,182,542	\$472.63	55,398	44,094	1
Health & Personal Care Stores	\$140,803,020	\$156,190,016	\$15,386,996	\$429.47	35,828	13,078	3
Building Materials/Garden Equipment	\$82,483,872	\$95,208,411	\$12,724,539	\$388.65	32,740	116,826	0
Hardware Stores	\$13,086,620	\$14,922,254	\$1,835,634	\$144.44	12,709	6,561	2
Home Centers	\$57,954,771	\$66,779,110	\$8,824,339	\$388.65	22,705	3,700	6
General Merchandise Stores	\$259,517,641	\$295,229,890	\$35,712,249	\$169.10	211,190	8,000	26
Department Stores (exc. anchors)	\$68,858,296	\$78,892,330	\$10,034,034	\$243.25	41,250	20,000	2
Full-Service Restaurants	\$92,315,553	\$101,263,908	\$8,948,355	\$308.18	29,036	4,416	7
Fast Food Restaurants	\$94,959,190	\$102,850,063	\$7,890,873	\$246.32	32,035	1,710	19
Eating Places	\$187,274,748	\$204,113,973	\$16,839,225	\$289.57	58,153	4,416	13
Drinking Places	\$11,546,371	\$12,961,855	\$1,415,484	\$396.27	3,572	3,196	1
Furniture Stores	\$18,983,832	\$21,969,871	\$2,986,039	\$263.98	11,312	7,360	2
Other Home Furnishing Stores	\$10,285,098	\$12,274,033	\$1,988,935	\$216.13	9,202	4,854	2
Household Appliance Stores	\$7,283,674	\$9,044,849	\$1,761,175	\$302.00	5,832	1,800	3
Clothing & Clothing Accessory Store	\$78,771,427	\$89,794,789	\$11,023,362	\$268.71	41,023	6,500	6

City of Mesquite Downtown Market Analysis

Retail Store Type	2017 Aggregate Expenditures	2022 Aggregate Expenditures	Total Expected Sales Growth	Sales/SF	Additional SF of Demand	Sf/Store	Total # of New Stores
Clothing Accessory Stores	\$2,297,826	\$2,663,202	\$365,376	\$155.59	2,348	2,948	1
Shoe Stores	\$15,274,390	\$17,172,717	\$1,898,327	\$141.51	13,415	2,950	5
Jewelry Stores	\$3,187,460	\$4,345,976	\$1,158,516	\$317.37	3,650	1,494	2
Office Supplies & Stationery Stores	\$4,245,137	\$5,032,467	\$787,330	\$219.40	3,589	1,779	2
Gift, Novelty, & Souvenir Shops	\$2,360,833	\$2,761,988	\$401,155	\$145.43	2,758	4,000	1
Hobby, Toy, & Game Shops	\$4,748,863	\$5,854,520	\$1,105,657	\$194.92	5,672	1,700	3
Sew/Needlework/Piece Goods Stores	\$1,004,756	\$1,122,753	\$117,997	\$139.42	846	2,262	0
Florists	\$800,117	\$939,156	\$139,039	\$264.55	526	1,445	0
Book Stores	\$3,410,706	\$4,020,905	\$610,199	\$246.02	2,480	4,120	1
Sporting Goods, Hobby, Book & Music	\$19,414,340	\$23,598,790	\$4,184,450	\$220.60	18,968	4,000	5
Sporting Goods Stores	\$9,363,511	\$11,425,076	\$2,061,565	\$220.87	9,334	3,850	2
Luggage & Leather Goods Stores	\$771,652	\$947,472	\$175,820	\$245.69	716	1,485	0
Automotive Part, Accessories, & Tire	\$38,565,195	\$42,565,846	\$4,000,651	\$172.90	23,139	5,600	4

Source: PCensus for MapInfo, Urban Land Institutes Dollars & Cents of Shopping Centers, CDS Market Research

General Merchandise stores has the most potential for growth with an estimated 26 additional stores (8,000sf on avg.) supportable in the market by 2022. Fast Food restaurants and Eating places are the next highest in support.

Study Area Absorption

The majority of retail space in the study area is clustered around the Town East area. Approximately 74% of the retail supply in the CMA is located in the City of Mesquite.

The previous example indicated that the CMA is projected to have retail sales growth of \$193 million which would equate to a demand, in the CMA, for 645,005 square feet of new retail space of all types over the next 5 years. CDS will estimate the 2027 sales growth at the same 12.6% which will be a conservative estimate. However, an estimated 323,940sf is under construction or proposed which decreases the amount of projected development.

In our estimates, we will assume the study area could absorb 5% (currently 1.3%) of the projected retail demand for Mesquite or 11,880 square feet from 2017 to 2022. Assuming 12.6% increase in sales over the following 5-year period, continued growth in the retail market at the conservative estimate of 5% for the study area over the next ten years would equate to an additional 26,874sf from 2022-2027. (Any planned or proposed retail would need to be deducted from the estimate along with any recent construction from 2017 forward).

Table 38: Projected Development

	2022	2027
CMA 5-Yr Term	645,005	726,350
Less U/C and Proposed	323,904	0
Estimated SF	321,101	726,350
Mesquite Absorption (74%)	237,614	537,499
Study Area Absorption (5%)	11,880	26,874

Market Conditions and Recommendations for Retail Uses in the Study Area

- Based on CDS experience, the retail space should be marketed to eating and drinking places, family entertainment and music venues to name a few. This will attract locals as well as others in the DFW area.
- Based on the opportunity analysis in this report, the area is lacking in general merchandise stores, fast food restaurants and eating places.
- Based on the leakage report, \$9,051,596 is being spent outside the CMA for Food and Beverages; more restaurant choices in the study area could capture some of this loss.
- Based on the survey, overwhelmingly respondents agreed that Restaurants (fast casual and full service) and Retail should be encouraged in the downtown – 81%, 93%, and 91%, respectively
- The survey also suggested: coffee shop, women’s clothing boutique, movie theatre, ice cream shop, tea room, Starbuck’s, bookstore, comedy club, museum, sports bar, chick-fil-a, wine shop, dog park, candy store, and craft brewery.
- The phenomenon of pioneering local businesses such as bars or restaurants investing in the study area, has not happened. It is more likely to occur with incentives from the City.
- Independent local businesses serving the area’s moderate income population will generally prefer the lower-rent, often aged, retail space in the downtown area over more expensive newer space, which will attract the limited set of regional and national chains that target such demographics. Increasing population growth will

help mitigate this situation over time as associated retail demand increases, along with the ability of local businesses to pay higher rents.

- Development of retail and services will likely be restricted to local operations filling the immediate needs of the residents such as food and drink, and services such as nail/spa (53% of survey respondents), dry cleaners, and pet care (35.8% of respondents). A health food store, tailor, and butcher were also suggested in the survey.
- Careful tenant selection, combined with efforts to keep lease rates affordable, will help to curate a retail and dining environment that grows in value. Given that dining uses have become popular as retail anchors, CDS would suggest seeking out a café which can offer a reliable, moderately-priced but reasonable quality evening service in order to establish commercial activity after 5:00 p.m.
- Would a slightly more upscale dining / drinking establishment be possible? Possibly with incentives from the City to entice the tenant to the area. This would be a major jump start for the downtown and a major investment to the City. However, it would be a catalyst for the entire area.
- Sweetie Pie's (Vinyard family restaurant, owner of Babe's) is a new endeavor currently only located in Decatur, Texas. Since Babe's is in Garland, the 20-mile radius would not allow a Babe's in Mesquite. However, the City might be able to entice Sweetie Pie's if they were to build a facility/provide grease trap as Decatur reportedly did.

OFFICE MARKET

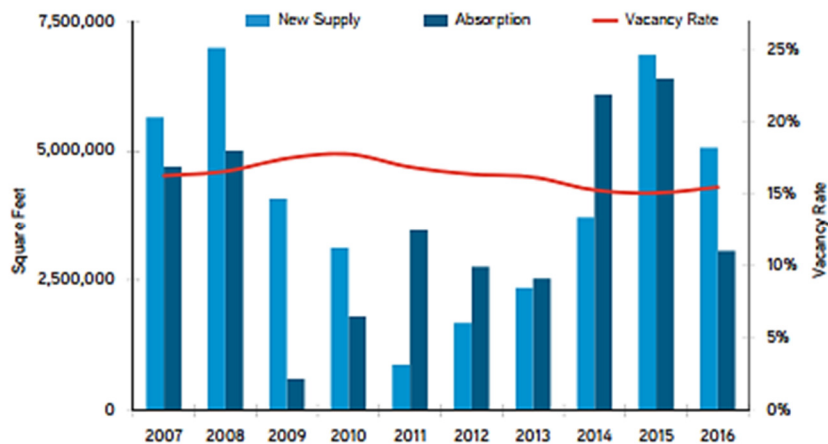
DFW Overview

After seeing over 6.4 million square feet of absorption in 2015, the highest in almost a decade - absorption slowed considerably in 2016, totaling just over 3 million square feet – less than half of the prior two years, according to Colliers.

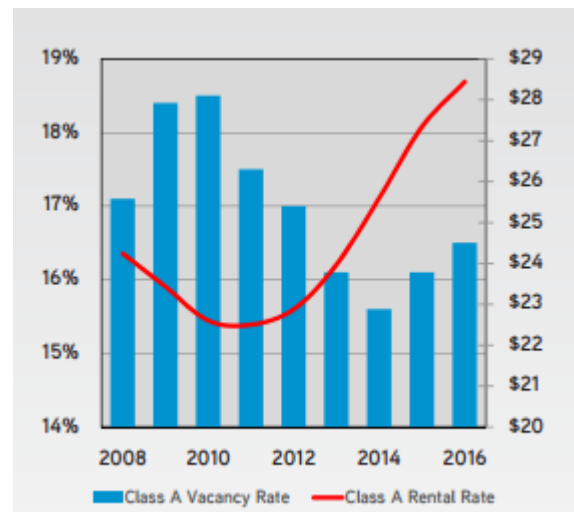
Net absorption in 2017 should significantly outpace 2016 due to major move-ins including Toyota’s North American Headquarters, Liberty Mutual, TD Ameritrade, and McKesson. Toyota’s headquarters alone will account for 2 million Office Market square feet of absorption.

The vacancy rate was flat at 15.5% from Q3 to Q4 and has held relatively steady throughout 2016. Year-over-year vacancy increased 0.4% from 15.1%. Class A vacancy decreased 0.2% to 16.5% in Q4 and Class B vacancy increased 0.1% to 15.5%.

Figure 26: DFW Overview



Rates continued their climb in Q4, increasing 0.9% from Q3 to \$24.55 overall. For Class A, rates grew 0.6% to \$28.44 gross, and Class B rates rose to \$28.84 in Q4 from \$20.61 in the prior quarter.



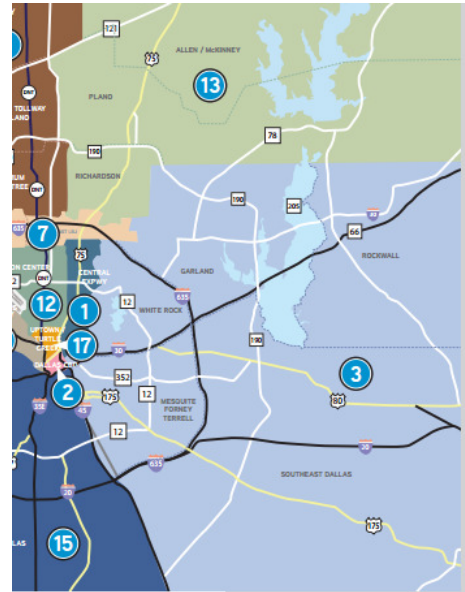
East Dallas Submarket

The CMA is located in the East Dallas sub-market as shown on the map. The East Dallas sub-market has a vacancy of 12 % with average rents at \$18.87psf. In 2016, there was positive absorption of 21,271 sf.

Compared to Dallas, the overall vacancy is much lower in the East sub-market while rents are much higher in DFW.

Total Market				
4,323 Bldgs	319.9m SF	15.5% Vac	UC = 11,524K SF	\$ 24.55 PSF
3 East Dallas				
303 Bldgs	9.8m SF	12% Vac	UC = None	\$ 18.87 PSF

Net absorption in 2016 was a negative 278,169 sf. There is no new supply under construction in this submarket.



Mesquite/Rockwall Submarket

According to Transwestern 4Q16, the Mesquite/Rockwall submarket includes 1,581,522 square feet of office space. The overall vacancy is 7.1% with rents at \$24.32psf on average. This is a more accurate picture of the Mesquite area since the area is smaller as compared to Transwestern.

Figure 27: Mesquite/Rockwall Submarket

SUBMARKET	INVENTORY	VACANT SF DIRECT	VACANT SF OVERALL	DIRECT VACANCY	OVERALL VACANCY	UNDER CONSTRUCTION	NET ABSORPTION Q4 2016	YTD NET ABSORPTION	AVERAGE RENTAL RATES
Dallas CBD	32,907,000	7,140,819	7,436,982	21.7%	22.6%	342,879	(79,569)	(82,854)	\$25.47
Uptown/Turtle Creek	13,351,736	1,348,525	1,428,636	10.1%	10.7%	1,500,471	214,091	419,426	\$38.09
White Rock	4,194,798	302,025	314,610	7.2%	7.5%	-	76,099	78,444	\$17.67
Central Expressway	13,823,195	1,354,673	1,396,143	9.8%	10.1%	-	69,537	112,549	\$26.59
Preston Center	5,333,458	437,344	453,344	8.2%	8.5%	171,583	1,411	48,673	\$35.68
Stemmons Freeway	13,884,455	3,151,771	3,221,194	22.7%	23.2%	63,000	216,030	204,695	\$15.69
South Irving	2,027,169	220,961	233,124	10.9%	11.5%	-	44,120	12,306	\$17.96
Las Colinas/Urban Center	9,420,422	1,422,484	1,648,574	15.1%	17.5%	100,000	(28,866)	(72,820)	\$25.88
Office Center/LBJ Ext	15,626,959	1,406,426	1,547,069	9.0%	9.9%	494,359	546,287	640,396	\$24.37
DFW Freeport/Coppell	12,507,456	1,550,925	1,625,969	12.4%	13.0%	1,045,402	357,544	489,239	\$22.70
West LBJ Freeway	4,922,226	871,234	915,534	17.7%	18.6%	-	136,464	211,003	\$17.34
Denton/Lewisville	8,220,503	534,333	616,538	6.5%	7.5%	26,000	40,701	125,843	\$21.83
Frisco/The Colony	5,257,104	662,395	672,909	12.6%	12.8%	936,913	78,117	159,696	\$34.27
Allen/McKinney	5,777,330	595,065	606,620	10.3%	10.5%	134,486	99,385	115,530	\$25.37
Upper Toll/West Plano	24,666,054	2,441,939	2,737,932	9.9%	11.1%	4,925,869	91,899	(38,114)	\$30.21
Plano	7,306,495	1,563,590	1,585,509	21.4%	21.7%	-	(154,899)	51,347	\$25.17
Richardson	20,576,634	3,292,261	3,353,991	16.0%	16.3%	322,000	(239,589)	645,317	\$22.92
North Dallas Tollway	22,075,201	3,465,807	3,664,483	15.7%	16.6%	-	(83,392)	(383,095)	\$23.43
East LBJ Freeway	16,979,582	3,837,386	3,956,243	22.6%	23.3%	-	101,073	108,761	\$22.40
Garland	2,007,706	646,481	646,481	32.2%	32.2%	-	4,304	7,028	\$17.98
Southeast Dallas	622,365	42,321	43,566	6.8%	7.0%	-	(4,354)	7,124	\$17.58
Mesquite/Rockwall	1,581,522	109,125	112,288	6.9%	7.1%	-	10,041	20,389	\$24.32
Southwest Dallas	3,006,112	393,801	393,801	13.1%	13.1%	-	(4,523)	14,683	\$15.94
Grand Prairie	3,876,846	395,438	407,069	10.2%	10.5%	25,000	(3,844)	(727)	\$17.16
TOTAL - Dallas	249,952,328	37,187,129	39,018,608	14.9%	15.6%	10,087,962	1,488,068	2,894,840	\$23.58

City of Mesquite Downtown Market Analysis

The Class A office space in this submarket includes 276,880 square feet with vacancy at 13.9% and rents at \$28.84. Comparatively the submarket has lower vacancy and slightly higher rents.

Figure 28: Mesquite/Rockwall Class A Submarket

SUBMARKET	INVENTORY	VACANT SF DIRECT	VACANT SF OVERALL	DIRECT VACANCY	OVERALL VACANCY	UNDER CONSTRUCTION	NET ABSORPTION Q4 2016	YTD NET ABSORPTION	AVERAGE RENTAL RATES
Dallas CBD	23,049,649	5,877,660	6,154,256	25.5%	26.7%	342,879	(95,225)	(161,440)	\$26.25
Uptown/Turtle Creek	10,505,602	1,050,560	1,124,099	10.0%	10.7%	1,500,471	209,500	475,530	\$39.93
White Rock	-	-	-	-	-	-	-	-	-
Central Expressway	7,618,454	937,070	952,307	12.3%	12.5%	-	77,049	92,917	\$28.12
Preston Center	4,235,194	300,699	309,169	7.1%	7.3%	171,583	(19,005)	43,279	\$37.03
Stemmons Freeway	4,473,059	863,300	867,773	19.3%	19.4%	63,000	8,297	2,100	\$16.48
South Irving	-	-	-	-	-	-	-	-	-
Las Colinas/Urban Ctr	7,306,628	1,074,074	1,300,580	14.7%	17.8%	100,000	4,128	(6,769)	\$27.22
Office Center/LBJ Ext	7,459,092	395,332	529,596	5.3%	7.1%	155,000	602,233	599,083	\$28.16
DFW Freeport/Coppell	4,018,727	482,247	542,528	12.0%	13.5%	1,045,402	353,972	431,023	\$25.53
West LBJ Freeway	1,704,168	371,509	395,367	21.8%	23.2%	-	(15,480)	(13,069)	\$18.55
Denton/Lewisville	474,755	12,818	12,818	2.7%	2.7%	-	(216)	7,297	\$25.39
Frisco/The Colony	3,502,368	574,388	581,393	16.4%	16.6%	914,136	60,676	127,590	\$35.81
Allen/McKinney	1,622,954	196,377	209,361	12.1%	12.9%	48,441	91,741	114,711	\$28.16
Upper Toll/West Plano	17,181,978	1,649,470	1,907,200	9.6%	11.1%	4,845,869	155,233	(30,842)	\$32.12
Plano	1,522,206	172,009	185,709	11.3%	12.2%	-	56,692	406,654	\$22.48
Richardson	10,247,005	1,557,545	1,619,027	15.2%	15.8%	300,000	(360,277)	545,167	\$26.50
North Dallas Tollway	11,557,873	1,317,598	1,456,292	11.4%	12.6%	-	(57,743)	16,108	\$28.15
East LBJ Freeway	8,977,532	2,154,608	2,244,383	24.0%	25.0%	-	(49,786)	(48,407)	\$25.79
Garland	-	-	-	-	-	-	-	-	-
Southeast Dallas	-	-	-	-	-	-	-	-	-
Mesquite/Rockwall	276,880	34,610	38,486	12.5%	13.9%	-	11,604	11,604	\$28.84
Southwest Dallas	280,729	15,440	15,440	5.5%	5.5%	-	60	60	\$21.84
Grand Prairie	-	-	-	-	-	-	-	-	-
TOTAL – Dallas	126,014,853	19,037,315	20,445,785	15.1%	16.2%	9,486,781	1,033,452	2,612,595	\$27.49

SOURCE: Inventory and Vacancy from analysis of CoStar data, Net Absorption computed by Transwestern.

CMA Office Market

The CMA (using Xceligent), yields a market area including 2,279,015 square feet of office space within 260 properties. The total vacancy is currently 10.43%. Average lease rates are \$16.62psf. On average, most properties were built approximately thirty years ago. There is an additional 83,136 square feet planned in the CMA.

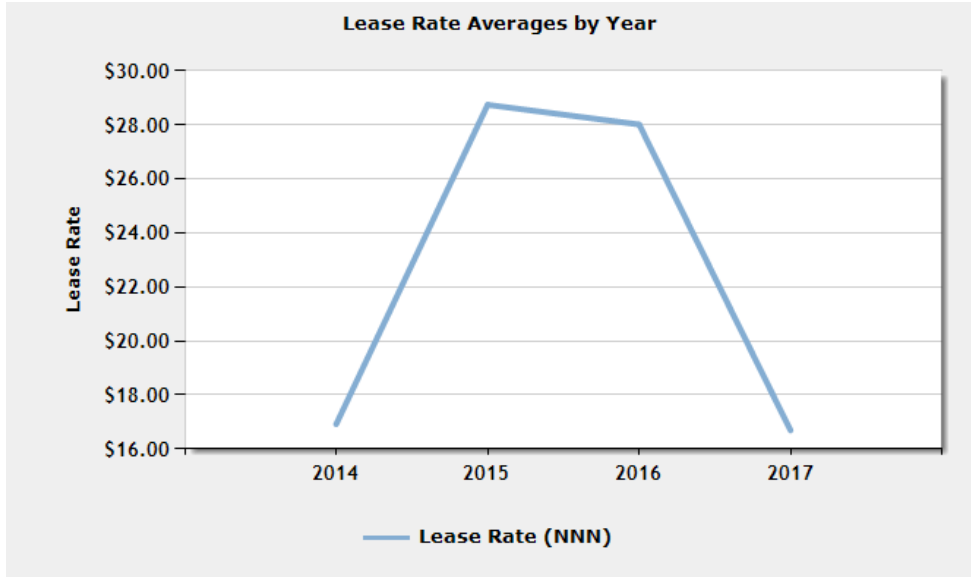
Table 39: CMA Office Snapshot By Class

CLASS	Square Footage	Planned SF	Average Age	Average Rent	Average Vacancy	Building Use	
						General	Medical
A	132,424		2000	\$16.00	24.2%	10%	90%
B	1,386,233	58,000	1983	\$17.47	7.6%	54%	41%
C	671,797		1978	\$13.33	4.2%	82%	18%
Unknown	5,425	25,136					
TOTAL	2,279,015	83,136	1982	\$16.62	10.4%		

Historical Performance

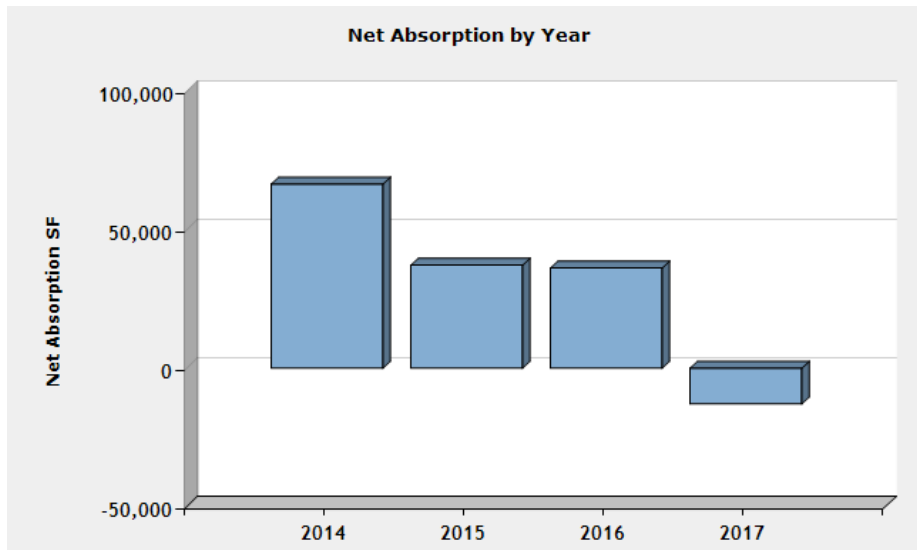
Lease rates have fallen to the 2014 level after a significant increase from 2015 to 2016.

Figure 29: CMA Historical Lease rates



Absorption was positive from 2014 to 2016. The first of 2017 has yielded a negative absorption of 12,904 square feet.

Figure 30: CMA Absorption



Source: Xceligent

Mesquite Office Market

The Mesquite office market includes 1,540,961 square feet.

- The average age is 1984
- The vacancy rate is 9.49% with rental rates on average at \$17.51ps.
- 65% of the properties are multi-tenant
- 60.8% of the space is general office use; 35.9% is medical use
- Occupancy is currently the highest in Class C buildings followed by Class B
- There is a 40,000sf building proposed
- 67.6% of the CMA office space is located in Mesquite

Table 40: Construction History

Year Built	Square Footage
Pre 1990	836,295
1990s	215,696
2000s	317,787
2010s	99,981
Other	60,275

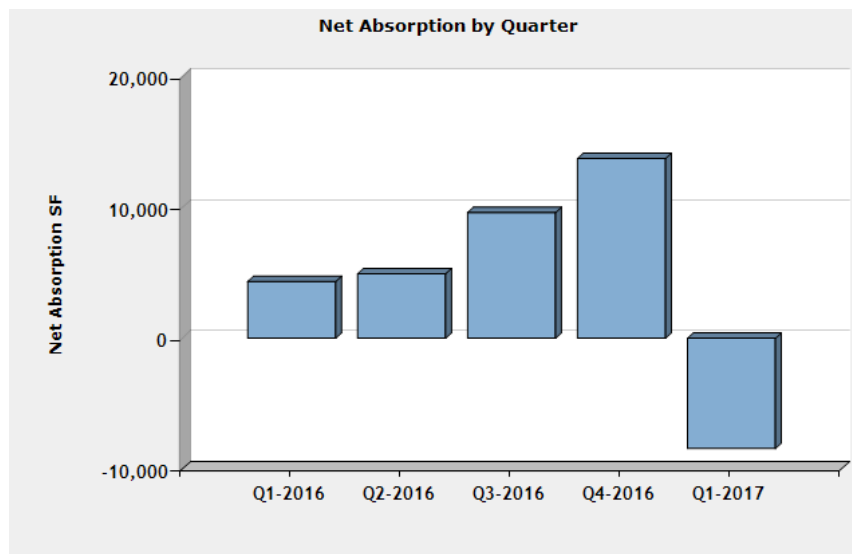
Table 41: Occupancy By Class

Class	Occupancy
A	59.9%
B	91.5%
C	95.2%
(blank)	50.0%
Grand Total	91.1%

Source: Xceligent; CDS

Absorption was a negative 8,652sf at the 1st quarter of 2017. Prior to that, the market has positive absorption.

Figure 31: Mesquite Absorption



Source: Xceligent

City of Mesquite Downtown Market Analysis

Overall lease rates have been in the \$17 - \$18 psf range since 2012. This is considerably less than the overall DFW rate of \$23.58psf. Currently rental rates on average are \$11.67psf for Class C; \$18.03psf for Class B and \$19.63psf for Class A.

Table 42: Historical Lease rates By Class

Survey Period	Class A	Class B	Class C	Class D	Overall
4Q 2016	\$19.63	\$18.03	\$11.67	N/A	\$17.51
3Q 2016	\$19.63	\$18.15	\$11.67	N/A	\$17.61
2Q 2016	\$19.63	\$18.15	\$11.67	N/A	\$17.61
1Q 2016	\$19.63	\$17.99	\$11.67	N/A	\$17.47
4Q 2015	\$17.91	\$18.17	\$11.67	N/A	\$17.52
3Q 2015	\$17.91	\$18.17	\$11.67	N/A	\$17.52
2Q 2015	\$17.36	\$18.07	\$11.67	N/A	\$17.40
1Q 2015	\$20.31	\$18.30	\$14.08	N/A	\$18.01
4Q 2014	\$20.31	\$18.30	\$14.08	N/A	\$18.01
3Q 2014	\$20.31	\$18.30	\$14.08	N/A	\$18.01
2Q 2014	\$20.31	\$18.22	\$14.08	N/A	\$17.95
1Q 2014	\$20.99	\$18.46	\$14.08	N/A	\$18.17
4Q 2013	\$18.33	\$18.46	\$12.06	N/A	\$17.82
3Q 2013	\$18.33	\$18.46	\$12.06	N/A	\$17.82
2Q 2013	\$18.33	\$18.46	\$12.06	N/A	\$17.82
1Q 2013	\$19.38	\$18.46	\$12.06	N/A	\$17.88
4Q 2012	\$19.38	\$18.54	\$12.06	N/A	\$17.95
3Q 2012	\$19.38	\$18.54	\$12.06	N/A	\$17.95
2Q 2012	\$19.38	\$18.54	\$12.06	N/A	\$17.95
1Q 2012	\$19.38	\$18.51	\$12.06	N/A	\$17.92
4Q 2011	\$19.38	\$21.81	\$11.59	N/A	\$18.24
3Q 2011	\$19.03	\$17.92	\$12.03	N/A	\$16.12
2Q 2011	\$19.03	\$16.77	\$12.03	N/A	\$15.55
1Q 2011	\$19.03	\$16.77	\$12.03	N/A	\$15.55
4Q 2010	\$19.03	\$16.77	\$12.03	N/A	\$15.55
3Q 2010	\$19.03	\$16.77	\$12.10	N/A	\$15.57
2Q 2010	\$19.03	\$16.77	\$12.10	N/A	\$15.57
1Q 2010	\$19.03	\$19.27	\$12.26	N/A	\$15.57

Source: Enriched Data

Office Inventory

A complete inventory of office space in Mesquite can be found in Appendix A.

Study Area Office Market

The study area includes 88,769 square feet of office space. Office includes conventional office (61,958sf), medical office and a veterinary hospital (26,811sf).

Approximately 5.7% the overall Mesquite inventory is in the study area.

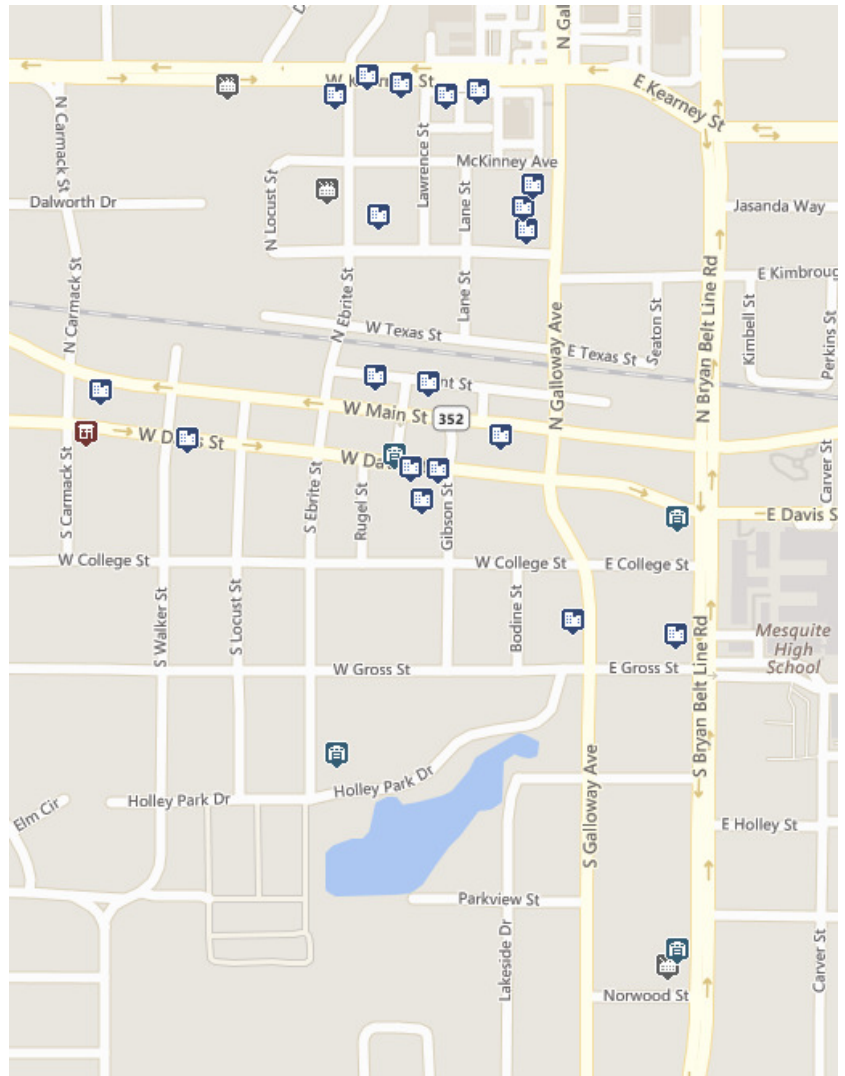
The largest office building in the study area is Wells Fargo with 29,802 square feet.

The City of Mesquite currently owns a 4,980sf vacant office building in old downtown. The Mesquite Fire Fighters own 4,692 sf in the study area.

Rents range from \$8psf to \$15psf NNN in the study area. Vacancy is at 14% in the Wells Fargo building. Overall vacancy is at 7.5% in the study area.

The office supply in the study area is older and in varying degrees of condition. The stock was built in the 1920s to 1990s.

Figure 32: Map of Study Area Office Space



Source: Xceligent

Inventory

Table 43: Downtown Office Supply

Business Name	Address		Office Type	SF
MESQUITE DENTAL	324	W KEARNEY ST	MEDICAL OFFICE BUILDING	2850
208 W KEARNEY ST	208	W KEARNEY ST	MEDICAL OFFICE BUILDING	6624
PH WONG FAMILY PRACTICE	200	W KEARNEY ST	MEDICAL OFFICE BUILDING	3700
TEXAS DENTISTRY	315	N GALLOWAY AVE	MEDICAL OFFICE BUILDING	2630
OFFICE	400	W KEARNEY ST	MEDICAL OFFICE BUILDING	7815
WELLS FARGO BANK	120	W MAIN ST	OFFICE BUILDING	29802
The City of Mesquite - Vacant	109	S BROAD ST	OFFICE BUILDING	2680
	111	S BROAD ST	OFFICE BUILDING	1100
	111	S BROAD ST	OFFICE BUILDING	1200
COLE BULDING	202	S WALKER ST	OFFICE BUILDING	2280
MESQUITE FIREFIGHTERS ASSOC	317	S GALLOWAY AVE	OFFICE BUILDING	1581
MESQUITE FIREFIGHTERS ASSOC	317	S GALLOWAY AVE	OFFICE BUILDING	3111
REUNION TITLE	200	W DAVIS ST	OFFICE BUILDING	2376
MESQUITE EMPLOYEE HEALTH CENTER	300	W KEARNEY ST	OFFICE BUILDING	4200
MESQUITE PROFESSIONAL BLDG	309	N GALLOWAY AVE	OFFICE BUILDING	7874
ADRIAN CHIROPRACTIC	323	S BRYAN-BELT LINE RD	OFFICE BUILDING	4282
ADVANCIAL FEDERAL CREDIT UNION	309	S BRYAN-BELT LINE RD	BANK	1472
SOUTH MESQUITE VET HOSP	615	S BRYAN-BELT LINE RD	VETERINARY HOSPITAL	3192

Examples of Study Area Office Supply



120 W Main St. – General Office



208 W Kearney St. – Medical Office



210 W Davis – General Office

CMA Office Space Projections

Given the previously described current regional economic trends, office market conditions, realistic potential capture of regional office growth, and competitiveness factors for the CMA, CDS has estimated what might be a realistic expectation of office development based on employment projections by NCTCOG as illustrated in the table.

Table 44: NCTCOG Projections for the CMA

	Population	Households	Jobs
2015	204,831	73,250	124,266
2020	216,126	77,188	139,023
2025	228,536	81,513	153,039
2030	240,509	85,673	167,413
2035	253,494	90,179	181,682

Source: NCTCOG, CDS

Employment growth in the market area is projected by NCTCOG to increase at a rate of 11.8% over the next five-year period and 10% the following period (2020 to 2025).

An office space per office employee factor for the past five years ranged from a low of 325 square feet in 2007 to a high of 365 square feet in 2010. It rebounded to 343 square feet per employee in 2012. In our analysis, we will use 340 square feet.

NCTCOG Employment Forecasts for the CMA

	2015	2020	2025
Employment Projections	124,266	139,023	153,039
Incremental Increase		14,757	14,016
49.1% Labor Force/Prof. Jobs		7,245	6,881
340 SF per Job		2,463,300	2,339,831
Less: CMA pipeline space to 2020		83,136	0
Incremental Demand		2,380,164	2,339,831
Mesquite Share of Growth (67.6%)			
Incremental		1,608,990	1,581,725
Study Area Share of Growth (3%)		48,269	47,451

Source: CDS, NCTCOG

By 2020, the CMA will have demand for 2.4 million square feet of office space, including the currently under construction or proposed to accommodate the employment growth in the market area that is expected in the area.

Mesquite includes 67.6% of the overall CMA office space. CDS estimates that 1.6 million sf can be absorbed in Mesquite by 2020 with an additional demand for 1.5 million thru 2025.

Approximately 5.7% of the overall Mesquite inventory is currently in the study area. Based on current lease rates and occupancies, maintaining 6% of the office market may be difficult at the current time as this would double the amount of office space in downtown. CDS estimates that the downtown could successfully capture 3% of the market or 48,269 sf.

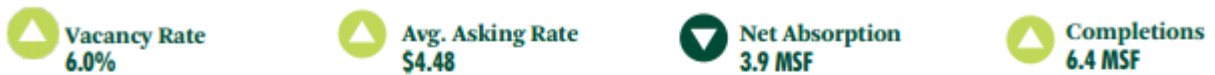
Market Conditions and Office Space Recommendations for the Study Area

- It is suggested that this development be considered in phases of 9,654 sf per year in downtown
- General multi-tenant office demand will be comprised primarily of smaller tenants that are businesses local to the area, often because the business owner lives in the area. These tenants are likely underserved by the existing supply of quality office space, but many will have limited capacity to increase leasing costs.
- Office development in the downtown study area should be considered outside of the old downtown square area; this area should be retained for retail/restaurants.
- Medical office has been very successful in the downtown and should be considered for any new development.

INDUSTRIAL MARKET

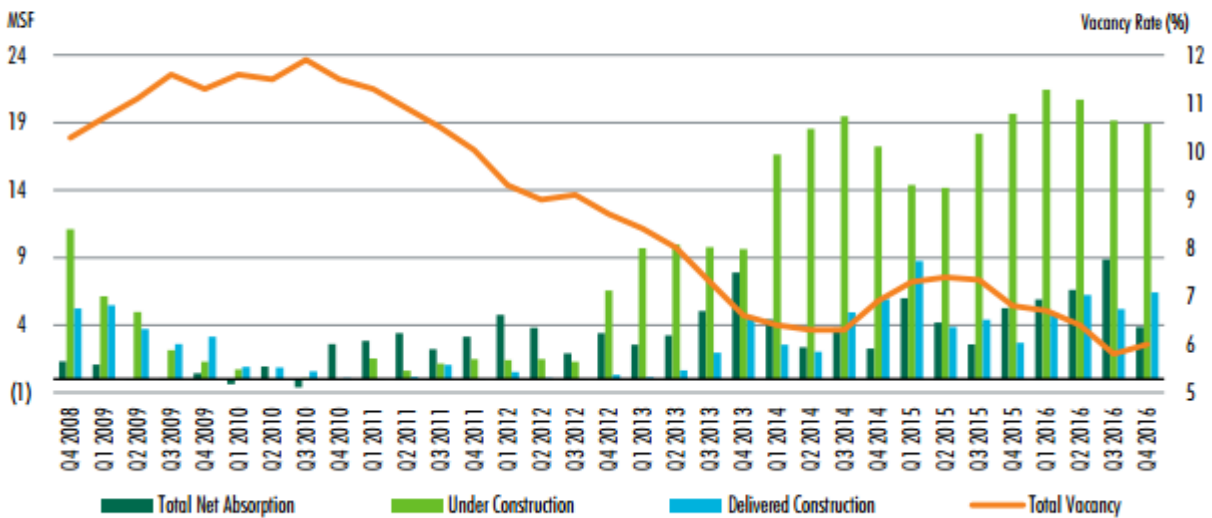
According to CBRE 2016, set new records for industrial sector absorption and delivered construction in the DFW market. Annual absorption totaled 25.2 million sq. ft. South Dallas had the highest annual absorption with 5.5 million sq. ft. absorbed in 2016, followed by North Fort Worth and DFW Airport with 5.4 million sq. ft. and 3.3 million sq. ft. annual absorption, respectively. Construction completions totaled 22.7 million sq. ft. for the year.

In Q4 2016, vacancy ticked upward by 24 basis points to 6.0% due to vacant speculative projects being delivered to market. The current vacancy rate is still well below historical market averages which are around 9.0% vacancy. Demand continued to outpace supply for the year, despite the small uptick in vacancy seen during Q4 2016.



*Arrows indicate change from previous quarter.

Figure 1: DFW Industrial Market



Source: CBRE Research, Q4 2016.

South Dallas delivered the most new product with 8 million sq. ft. of space added to the submarket. Third party logistics providers (3PLs), ecommerce, and consumer goods occupiers drove demand in the submarket in 2016.

The CMA is located in East Dallas submarket with 36,188,665 sf of Net rentable area (NRA). This market has a 9.8% vacancy with rental rates at \$4.05 for industrial and \$9.31 for flex space. Total net absorption was a positive 236,466 square feet.

Comparatively, the overall Dallas market has a 9.0% vacancy with rental rates at \$4.78 and \$9.45. The data for Dallas and submarkets can be found on the following table.

Figure 33: DFW Industrial Market, 2016

Market	Net Rentable Area (SF)	Available (SF)	Avail. Rate (%)	Direct Vacancy (SF)	Direct Vacancy Rate (%)	Total Vacancy (SF)	Total Vacancy Rate (%)	Asking Rates Average Annual (\$/SF)		Q4 2016 Direct Net Absorption (SF)	Q4 2016 Total Net Absorption (SF)	2016 Total Absorption (SF)
								Industrial	Flex			
DFW Airport	69,801,925	5,809,836	8.3	3,375,306	4.8	3,465,106	5.0	4.35	8.14	440,381	455,113	3,255,739
East Dallas	36,188,665	3,563,426	9.8	2,178,826	6.0	2,188,826	6.0	4.05	9.31	226,466	236,466	248,422
Northeast Dallas	97,419,870	8,832,579	9.1	4,439,235	4.6	5,101,856	5.2	4.49	8.66	219,834	282,936	1,594,060
Northwest Dallas	106,564,249	7,379,036	6.9	4,995,847	4.7	5,075,932	4.8	4.85	8.61	413,635	351,728	2,972,807
South Dallas	62,641,331	8,743,881	14.0	7,493,894	12.0	7,493,894	12.0	3.95	8.00	327,806	327,806	5,515,930
South Stemmons	120,086,004	9,931,423	8.3	6,312,204	5.3	6,388,088	5.3	5.96	11.68	266,394	303,166	1,760,509
Great SW / Arlington	101,191,369	10,540,271	10.4	6,171,469	6.1	6,320,978	6.2	4.00	7.16	810,933	752,170	3,246,410
North Ft. Worth	78,726,475	7,317,367	9.3	5,799,302	7.4	5,845,290	7.4	3.91	9.00	1,024,472	1,079,589	5,377,466
South Ft. Worth	71,390,251	4,597,911	6.4	2,779,834	3.9	2,785,134	3.9	3.91	6.83	65,367	71,967	1,259,091
DALLAS TOTALS	492,702,044	44,260,181	9.0	28,795,312	5.8	29,713,702	6.0	4.78	9.45	1,894,516	1,957,215	15,347,467
FT. WORTH TOTALS	251,308,095	22,455,549	8.9	14,750,605	5.9	14,951,402	5.9	3.95	7.38	1,900,772	1,903,726	9,882,967
MARKET TOTALS	744,010,139	66,715,730	9.0	43,545,917	5.9	44,665,104	6.0	4.48	8.99	3,795,288	3,860,941	25,230,434

Source: CBRE Research, Q4 2016.

CMA Industrial Market

Due to lack of sources that will search by Polygon, the CMA is defined as Balch Springs, Mesquite, and Sunnyvale in our analysis. The industrial market includes 15,988,229 square feet of space. The overall occupancy is 91.6%.

Figure 34: Age vs Occupancy

Decade Built	# Buildings	Sq Ft (Net)	Occupancy	Total SF	Vacant SF	Max Contiguous SPA
Pre-1960	8	360,200	76.55%	\$0.01	\$0.01	31,650
1960	16	1,163,184	91.80%	\$0.24	\$0.44	189,492
1970	50	1,827,894	93.37%	\$0.42	\$0.31	57,000
1980	87	5,136,903	98.60%	\$1.08	\$0.49	99,583
1990	24	788,955	100.00%	\$0.74	\$0.01	N/A
2000	38	6,501,323	87.46%	\$0.49	\$0.30	156,293
2010	1	81,117	100.00%	\$0.01	\$0.01	N/A
N/A	1	238,000	N/A	\$0.01	\$0.01	N/A

As seen in the table below, the majority of the space (over 8 million sf) was built pre 1990s. In the last ten years, eighteen buildings totaling 3,151,736 square feet has been added to the market. There are no proposed or under construction projects in the CMA as of this report.

Figure 35: Historical Construction

Year Built	Number of Properties	Net Rentable Area
2015	1	81,117
2008	4	612,530
2007	1	73,250
2006	8	1,752,149
2005	4	632,690
2003	1	10,908
2002	4	878,838
2001	8	1,322,729
2000	8	1,218,229
1999	5	239,306
1998	3	38,425
1997	1	14,140
1996	5	157,586
1995	3	89,770
1994	4	157,609
1992	1	22,465
Pre 90's	160	8,448,488
	1	238,000
Total	222	15,988,229

Source: Enriched Data

Occupancy has ranged from 78% to 93% over the past three years in the CMA. Occupancy by type is currently higher in the manufacturing facility and mini warehouse categories followed by office warehouse.

Rental rates are much higher for office warehouse properties, currently \$0.93psf/month or \$11.16 annually which is higher than the overall Dallas market. Overall rental rates are at \$0.34psf/month or \$4.08psf annually.

Figure 36: Occupancy by Type

Survey Period	Warehouse	Office Warehouse	Manufacturing Facility	Mini Warehouse	Service Center	Distribution Center	R&D Facility	Overall
4Q 2016	90.60%	97.62%	100.00%	100.00%	N/A	87.50%	N/A	91.68%
3Q 2016	91.88%	96.71%	100.00%	100.00%	N/A	87.47%	N/A	92.14%
2Q 2016	91.99%	97.10%	100.00%	100.00%	N/A	87.45%	N/A	92.25%
1Q 2016	91.95%	96.89%	100.00%	100.00%	N/A	87.45%	N/A	92.19%
4Q 2015	92.33%	98.56%	100.00%	100.00%	N/A	92.83%	N/A	94.12%
3Q 2015	92.33%	97.04%	100.00%	100.00%	N/A	92.83%	N/A	93.87%
2Q 2015	92.27%	97.01%	100.00%	100.00%	N/A	93.51%	N/A	93.99%
1Q 2015	85.96%	96.94%	100.00%	100.00%	N/A	93.51%	N/A	90.90%
4Q 2014	85.96%	96.94%	100.00%	100.00%	N/A	93.51%	N/A	90.90%
3Q 2014	83.57%	93.97%	100.00%	100.00%	N/A	75.80%	N/A	84.44%
2Q 2014	83.22%	93.09%	100.00%	100.00%	N/A	75.80%	N/A	83.95%
1Q 2014	82.47%	93.09%	100.00%	100.00%	N/A	74.83%	N/A	83.34%
4Q 2013	82.00%	92.88%	100.00%	100.00%	N/A	71.77%	N/A	82.18%
3Q 2013	81.65%	91.96%	100.00%	100.00%	N/A	71.77%	N/A	81.88%
2Q 2013	73.87%	91.71%	100.00%	100.00%	N/A	72.56%	N/A	78.42%
1Q 2013	73.96%	92.44%	100.00%	100.00%	N/A	71.54%	N/A	78.26%

Figure 37: Rental Rates by Type

Survey Period	Warehouse	Office Warehouse	Manufacturing Facility	Mini Warehouse	Service Center	Distribution Center	R&D Facility	Overall
4Q 2016	\$0.24	\$0.93	N/A	N/A	N/A	\$0.27	N/A	\$0.34
3Q 2016	\$0.23	\$0.93	N/A	N/A	N/A	\$0.27	N/A	\$0.34
2Q 2016	\$0.23	\$0.93	N/A	N/A	N/A	\$0.27	N/A	\$0.33
1Q 2016	\$0.23	\$0.93	N/A	N/A	N/A	\$0.27	N/A	\$0.33
4Q 2015	\$0.23	\$0.97	N/A	N/A	N/A	\$0.27	N/A	\$0.34
3Q 2015	\$0.23	\$0.95	N/A	N/A	N/A	\$0.27	N/A	\$0.33
2Q 2015	\$0.23	\$0.96	N/A	N/A	N/A	\$0.27	N/A	\$0.34
1Q 2015	\$0.23	\$0.95	N/A	N/A	N/A	\$0.27	N/A	\$0.33
4Q 2014	\$0.23	\$0.95	N/A	N/A	N/A	\$0.27	N/A	\$0.33
3Q 2014	\$0.23	\$0.94	N/A	N/A	N/A	\$0.25	N/A	\$0.33
2Q 2014	\$0.23	\$0.94	N/A	N/A	N/A	\$0.25	N/A	\$0.33
1Q 2014	\$0.20	\$0.87	N/A	N/A	N/A	\$0.25	N/A	\$0.32
4Q 2013	\$0.19	\$0.85	N/A	N/A	N/A	\$0.25	N/A	\$0.31
3Q 2013	\$0.25	\$0.87	N/A	N/A	N/A	\$0.19	N/A	\$0.33
2Q 2013	\$0.21	\$0.80	N/A	N/A	N/A	\$0.19	N/A	\$0.29
1Q 2013	\$0.22	\$1.06	N/A	N/A	N/A	\$0.15	N/A	\$0.34

Source: Enriched Data

Mesquite Industrial Market

The Mesquite industrial market includes 12,690,920 square feet of industrial space. Mesquite includes 79.3% of the overall CMA industrial space. Over 5.8 million was built prior to 1990. In the past seven years, only two properties have been added to the market (343,557sf).

Figure 38: Mesquite Industrial Supply

Year Built	Number of Properties	Net Rentable Area
2015	1	81,117
2008	1	262,440
2006	7	1,739,621
2005	3	619,040
2003	1	10,908
2002	3	855,040
2001	6	1,188,511
2000	7	1,207,669
1999	5	239,306
1998	1	12,000
1997	1	14,140
1996	4	130,086
1995	2	78,520
1994	4	157,609
1992	1	22,465
Pre 90's	134	5,834,448
	1	238,000
Total	182	12,690,920

Source: Enriched Data

Decade Built	# Buildings	Sq Ft (Net)	Occupancy	Total SF	Vacant SF	Max Contiguous SPA
Pre-1960	7	344,764	73.52%	\$0.01	\$0.01	31,650
1960	14	1,139,667	91.63%	\$0.24	\$0.44	189,492
1970	39	1,200,587	98.29%	\$0.58	\$0.84	6,800
1980	74	3,131,727	98.34%	\$1.22	\$0.57	99,583
1990	20	723,780	100.00%	\$0.88	\$0.01	N/A
2000	28	5,883,229	86.60%	\$0.49	\$0.30	156,293
2010	1	81,117	100.00%	\$0.01	\$0.01	N/A
N/A	1	238,000	N/A	\$0.01	\$0.01	N/A

City of Mesquite Downtown Market Analysis

Occupancies in Mesquite are at an overall 91%. Occupancy within manufacturing and mini warehouse facilities are the highest in this market. Distribution centers are at 85%, up from 66% in 2013.

Figure 39: Occupancy and Rents by Type

Survey Period	Warehouse	Office Warehouse	Manufacturing Facility	Mini Warehouse	Service Center	Distribution Center	R&D Facility	Overall
4Q 2016	90.36%	98.01%	100.00%	100.00%	N/A	85.31%	N/A	91.00%
3Q 2016	90.66%	97.81%	100.00%	100.00%	N/A	85.28%	N/A	91.10%
2Q 2016	90.68%	98.33%	100.00%	100.00%	N/A	85.26%	N/A	91.18%
1Q 2016	90.63%	98.05%	100.00%	100.00%	N/A	85.26%	N/A	91.11%
4Q 2015	90.77%	98.23%	100.00%	100.00%	N/A	91.42%	N/A	93.01%
3Q 2015	90.77%	96.15%	100.00%	100.00%	N/A	91.42%	N/A	92.68%
2Q 2015	90.68%	96.18%	100.00%	100.00%	N/A	92.38%	N/A	92.89%
1Q 2015	82.19%	96.14%	100.00%	100.00%	N/A	92.38%	N/A	88.98%
4Q 2014	82.19%	96.14%	100.00%	100.00%	N/A	92.38%	N/A	88.98%
3Q 2014	80.75%	92.16%	100.00%	100.00%	N/A	71.57%	N/A	81.61%
2Q 2014	80.09%	92.16%	100.00%	100.00%	N/A	71.57%	N/A	81.34%
1Q 2014	78.74%	92.15%	100.00%	100.00%	N/A	70.43%	N/A	80.46%
4Q 2013	78.09%	91.91%	100.00%	100.00%	N/A	66.83%	N/A	79.02%
3Q 2013	77.63%	91.39%	100.00%	100.00%	N/A	66.84%	N/A	78.74%
2Q 2013	66.78%	91.10%	100.00%	100.00%	N/A	67.76%	N/A	74.40%
1Q 2013	66.92%	91.21%	100.00%	100.00%	N/A	66.56%	N/A	74.09%
4Q 2012	65.31%	90.86%	100.00%	100.00%	N/A	69.49%	N/A	74.49%

Rents are at an overall \$0.35psf or \$4.20 annually. Office warehouse is at \$1.08psf while warehouse space is leasing at \$0.24psf.

Survey Period	Warehouse	Office Warehouse	Manufacturing Facility	Mini Warehouse	Service Center	Distribution Center	R&D Facility	Overall
4Q 2016	\$0.24	\$1.08	N/A	N/A	N/A	\$0.27	N/A	\$0.35
3Q 2016	\$0.23	\$1.08	N/A	N/A	N/A	\$0.27	N/A	\$0.34
2Q 2016	\$0.23	\$1.08	N/A	N/A	N/A	\$0.27	N/A	\$0.34
1Q 2016	\$0.23	\$1.07	N/A	N/A	N/A	\$0.27	N/A	\$0.34
4Q 2015	\$0.23	\$1.08	N/A	N/A	N/A	\$0.27	N/A	\$0.34
3Q 2015	\$0.23	\$1.05	N/A	N/A	N/A	\$0.27	N/A	\$0.33
2Q 2015	\$0.23	\$1.07	N/A	N/A	N/A	\$0.27	N/A	\$0.34
1Q 2015	\$0.23	\$1.05	N/A	N/A	N/A	\$0.27	N/A	\$0.33
4Q 2014	\$0.23	\$1.05	N/A	N/A	N/A	\$0.27	N/A	\$0.33
3Q 2014	\$0.23	\$1.05	N/A	N/A	N/A	\$0.25	N/A	\$0.33
2Q 2014	\$0.23	\$1.05	N/A	N/A	N/A	\$0.25	N/A	\$0.33
1Q 2014	\$0.20	\$0.95	N/A	N/A	N/A	\$0.25	N/A	\$0.32
4Q 2013	\$0.18	\$0.92	N/A	N/A	N/A	\$0.25	N/A	\$0.30
3Q 2013	\$0.25	\$0.92	N/A	N/A	N/A	\$0.19	N/A	\$0.32
2Q 2013	\$0.21	\$0.84	N/A	N/A	N/A	\$0.19	N/A	\$0.28
1Q 2013	\$0.20	\$1.16	N/A	N/A	N/A	\$0.15	N/A	\$0.33

Mesquite Inventory

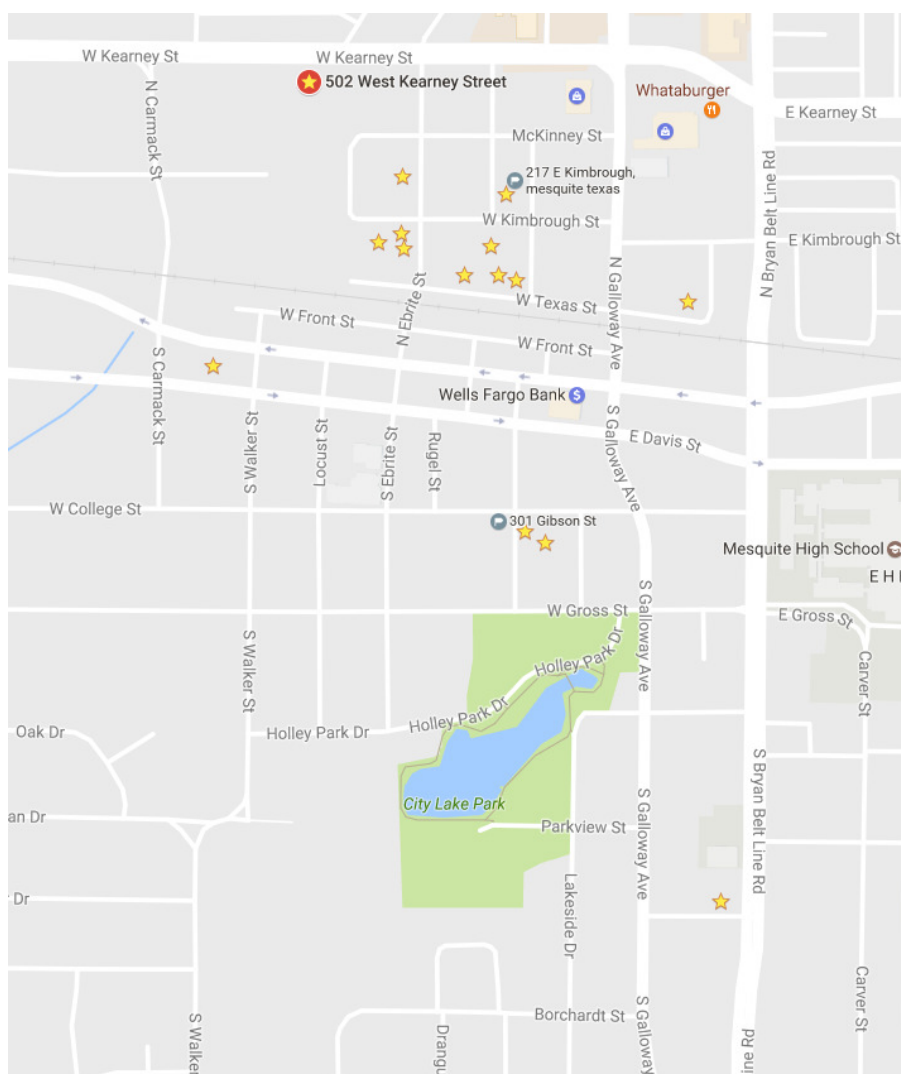
A list of industrial is located in Appendix A.

Downtown Study Area Industrial Market

The downtown study area includes 172,020 square feet of industrial space which consists of storage warehouses and office/showroom properties.

- Rents in the study area range from \$4 to \$12psf annually
- Vacancy is at 6.0% according to Xceligent
- The majority of the industrial properties are located north of Front Street
- 1.3% of the overall Mesquite industrial space is in the study area

Figure 40: Map of Study Area Industrial



Inventory

Table 45: Industrial Supply, Study Area

BIZ_NAME	OWNER_NAME	ST #	FULL_STREE	BLDG_CLASS	AREA SQFT
MOODY-WELLS AUCTIONEER	THOMPSON WILLIAM F JR REV LIV TR	109	W MAIN ST	STORAGE WAREHOUSE	3,981
CUSTOM EMBROIDERY	BERNHAGEN JAMES	501	W MAIN ST	STORAGE WAREHOUSE	3,340
VEAL CARPET CARE	WOOD TOM SR	306	W KIMBROUGH ST	STORAGE WAREHOUSE	2,112
SOUTH CARPENTRY	SOUTH TONY	300	W KIMBROUGH ST	STORAGE WAREHOUSE	5,930
METROPLEX WELDING SUPPLY	THOMPSON WILLIAM F JR REV LIV TR	209	W TEXAS ST	STORAGE WAREHOUSE	5,000
AIR TEX SERVICES	THOMPSON WILLIAM F JR REV LIV TR	211	W TEXAS ST	STORAGE WAREHOUSE	2,438
LU S WOODWORKS	MURPHY GERARD	311	TEXAS ST	STORAGE WAREHOUSE	2,400
MINTER ELECTRIC COMPANY	WHITE PPTY CO NO 2 LTD	130	W COLLEGE ST	OFFICE/SHOWROOM	2,700
WBS IMPORTS LLC	BLANKENSHIP THOMAS L LIVING TRUST	209	N EBRITE ST	STORAGE WAREHOUSE	4,000
FRESH START JANITORIAL	BLANKENSHIP THOMAS L LIVING TRUST &	215	N EBRITE ST	STORAGE WAREHOUSE	4,000
MESQUITE WELDING SERIVCE	BLANKENSHIP THOMAS L LIVING TRUST	410	W KIMBROUGH ST	STORAGE WAREHOUSE	5,000
SIKA	BLANKENSHIP THOMAS L LIVING TRUST	315	N EBRITE ST	STORAGE WAREHOUSE	17,760
UNOCCUPIED	MARTINEZ SALOMON & GUADALUPE	124	W COLLEGE ST	STORAGE WAREHOUSE	4,800
611 W DAVIS	SHEARER MELVIN & EMILY TR	611	W DAVIS ST	STORAGE WAREHOUSE	1,440
WHITE PROPERTIES	WHITE PPTY CO NO 2 LTD	621	S BRYAN-BELT LINE RD	OFFICE/SHOWROOM	7,360
FIRST BAPTIST CHURCH WAREHOUSE	FIRST BAPTIST CHURCH OF	114	E KIMBROUGH ST	STORAGE WAREHOUSE	24,815
MEAD SERVICES	LINDEN STEEL LP	221	W KIMBROUGH ST	OFFICE/SHOWROOM	2,700
STARPOINT STORAGE*	FIVE NINE SEVEN L P	502	W KEARNEY ST	OFFICE/SHOWROOM	2,944

Sources: Xceligent, City of Mesquite, CDS *denotes vacancy as reported by Xceligent

Examples of Study Area Industrial



611 West Davis



287 N Ebrite



264 W Kimbrough

Projections for Industrial Market

Projecting Future Industrial Demand

Based on the current studies of industrial space, CDS has estimated that approximately 411 square feet per employee should exist in the CMA. Using the employment projections from NCTCOG, space per employee (411sf) and the 26.19% of the employees being in industrial or industrial support, annual demand for industrial facilities in the CMA is 1,588,104 square feet through 2020.

Table 46: Projected Industrial Space Demand in the CMA by NCTCOG

	2015	2020	2025
Employment Projections	124,266	139,023	153,039
Incremental Increase		14,757	14,016
26.19% Labor Force/Blue Collar Jobs		3,864	3,670
411 SF per Job		1,588,104	1,508,694
Less: CMA pipeline space to 2020		0	0
Incremental Demand		1,588,104	1,508,694
Mesquite Share of Growth (79.3%) Incremental		1,259,366	1,196,394
Study Area Share of Growth (1.5%) Incremental		18,890	17,945

Source: NCTCOG, CDS

Mesquite currently includes 79.3% of the overall CMA industrial space. Maintaining this percentage, Mesquite could be expected to capture 1.2 million sf of industrial space by 2020 and an additional 1.2 million sf by 2025.

Study Area Absorption

The study area currently comprises 1.3% of the overall CMA industrial market. Based on the above projections, the study area is estimated to absorb 18,890 sf of industrial space by 2020 or 3,778 sf annually.

Market Conditions and Recommendations for Industrial Development in the Study Area

- CDS sees an opportunity for the study area for industrial space over the next five years with 18,890sf easily absorbed.
- CDS also estimates that a portion of the office space projected in the Office Market section earlier in this report(48,269sf) could be absorbed in the flex market.
- Flex space (office/warehouse) industrial product can be aesthetically pleasing with brick facades, office development facing road frontage with warehouse in the back. Small manufacturers, medical suppliers, other suppliers, pool companies, etc. would be tenant profiles for the area.
- Industrial development should remain north of Front Street and the railroad tracks where the majority of the current supply is located.

INTERVIEWS – OBSERVATIONS, COMMENTS, AND SUGGESTIONS

Stakeholders/Tenants/Owners

- Downtown is not like McKinney, Waxahachie, Garland or Bishop Arts
- Downtown is not Frisco or Allen
- Downtown parking is a challenge
- No draw to downtown – need restaurants
- Highway 352 is busy
- City needs to assist in rehab of upstairs in downtown buildings to residential
- Car lots hurt Downtown
- Need to reface downtown buildings
- We need craft beer, coffee shop, restaurants, bars
- Traffic needs stop signs
- Dos Panchas needs patio and updating interior
- Likes charm of downtown
- People ask if the upstairs is for lease for residential
- No evening activities in the downtown
- Shop hours are not conducive to the public – needs nights and weekends
- Parking is not a problem, plenty on Front Street
- Cars go way to fast on Hwy 352 – can't even see the shops as they fly by
- Heard one prospective tenant needed grease trap which was too expensive – maybe city can provide incentives
- Nothing to keep residents/visitors in downtown Mesquite
- Vacant house on Ebrite - perfect for boutique shop
- Where did the train depot go??
- City owns building and space (land) between buildings downtown – do something with it
- Needs parking, lights, landscaping in downtown
- Move ATM from middle of square and use space for events – more green
- Big draw to downtown needs to happen
- Restaurants left downtown – no people
- Florist and Shipley donuts do good business
- Told the City is hard to work with (from new businesses)
- City needs to work with new businesses to bring them into downtown
- Space is in use evenings and weekends as well as daily – they are doing good in downtown – lots of advertising
- Big issue in downtown is grease trap for tenants
- City needs to gravitate towards the arts in downtown
- City needs to incentivize restaurants
- Green space in middle of square would be nice
- City needs to take over Hwy 352 and SLOW down the traffic
- Crosswalks for pedestrians are needed
- Could utilize church parking lots for events when not in use

- Parking is not an issue
- Music venue is needed with food and drink
- Movie night at the Square?
- Connect downtown to City Lake
- Sold building because tenants had vacated
- Live in McKinney, work in downtown
- Mesquite is declining (economy)
- Need high end housing
- Bedroom community – people come to sleep!
- Grocery stores have left the area
- AMC drove out smaller theatres
- Few activities in downtown
- Main Street Mesquite – what have they done?
- Mesquite is not a destination
- Square is dead at night
- Need activities, restaurants to get people to hang out after parade
- Need more marketing/advertising
- Need little boutique businesses, wine shop, gift shop, bakery, café, antiques
- Auto sales/repairs are eye sores
- Farmers Market every weekend? With more activities and food trucks.
- Mesquite is at the lowest – schools are crumbling, economic development has been terrible, downtown is a complete mess, wealth is leaving the area
- Need evening events in downtown
- Slow traffic down in downtown
- Need better lighting, signage, uniformity around the square
- Good on parking
- Needs something to draw attention to downtown businesses
- Need to tap into the Hispanic market/lifestyle
- Beer-fest or Beer Garden would be good
- A lot of businesses come and go in downtown – struggle
- We need something to slow down traffic
- Parallel parking is dangerous
- Hispanic population has helped their business
- Concerns about “after dark” in downtown
- Need coffee shop, restaurants, music
- Train depot restored

Area Realtors

- We need rooftops – lofts, residential over retail
- There's a lot of seniors who want to stay in Mesquite but need housing
- Need affordable housing - \$200 - \$250k
- Need move-up housing - \$300s and up
- Large lots are needed
- Lease rates in downtown range from \$7.50psf to \$13psf
- Rental market is investor driven (single family)
- Typical Mesquite buyer – under 40; 90% Hispanic
- Prices are up since 2011-13
- Relocations to Texas from California, Florida and Nevada
- There are no 50x100 lots
- People do not pick Mesquite High School when moving to the area – Horn or Poteet
- Employment driving Mesquite buyers – technology, banking, engineering, trades

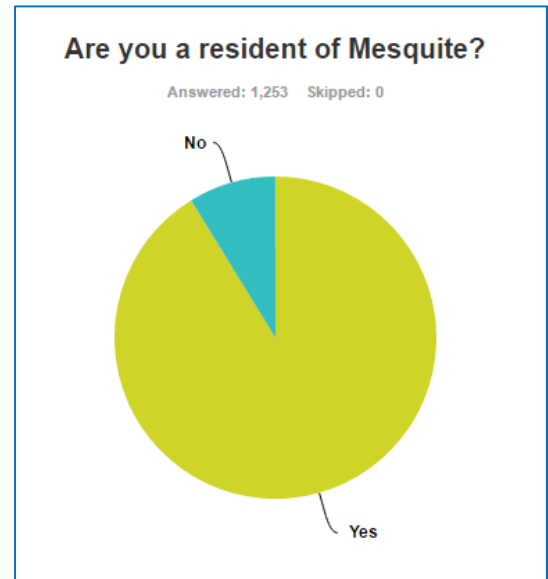
ONLINE SURVEY

The City of Mesquite distributed a link to the CDS survey on March 31, 2017. The survey was closed on April 17, 2017. There were 1,253 responses to the survey. The results of the survey are as follows:

- 91.22% of the respondents live in Mesquite
- 35.75% work in Mesquite
- 40.8% shop in downtown Mesquite
- 40.0% dine in downtown Mesquite
- 56.2% attend special events in downtown Mesquite

Downtown Business Conditions:

- 56.2% said that the selection of goods and services are POOR
- 50.6% said the outdoor amenities are POOR
- 45.3% said parking is POOR
- 66.6% said safety/security is AVERAGE
- 66.3% said hours of stores and restaurants are AVERAGE/25.1% said POOR
- 44.5% said building appearance is AVERAGE while 38.5% said they were POOR

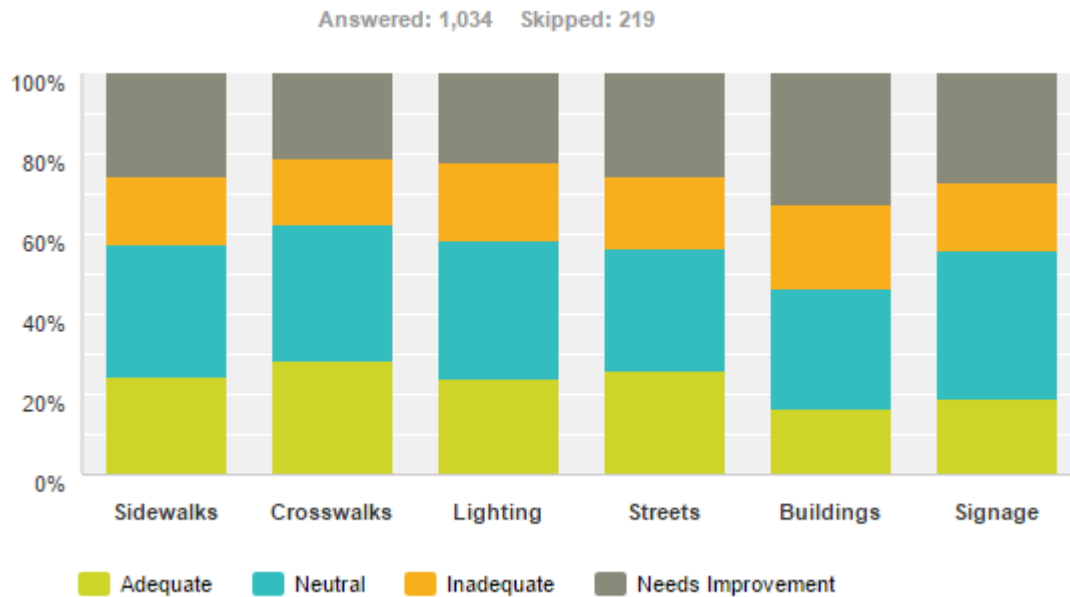


City of Mesquite Downtown Market Analysis

	Excellent	Average	Poor	Extremely Poor	Total
Selection of goods and services	1.07% 11	29.17% 301	56.20% 580	13.57% 140	1,032
Outdoor amenities	2.72% 28	34.44% 354	50.68% 521	12.16% 125	1,028
Special events and festivals	6.64% 68	47.75% 489	38.57% 395	7.03% 72	1,024
Parking	2.62% 27	36.25% 373	45.38% 467	15.74% 162	1,029
Safety/security	14.05% 144	66.63% 683	15.61% 160	3.71% 38	1,025
Hours of stores and restaurants	3.85% 39	66.34% 672	25.17% 255	4.64% 47	1,013
Building appearance	4.95% 51	44.56% 459	38.35% 395	12.14% 125	1,030

Physical Conditions in Downtown:

- Respondents indicated that Sidewalks, Buildings, and Signage need improvement

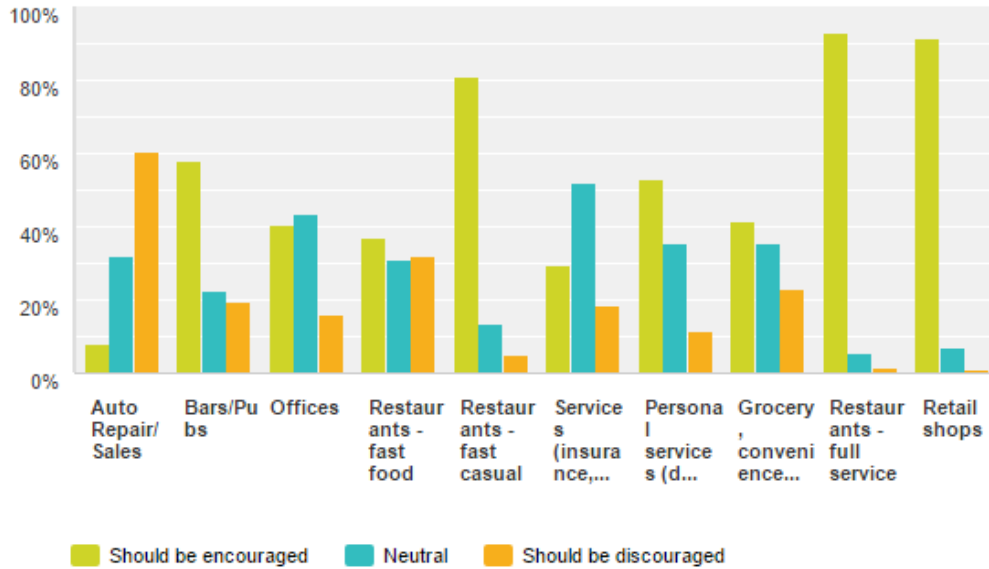


Opinion on future businesses in downtown:

- Overwhelmingly respondents agreed that Restaurants (fast casual and full service) and Retail should be encouraged – 81%, 93%, and 91%, respectively
- Auto repair and sales should be discouraged – 60.2%

City of Mesquite Downtown Market Analysis

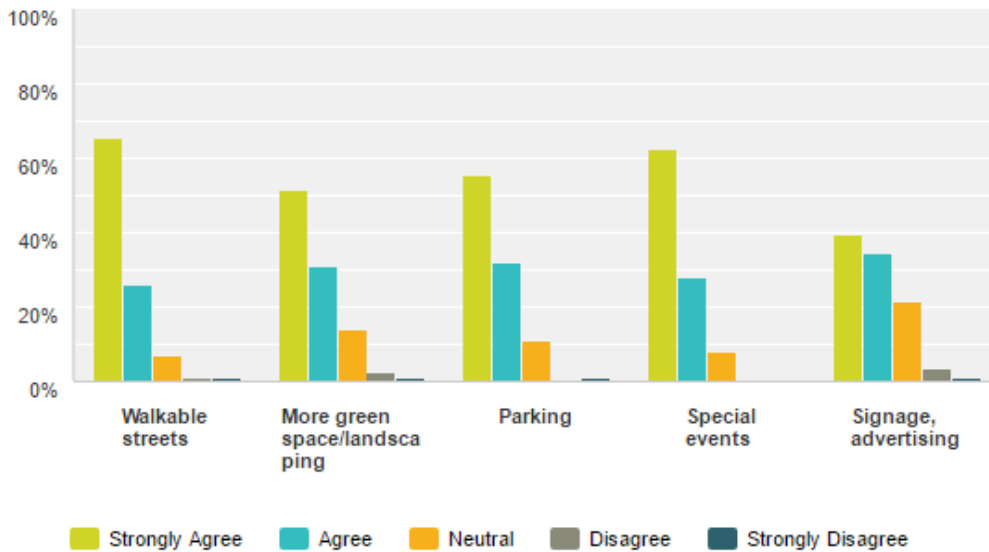
Answered: 1,034 Skipped: 219



To enhance business activity in downtown, Mesquite needs:

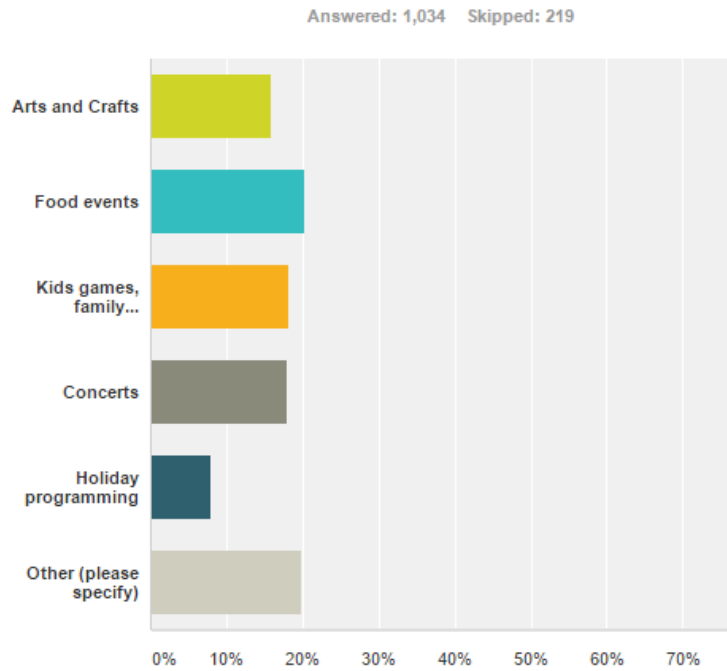
- Respondents STRONGLY AGREED on Walkable Streets, Special Events, Parking, More green space/landscaping, and Signage

Answered: 1,034 Skipped: 219



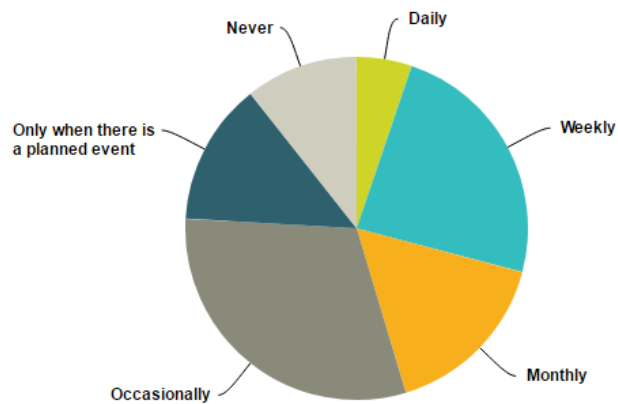
When asked what type of programmed events they would like to see in downtown:

- 20.2% said food events
- 19.8% said “Other” which consisted of
- “All of the Above”
- Museum
- None – too dangerous between major highways
- get parking and ATM out of square for events
- bigger Christmas tree
- Veterans/Military appreciation
- Balloon Festival
- Food Trucks
- Real Artists Walks
- Music
- Celebrity appearances
- Antiques
- Shops -Ice cream/Sandwich shop/tea shop
- Wine and cheese tastings

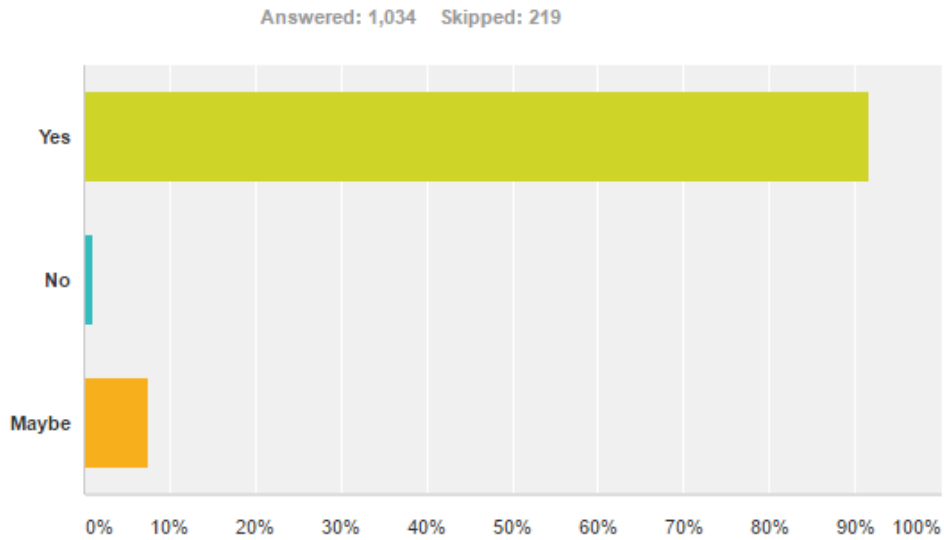


How often do you frequent downtown Mesquite currently (other than work)?

- 30.5% said Occasionally
- 25.8% said Weekly
- 16.2% Monthly
- 13.4% Planned Event
- 10.6% Never
- 5.2% Daily

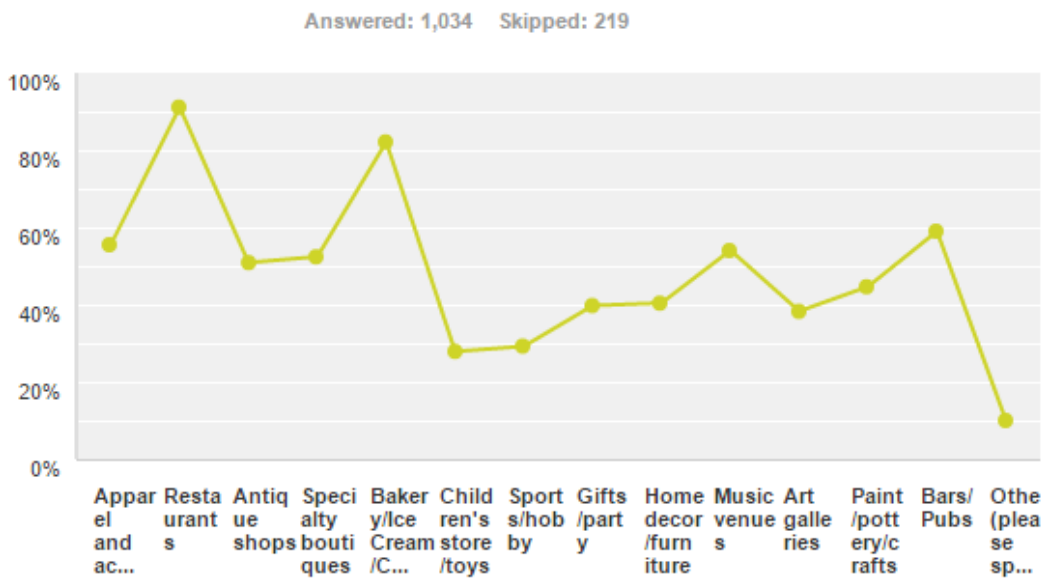


If there were more restaurants, retail and entertainment options in downtown Mesquite would you frequent them?



What types of retail would you frequent?

- 91.1% - Restaurants
- 82.1% - Bakery/Ice Cream/Cupcakes/Cookies
- 58.9% - Bars/Pubs

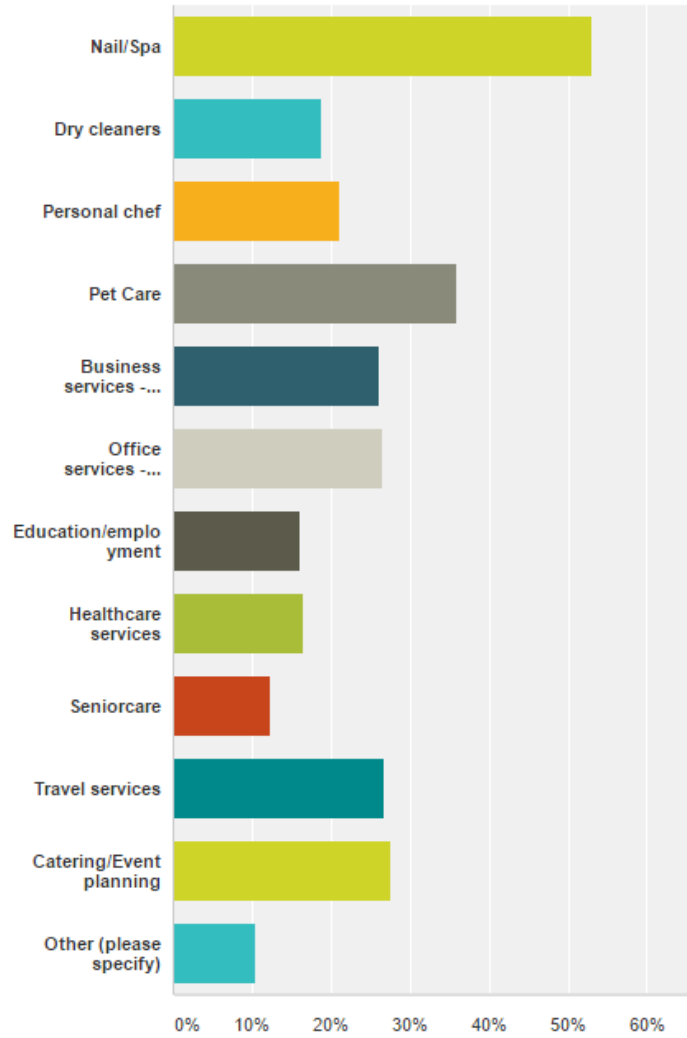


Other responses included:

- ❖ All of the Above
- ❖ Bookstore
- ❖ Coffee Shop
- ❖ Theatre
- ❖ Museum
- ❖ Candy Store
- ❖ Container Store
- ❖ Craft Beer
- ❖ Nail Salon
- ❖ Pharmacy with soda fountain
- ❖ Longhorn Steakhouse
- ❖ Place to watch sports, celebrate New Years (Londoner in Rockwall)
- ❖ Comedy Club
- ❖ Billiards, Bowling
- ❖ Specialty Grocer
- ❖ Starbucks
- ❖ Bars
- ❖ Wine Shop
- ❖ Women's clothing

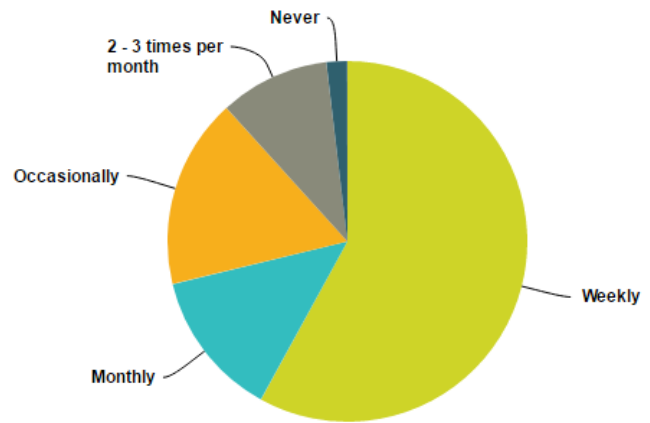
What types of services would you frequent in downtown Mesquite?

- 53.0% said Nail salon
- 27.4% said Catering/Event Planner
- 26.6% said Travel Services
- 26.6% said other services (accounting, legal, real estate, finance, etc).

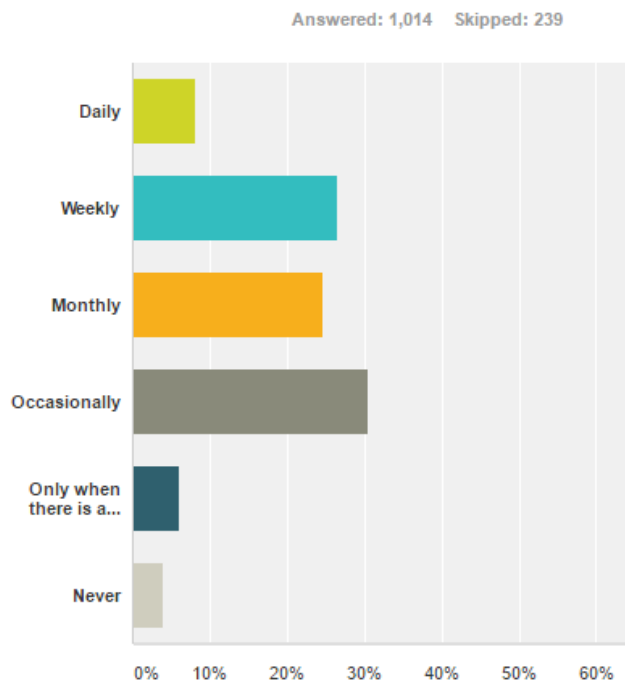


How often do you leave Mesquite for dining, bars and nightclubs, other entertainment and events, and boutique/specialty shopping?

- 57.9% said Weekly
- 17.06% said Occasionally



How often do you frequent other North Texas downtowns?

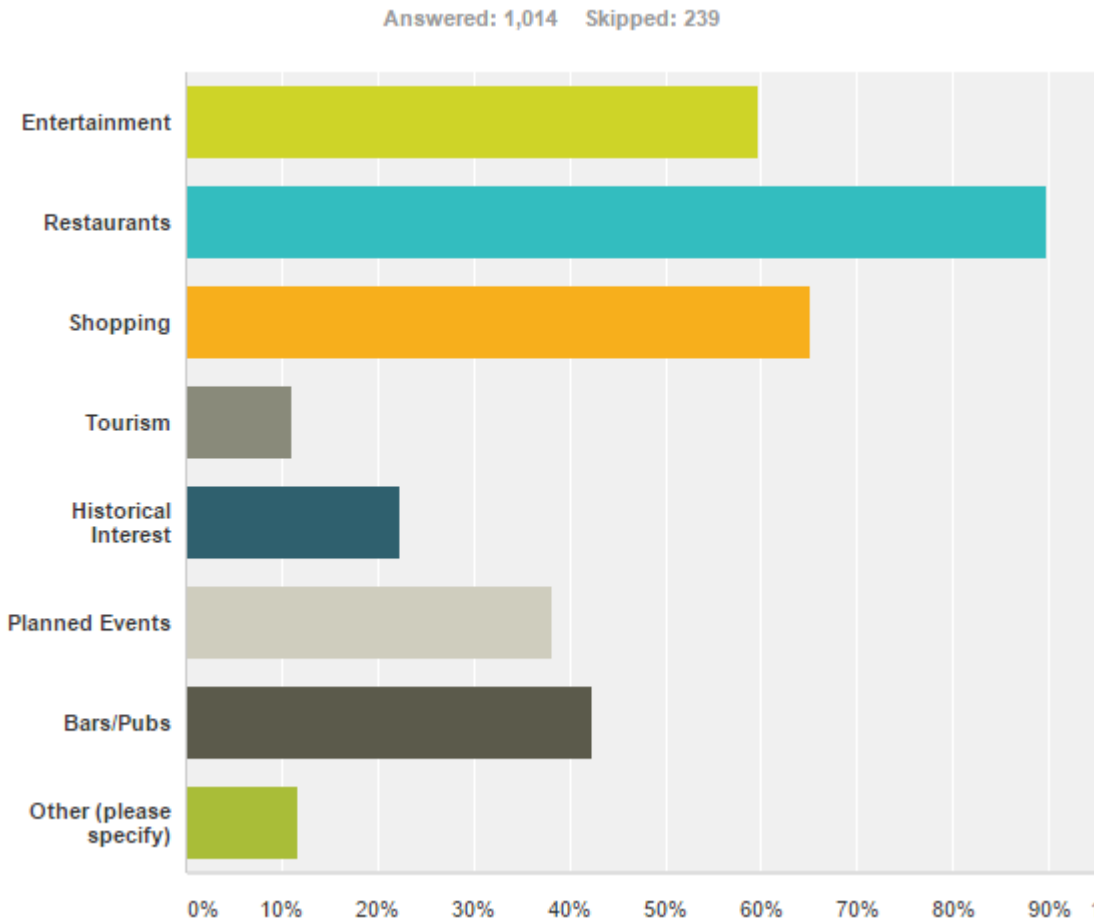


- 30.5% said Occasionally
- 26.5% said Weekly
- 24.6% said Monthly

Which area do you frequent most often?



Why do you visit?



COMPARABLE DOWNTOWNS

Interviews with City staff, Stakeholders, Business Owners and Tenants, and the online survey indicated that most had a comparable downtown in mind to fashion Mesquite after. These downtowns have been successful in recruiting retail, restaurants, and entertainment features to attract residents and visitors. Most of the downtowns mentioned or “compared to Mesquite” encourage pedestrian traffic with easily walkable areas and successful day and night activities.

Comparable Downtowns mentioned were: Rockwall, Garland, Addison, Carrollton, Forney, McKinney, Downtown Dallas, and Bishop Arts. The main reason these downtowns were chosen by respondents was due to their restaurants, shopping, and entertainment.

Retailers and restaurants look at households and income when deciding where to locate. They also look at the competition in the area, lease rates, and location.

As shown on the following table, Addison, Forney, Carrollton and Rockwall all have fewer households than Mesquite. Addison, Forney, Rockwall and McKinney have shown double digit household growth (17.8% to 29.6%) from 2010 to 2017 while Mesquite grew at 7.7%. All areas, except for Garland are expected to continue at higher growth rates thru 2022.

However, the average household income is much higher in all the areas as compared to Mesquite. Mesquite has an average HH income of \$66,212. Addison, Forney, Rockwall, Carrollton and McKinney have incomes ranging from \$87,974 to \$115,333.

Garland is the most comparable to Mesquite as far as household growth and income. Garland’s downtown area currently exceeds Mesquite’s as far as retailers, restaurants, night life, and residential development. Garland’s downtown includes 9 restaurants, 16 retailers, and the Granville Arts Center and Plaza Theatre.

Garland does have the DART station which has spurred growth in this downtown. A new apartment complex (153 units) is currently under construction as well as a Pedestrian Corridor (Museum depot and railcar), and downtown square project to create a larger, more functional and inviting public space with a central fountain. Garland City Council has invested money in the downtown in an initiative to attract more people and businesses to the area, and improve the quality of life for residents.

City of Mesquite Downtown Market Analysis

Household Quick Facts	Mesquite city, TX	Garland city, TX	Addison town, TX	Carrollton city, TX	Forney city, TX	Rockwall city, TX	McKinney city, TX
Income \$200,000 to \$249,999	677 1.31%	1,264 1.55%	236 2.69%	1,876 3.87%	135 2.29%	769 4.78%	2,829 4.92%
Income \$250,000 to \$499,999	428 0.83%	1,096 1.34%	289 3.29%	1,743 3.59%	97 1.65%	652 4.05%	2,975 5.18%
Income \$500,000 or more	75 0.14%	287 0.35%	105 1.20%	486 1.00%	12 0.20%	157 0.98%	1,041 1.81%
2017 Est. Average Household Income	\$66,212	\$70,093	\$87,974	\$97,925	\$88,785	\$108,212	\$115,333

DOWNTOWN REDEVELOPMENT RECOMMENDATIONS FROM INTERVIEWS, SURVEY, AND MARKET STUDY

- Renovate the town square – make it more pedestrian friendly and the focal point of downtown
- Remove parking from the square/Relocate Wells Fargo ATM
- Infill the area with “Green space” around the gazebo including landscaping, seating, and lighting
- Local artist works to recreate history of Mesquite
- Repair existing brick planters
- Consider water feature
- New signage on buildings
- Neon lighting signage on restaurants and bars for nights
- Take over the state highway 352 – gain control over downtown and provide safety
- Alleviate traffic and speeding – add stop lights
- Add crosswalks for pedestrians
- Make Mesquite a walkable downtown
- Historic downtown
- Utilize existing second floors with residential
- Turn vacant land between shops on Highway 352 into outside dining area with restaurant in adjacent space
- Move parking off the square to the rear entrances and church lots where available
- Awnings and new building facades for continuity and beautification of the downtown square
- Improve connection between downtown and City Lake Park
- Signage/Waymaking/Streetscapes/Lighting
- Gibson Street could be the connection provided the City could obtain:
 - First Assembly of God property
 - Fire Training property
 - Residential Infill – adds critical mass
 - Patio/townhomes in \$150k to \$250k range
 - Senior Housing
 - Provide developer incentives if necessary
 - New Gateway into Downtown
 - Signage/Wayfinding/Streetscapes
 - Landscaping
 - Lighting
 - Provide Incentives for new commercial development downtown
 - Incubator-type program that includes training and tech assistance
 - Restaurants, Eateries, Cafes, Bakeries, Bars - should be top priority (locals, mom and pops to start)
 - New shops including boutiques, antiques, services, spa should be incentivized for downtown
 - Grease Traps/Kitchen build-outs should be funded by the City to incentivize restaurants
 - Look to neighboring communities for successful local entrepreneurs to expand businesses

- Consider a new Depot Park
- Recreate the Depot
- Perhaps locate it on the Fire training site for more connectivity
- Celebrate history of the city
- Train memorabilia, original art works, antiques, and a model railroad.
- Tours
- Themed restaurant - Whistle Stop Café
- Paint murals on the back of Front Street retail with the history of Mesquite – use local high school/college artists
- Development of vacant land should be dense residential – for sale or lease; Commercial uses should be discouraged from infill areas where residential can be developed.
- As automobile (use) improved properties in the historic area become available, the City should purchase or change zoning to retail/restaurant/residential. Automotive, light industrial should be discouraged from the square area and surrounding blocks
- Dilapidated housing should be condemned or purchased by the City for new development opportunities
- Add more programmed events in the square
- Cinco de Mayo
- Music/concerts
- Food Trucks
- Bunny Run 5 K & Kids 1 K
- Local Brewery/Craft Beer Tastings
- Wine Walks
- Contests – Local aspiring chefs
- BBQ Cookoff at Rodeo Parade Day
- Reach out to other areas and find out who they use for events, artists, talent, etc.

Examples of Recommendations

- Outdoor dining behind building façade – also note the awnings and signage



- Carry out the “green space” with lighting and seating and landscaping thru-out this parking lot and ATM drive-thru to create an inviting downtown square



- Awnings and Building Facades/Protected Parking and Pedestrian walking areas



Lessons learned for starting a successful Downtown Revitalization

CDS in conjunction with clients and Downtown Associations has put together the following necessary components for a successful downtown revitalization. They are as follows:

- **A Champion** — Identify a key individual with vision, passion and leadership qualities who is willing to serve as the catalyst to energize the different individual, business and civic players who need to come together.
- **An Organization** — Form a special purpose organization, with a strong board of private sector leaders, and help find a way to adequately fund it.
- **Proper Ordinances** — Restoration and preservation ordinances, architectural guidelines, building standards and permitting requirements and policies must be reviewed, revised, adopted and enforced.
- **Market Knowledge** — A clear understanding of the market potential for retail, office, services and residential development is necessary to attract the right types of investment.
- **Broad Involvement** — A high level of volunteer citizen involvement in non-profit organizations is necessary to oversee restoration and preservation and to organize festivals and celebrations to attract visitors.
- **Civic Facilities** — Relocations or addition of branches of civic facilities such as city hall, county courthouse, community centers and performing arts facilities as well as utility, street, streetscape, sidewalk, lighting and park improvements are important stimulants.
- **Lead Tenants** — Care must be taken to secure lead tenants that will bring visitors and create an inviting environment.
- **Adequate Parking** — Assure that convenient parking is provided in a manner that does not detract from pedestrian mobility, shopping convenience or continuity of a historic district.
- **Residential Development** — Preserve historic single family home residential areas and stimulate new residential development near the downtown commercial districts.
- **An Exciting Plan** — Create a plan that inspires people and creates a buzz about the potential for the area. Use artist renderings of the revitalized area and locate them in a prominent high traffic area of the downtown area.
- **Marketing**— Continue with new and creative efforts to actively market the Downtown area for new compatible development and for tenants in the existing buildings.

APPENDIX A

Table 48: Study Area Inventory

OBJECTID	BIZ_NAME	STREET #	FULL_STREE	LAND AREA SQFT	Building SF	TOT_VAL	BLDG_CLASS	TENANTS
56258	PARKING	100	S BROAD ST	26310		\$ 64,340	LAND ONLY	
56259	TRIPLE A BRAKE	111	E DAVIS ST	7098	1300	\$ 58,380	CONVERTED SERVICE STATION	
56260	TRIPLE A MUFFLER SHOP	112	E MAIN ST	7075	1100	\$ 49,500	CONVERTED SERVICE STATION	
56261	DWIGHT DONS AUTO CARE	103	E MAIN ST	16724	6903	\$ 295,310	AUTOMOTIVE SERVICE	
56262	JIFFY LUBE	110	S GALLOWAY AVE	13652	3704	\$ 160,890	AUTOMOTIVE SERVICE	
56263	BARBER/TAXIDERM/INCOME TAX	103	W MAIN ST	3557	2698	\$ 128,600	FREE STANDING RETAIL STORE	Fashion Barbers/"For Lease"
56264	METZGER TROPHIES & ENGRAVING	105	W MAIN ST	1754	1775	\$ 86,980	FREE STANDING RETAIL STORE	
56265	MOODY-WELLS AUCTIONEER	109	W MAIN ST	3762	3981	\$ 150,000	STORAGE WAREHOUSE	
56266	BARBERS INK	111	W MAIN ST	591	440	\$ 19,800	FREE STANDING RETAIL STORE	
56267	PARKING	117	W MAIN ST	1789		\$ 5,330	LAND ONLY	
56268	VACANT	117	W MAIN ST	3542	2201	\$ 78,610	FREE STANDING RETAIL STORE	
56269	WELLS FARGO BANK	120	W MAIN ST	60250	29802	\$ 1,800,000	OFFICE BUILDING	Mortgage Co, Clinic,Attorney
56270	VACANT	113	W MAIN ST	2807		\$ 7,910	LAND ONLY	
56271	WINDSOR FLORIST	201	W MAIN ST	2020	2000	\$ 110,000	FREE STANDING RETAIL STORE	Windsor Florist
56272	203 W MAIN	203	W MAIN ST	2000	2000	\$ 110,000	FREE STANDING RETAIL STORE	Quilt Shop
56273	205 W MAIN	205	W MAIN ST	2049	4000	\$ 220,000	FREE STANDING RETAIL STORE	Quilt Shop
56274	SM ARCHITECTS	207	W MAIN ST	1969	4000	\$ 220,000	FREE STANDING RETAIL STORE	
56275	VACANT	209	W MAIN ST	1960		\$ 6,000	LAND ONLY	
56276	TEMPLE OF PRAISES	211	W MAIN ST	2023	2000	\$ 79,200	FREE STANDING RETAIL STORE	
56277	MYSTIC COIFFURES	213	W MAIN ST	1997	2000	\$ 110,000	FREE STANDING RETAIL STORE	
56278	VACANT	215	W MAIN ST	1923	1972	\$ 108,460	FREE STANDING RETAIL STORE	Relics in Time is vacating
56279	ITS A BLING THING	217	W MAIN ST	1990	1972	\$ 108,460	FREE STANDING RETAIL STORE	
56280	VACANT	221	W MAIN ST	1977	2000	\$ 70,000	FREE STANDING RETAIL STORE	
56281	PARKING FOR HANBY INSURANCE AGENCY	303	W MAIN ST	4830		\$ 12,000	LAND ONLY	
56282	HANBY RAMEY KING INSURANCE AGENCY	307	W MAIN ST	4555	3000	\$ 131,520	FREE STANDING RETAIL STORE	
56283	CRUMPTON PRINTING	311	W MAIN ST	2378	2400	\$ 85,000	FREE STANDING RETAIL STORE	

City of Mesquite Downtown Market Analysis

OBJECTID	BIZ_NAME	STREET #	FULL_STREE	LAND AREA SQFT	Building SF	TOT_VAL	BLDG_CLASS	TENANTS
56284	OSWALTS CAR REPAIR	315	W MAIN ST	12213	1248	\$ 43,680	AUTOMOTIVE SERVICE	
56285	LAND ONLY	320	W MAIN ST	6157		\$ 17,250	LAND ONLY	
56286	MIKE COONEY AUTO SALES	317	W DAVIS ST	12407	2750	\$ 94,300	SALES OFFICE	
56287	City of Mesquite	109	S BROAD ST	3625	2680	\$ 181,930	OFFICE BUILDING	Vacant
56288		111	S BROAD ST	1099	1100	\$ 74,670	OFFICE BUILDING	
56289		111	S BROAD ST	1163	1200	\$ 85,990	OFFICE BUILDING	
56290		105	S BROAD ST	2918	1200	\$ 75,000	FREE STANDING RETAIL STORE	
56291	MCWHORTER GREENHAW	105	S BROAD ST	3816	4654	\$ 24,420	FREE STANDING RETAIL STORE	
56292	DOS PANCHAS RESTAURANT	103	S BROAD ST	4563	4402	\$ 222,710	RESTAURANT	
56293	MUNDO DE FE	410	W MAIN ST	34799	11792	\$ 391,000	CHURCH BUILDING	
56294	MUNDO FE CHURCH/ATTORNEY AT LAW	410	W MAIN ST	258	0	\$ 38,720	CHURCH BUILDING	
56295	CUSTOM EMBROIDERY	501	W MAIN ST	8263	3340	\$ 167,840	STORAGE WAREHOUSE	
56296	VFW POST	505	W MAIN ST	18650	10623	\$ 351,620	FREE STANDING RETAIL STORE	
56297	PARKING FOR MOORES CAR LOT	511	W DAVIS ST	5259		\$ 14,760	LAND ONLY	
56298	MOORES CAR CORNER	108	S WALKER ST	11211	900	\$ 81,310	SALES OFFICE	
56299	RONNIE MACS AUTO SALES	506	W MAIN ST	19571	1720	\$ 132,860	SALES OFFICE	
56300	VACANT	210	N CARMACK ST	7266		\$ 6,640	LAND ONLY	
56301	MITZIE MOTORS	601	W MAIN ST	9824	1700	\$ 60,270	SALES OFFICE	
56302	VEHICLES YOU DESERVE	621	W MAIN ST	3934	1012	\$ 104,210	SALES OFFICE	
56303	MESQUITE AUTOPLEX	611	W MAIN ST	23001	1250	\$ 96,250	SALES OFFICE	
56304	ORLY S AUTO SALES	608	W DAVIS ST	17927	1584	\$ 174,740	SALES OFFICE	
56305	MIKE COONEY AUTO SALES	612	W DAVIS ST	10541	660	\$ 80,650	SALES OFFICE	
56306		508	W DAVIS ST	10114	836	\$ 68,690	RESIDENTIAL	
56307	COLE BUILDING	202	S WALKER ST	11553	2280	\$ 102,600	OFFICE BUILDING	
56308		320	W DAVIS ST	5112	1232	\$ 18,390	RESIDENTIAL	
56309		203	RUGEL ST	6857		\$ 9,360	LAND ONLY	
56310		207	RUGEL ST	8879	1444	\$ 81,080	RESIDENTIAL	
56311		214	S EBRITE ST	6081	1152	\$ 59,200	RESIDENTIAL	
56312		213	RUGEL ST	6072	1405	\$ 68,350	RESIDENTIAL	
56313		217	RUGEL ST	11885	1204	\$ 70,670	RESIDENTIAL	
56314		307	W COLLEGE ST	13314		\$ 20,770	LAND ONLY	
56315	VACANT	310	W KIMBROUGH ST	8947		\$ 17,600	LAND ONLY	
56316	VEAL CARPET CARE	306	W KIMBROUGH ST	10474	2112	\$ 99,540	STORAGE WAREHOUSE	
56317	SOUTH CARPENTRY	300	W KIMBROUGH ST	15013	5930	\$ 142,320	STORAGE WAREHOUSE	

City of Mesquite Downtown Market Analysis

OBJECTID	BIZ_NAME	STREET #	FULL_STREE	LAND AREA SQFT	Building SF	TOT_VAL	BLDG_CLASS	TENANTS
56318	VACANT	213	LANE ST	17907	896	\$ 51,890	RESIDENTIAL	
56319		209	LANE ST	6373	856	\$ 18,450	RESIDENTIAL	
56320	METROPLEX WELDING SUPPLY	209	W TEXAS ST	11936	5000	\$ 105,000	STORAGE WAREHOUSE	
56321	AIR TEX SERVICES	211	W TEXAS ST	5355	2438	\$ 67,830	STORAGE WAREHOUSE	
56322	VACANT	301	TEXAS ST	2783		\$ 5,000	LAND ONLY	
56323	VACANT	303	TEXAS ST	3009		\$ 5,000	LAND ONLY	
56324	VACANT	305	TEXAS ST	2636		\$ 5,000	LAND ONLY	
56325	VACANT	307	TEXAS ST	2846		\$ 5,000	LAND ONLY	
56326	LU S WOODWORKS	311	TEXAS ST	5601	2400	\$ 97,480	STORAGE WAREHOUSE	
56327		319	LANE ST	10603	1620	\$ 40,440	RESIDENTIAL	
56359	VACANT	500	S GALLOWAY AVE	165375		\$ 250,910	LAND ONLY	
56360	JOES PIZZA AND PASTA	302	S GALLOWAY AVE	13224	2076	\$ 124,820	RESTAURANT	
56361	VACANT	308	S GALLOWAY AVE	26603	3400	\$ 307,700	FAST FOOD RESTAURANT	
56362	ADVANCIAL FEDERAL CREDIT UNION	309	S BRYAN-BELT LINE RD	13149	1472	\$ 256,360	BANK	
56363	GRISHAM PHOTOGRAPHY	313	S BRYAN-BELT LINE RD	10320	1980	\$ 98,010	FREE STANDING RETAIL STORE	
56364	LAND	317	S BRYAN-BELT LINE RD	10968		\$ 34,800	LAND ONLY	
56365	MESQUITE FIREFIGHTERS ASSOC	317	S GALLOWAY AVE	6306	1581	\$ 246,390	OFFICE BUILDING	
56366	PARKING LOT	323	S GALLOWAY AVE	10241		\$ 31,600	LAND ONLY	
56367	MESQUITE FIREFIGHTERS ASSOC	317	S GALLOWAY AVE	1634	3111	\$ 190,240	OFFICE BUILDING	
56368	JACK IN THE BOX	311	S GALLOWAY AVE	25409	3228	\$ 171,090	FAST FOOD RESTAURANT	
56369		112	W COLLEGE ST	9050		\$ 13,750	LAND ONLY	
56370		316	BODINE ST	14348	1078	\$ 139,920	RESIDENTIAL	
56371		326	BODINE ST	14326		\$ 23,700	LAND ONLY	
56372	VACANT	306	BODINE ST	9519		\$ 14,470	LAND ONLY	
56373		118	W COLLEGE ST	7276		\$ 11,250	LAND ONLY	
56374		307	BODINE ST	5921		\$ 9,000	LAND ONLY	
56375		313	BODINE ST	9827	760	\$ 58,450	RESIDENTIAL	
56376		317	BODINE ST	6363	636	\$ 44,170	RESIDENTIAL	
56377		323	BODINE ST	10498		\$ 15,250	LAND ONLY	
56378	MINTER ELECTRIC COMPANY	130	W COLLEGE ST	12255	2700	\$ 116,640	OFFICE/SHOWROOM	
56379		314	GIBSON ST	4941	624	\$ 35,360	RESIDENTIAL	
56380		320	GIBSON ST	17098	910	\$ 57,030	RESIDENTIAL	
56381		324	GIBSON ST	7685	1136	\$ 90,220	RESIDENTIAL	

City of Mesquite Downtown Market Analysis

OBJECTID	BIZ_NAME	STREET #	FULL_STREE	LAND AREA SQFT	Building SF	TOT_VAL	BLDG_CLASS	TENANTS
56382	SW AMUNITION /IMAGE MAKER FAMILY HAIR SALON	206	W DAVIS ST	2245	2232	\$ 149,540	FREE STANDING RETAIL STORE	SW AMUNITION /IMAGE MAKER FAMILY HAIR SALON
56383	REUNION TITLE	200	W DAVIS ST	3410	2376	\$ 127,090	OFFICE BUILDING	
56384	ABOGADOS/ATTORNEYS	202	W DAVIS ST	8372	2952	\$ 147,600	FREE STANDING RETAIL STORE	Denture Lab
56385		209	W COLLEGE ST	8510	1146	\$ 72,080	RESIDENTIAL	
56386	THE GATHERING	214	W DAVIS ST	6246	4960	\$ 140,000	THEATER	
56387	LAND ONLY	221	GIBSON ST	11890		\$ 23,710	LAND ONLY	
56388		210	RUGEL ST	6687	1668	\$ 73,550	RESIDENTIAL	
56389	G J AUTOMOTIVE	222	W DAVIS ST	12403	3200	\$ 118,730	AUTOMOTIVE SERVICE	
56390	PAT COOPER BOOKKEEPING	212	W DAVIS ST	2874	2250	\$ 106,180	FREE STANDING RETAIL STORE	
56391	HERITAGE BLDG	210	W DAVIS ST	18950	6596	\$ 263,840	FREE STANDING RETAIL STORE	Icon Computers, Leake Tax, Deer Breeder
56392		219	W COLLEGE ST	12440	1416	\$ 83,790	RESIDENTIAL	
56393		213	W COLLEGE ST	6625	1494	\$ 84,100	RESIDENTIAL	
56394	INCOME TAX SERVICE	211	GIBSON ST	12575	2389	\$ 105,120	CONVERTED RESIDENCE (FRAME EXTERIOR)	
56395	H J TIRES	207	S GALLOWAY AVE	10215	1171	\$ 93,680	CONVERTED SERVICE STATION	
56396	WELLS FARGO	110	W DAVIS ST	44895	603	\$ 234,150	DRIVE-IN BANK	
56397	CREEK CROSSING HARVEST CHURCH	124	W DAVIS ST	56647	6581	\$ 405,250	CHURCH BUILDING	
56398	WELLS FARGO PARKING	225	S GALLOWAY AVE	12156		\$ 34,550	LAND ONLY	
56399	PAPERBACKS PLUS	108	E DAVIS ST	11854	3920	\$ 191,100	FREE STANDING RETAIL STORE	
56400	FERRYS CYLINDER HEAD AND BLOCK REPAIR	112	E DAVIS ST	2887	2352	\$ 52,380	AUTOMOTIVE SERVICE	
56401	PAPERBACK PLUS EXTENSION	106	E DAVIS ST	2206	720	\$ 37,800	FREE STANDING RETAIL STORE	
56402	AFFORDABLE KAR KARE	222	S GALLOWAY AVE	17139	3920	\$ 117,940	AUTOMOTIVE SERVICE	
56403	H & J ALIGNMENT	104	E DAVIS ST	8311	1161	\$ 111,460	CONVERTED SERVICE STATION	
56404	KOIN KAR WASH	209	S BRYAN-BELT LINE RD	27662	3900	\$ 396,230	SELF SERVE CAR WASHES	
56405	MESQUITE BBQ	145	E DAVIS ST	9722	2160	\$ 268,280	RESTAURANT	
56406	FIRESTONE CENTER	120	E DAVIS ST	53706	7810	\$ 519,280	AUTOMOTIVE SERVICE	
56407	HAIR AFFAIR	136	E MAIN ST	2666	1320	\$ 56,610	FREE STANDING RETAIL STORE	
56408	SHIRLEY ROBERTS REAL ESTATE	138	E MAIN ST	10019	2676	\$ 157,880	RETAIL STRIP	
56409	GRACE TEMPLE COVENANT CHURCH	121	E MAIN ST	71706	21421	\$ 369,200	CHURCH BUILDING	
56430		215	SEATON ST	11206		\$ 21,850	LAND ONLY	
56431	VACANT	115	TEXAS ST	12336		\$ 28,660	LAND ONLY	

City of Mesquite Downtown Market Analysis

OBJECTID	BIZ_NAME	STREET #	FULL_STREE	LAND AREA SQFT	Building SF	TOT_VAL	BLDG_CLASS	TENANTS
56432	DICKSON BROS INC	204	N GALLOWAY AVE	30989	16000	\$ 354,720	FREE STANDING RETAIL STORE	
56433	CHARLIE ANGEL SALON	205	N GALLOWAY AVE	4647	1250	\$ 73,130	FREE STANDING RETAIL STORE	
56434	3M TIRES	201	N GALLOWAY AVE	5096	3360	\$ 63,000	AUTOMOTIVE SERVICE	
56435	3M TIRE INC	111	TEXAS ST	9441	4480	\$ 83,000	AUTOMOTIVE SERVICE	
56436	MIRACLE DENT REPAIR	115	W TEXAS ST	8586	5320	\$ 80,000	AUTOMOTIVE SERVICE	
56437	MIRACLE DENT REPAIR	125	TEXAS ST	5600	2850	\$ 62,000	AUTOMOTIVE SERVICE	
56438	BLAIR'S TRANSMISSIONS	405	W TEXAS ST	16929	6080	\$ 91,200	AUTOMOTIVE SERVICE	
56439	WBS IMPORTS LLC	209	N EBRITE ST	9530	4000	\$ 131,100	STORAGE WAREHOUSE	
56440	FRESH START JANITORIAL	215	N EBRITE ST	9283	4000	\$ 121,700	STORAGE WAREHOUSE	
56441	MESQUITE WELDING SERVICE	410	W KIMBROUGH ST	11786	5000	\$ 148,910	STORAGE WAREHOUSE	
56442	MAC MOTORS	412	W KIMBROUGH ST	6942	3200	\$ 64,340	AUTOMOTIVE SERVICE	
56443	AUTO REPAIR WELDING SHOP	411	TEXAS ST	6549	2900	\$ 59,330	AUTOMOTIVE SERVICE	
56444	VACANT	213	W KIMBROUGH ST	58666		\$ 86,500	LAND ONLY	
56445	VACANT	303	N LOCUST ST	24438		\$ 73,510	LAND ONLY	
56446		314	N LOCUST ST	14413	850	\$ 40,340	RESIDENTIAL	
56447		308	N LOCUST ST	8328	700	\$ 27,290	RESIDENTIAL	
56448	415 W KIMBROUGH ST	415	W KIMBROUGH ST	15703	896	\$ 44,930	RESIDENTIAL	
56449	SIKA	315	N EBRITE ST	38238	17760	\$ 692,810	STORAGE WAREHOUSE	
56450	SOUTHWESTERN BELL TELEPHONE CO	321	W KIMBROUGH ST	83653	25916	\$ 589,590	TECHNICAL BUILDING	
56451	VACANT	413	MCKINNEY AVE	9510		\$ 18,800	LAND ONLY	
56452	VACANT	401	MCKINNEY AVE	10527		\$ 18,750	LAND ONLY	
56453	CITY OF MESQUITE	300	W KEARNEY ST	6444	0	\$ 20,590	GOVERNMENTAL BUILDING	
56454	MESQUITE EMPLOYEE HEALTH CENTER	300	W KEARNEY ST	15300	4200	\$ 390,860	OFFICE BUILDING	
56455	MESQUITE DENTAL	324	W KEARNEY ST	32576	2850	\$ 266,770	MEDICAL OFFICE BUILDING	
56456		319	MCKINNEY AVE	9695	822	\$ 25,720	RESIDENTIAL	
56457	208 W KEARNEY ST	208	W KEARNEY ST	24803	6624	\$ 397,440	MEDICAL OFFICE BUILDING	
56458	PH WONG FAMILY PRACTICE	200	W KEARNEY ST	25026	3700	\$ 277,500	MEDICAL OFFICE BUILDING	
56459	VACANT	402	LAWRENCE ST	13070		\$ 28,000	LAND ONLY	
56460		123	MCKINNEY AVE	10975	1152	\$ 33,950	RESIDENTIAL	
56461	VACANT	321	MCKINNEY AVE	16649		\$ 67,260	LAND ONLY	
56462	VACANT	315	N GALLOWAY AVE	6088		\$ 16,880	LAND ONLY	
56463	MESQUITE PROFESSIONAL BLDG	309	N GALLOWAY AVE	20080	7874	\$ 409,450	OFFICE BUILDING	
56464	REGIAS SALON	303	N GALLOWAY AVE	10592	3008	\$ 178,980	FREE STANDING RETAIL STORE	
56465		302	LANE ST	11808	1068	\$ 38,020	RESIDENTIAL	
56466		320	LANE ST	10460	884	\$ 34,450	RESIDENTIAL	

City of Mesquite Downtown Market Analysis

OBJECTID	BIZ_NAME	STREET #	FULL_STREE	LAND AREA SQFT	Building SF	TOT_VAL	BLDG_CLASS	TENANTS
56467		314	LANE ST	13024	1120	\$ 35,590	RESIDENTIAL	
56468		308	LANE ST	9250	816	\$ 29,600	RESIDENTIAL	
56469	TEXAS DENTISTRY	315	N GALLOWAY AVE	10517	2630	\$ 197,250	MEDICAL OFFICE BUILDING	
56470	LAND FOR BRAUMS 87	114	W KIMBROUGH ST	3516		\$ 11,250	LAND ONLY	
56471	BRAUMS ICE CREAM	219	N GALLOWAY AVE	24123	3182	\$ 246,880	RESTAURANT	
56472	PHILLIPS AUTO	211	N GALLOWAY AVE	14087	1634	\$ 91,300	AUTOMOTIVE SERVICE	
56473	LAND ONLY	216	LANE ST	14081		\$ 28,050	LAND ONLY	
56474	VACANT	210	LANE ST	8480		\$ 15,710	LAND ONLY	
56480		211	S WALKER ST	22188	1380	\$ 95,030	RESIDENTIAL	
56481		223	S WALKER ST	7848	860	\$ 53,370	RESIDENTIAL	
56482	VACANT	206	S WALKER ST	5790		\$ 8,630	LAND ONLY	
56483		218	S WALKER ST	16206	1182	\$ 100,900	RESIDENTIAL	
56484	VACANT	209	S LOCUST ST	14254		\$ 21,000	LAND ONLY	
56490	PARKING FOR CHURCH	305	SEBRITE ST	44396		\$ 90,600	LAND ONLY	
56491		317	SEBRITE ST	9444	932	\$ 66,200	RESIDENTIAL	
56492		312	S LOCUST ST	8780	676	\$ 49,670	RESIDENTIAL	
56493		311	SEBRITE ST	9272	1472	\$ 116,460	RESIDENTIAL	
56494		316	S LOCUST ST	9910	1446	\$ 100,620	RESIDENTIAL	
56495		323	SEBRITE ST	10872	1088	\$ 64,870	RESIDENTIAL	
56496		419	W GROSS ST	9592	1540	\$ 83,940	RESIDENTIAL	
56497		324	S WALKER ST	26268	3075	\$ 145,930	RESIDENTIAL	
56498		314	S WALKER ST	7187	1620	\$ 86,080	RESIDENTIAL	
56499		317	S LOCUST ST	5250	678	\$ 46,650	RESIDENTIAL	
56500		318	S WALKER ST	7365	798	\$ 58,140	RESIDENTIAL	
56501		319	S LOCUST ST	5070	1008	\$ 65,730	RESIDENTIAL	
56502		310	S WALKER ST	8775	1300	\$ 80,360	RESIDENTIAL	
56503		309	S LOCUST ST	8870	1492	\$ 71,220	RESIDENTIAL	
56504		302	S WALKER ST	19830	3999	\$ 192,450	RESIDENTIAL	
56505	PARKING FOR CHURCH	309	W COLLEGE ST	14070		\$ 29,530	LAND ONLY	
56510		504	W GROSS ST	12782	1556	\$ 96,510	RESIDENTIAL	
56511		409	S LOCUST ST	7909	948	\$ 50,140	RESIDENTIAL	
56512		413	S LOCUST ST	10391	1252	\$ 90,510	RESIDENTIAL	
56513		414	S WALKER ST	8921	668	\$ 51,670	RESIDENTIAL	
56514		402	S WALKER ST	18131	2294	\$ 134,940	RESIDENTIAL	
56515		419	S LOCUST ST	7719	908	\$ 64,470	RESIDENTIAL	
56516		420	S WALKER ST	11299	3136	\$ 159,450	RESIDENTIAL	

City of Mesquite Downtown Market Analysis

OBJECTID	BIZ_NAME	STREET #	FULL_STREE	LAND AREA SQFT	Building SF	TOT_VAL	BLDG_CLASS	TENANTS
56517		401	S EBRITE ST	10239	1568	\$ 88,210	RESIDENTIAL	
56518		407	S EBRITE ST	10235	1022	\$ 77,950	RESIDENTIAL	
56519	PARKING FOR CHURCH	413	S EBRITE ST	10077		\$ 10,020	LAND ONLY	
56520	PARKING FOR CHURCH	419	S EBRITE ST	10378		\$ 10,020	LAND ONLY	
56521		418	S LOCUST ST	8395	816	\$ 65,470	RESIDENTIAL	
56522		410	S LOCUST ST	17298	1758	\$ 125,410	RESIDENTIAL	
56523		418	W GROSS ST	8718	1114	\$ 59,720	RESIDENTIAL	
56577	MESQUITE FIRE SUPPORT FACILITY	320	S GALLOWAY AVE	39625	100	\$ 114,760	GOVERNMENTAL BUILDING	
56578	USA FINANCE	305	S BRYAN-BELT LINE RD	19848	3000	\$ 345,000	FREE STANDING RETAIL STORE	
56579	ADRIAN CHIROPRACTIC	323	S BRYAN-BELT LINE RD	18264	4282	\$ 475,670	OFFICE BUILDING	
56580	VACANT	200	N EBRITE ST	33453		\$ 66,610	LAND ONLY	
57101	UNOCCUPIED	124	W COLLEGE ST	18504	4800	\$ 218,400	STORAGE WAREHOUSE	
58477	611 W DAVIS	611	W DAVIS ST	10010	1440	\$ 67,710	STORAGE WAREHOUSE	
58478	SHEARER ELECTRIC	612	W MAIN ST	5535	1749	\$ 80,810	FREE STANDING RETAIL STORE	
58479	A1 AUTO SALES/ RENT A CAR	107	S WALKER ST	11179	1920	\$ 92,740	SALES OFFICE	
62686	CP PREP SCHOOL	603	S BRYAN-BELT LINE RD	27537	2145	\$ 250,900	DAY NURSERY	
62687	CP PREP SCHOOL	603	S BRYAN-BELT LINE RD	26123	8928	\$ 872,100	DAY NURSERY	
68421		600	S GALLOWAY AVE	17188	1426	\$ 51,980	RESIDENTIAL	
68422		602	S GALLOWAY AVE	17681	1466	\$ 68,070	RESIDENTIAL	
68423		608	S GALLOWAY AVE	17038	1588	\$ 54,190	RESIDENTIAL	
68424		614	S GALLOWAY AVE	17981	1472	\$ 63,160	RESIDENTIAL	
68425	WHITE PROPERTIES	621	S BRYAN-BELT LINE RD	18332	7360	\$ 404,800	OFFICE/SHOWROOM	
68426		620	S GALLOWAY AVE	13778	1804	\$ 60,150	RESIDENTIAL	
68427		502	LAKESIDE DR	9762	1560	\$ 54,300	RESIDENTIAL	
68428		508	LAKESIDE DR	11607	1833	\$ 46,980	RESIDENTIAL	
68429		514	LAKESIDE DR	11834	1268	\$ 54,630	RESIDENTIAL	
68430		520	LAKESIDE DR	11505	1503	\$ 55,340	RESIDENTIAL	
68431		526	LAKESIDE DR	16237	1215	\$ 48,090	RESIDENTIAL	
68436		527	S GALLOWAY AVE	16333	1906	\$ 56,920	RESIDENTIAL	
68437		519	S GALLOWAY AVE	11418	2170	\$ 62,430	RESIDENTIAL	
68438		513	S GALLOWAY AVE	11352	1092	\$ 39,450	RESIDENTIAL	

City of Mesquite Downtown Market Analysis

OBJECTID	BIZ_NAME	STREET #	FULL_STREE	LAND AREA SQFT	Building SF	TOT_VAL	BLDG_CLASS	TENANTS
68439		507	S GALLOWAY AVE	11275	1237	\$ 48,810	RESIDENTIAL	
68440		501	S GALLOWAY AVE	11385	1780	\$ 64,550	RESIDENTIAL	
68518	LANGLEY AUTOMOTIVE	133	E DAVIS ST	9778	3120	\$ 39,000	AUTOMOTIVE SERVICE	
68519	RUTHERFORD BLDG	130	E MAIN ST	22193	4499	\$ 268,400	RETAIL STRIP	
68520	RUTHERFORD BLDG	130	E MAIN ST	54	5528	\$ 182,420	RETAIL STRIP	
68521	PARKS MARTIAL ARTS	120	E MAIN ST	4268	2379	\$ 127,870	RETAIL STRIP	
68549	VACANT	400	N CARMACK ST	141517		\$ 151,140	LAND ONLY	
68550	VACANT	400	N CARMACK ST	7634		\$ 1,500	LAND ONLY	
68551	VACANT	402	N CARMACK ST	190128		\$ 230,890	LAND ONLY	
68571	OFFICE	400	W KEARNEY ST	41444	7815	\$ 586,130	MEDICAL OFFICE BUILDING	
68572	WALGREENS 3822	401	N GALLOWAY AVE	65899	17768	\$ 1,907,880	FREE STANDING RETAIL STORE	
68573	VACANT	401	LAWRENCE ST	13206		\$ 25,000	LAND ONLY	
70612		601	W COLLEGE ST	27855	2307	\$ 200,000	RESIDENTIAL	
70615		215	S WALKER ST	19346	1092	\$ 85,200	RESIDENTIAL	
73096	FIRST BAPTIST CHURCH OF MESQUITE	127	E KIMBROUGH ST	98244	1800	\$ 1,606,180	CHURCH BUILDING	
73097	FIRST BAPTIST CHURCH WAREHOUSE	114	E KIMBROUGH ST	33377	24815	\$ 163,540	STORAGE WAREHOUSE	
73098	LAND ONLY	216	E KIMBROUGH ST	15152		\$ 44,940	LAND ONLY	
73099	CHURCH PARKING	128	E KIMBROUGH ST	48651		\$ 95,960	LAND ONLY	
73104	FIRST UNITED METHODIST CHURCH	300	N GALLOWAY AVE	122509	26274	\$ 2,830,820	CHURCH BUILDING	
73105	FIRE STATION NO 1	410	S GALLOWAY AVE	158152	14400	\$ 2,832,380	GOVERNMENTAL BUILDING	
73162	417 N BRYAN BELT LINE RETAIL	417	N BRYAN-BELT LINE RD	22904	6150	\$ 237,000	RETAIL STRIP	
73163	ELLIOTTS HARDWARE	116	E KEARNEY ST	106363	28942	\$ 835,000	FREE STANDING RETAIL STORE	
73164	WHATABURGER	128	E KEARNEY ST	36023	1946	\$ 199,800	FAST FOOD RESTAURANT	
75849		313	LANE ST	7889	980	\$ 23,940	RESIDENTIAL	
75850		309	LANE ST	10116	2583	\$ 93,590	RESIDENTIAL	
75851	MEAD SERVICES	221	W KIMBROUGH ST	7021	2944	\$ 221,160	OFFICE/SHOWROOM	
75852	VACANT	219	W KIMBROUGH ST	6612		\$ 12,060	LAND ONLY	
76197	SHIPLEYS DONUTS	405	W MAIN ST	27772	1976	\$ 308,250	FREE STANDING RETAIL STORE	
76198	VACANT	409	W MAIN ST	3183		\$ 9,560	LAND ONLY	
83138		604	W KEARNEY ST	7704	1219	\$ 50,260	RESIDENTIAL	
83139		600	W KEARNEY ST	7917	1132	\$ 55,560	RESIDENTIAL	
83140		546	W KEARNEY ST	7473	1104	\$ 53,330	RESIDENTIAL	
83141		542	W KEARNEY ST	7320	910	\$ 44,630	RESIDENTIAL	

City of Mesquite Downtown Market Analysis

OBJECTID	BIZ_NAME	STREET #	FULL_STREE	LAND AREA SQFT	Building SF	TOT_VAL	BLDG_CLASS	TENANTS
83142		538	W KEARNEY ST	7121	936	\$ 39,320	RESIDENTIAL	
83143		534	W KEARNEY ST	7228	919	\$ 42,870	RESIDENTIAL	
83144		530	W KEARNEY ST	7397	910	\$ 48,120	RESIDENTIAL	
83146	STARPOINT STORAGE	502	W KEARNEY ST	224176	72000	\$ 2,530,640	OFFICE/SHOWROOM	
84968		230	S WALKER ST	8381	1618	\$ 70,110	RESIDENTIAL	
84969		224	S WALKER ST	8307	1500	\$ 95,870	RESIDENTIAL	
84970		213	S LOCUST ST	8610	1499	\$ 120,630	RESIDENTIAL	
84971		217	S LOCUST ST	8311	672	\$ 48,840	RESIDENTIAL	
84972		221	S LOCUST ST	8432		\$ 12,650	LAND ONLY	
84973		225	S LOCUST ST	8159	1106	\$ 70,240	RESIDENTIAL	
84974	MESQUITE CHURCH OF CHRIST	224	S LOCUST ST	105363	31057	\$ 970,830	CHURCH BUILDING	
86079	MESQUITE CEMETERY	608	S WALKER ST	60455		\$ 198,630	LAND ONLY	
86080	MESQUITE CEMETERY	608	S WALKER ST	324326		\$ 198,630	LAND ONLY	
92754	SALON K	202	S CARMACK ST	9559	844	\$ 110,630	CONVERTED RESIDENCE	
92755		208	S CARMACK ST	9491	1501	\$ 95,250	RESIDENTIAL	
92756		214	S CARMACK ST	9401	864	\$ 65,410	RESIDENTIAL	
92757		220	S CARMACK ST	9390	864	\$ 65,310	RESIDENTIAL	
92758		226	S CARMACK ST	9331	848	\$ 71,560	RESIDENTIAL	
92759		232	S CARMACK ST	9122	1108	\$ 74,070	RESIDENTIAL	
92766		431	S EBRITE ST	12575	1200	\$ 99,590	RESIDENTIAL	
92767		430	S LOCUST ST	11133	1171	\$ 80,690	RESIDENTIAL	
92768		425	S EBRITE ST	13694	1072	\$ 55,950	RESIDENTIAL	
92769		424	S LOCUST ST	11437	1042	\$ 79,160	RESIDENTIAL	
92770		431	S LOCUST ST	13569	1040	\$ 89,810	RESIDENTIAL	
92771		432	S WALKER ST	11857	696	\$ 57,410	RESIDENTIAL	
92772		425	S LOCUST ST	13783	1160	\$ 84,330	RESIDENTIAL	
92773		426	S WALKER ST	11749	748	\$ 41,000	RESIDENTIAL	
92774	KENNETH WRIGHT PAINTING	619	W DAVIS ST	11126	1524	\$ 90,510	CONVERTED RESIDENCE	
92775	VACANT	110	S CARMACK ST	12478		\$ 34,940	LAND ONLY	
95689	MESQUITE CITY CORRIDOR AND IMPT VALUE	9999	NO NAME ST	61733		\$ 13,310,770	LAND ONLY	
95690	MESQUITE CITY CORRIDOR AND IMPT VALUE	9999	NO NAME ST	77756		\$ 13,310,770	LAND ONLY	
95691	MESQUITE CITY CORRIDOR AND IMPT VALUE	9999	NO NAME ST	145768		\$ 13,310,770	LAND ONLY	
97418	CITY LAKE PARK	120	W GROSS ST	10703		\$ 26,200	LAND ONLY	

City of Mesquite Downtown Market Analysis

OBJECTID	BIZ_NAME	STREET #	FULL_STREE	LAND AREA SQFT	Building SF	TOT_VAL	BLDG_CLASS	TENANTS
97419	CITY LAKE PARK	114	W GROSS ST	8707		\$ 19,000	LAND ONLY	
97420	PARKING	110	W GROSS ST	11728		\$ 22,420	LAND ONLY	
97421	PARKING	106	W GROSS ST	19973		\$ 31,540	LAND ONLY	
97422	VACANT	104	W GROSS ST	5779		\$ 8,740	LAND ONLY	
97423		425	S GALLOWAY AVE	14172	2238	\$ 64,510	RESIDENTIAL	
97424	VACANT	501	LAKESIDE DR	1666		\$ 1,720	LAND ONLY	
97425		314	S EBRITE ST	3576		\$ 5,360	LAND ONLY	
97426		302	W COLLEGE ST	7829	876	\$ 60,930	RESIDENTIAL	
97427	VACANT	316	W COLLEGE ST	9203		\$ 17,760	LAND ONLY	
97428	VACANT LAND	312	W COLLEGE ST	7126		\$ 14,400	LAND ONLY	
97429		208	W COLLEGE ST	18240	1044	\$ 72,550	RESIDENTIAL	
97430		301	GIBSON ST	4055	932	\$ 66,920	RESIDENTIAL	
97431		305	GIBSON ST	3977	1080	\$ 57,680	RESIDENTIAL	
97432		311	GIBSON ST	6408	1056	\$ 61,340	RESIDENTIAL	
97433		317	GIBSON ST	7719	1679	\$ 117,790	RESIDENTIAL	
97434		323	GIBSON ST	7704	776	\$ 49,840	RESIDENTIAL	
97435	VACANT LAND	325	GIBSON ST	1922		\$ 4,520	LAND ONLY	
97436	VACANT LAND	211	W GROSS ST	12924		\$ 25,080	LAND ONLY	
97437	VACANT	215	W GROSS ST	29440		\$ 56,630	LAND ONLY	
97438	FIRST ASSEMBLY OF GOD CH	219	W GROSS ST	9351	950	\$ 49,610	CHURCH BUILDING	
97439		312	S EBRITE ST	10388	1660	\$ 89,330	RESIDENTIAL	
97440		316	S EBRITE ST	25566	2582	\$ 182,430	RESIDENTIAL	
97441		322	S EBRITE ST	20068	1942	\$ 133,520	RESIDENTIAL	
97442	VACANT	400	S EBRITE ST	9283		\$ 19,200	LAND ONLY	
97443	VACANT	226	W GROSS ST	9027		\$ 18,060	LAND ONLY	
97444	VACANT	410	S EBRITE ST	41463		\$ 42,250	LAND ONLY	
97445	ASSEMBLY OF GOD CHURCH	420	S EBRITE ST	20899	100	\$ 33,780	CHURCH BUILDING	Vacant
97446	VACANT	430	S EBRITE ST	19937		\$ 16,550	LAND ONLY	
97447	PARKING FOR CHURCH	224	W GROSS ST	16486		\$ 34,200	LAND ONLY	
97448	VACANT	412	S EBRITE ST	3695		\$ 18,070	LAND ONLY	
97449	VACANT	210	W GROSS ST	9414		\$ 19,000	LAND ONLY	
97450	CITY LAKE PARK	202	W GROSS ST	29110		\$ 53,140	LAND ONLY	
97451	VACANT	220	W GROSS ST	3922		\$ 5,700	LAND ONLY	
97452		302	S EBRITE ST	13107	1408	\$ 106,980	RESIDENTIAL	
97453		308	S EBRITE ST	11811	864	\$ 75,930	RESIDENTIAL	

City of Mesquite Downtown Market Analysis

OBJECTID	BIZ_NAME	STREET #	FULL_STREE	LAND AREA SQFT	Building SF	TOT_VAL	BLDG_CLASS	TENANTS
97454	SOUTH MESQUITE VET HOSP	615	S BRYAN-BELT LINE RD	21872	3192	\$ 192,730	VETERINARY HOSPITAL	
97455	CITY LAKE AQUATIC CENTER	501	LAKESIDE DR	606878	5226	\$ 1,081,880	RECREATION BUILDING	
97456	CITY LAKE RECREATION CENTER	501	LAKESIDE DR	92266	2460	\$ 172,640	RECREATION BUILDING	
97873	VACANT	102	W FRONT ST	8403		\$ 17,210	LAND ONLY	
97874	VACANT	500	W FRONT ST	40667		\$ 46,000	LAND ONLY	
97875	VACANT	100	W FRONT ST	45477		\$ 87,820	LAND ONLY	
Totals/Averages				6,822,167	849,357	\$89,566,060		

Source: The City of Mesquite, CDS;



Table 49: City of Mesquite Retail Inventory

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
1001 E Davis St	1001	E	Davis	Fast Food	2,508	2015	
1001-1015 N Town East Blvd	1001	N	Town East	Freestanding	15,048	2000	
1012 Pioneer Rd	1012		Pioneer	Freestanding	440	1962	
1015 Gross Rd	1015		Gross	Gas Station/Conv Store	4,708	1988	
1016 Pioneer Rd	1016		Pioneer	Freestanding	24,505	1986	
1021 Neville Ct	1021		Neville	Automotive	4,000	1986	
1028 W Cartwright Rd	1028	W	Cartwright	Gas Station/Conv Store	2,030	1971	
103 S Broad St	103	S	Broad	Fast Food	4,388	1950	
103 W Main St	103	W	Main	General	2,698	1960	
1038 Pioneer Rd	1038		Pioneer	Fast Food	3,064	1970	
104 E Davis St	104	E	Davis	Automotive	1,161	1964	
104 N Peachtree Rd	104	N	Peachtree	Conv/Strip Ctr	16,400	1986	
105 S Broad St	105	S	Broad	General	4,601	1943	
105 US Highway 80 E	105		US Highway 80	Gas Station/Conv Store	3,424	1997	
105 W Main St	105	W	Main	General	1,775	1950	
1051 E Davis St	1051	E	Davis	Fast Food	2,936	2015	
108 E Davis St	108	E	Davis	General	3,920	1945	
108 Highway 80 E	108		Highway 80	Gas Station/Conv Store	1,813		
109 W Main St	109	W	Main	General	3,981	1950	
109-111 Broad St	109		Broad	Mixed Use	4,980	1966	
10925 Elam Rd	10925		Elam	Automotive	2,100	1975	
10956 Elam Rd	10956		Elam	Gas Station/Conv Store	3,375	1959	
110 S Galloway Ave	110	S	Galloway	Automotive	3,704	1987	
110 W Davis St	110	W	Davis	Bank	603	1974	
1100 Town East Blvd	1100		Town East	Conv/Strip Ctr	12,400	1984	1,800
11006 Lake June Rd	11006		Lake June	Automotive	2,172	1981	

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
111 E Davis St	111	E	Davis	Automotive	1,300	1958	
111 W Main St	111	W	Main	General	440	1950	
1116 Pioneer Rd	1116		Pioneer	General	2,400	1974	
112 E Davis St	112	E	Davis	Automotive	2,352	1955	
112 E Main St	112	E	Main	Automotive	1,100	1954	
11216 Lake June Rd	11216		Lake June	General	8,624	1961	
11217 Limestone Dr	11217		Limestone	General	3,000	1975	
1125 Gross Rd	1125		Gross	Restaurant	3,972	1984	
11301 Lake June Rd	11301		Lake June	Automotive	2,112	1950	
114 Highway 80 E	114		Highway 80	Restaurant	5,070	2000	
11403 Lake June Rd	11403		Lake June	General	6,110	1955	
11415 Lake June Rd	11415		Lake June	Automotive	2,356	1956	
115 W Texas St	115	W	Texas	Automotive	5,320	1971	
1151 E Davis St	1151	E	Davis	Fast Food	2,500	2006	
11545 Lake June Rd	11545		Lake June	Automotive	3,000	1965	
116 E Kearney St	116	E	Kearney	Freestanding	27,376	1974	
117 W Main St	117	W	Main	Freestanding	2,201	1927	2,201
11780 Lake June Rd	11780		Lake June	General	1,212	1958	
11900 Elam Rd	11900		Elam	Gas Station/Conv Store	2,536	1985	
11908 Elam Rd	11908		Elam	Automotive	3,600	1972	
11916 Elam Rd	11916		Elam	Automotive	2,400	1972	
11924 Elam Rd	11924		Elam	Restaurant	2,990	1984	
11930 Lake June Rd	11930		Lake June	General	1,880	1970	
11931 Lake June Rd	11931		Lake June	Fast Food	2,040	1973	
120 E Davis St	120	E	Davis	Automotive	7,810	2009	
1200 Narcissus Ln	1200		Narcissus	Conv/Strip Ctr	6,400	1956	
1200 Pioneer Rd	1200		Pioneer	General	8,996	2014	
12002 Elam Rd	12002		Elam	Fast Food	2,479	1985	

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
12004 Elam Rd	12004		Elam	Gas Station/Conv Store	2,187	1989	
12010 Elam Rd	12010		Elam	Fast Food	2,642	2001	
1215 Highway 80 E	1215		Highway 80	Automotive	14,597	1998	
1220 E Davis St	1220	E	Davis	Gas Station/Conv Store	2,544	1986	
12315 Elam Rd	12315		Elam	Fast Food	2,402	1982	
12325 Elam Rd	12325		Elam	Fast Food	2,070	1997	
1233-1265 N Town East Blvd	1233	N	Town East	Neighborhood Ctr	64,000	2000	
124 Grand Junction Blvd	124		Grand Junction	Fast Food	2,828	1999	
124 Gross Rd	124		Gross	Conv/Strip Ctr	17,600	1979	3,800
125 E Cartwright Rd	125	E	Cartwright	General	4,000	1999	
125 W Texas St	125	W	Texas	Automotive	2,850	1966	
12600 Eastgate Dr	12600		Eastgate	Automotive	2,700	1960	
12901 Seagoville Rd	12901		Seagoville	Gas Station/Conv Store	3,102	1956	
1300 Eastglen Blvd	1300		Eastglen	Fast Food	1,310	1992	
1300 N Town East Blvd	1300	N	Town East	Conv/Strip Ctr	12,450	1986	1,105
1313 Nehrmeyer St	1313		Nehrmeyer	Automotive	4,240	1981	
1320 Gross Rd	1320		Gross	Gas Station/Conv Store	2,800	1994	
1320 N Peachtree Rd	1320	N	Peachtree	Restaurant	6,981	2009	
133 E Davis St	133	E	Davis	Automotive	3,120	1963	
1335 N Peachtree Rd	1335	N	Peachtree	Restaurant	6,500	2002	
1336 N Town East Blvd	1336	N	Town East	Fast Food	3,297	1984	
1340 N Town East Blvd	1340	N	Town East	General	29,900	1985	
1345 N Town East Blvd	1345	N	Town East	Bank	3,554	1986	
138 E Main St	138	E	Main	General	2,676	1963	
1400 N Town East Blvd	1400	N	Town East	Bank	4,500	1992	
1413 Oates Dr	1413		Oates	Freestanding	13,091	2003	
1416 Gross Rd	1416		Gross	Restaurant	13,080	1998	
1418-1426 N Galloway Ave	1418	N	Galloway	Conv/Strip Ctr	6,940	1970	2,500

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
1420 N Peachtree Rd	1420	N	Peachtree	Restaurant	6,762	2000	
1422 Highway 80 E	1422		Highway 80	Automotive	7,600	1987	
1430 N Galloway Ave	1430	N	Galloway	Gas Station/Conv Store	1,134	1964	
1430 S Belt Line Rd	1430	S	Belt Line	Automotive	3,300	1997	
1433 S Belt Line Rd	1433	S	Belt Line	Conv/Strip Ctr	11,500	1980	
1438 Oates Dr	1438		Oates	Bank	10,000	1986	
1444 S Belt Line Rd	1444	S	Belt Line	Fast Food	3,550	1996	
145 E Davis St	145	E	Davis	Restaurant	2,160	1977	
1500 N Town East Blvd	1500	N	Town East	Big Box	18,252	1988	
1501 Pioneer Rd	1501		Pioneer	Neighborhood Ctr	64,400	1999	
1503 S Belt Line Rd	1503	S	Belt Line	Gas Station/Conv Store	1,175	1999	
1505 S Belt Line Rd	1505	S	Belt Line	Gas Station/Conv Store	1,296	1988	
1509 Pioneer Rd	1509		Pioneer	Gas Station/Conv Store	1,960	2000	
1520 Rodeo Center Blvd	1520		Rodeo Center	General	3,000	1959	
1526 Hickory Tree Rd	1526		Hickory Tree	Freestanding	4,550	1971	
1530 N Peachtree Rd	1530	N	Peachtree	Restaurant	6,860	1996	
1531 S Belt Line Rd	1531	S	Belt Line	General	7,280	1998	
1600 N Town East Blvd	1600	N	Town East	Fast Food	4,686	1994	
1600 N Town East Blvd	1600	N	Town East	Big Box	201,532	1981	
1601 N Town East Blvd	1601	N	Town East	Freestanding	16,315	1995	
1604 W Bruton Rd	1604	W	Bruton	Gas Station/Conv Store	2,172	1975	
1605 W Scyene Rd	1605	W	Scyene	Automotive	4,941	1958	
1616 N Town East Blvd	1616	N	Town East	Freestanding	24,706	1994	
16190 Lyndon B Johnson Fwy	16190		Lyndon B Johnson	General	9,700	1987	
1620 N Town East Blvd	1620	N	Town East	Big Box	197,878	1990	
16200 Lyndon B Johnson Fwy	16200		Lyndon B Johnson	General	10,404	1986	
1630 W Bruton Rd	1630	W	Bruton	Automotive	1,682	1963	
1701 W Bruton Rd	1701	W	Bruton	Gas Station/Conv Store	4,400	1959	

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
1705 N Town East Blvd	1705	N	Town East	Freestanding	9,000	1988	
1711 W Scyene Rd	1711	W	Scyene	Gas Station/Conv Store	2,896	2001	
1712 W Scyene Rd	1712	W	Scyene	Gas Station/Conv Store	2,337	1995	
1714 Military Pkwy	1714		Military	Fast Food	2,346	1985	
1715 N Town East Blvd	1715	N	Town East	Restaurant	5,975	1986	
1718 Military Pkwy	1718		Military	Fast Food	2,294	1985	
1720 Neal Gay Dr	1720		Neal Gay	General	8,000	1989	
1725 N Town East Blvd	1725	N	Town East	General	11,200	1989	
1728 W Scyene Rd	1728	W	Scyene	Fast Food	2,489	1984	
1730 Military Pkwy	1730		Military	Fast Food	3,184	1999	
1738 N Town East Blvd	1738	N	Town East	Big Box	220,533	1972	
1739-1831 N Galloway Ave	1739	N	Galloway	Neighborhood Ctr	26,000	1960	
1740 N Belt Line Rd	1740	N	Belt Line	Freestanding	18,385	1998	
1748 N Town East Blvd	1748	N	Town East	Big Box	205,379	1987	
1750 S Town East Blvd	1750	S	Town East	Gas Station/Conv Store	7,458	2009	
1804 N Galloway Ave	1804	N	Galloway	Conv/Strip Ctr	10,050	2000	
18049 LBJ Fwy	18049		LBJ	Gas Station/Conv Store	2,004	1998	
1817 N Belt Line Rd	1817	N	Belt Line	Fast Food	3,606	1981	
1820 Hillcrest St	1820		Hillcrest	Conv/Strip Ctr	3,800	2001	
1821 Crestridge Dr	1821		Crestridge	Restaurant	3,080	1955	
1821 Range Dr	1821		Range	Fast Food	4,356	1994	
1835 N Galloway Ave	1835	N	Galloway	Conv/Strip Ctr	14,400	1962	
18500 LBJ Fwy	18500		LBJ	Freestanding	51,458	1981	
18600 LBJ Fwy	18600		LBJ	Freestanding	16,816	1998	
18680 LBJ Fwy	18680		LBJ	Restaurant	7,574	1998	
18770 LBJ Fwy	18770		LBJ	Freestanding	22,900	1998	
18775 LBJ Fwy	18775		LBJ	Conv/Strip Ctr	10,856	2001	
18835 LBJ Fwy	18835		LBJ	Conv/Strip Ctr	10,800	2001	

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
190 W Cartwright Rd	190	W	Cartwright	Bank	4,380		
1900 N Galloway Ave	1900	N	Galloway	Fast Food	1,231	1973	
1903 Crestridge Dr	1903		Crestridge	Freestanding	2,400	1980	
19075 LBJ Fwy	19075		LBJ	Fast Food	6,260	2002	
19075 LBJ Fwy	19075		LBJ	Freestanding	6,020	2002	6,020
1921 N Town East Blvd	1921	N	Town East	General	6,900	2005	
1926 Military Pkwy	1926		Military	Fast Food	2,223	1974	
1946 Military Pkwy	1946		Military	General	4,260	1974	
200 W Cartwright Rd	200	W	Cartwright	Neighborhood Ctr	2,998	2016	1,270
2000 Towne Centre Dr	2000		Towne Centre	Fast Food	2,009	2005	
2006-2012 N Galloway Ave	2006	N	Galloway	Other	900	1963	
2009 N Town East Blvd	2009	N	Town East	Fast Food	4,080	1983	
201 E Main St	201	E	Main	Automotive	3,600	2000	
201 N Galloway Ave	201	N	Galloway	Automotive	3,360	1960	
201 W Cartwright Rd	201	W	Cartwright	Fast Food	2,844	2011	
201 W Texas St	201	W	Texas	Automotive	4,480	1963	
2010 Military Pkwy	2010		Military	Fast Food	2,760	1983	
202 S Carmack St	202	S	Carmack	General	844	1946	
202 W Davis St	202	W	Davis	General	2,952	1939	
2020 N Belt Line Rd	2020	N	Belt Line	Bank	4,664	2008	
2029 N Town East Blvd	2029	N	Town East	General	5,465	1984	
203 W Main St	203	W	Main	General	2,000	1927	
2036 Hillview Dr	2036		Hillview	Automotive	2,840	1973	
204 N Galloway Ave	204	N	Galloway	General	16,000	1967	
205 N Galloway Ave	205	N	Galloway	General	1,250	1960	
205 W Main St	205	W	Main	General	4,000	1927	
206 Indian Dr	206		Indian	Automotive	3,500	1980	
207 S Galloway Ave	207	S	Galloway	Automotive	1,171	1978	

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
207 W Main St	207	W	Main	General	4,000	1927	
209 Barnes Bridge Rd	209		Barnes Bridge	General	6,100	1994	
210 W Davis St	210	W	Davis	General	900	1946	
2100 N Town East Blvd	2100	N	Town East	Freestanding	36,815	1978	
2101 N Belt Line Rd	2101	N	Belt Line	Freestanding	6,500	1996	3,250
2103 N Town East Blvd	2103	N	Town East	Fast Food	3,000	1995	
2106 N Galloway Ave	2106	N	Galloway	Neighborhood Ctr	61,935	1984	
211 W Main St	211	W	Main	General	2,000	1927	
2122 N Belt Line Rd	2122	N	Belt Line	Automotive	3,418	1997	
2130 N Belt Line Rd	2130	N	Belt Line	General	3,395	1997	
2131 N Town East Blvd	2131	N	Town East	General	9,620	1984	
2201 N Galloway Ave	2201	N	Galloway	Automotive	6,868	2013	
2202 N Galloway Ave	2202	N	Galloway	Fast Food	2,691	1985	
220-230 Pioneer Rd	220		Pioneer	Neighborhood Ctr	39,320	1992	
2207 Oates Dr	2207		Oates	Freestanding	5,000	2004	
2214 N Town E	2214	N	Town	Automotive	1,908	1971	
222 S Galloway Ave	222	S	Galloway	Automotive	3,920	1965	
2221 N Galloway Ave	2221	N	Galloway	Automotive	6,536	1988	
2297 N Belt Line Rd	2297	N	Belt Line	Fast Food	1,852	2002	
2300 Oates Dr	2300		Oates	Automotive	2,700	1993	
2301 N Galloway Ave	2301	N	Galloway	Automotive	2,640	1986	
2301-2333 Oates Dr	2301		Oates	Conv/Strip Ctr	13,000	1985	1,285
2302 N Galloway Ave	2302	N	Galloway	Neighborhood Ctr	88,483	1985	
2317 N Galloway Ave	2317	N	Galloway	Automotive	21,032	1986	
2323 Big Town Blvd	2323		Big Town	Neighborhood Ctr	101,850	1985	100,000
2417 Gus Thomasson Rd	2417		Gus Thomasson	General	11,456	1985	
2424 N Belt Line Rd	2424	N	Belt Line	Bank	5,181	1997	

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
2425 Gus Thomasson Rd	2425		Gus Thomasson	Conv/Strip Ctr	23,872	1985	
2508 Westwood Ave	2508		Westwood	Automotive	2,400	1971	
2520 Highway 80	2520		Highway 80	General	4,252	1961	
2564 Highway 80 E	2564		Highway 80	Automotive	1,296	1962	
2601 Faithon P Lucas Sr Blvd	2601		Faithon P Lucas Sr	Gas Station/Conv Store	3,050	2001	
2601 Gus Thomasson Rd	2601		Gus Thomasson	Conv/Strip Ctr	10,174	2005	2,594
2604 Towne Centre Dr	2604		Towne Centre	Gas Station/Conv Store	3,600	1999	
2620 Gus Thomasson Rd	2620		Gus Thomasson	Conv/Strip Ctr	20,400	2007	9,510
2640 W Scyene Rd	2640	W	Scyene	Freestanding	306		
2712 I-30 E	2712		I-30	Freestanding	8,480	1980	
2728 Motley Dr	2728		Motley	Automotive	2,068	1983	
2736 Towne Centre Dr	2736		Towne Centre	Conv/Strip Ctr	4,495	1995	
2750 N Galloway Ave	2750	N	Galloway	Bank	5,200	2007	
2764 I-30	2764		I-30	Automotive	6,318	1963	
2801 Motley Dr	2801		Motley	Gas Station/Conv Store	1,056	1984	
2801 Motley Dr	2801		Motley	Automotive	576	1984	
2802 I-30 Frontage Rd	2802		I-30 Frontage	General	1,134	1963	
2814 Motley Dr	2814		Motley	General	2,200	1984	
2828 N Galloway Ave	2828	N	Galloway	Bank	6,737	1998	
2933 Motley Dr	2933		Motley	Automotive	1,620	1975	
2935 N Galloway Ave	2935	N	Galloway	Automotive	6,120	1986	
2937 Motley Dr	2937		Motley	Freestanding	1,800	1970	
2939 N Galloway Ave	2939	N	Galloway	Automotive	2,132	1986	
3000 Military Pkwy	3000		Military	Freestanding	9,100	2006	
3004 Hickory Tree Rd	3004		Hickory Tree	General	2,763	1953	
3010 Motley Dr	3010		Motley	Restaurant	6,098	1975	
3012 Big Town Blvd	3012		Big Town	General	5,000	1983	
302 S Galloway Ave	302	S	Galloway	Restaurant	2,076	1976	

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
305 S Bryan Belt Line Rd	305	S	Bryan Belt Line	Freestanding	3,000	1999	
308 S Galloway Ave	308	S	Galloway	Fast Food	3,289	1977	
309 S Bryan Belt Line Rd	309	S	Bryan Belt Line	Bank	1,472	1990	
3100 Oates Dr	3100		Oates	Neighborhood Ctr	66,650	1959	
311 S Galloway Ave	311	S	Galloway	Fast Food	3,228	1978	
3111 N Galloway Ave	3111	N	Galloway	Bank	10,506	1986	
313 S Bryan Belt Line Rd	313	S	Bryan Belt Line	General	1,980	1951	
3149 I-30 W	3149		I-30	General	13,273	1972	
3200 Military Pkwy	3200		Military	Freestanding	7,500	2015	
3202 N Town East Blvd	3202	N	Town East	Fast Food	2,552	1979	
3203 E Highway 80	3203	E	Highway 80	Conv/Strip Ctr	16,100	1984	2,500
3215 Oates Dr	3215		Oates	Automotive	7,860	1988	
3216 I-30 E	3216		I-30	Automotive	7,476	1984	7,476
3224 Gus Thomasson Rd	3224		Gus Thomasson	Bank	3,988	1987	
3225 N Town E Blvd	3225	N	Town	Gas Station/Conv Store	960	1973	
3228 Military Pkwy	3228		Military	Gas Station/Conv Store	2,886	2015	
3235 N Mesquite Dr	3235	N	Mesquite	Bank	4,600	1981	4,600
3255 S Belt Line Rd	3255	S	Belt Line	Automotive	4,000	1960	
3257-3269 Karla Dr	3257		Karla	Conv/Strip Ctr	9,680	1959	
3300 Glenshire Dr	3300		Glenshire	General	2,450	1985	
3301 Gus Thomasson Rd	3301		Gus Thomasson	Restaurant	11,410	1982	
3325 I-30	3325		I-30	Freestanding	5,055	1960	
3329 I-30	3329		I-30	Freestanding	962	1962	
3340 Oates Dr	3340		Oates	Automotive	1,680	1960	
3349 I-30	3349		I-30	Freestanding	5,409	1950	
3400 Gus Thomasson Rd	3400		Gus Thomasson	Freestanding	6,514	1994	
3434 Towne Crossing Blvd	3434		Towne Crossing	Conv/Strip Ctr	14,137	1985	
3450 N Galloway Ave	3450	N	Galloway	Restaurant	5,754	2010	

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
3481 N Town East Blvd	3481	N	Town East	General	8,433	2015	
3501 I-30	3501		I-30	Fast Food	2,240	1980	
3535 Glenshire Dr	3535		Glenshire	Fast Food	4,799	1999	
3540 Gus Thomasson Rd	3540		Gus Thomasson	Fast Food	2,429	1985	
3544 Gus Thomasson Rd	3544		Gus Thomasson	Automotive	1,076	2010	
3548 Gus Thomasson Rd	3548		Gus Thomasson	Automotive	3,150	1982	
3612 Pioneer Rd	3612		Pioneer	Restaurant	2,250	2010	
3619 Towne Crossing Blvd	3619		Towne Crossing	Automotive	10,696	1991	
3620 E Emporium Cir	3620	E	Emporium	Big Box	180,451	2009	
3633-3639 N Town East Blvd	3633	N	Town East	General	4,063	1967	
3640 Gus Thomasson Rd	3640		Gus Thomasson	Gas Station/Conv Store	2,632	1984	
3677 W Emporium Cir	3677	W	Emporium	Big Box	52,230	2001	
3700 Gus Thomasson Rd	3700		Gus Thomasson	Fast Food	4,200	1986	
3700 I-30	3700		I-30	Gas Station/Conv Store	2,200	1997	
3700 Shepherd Ln	3700		Shepherd	Restaurant	2,220	1973	
3700 Towne Crossing Blvd	3700		Towne Crossing	Restaurant	6,840	1994	
3701-3715 Gus Thomasson Rd	3701		Gus Thomasson	Conv/Strip Ctr	12,768	1970	
3712 Towne Crossing Blvd	3712		Towne Crossing	Fast Food	8,854	1994	
3726 Towne Crossing Blvd	3726		Towne Crossing	Restaurant	6,151	1988	6,151
3730 Towne Crossing Blvd	3730		Towne Crossing	Restaurant	6,407	1984	
3730 US Highway 80 E	3730		US Highway 80	General	2,975	1989	
3733 N Town East Blvd	3733	N	Town East	Conv/Strip Ctr	6,502	2009	
3733 W Emporium Cir	3733	W	Emporium	Freestanding	42,918	1996	
3737 Gus Thomasson Rd	3737		Gus Thomasson	Freestanding	30,115	1973	
3777 Childress Ave	3777		Childress	Big Box	32,608	1990	
3795 W Emporium Cir	3795	W	Emporium	Freestanding	23,114	1991	
3801 Motley Dr	3801		Motley	General	2,400	1975	
3808 Towne Crossing Blvd	3808		Towne Crossing	Fast Food	7,877	1984	

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
3811 Pavillion Ct	3811		Pavillion	Freestanding	7,300	1990	
3825 Pavillion Ct	3825		Pavillion	Restaurant	5,000	1986	
3839 N Belt Line Rd	3839	N	Belt Line	Restaurant	4,740	1971	
3900 Pavillion Ct	3900		Pavillion	Restaurant	9,867	1988	
3902 Towne Crossing Blvd	3902		Towne Crossing	Restaurant	6,300	1987	
3904 Towne Crossing Blvd	3904		Towne Crossing	Restaurant	7,374	1992	
3909 Pavillion Ct	3909		Pavillion	Restaurant	5,200	2012	
3910-4000 Towne Crossing Blvd	3910		Towne Crossing	Restaurant	7,606	1994	
3919 Pavillion Ct	3919		Pavillion	Restaurant	5,200	1988	
3935-3939 Pavillion Ct	3935		Pavillion	Restaurant	5,965	1998	
401 N Galloway Ave	401	N	Galloway	Freestanding	14,768	1996	
4036 I-30	4036		I-30	Automotive	7,500	1984	
4040 Towne Crossing Blvd	4040		Towne Crossing	Restaurant	18,736	1992	
4100 Gus Thomasson Rd	4100		Gus Thomasson	Gas Station/Conv Store	3,977	1963	
411 W Texas St	411	W	Texas	Automotive	2,900	1985	
412 W Kimbrough St	412	W	Kimbrough	Automotive	3,200	1985	
4134 Gus Thomasson Rd	4134		Gus Thomasson	General	2,091	1970	
4200 I-30	4200		I-30	Automotive	8,100	2000	
4201 N Mesquite Dr	4201	N	Mesquite	Automotive	14,000	2004	
4215 N Belt Line Rd	4215	N	Belt Line	Gas Station/Conv Store	1,700	1987	1,700
427 N Town East Blvd	427	N	Town East	Conv/Strip Ctr	13,300	1982	2,920
4311 Forney Rd	4311		Forney	Automotive	9,400	1979	
4320 N Galloway Ave	4320	N	Galloway	General	2,392	1988	
4337 Highway 80 W	4337		Highway 80	Automotive	8,520	1996	
4340 Gus Thomasson Rd	4340		Gus Thomasson	Conv/Strip Ctr	4,000	1983	
4401 Hickory Tree Rd	4401		Hickory Tree	General	4,800	1980	
4401 N Galloway Ave	4401	N	Galloway	Conv/Strip Ctr	4,818	1989	
4407 Gus Thomasson Rd	4407		Gus Thomasson	General	8,480	1968	

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
4415 Gus Thomasson Rd	4415		Gus Thomasson	Freestanding	8,279	1959	
4515 Highway 80 W	4515		Highway 80	Automotive	4,000	1982	
4525 Gus Thomasson Rd	4525		Gus Thomasson	Fast Food	2,973	1980	
4539 Gus Thomasson Rd	4539		Gus Thomasson	Freestanding	8,241	2001	
4545 Gus Thomasson Rd	4545		Gus Thomasson	Freestanding	4,432	1981	
4555 Gus Thomasson Rd	4555		Gus Thomasson	Freestanding	2,076	1973	
4600 Gus Thomasson Rd	4600		Gus Thomasson	Neighborhood Ctr	51,921	1961	
4601 Gus Thomasson Rd	4601		Gus Thomasson	Freestanding	3,200	1980	
4611 N Belt Line Rd	4611	N	Belt Line	Freestanding	4,528		
4612 Gus Thomasson Rd	4612		Gus Thomasson	Restaurant	1,872	1967	
4616 Samuell Blvd	4616		Samuell	Automotive	5,000	1965	
4621 Gus Thomasson Rd	4621		Gus Thomasson	Freestanding	22,910	1969	
4630 I-30	4630		I-30	Automotive	27,600	1964	
4633 Gus Thomasson Rd	4633		Gus Thomasson	General	3,200	1970	
4645 Gus Thomasson Rd	4645		Gus Thomasson	Restaurant	2,704	1975	
4701 Gus Thomasson Rd	4701		Gus Thomasson	General	3,980	1984	
4701 N Galloway Ave	4701	N	Galloway	Conv/Strip Ctr	9,000	1984	
4717 Gus Thomasson Rd	4717		Gus Thomasson	Fast Food	1,536	1969	
4751 N Belt Line Rd	4751	N	Belt Line	Gas Station/Conv Store	3,540	2001	
4757 Gus Thomasson Rd	4757		Gus Thomasson	Automotive	2,304	2006	
4789 I-30	4789		I-30	Automotive	11,169	2002	
4861 Gus Thomasson Rd	4861		Gus Thomasson	Restaurant	3,781	1983	
4901 Gus Thomasson Rd	4901		Gus Thomasson	Gas Station/Conv Store	2,460	1977	
4929 Gus Thomasson Rd	4929		Gus Thomasson	Automotive	1,682	1962	
4930 N Galloway Ave	4930	N	Galloway	Automotive	44,926	1998	
500 N Galloway Ave	500	N	Galloway	Freestanding	97		
500 N Galloway Ave	500	N	Galloway	Conv/Strip Ctr	9,688		
500 N Galloway Ave	500	N	Galloway	General	11,710		

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
505 W Main St	505	W	Main	Freestanding	10,623	1960	
5101 Gus Thomasson Rd	5101		Gus Thomasson	Neighborhood Ctr	99,300	1966	15,600
5151 Gus Thomasson Rd	5151		Gus Thomasson	Conv/Strip Ctr	8,799	2007	
520 Clay Mathis Rd	520		Clay Mathis	Automotive	3,344	2003	
5200 Gus Thomasson Rd	5200		Gus Thomasson	Freestanding	22,800	1968	
521 N Galloway Ave	521	N	Galloway	Gas Station/Conv Store	207	2012	
5220-5224 Gus Thomasson Rd	5220		Gus Thomasson	General	3,544	1955	
5301 N Galloway Ave	5301	N	Galloway	Automotive	2,300	2001	
5304 N Galloway Ave	5304	N	Galloway	Restaurant	9,991	1994	
601 Pioneer Rd	601		Pioneer	Conv/Strip Ctr	7,200		
609 N Galloway Ave	609	N	Galloway	Fast Food	3,347	2013	
610 N Galloway Ave	610	N	Galloway	Restaurant	2,190	1983	
611 W Davis St	611	W	Davis	Automotive	3,189	1970	
622 Rodeo Center Blvd	622		Rodeo Center	Automotive	15,200	1940	
701 Military Pkwy	701		Military	Conv/Strip Ctr	11,880	1965	2,750
706 E Kimbrough St	706	E	Kimbrough	Automotive	8,400	1985	
714 N Galloway Ave	714	N	Galloway	Conv/Strip Ctr	12,866	1984	
717 N Bryan Belt Line Rd	717	N	Bryan Belt Line	Restaurant	5,014	1985	
740 Gross Rd	740		Gross	Fast Food	2,040	1971	
7-Eleven	1325		Gross	Gas Station/Conv Store	6,742	1999	
7-Eleven	106		Highway 80	Gas Station/Conv Store	3,010	2010	
801 E Cartwright Rd	801	E	Cartwright	Bank	4,129	2002	
801 W Kearney St	801	W	Kearney	General	25,907	1984	
810 W Kearney St Lot 1	810	W	Kearney	Restaurant	7,000		
816 W Scyene Rd	816	W	Scyene	Other	3,540	1960	
818 E Main St	818	E	Main	Gas Station/Conv Store	2,623	1986	
901 Gross Rd	901		Gross	Restaurant	7,330	2003	
901 N Galloway Ave	901	N	Galloway	Conv/Strip Ctr	24,440	1986	

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
901 Rodeo Center Blvd	901		Rodeo Center	Other	2,856	1984	
904 E Cartwright Rd	904	E	Cartwright	Freestanding	11,559	2002	
904 E Davis St	904	E	Davis	General	3,230	1963	
909 Gross Rd	909		Gross	General	8,400	1986	
909 Tripp Rd	909		Tripp	Restaurant	10,740	1994	10,740
911 E Davis St	911	E	Davis	General	6,500	2002	
917 Military Pkwy	917		Military	Bank	50,042	1963	
924 Military Pkwy	924		Military	Automotive	13,457	1961	
925 N Bryan Belt Line Rd	925	N	Bryan Belt Line	General	11,644	2013	
928 Military Pkwy	928		Military	Automotive	2,457	1961	
937 Barnes Bridge Rd	937		Barnes Bridge	Gas Station/Conv Store	2,269	1982	
949 W Kearney St	949	W	Kearney	Conv/Strip Ctr	11,704	1980	
Albertsons	1500	S	Belt Line	Big Box	54,444	1996	
Albertsons	2828		Motley	Big Box	63,294	1975	
Applebee's	19035		LBJ	Restaurant	5,350	2002	
At Home	2727	N	Towne Centre	Big Box	142,296	1995	
Belt Line Crossing	2030	N	Belt Line	Conv/Strip Ctr	13,290	2008	3,524
Belt Line Retail Center	2111	N	Belt Line	General	3,200	1996	
Broadmoor Plaza	500	N	Galloway	Community Ctr	161,293	1970	2,000
Broadway Square Shopping Center	4500		Gus Thomasson	Neighborhood Ctr	50,049	1961	23,536
Carl's Jr	2104	N	Galloway	Fast Food	2,937	2010	
Cavender's Boot City	18865		LBJ	Freestanding	25,000	2006	
Charger Square	1704		Military	Conv/Strip Ctr	10,850	1989	
Chase Bank	3611		Gus Thomasson	Bank	5,179	2013	
Comerica Bank	18965		LBJ	Bank	3,300	2005	
Country Store Shopping Center	704		Gross	Conv/Strip Ctr	15,300	1972	4,000
Creek Crossing Shopping Center	1919		Faithon P Lucas Sr	Neighborhood Ctr	70,079	2000	13,738
Creekside Village Bldg A	2220		Gus Thomasson	Conv/Strip Ctr	10,000	1985	

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
Creekside Village Bldg B	2220		Gus Thomasson	General	16,466	1985	
Davis Shopping Center	909	E	Davis	Neighborhood Ctr	14,365	2001	2,240
Driftwood Village Shopping Center	3501		Gus Thomasson	Neighborhood Ctr	82,941	1973	16,935
Driftwood Village Shopping Center	3635		Gus Thomasson	Anchored Strip Center	20,292	1982	3,575
East Belt Plaza	4321	N	Belt Line	Conv/Strip Ctr	9,000	1982	
East Creek Station	2501		Towne Centre	General			11,200
East Gate Plaza	4315		Gus Thomasson	Conv/Strip Ctr	9,918	1960	
East Town Plaza	2218	N	Town East	Conv/Strip Ctr	10,383	1972	
El Fenix	3904		Towne Crossing	Restaurant	6,024	1992	
Elks Plaza	2929	N	Galloway	Conv/Strip Ctr	18,100	1984	
Exxon	2212		Oates	Gas Station/Conv Store	1,570	1988	
Former La-Z-Boy Furniture	3880	W	Emporium	Freestanding	15,800	1999	15,800
Galloway North Business Park	2002	N	Galloway	Conv/Strip Ctr	11,175	1984	2,509
Galloway Plaza	1800	N	Galloway	Conv/Strip Ctr	8,020	2005	
Galloway Plaza	3330	N	Galloway	Community Ctr	101,732	1985	74,294
Glenway Plaza	540		Clay Mathis	Conv/Strip Ctr	18,970	2005	1,850
Golden Corral	1902		Towne Centre	Restaurant	10,580	2001	
Grubb Center	3105	W	Grubb	Conv/Strip Ctr	2,500	2014	
Gus Thomasson Plaza	1925		Towne Centre	Conv/Strip Ctr	13,000	2007	2,500
Home Depot	18885		LBJ	Big Box	112,000	2000	
IHop	101		Grand Junction	Restaurant	4,597	1987	
Independence Plaza	1220	N	Town East	Community Ctr	170,342	1978	1,062
KFC	2118	N	Galloway	Fast Food	2,722	1999	
KFC	4400		Gus Thomasson	Fast Food	3,252	1998	
Krispy Kreme	2222	N	Galloway	Fast Food	3,105	1985	
Kroger Plaza	503	N	Galloway	Neighborhood Ctr	79,550	1974	4,000
LBJ Oates Shopping Center	1900		Oates	Neighborhood Ctr	118,283	1986	98,018
LBJ Oates Summit Shopping Center	1912		Oates	Fast Food	2,927	1986	

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
Lonestar Title Loans	3501		Gus Thomasson	Freestanding	2,660	1973	
Lowe's Home Improvement	4444	N	Galloway	Big Box	140,660	1997	
Lumber Liquidators	3301		I-30 Frontage	General	5,625	1983	
Market East Shopping Center	1519	N	Town East	Outlet Ctr			11,240
Market East Shopping Center	1645	N	Town East	Outlet Ctr	28,163	1986	1,636
Market East Shopping Center Bldg 1505	1505	N	Town East	Freestanding	5,000	1991	
Market East Shopping Center Phase I	1515	N	Town East	Outlet Ctr	286,765	1986	41,002
Market East Shopping Center Phase II	1645	N	Town East	Outlet Ctr	131,804	1986	131,804
McDonald's	18751		LBJ	Fast Food	4,329	2002	
Meadow Glen	6500		Northwest	Neighborhood Ctr	58,524	1984	
Meadowcreek Center	1515	E	Kearney	Conv/Strip Ctr	23,400	1986	1,200
Mesquite Crossing	1725	N	Town East	Neighborhood Ctr	73,018	1989	5,119
Mesquite Spaghetti Warehouse	3855	W	Emporium	Restaurant	7,300	2000	7,300
Mesquite Town Center Plaza	1330	N	Town East	Community Ctr	209,766	1985	52,199
Mesquite Towne Centre	18641		LBJ	Conv/Strip Ctr	26,635	2002	4,250
MJ Crossing Shopping Center	1418	N	Town East	Neighborhood Ctr	49,125	1995	
NNN Restaurant Investment	2041	N	Town East	Fast Food	2,340	1982	
Oates Park Shopping Center	4402		Gus Thomasson	Neighborhood Ctr	63,572	1979	36,017
Olive Garden	3816		Towne Crossing	Restaurant	9,100	1987	
O'Reilly Auto Parts	601	N	Bryan	Freestanding	6,966	2001	
O'Reilly Auto Parts	2424	N	Galloway	Freestanding	7,540	1994	
O'Reilly Auto Parts	3155		Oates	Freestanding	6,300	2001	
Peachtree Crossing - Bldg A	2033		Military	Conv/Strip Ctr	9,958	1984	
Peachtree Plaza	1425		Gross	Conv/Strip Ctr	23,732	1986	
Performance Auto Supply	4904		Samuell	Freestanding	5,925	1965	
Phillips 66 Mesquite	2213		Oates	Gas Station/Conv Store	1,502	1973	1,502
Pioneer Plaza	701	E	Cartwright	Neighborhood Ctr	16,200	1999	
Pioneer Plaza Shopping Center	1200	E	Davis	Neighborhood Ctr	50,075	1986	13,700

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
Pioneer Shopping Center	601		Pioneer	Conv/Strip Ctr	18,000	1986	2,500
Quick Lane	4201	N	Mesquite	Automotive	40,035	1973	
Rainbow Foods	2133	N	Belt Line	Big Box	70,567	1996	
Ranch Plaza	820	E	Cartwright	Conv/Strip Ctr	21,509	1987	3,172
Range Plaza	1830		Range	Conv/Strip Ctr	18,385	1997	
Range Plaza Bldg 1	1750		Range	Conv/Strip Ctr	5,403	2004	1,768
Red Lobster	3906		Towne Crossing	Restaurant	9,267	1985	
Rodeo Centre	0		Military	Anchored Strip Center	74,400		74,400
Rodeo Centre	0		Military	Conv/Strip Ctr			225,900
Rodeo Plaza	1012		Ridgeview	Conv/Strip Ctr	10,300	2001	
Shell	3601		Interstate 30	Gas Station/Conv Store	2,147	1960	
Skyline Plaza	3330		Highway 80	Conv/Strip Ctr	20,000	1970	
Skyline Village	909		Gross	Neighborhood Ctr	45,000	1986	
Sonic	2945		Motley	Fast Food	1,269	1980	
Sonic Drive-In	1701		Wooded Lake	Fast Food	1,697	2002	
Taco Bell	2114	N	Galloway	Fast Food	2,944	2002	
Taco Cabana	110		US Highway 80	Restaurant	3,728	2008	
The Marketplace at Towne Centre	19065		LBJ	Regional Ctr	397,378	2001	5,000
Thomasson Medical & Financial Center	3220		Gus Thomasson	Conv/Strip Ctr	34,000	1985	
Town East Crossing	2021	N	Town East	Community Ctr	174,830	1995	7,193
Town East Ford Collision Center	2811	N	Mesquite	Automotive	24,161	1996	
Town East Mall	1004	N	Town East	Supr Reg Ctr	1,250,000	1971	
Town East Shopping Center	3301	N	Town East	Neighborhood Ctr	61,728	1970	
Town East Shopping Center	3315	N	Town East	Freestanding	3,315	1975	
Town East Shopping Center	3301		Town East	Freestanding	168	1970	
Town East Village	3522		Gus Thomasson	Conv/Strip Ctr	9,025	1981	
Towne Centre Plaza	2701	N	Mesquite	Neighborhood Ctr	94,109	2002	8,000

City of Mesquite Downtown Market Analysis

Property Name	Street Number	Prefix	Street Name	Specific Use	Bldg Size	Year Built	Vacant SF
Towne Crossing Shopping Center	3501		Towne Crossing	Conv/Strip Ctr	20,252	1984	5,276
Towne Crossing Shopping Center	3600		Gus Thomasson	Community Ctr	167,921	1984	19,940
Tradewinds Center	2117		Tradewind	Conv/Strip Ctr	11,933	1970	
Trans Pro Transmissions	4844		Samuell	Automotive	8,338	1960	
Tripp Village Shopping Center	2411	N	Galloway	Conv/Strip Ctr	16,186	1986	4,086
Twin Peaks	18995		LBJ	Restaurant	5,000	2003	
Vista Crossing	2110	N	Galloway	Neighborhood Ctr	58,093	1985	4,993
Waffle House	1722		Scyene	Restaurant	1,798	1976	
Walgreens	1520		Pioneer	Freestanding	12,048	2000	
Walgreens	4435		Gus Thomasson	Freestanding	13,905	1998	
WalMart	915	N	Town East	Big Box	53,550	2000	
WalMart	200		Highway 80	Neighborhood Ctr	236,158	1994	
Whip In	1101	E	US Highway 80	Gas Station/Conv Store	1,539	1975	
Wilderness Plaza	1336	N	Galloway	Conv/Strip Ctr	26,951	1986	10,020
Willow Glen Plaza	1111	N	Town East	Conv/Strip Ctr	11,444	1981	
Zenna Restaurant	3817		Pavillion	Restaurant	6,750	1986	
Totals/Averages					9,925,991	1983	1,149,770

Source: Xceligent; CDS; Pink denotes proposed or planned

Table 50: City of Mesquite Office Inventory

Street Number	Prefix	Street Name	Building Class	Specific Use	Bldg Size	Year Built	Tenancy	Occupancy	Lease Rate
1601	N	Belt Line	A	Medical	10,152	2010	Multi-Tenant	100.0%	
2040	N	Belt Line	A	General	9,536	2005	Multi-Tenant	100.0%	
910	N	Galloway	A	Medical	18,145	2011	Multi-Tenant	99.6%	\$16.00
2758	N	Galloway	A	Medical	20,000	2016	Single-Tenant	100.0%	
3228		I-30	A	Medical	22,194	2006	Multi-Tenant	0.0%	
4320		Action	B	General	12,000	2003	Multi-Tenant	0.0%	
2427		Baker	B	Medical	8,520	1975	Multi-Tenant	0.0%	
1010	N	Belt Line	B	Medical	10,747	1982	Multi-Tenant	65.5%	\$17.00
1050	N	Belt Line	B	Medical	6,151	1983	Multi-Tenant	81.8%	\$15.00
1010	N	Belt Line	B	Medical	1,358	1982	Single-Tenant	100.0%	\$17.67
945	S	Belt Line	B	General	4,720	2006	Multi-Tenant	78.8%	\$19.20
1621	N	Belt Line	B	Medical	6,128	2010	Multi-Tenant	100.0%	
1611	N	Belt Line	B	Medical	5,733	2010	Multi-Tenant	100.0%	
910	N	Bryan Belt Line	B	General	40,000		Multi-Tenant	100.0%	\$17.00 - \$21.00
730		Dalworth	B	General	2,600	1965	Multi-Tenant	100.0%	
1102	N	Galloway	B	Medical	3,404	1980	Multi-Tenant	100.0%	
901	N	Galloway	B	Medical	39,096	1986	Single-Tenant	100.0%	
1106	N	Galloway	B	Medical	12,596	2002	Multi-Tenant	100.0%	
3865		Childress	B	Medical	15,103	2011	Multi-Tenant	100.0%	
609	N	Ebrite	B	General	4,570	1988	Single-Tenant	100.0%	
106	S	Bryan Belt Line	B	General	1,032	1946	Single-Tenant	100.0%	
323	S	Bryan Belt Line	B	Medical	4,282	1999	Single-Tenant	100.0%	
500	N	Galloway	B	General	2,575		Single-Tenant	100.0%	
1128	N	Galloway	B	Medical	3,008	1982	Multi-Tenant	100.0%	
2007	N	Galloway	B	Medical	4,648	1955	Single-Tenant	100.0%	
205		Gibson	B	General	2,376	1974	Single-Tenant	100.0%	
1320	N	Galloway	B	Medical	6,800	2010	Multi-Tenant	100.0%	
1212	N	Galloway	B	General	1,247	1959	Single-Tenant	100.0%	
1324	N	Galloway	B	General	4,900	2010	Multi-Tenant	100.0%	
333		Gross	B	General	5,600	1983	Single-Tenant	100.0%	
4700	N	Galloway	B	Medical	38,129	1995	Multi-Tenant	100.0%	
2698	N	Galloway	B	Medical	17,178	2003	Multi-Tenant	100.0%	

City of Mesquite Downtown Market Analysis

Street Number	Prefix	Street Name	Building Class	Specific Use	Bldg Size	Year Built	Tenancy	Occupancy	Lease Rate
721		Gross	B	General	4,900	1984	Single-Tenant	100.0%	
1320	N	Galloway	B	General	11,700	2009	Multi-Tenant	100.0%	
2762	N	Galloway	B	Medical	5,898	2007	Single-Tenant	70.3%	\$18.00
2856	N	Galloway	B	Medical	5,223	2004	Single-Tenant	100.0%	
317	S	Galloway	B	General	1,581	1974	Single-Tenant	100.0%	
3801		Gus Thomasson	B	General	2,520	1961	Single-Tenant	100.0%	
2409		Gus Thomasson	B	General	12,475	1985	Multi-Tenant	100.0%	
3815		Pioneer	B	General	3,200	1980	Single-Tenant	100.0%	
4124		Gus Thomasson	B	Medical	3,375	1971	Single-Tenant	100.0%	
1313		Oates	B	General	16,935	1990	Single-Tenant	100.0%	
18601		LBJ	B	General	90,000	1976	Multi-Tenant	98.0%	\$18.00 - \$21.00
3022		Motley	B	Medical	2,520	1980	Multi-Tenant	100.0%	
2515		Gus Thomasson	B	Medical	2,072	2000	Multi-Tenant	100.0%	
200	W	Kearney	B	Medical	3,700	1965	Multi-Tenant	100.0%	
300	W	Kearney	B	Medical	4,200	1967	Multi-Tenant	100.0%	
3939		Highway 80	B	General	52,496	1985	Multi-Tenant	81.8%	\$9.00
1331		Highway 80	B	General	10,820	1986	Multi-Tenant	87.7%	\$13.20
2330		I-30	B	General	15,042	1987	Single-Tenant	100.0%	
1675		Republic	B	Medical	27,156	2005	Multi-Tenant	41.1%	\$17.50
4100		I-30	B	General	7,062	1997	Single-Tenant	100.0%	
2379		Gus Thomasson	B	General	7,062	2004	Multi-Tenant	100.0%	
1650		Republic	B	Medical	43,904	1996	Multi-Tenant	75.7%	\$25.00
1600		Republic	B	Medical	25,654	1996	Multi-Tenant	93.2%	\$18.50
400	W	Kearney	B	Medical	8,300	1963	Multi-Tenant	100.0%	
18640		LBJ	B	Medical	13,620	2005	Multi-Tenant	15.1%	\$8.00 - \$18.00
946	W	Kearney	B	General	5,400	1985	Single-Tenant	100.0%	
3916		I-30	B	General	4,000	1966	Single-Tenant	100.0%	
2424		Gus Thomasson	B	General	5,124	1995	Single-Tenant	100.0%	
2033	N	Military	B	General	5,200	1986	Multi-Tenant	100.0%	
1025		Gross	B	General	10,602	1984	Multi-Tenant	100.0%	
4625		Highway 80	B	Govt	48,339	2006	Multi-Tenant	100.0%	
208	W	Kearney	B	General	6,624	1962	Multi-Tenant	100.0%	\$17.45
11418		Lake June	B	General	1,394	1950	Single-Tenant	100.0%	
3605		I-30	B	General	5,782	2006	Multi-Tenant	100.0%	
960		Highway 352	B	Medical	3,518	2012	Multi-Tenant	100.0%	
2033		Military	B	General	6,000		Multi-Tenant	36.7%	
2033		Military	B	General	5,200		Multi-Tenant	85.0%	

City of Mesquite Downtown Market Analysis

Street Number	Prefix	Street Name	Building Class	Specific Use	Bldg Size	Year Built	Tenancy	Occupancy	Lease Rate
421		Highway 80	B	General	6,993	1986	Single-Tenant	100.0%	
4200		Gus Thomasson	B	General	4,478	1979	Single-Tenant	100.0%	
3230		I-30	B	Medical	11,097	2008	Single-Tenant	100.0%	
1280	N	Town East	B	Medical	4,776	1994	Single-Tenant	100.0%	
3133	N	Town East	B	Medical	4,784	1975	Multi-Tenant	100.0%	
3030		Towne Centre	B	Medical	5,829	1986	Single-Tenant	100.0%	
3819		Towne Crossing	B	General	57,600	1999	Multi-Tenant	100.0%	
202	S	Walker	B	General	2,280	1950	Multi-Tenant	100.0%	
11431		Seagoville	B	General	2,000	1997	Single-Tenant	100.0%	
4850		Samuell	B	General	3,150	1965	Single-Tenant	100.0%	
1122		Tripp	B	General	3,900	2001	Multi-Tenant	100.0%	
610	N	Town East	B	Medical	7,000	2004	Multi-Tenant	100.0%	
924		Windbell	B	General	5,000	2003	Multi-Tenant	100.0%	
4928		Samuell	B	Medical	9,765	1985	Single-Tenant	100.0%	
1630	E	US Highway 80	B	Other	1,230	1990	Single-Tenant	100.0%	
920		Highway 352	B	General	6,500		Single-Tenant	82.0%	\$21.00
3200	N	Town	B	General	2,699	1979	Single-Tenant	100.0%	
2423		Westwood	B	General	2,880	1984	Multi-Tenant	100.0%	
2550		US 80 Frontage	B	General	1,247	1961	Single-Tenant	0.0%	
229		Barnes Bridge	C	General	4,665	1979	Multi-Tenant	100.0%	
2144	N	Belt Line	C	General	7,950	1984	Multi-Tenant	100.0%	
1745	N	Belt Line	C	Medical	6,431	2016	Single-Tenant	100.0%	
303	N	Galloway	C	General	3,008	1966	Single-Tenant	100.0%	
536	S	Bryan Belt Line	C	General	1,357	1940	Single-Tenant	100.0%	
4625		Eastover	C	General	6,300	1986	Multi-Tenant	100.0%	
200		Commerce	C	General	17,842	2005	Multi-Tenant	100.0%	
210	W	Davis	C	General	5,000	1946	Multi-Tenant	100.0%	
5115	N	Galloway	C	General	10,000	1986	Multi-Tenant	100.0%	
4019	N	Galloway	C	General	5,929	1984	Multi-Tenant	100.0%	
2696	N	Galloway	C	Medical	9,000	1995	Multi-Tenant	100.0%	
2690	N	Galloway	C	Medical	9,164	1983	Multi-Tenant	100.0%	
2692	N	Galloway	C	Medical	10,000	1983	Multi-Tenant	100.0%	
2704	N	Galloway	C	Medical	18,800	2002	Single-Tenant	100.0%	
2540	N	Galloway	C	Medical	7,590	1983	Multi-Tenant	100.0%	
2540	N	Galloway	C	Medical	6,100	1983	Multi-Tenant	100.0%	
2540	N	Galloway	C	Medical	7,650	1983	Multi-Tenant	100.0%	
2694	N	Galloway	C	Medical	4,285	1983	Multi-Tenant	100.0%	

City of Mesquite Downtown Market Analysis

Street Number	Prefix	Street Name	Building Class	Specific Use	Bldg Size	Year Built	Tenancy	Occupancy	Lease Rate
5115	N	Galloway	C	General	7,820	1986	Multi-Tenant	42.0%	\$9.78 - \$12.16
842	S	Galloway	C	General	1,300	1984	Single-Tenant	100.0%	
112		Gross	C	General	12,831	1969	Multi-Tenant	100.0%	
1230	N	Galloway	C	General	1,454	1954	Single-Tenant	100.0%	
1210	N	Galloway	C	General	2,659	1973	Single-Tenant	100.0%	
5308	N	Galloway	C	General	19,536	2006	Multi-Tenant	100.0%	
215		Gibson	C	General	1,146	1960	Single-Tenant	100.0%	
4915		Gus Thomasson	C	General	4,898	1981	Single-Tenant	0.0%	
4725		Gus Thomasson	C	Medical	14,540	1967	Multi-Tenant	100.0%	
4200		Gus Thomasson	C	General	4,440	1979	Multi-Tenant	100.0%	
2413		Gus Thomasson	C	General	6,150	1985	Multi-Tenant	100.0%	
4224		Gus Thomasson	C	Medical	3,743	1960	Multi-Tenant	100.0%	
2920		Motley	C	General	10,512	1979	Multi-Tenant	100.0%	
4030		Pioneer	C	General	7,259	1984	Single-Tenant	100.0%	
3300		Gus Thomasson	C	General	20,449	1972	Multi-Tenant	100.0%	
2153		Gus Thomasson	C	General	10,430	1970	Multi-Tenant	100.0%	
4200		Gus Thomasson	C	General	21,020	1979	Multi-Tenant	100.0%	
2944		Motley	C	General	8,355	1976	Multi-Tenant	100.0%	
2944		Motley	C	General	8,540	1976	Multi-Tenant	85.9%	\$12.00
2944		Motley	C	General	9,110	1976	Multi-Tenant	86.8%	\$12.00
2944		Motley	C	General	8,340	1976	Multi-Tenant	85.6%	\$12.00
3224		I-30	C	General	18,696	1981	Multi-Tenant	100.0%	
3218		IH 30	C	General	34,000	1970	Multi-Tenant	72.1%	\$18.00
15330		LBJ	C	General	10,475	1986	Multi-Tenant	100.0%	
3213		I-30	C	General	9,000	1972	Multi-Tenant	80.5%	
120	W	Main	C	General	31,400	1982	Multi-Tenant	86.4%	\$15.00
3321		I-30	C	General	7,154	1962	Single-Tenant	100.0%	
3001		Motley	C	General	8,492	1981	Multi-Tenant	100.0%	
321	W	Kimbrough	C	General	25,916	1963	Multi-Tenant	100.0%	
714	E	Kimbrough	C	General	28,168	1984	Multi-Tenant	100.0%	
2400		I-30	C	General	12,000	2009	Single-Tenant	100.0%	
870		I-30	C	General	17,536	2008	Multi-Tenant	100.0%	
200	E	Main	C	Medical	1,147	1963	Multi-Tenant	100.0%	
5913		Northwest	C	General	3,071	2013	Multi-Tenant	100.0%	
3334	N	Town East	C	General	8,217	1982	Multi-Tenant	100.0%	
3334	N	Town East	C	General	7,400	1982	Multi-Tenant	100.0%	
1011	N	Galloway		Medical	2,575	1964	Multi-Tenant	100.0%	

City of Mesquite Downtown Market Analysis

Street Number	Prefix	Street Name	Building Class	Specific Use	Bldg Size	Year Built	Tenancy	Occupancy	Lease Rate
324	W	Kearney		Medical	2,850	1972	Single-Tenant	0.0%	\$15.00 - \$16.00

Table 51: City of Mesquite Industrial Inventory

Street Number	Street Name	Specific Use	Construction Status	Bldg Size	Year Built	Tenancy	Office SF	Total Vacant SF	Lease Rate	Lease Type
3103	Abston	Flex/R&D	Existing	7,393	2002	Single-Tenant	5,544			
4250	Action	Bulk Warehouse	Existing	7,467	2001	Single-Tenant				
1500	Big Town Shopping Center	Warehouse - Distribution	Under Construction	334,000		Single-Tenant		334,000		
1224	Big Town	Flex/R&D	Existing	41,900	1988	Single-Tenant				
1220	Big Town	Flex/R&D	Existing	24,200	1990	Single-Tenant				
4401	Belt Line	Flex/R&D	Existing	3,870	1980	Single-Tenant		3,870	\$12.40	NNN
2615	Big Town	Warehouse - Distribution	Existing	34,030	1956	Multi-Tenant				
1515	Big Town	Warehouse - Freezer/Cooler	Existing	232,124	1980	Single-Tenant	24,544			
1801	Big Town	Warehouse - Distribution	Existing	118,600	2001	Multi-Tenant				
2614	Big Town	Warehouse - Distribution	Existing	26,964	1967	Single-Tenant				
1851	Big Town	Warehouse - Distribution	Existing	144,900	2000	Multi-Tenant		0	\$5.25 - \$5.95	NNN
2200	Big Town	Warehouse - Distribution	Existing	148,000	2007	Multi-Tenant		19,279		
2530	Big Town	Incubator	Existing	6,125	1973	Multi-Tenant	1,125			
430	Bryan Belt Line	Flex/R&D	Existing	7,500	1982	Single-Tenant				
130	College	Light Industrial	Existing	2,700	1975	Single-Tenant				
12010	Crumpton	Light Industrial	Existing	6,000	2001	Single-Tenant				
806	Dalworth	Light Industrial	Existing	11,250	1982	Single-Tenant				
12001	Crumpton	Light Industrial	Existing	3,200	1960	Single-Tenant				
12018	Crumpton	Light Industrial	Existing	4,000	1994	Single-Tenant				
1201	Chase	Warehouse - Distribution	Existing	530,100	2001	Multi-Tenant	5,301			
1100	Chase	Bulk Warehouse	Existing	258,448	2001	Multi-Tenant		0	Negotiable	
818	Dalworth	Flex/R&D	Existing	10,490	1978	Multi-Tenant				
742	Dalworth	Flex/R&D	Existing	11,000	1980	Single-Tenant				
830	Dalworth	Flex/R&D	Existing	13,260	1974	Single-Tenant				
504	Bryan Belt Line	Flex/R&D	Existing	13,376	1982	Single-Tenant				
618	Bryan Belt Line	Flex/R&D	Existing	6,000	1984	Single-Tenant				

City of Mesquite Downtown Market Analysis

Street Number	Street Name	Specific Use	Construction		Blgd Size	Year Built	Tenancy	Office SF	Total Vacant SF	Lease Rate	Lease Type
			Status	Construction							
621	Bryan Belt Line	Flex/R&D	Existing		7,360	1982	Multi-Tenant				
124	College	Light Industrial	Existing		4,800	1973	Single-Tenant				
624	Bryan Belt Line	Incubator	Existing		3,000	1982	Multi-Tenant				
11921	Crumpton	Light Industrial	Existing		5,000	1985	Single-Tenant				
1013	Dalworth	Light Industrial	Existing		6,272	1966	Single-Tenant				
3029	East Meadows	Flex/R&D	Existing		12,000	1995	Multi-Tenant				
3020	East Meadows	Flex/R&D	Existing		10,000	1996	Multi-Tenant				
3030	East Meadows	Light Industrial	Existing		11,770	1996	Multi-Tenant	1,200	4,000	Negotiable	
946	Dalworth	Light Industrial	Existing		8,640	1969	Single-Tenant				
852	Dalworth	Light Industrial	Existing		9,025	1966	Single-Tenant				
934	Dalworth	Light Industrial	Existing		9,740	1970	Single-Tenant				
3040	East Meadows	Flex/R&D	Existing		11,987	2001	Single-Tenant				
844	Dalworth	Light Industrial	Existing		8,040	1972	Multi-Tenant	1,608			
849	Dalworth	Light Industrial	Existing		18,336	1975	Multi-Tenant	230	0	\$5.00 - \$6.55	Industrial Gross
2900	Executive	Warehouse - Distribution	Existing		46,000	1971	Single-Tenant				
5404	Dubby	Light Industrial	Existing		3,600	1965	Single-Tenant				
3041	East Meadows	Flex/R&D	Existing		5,000	1995	Multi-Tenant	750			
2502	Edinburgh	Light Industrial	Existing		10,000	2001	Single-Tenant				
844	Dalworth	Light Industrial	Existing		8,040	1972	Multi-Tenant				
4601	Eastover	Warehouse - Distribution	Existing		29,057	2008	Single-Tenant				
1001	Dalworth	Flex/R&D	Existing		8,400	1964	Multi-Tenant	3,300			
4808	Eastover	Light Industrial	Existing		15,400	1986	Single-Tenant				
4821	Eastover	Flex/R&D	Existing		30,000	2008	Single-Tenant				
315	Ebrite	Flex/R&D	Existing		17,760	1994	Single-Tenant				
901	Dalworth	Light Industrial	Existing		17,995	1970	Single-Tenant				
1014	Dalworth	Flex/R&D	Existing		18,560	1969	Single-Tenant				
841	Dalworth	Flex/R&D	Existing		10,080	1975	Single-Tenant				
2539	Edinburgh	Bulk Warehouse	Existing		15,000		Single-Tenant				
2441	Edinburgh	Bulk Warehouse	Existing		7,295	1976	Single-Tenant				
2432	Edinburgh	Bulk Warehouse	Existing		6,300	1985	Single-Tenant				
2433	Edinburgh	Bulk Warehouse	Existing		5,000	1999	Single-Tenant				
2424	Edinburgh	Light Industrial	Existing		5,000	1985	Single-Tenant				
933	Dalworth	Light Industrial	Existing		4,000	1970	Single-Tenant	500			
209	Ebrite	Light Industrial	Existing		4,000	1987	Single-Tenant				
215	Ebrite	Light Industrial	Existing		4,000	1988	Single-Tenant				
924	Dalworth	Manufacturing	Existing		8,400	1963	Single-Tenant				

City of Mesquite Downtown Market Analysis

Street Number	Street Name	Specific Use	Construction		Bldg Size	Year Built	Tenancy	Office SF	Total Vacant SF	Lease Rate	Lease Type
			Status	Existing							
2533	Franklin	Warehouse - Distribution	Existing	Existing	30,600	1985	Multi-Tenant		0	Negotiable	
2317	Franklin	Light Industrial	Existing	Existing	14,615	1970	Multi-Tenant				
2140	Franklin	Light Industrial	Existing	Existing	10,000	1984	Single-Tenant				
3601	Executive	Warehouse - Distribution	Existing	Existing	21,840	1960	Single-Tenant		0	Negotiable	
103	Gross	Warehouse - Distribution	Existing	Existing	34,891	1970	Single-Tenant				
2501	Franklin	Light Industrial	Existing	Existing	4,000	1983	Single-Tenant				
2309	Franklin	Light Industrial	Existing	Existing	9,700	1970	Multi-Tenant				
2329	Franklin	Light Industrial	Existing	Existing	9,000	1970	Multi-Tenant				
2901	Executive	Light Industrial	Existing	Existing	17,821	1975	Single-Tenant				
2947	Executive	Warehouse - Distribution	Existing	Existing	37,905	1979	Single-Tenant				
3015	Executive	Light Industrial	Existing	Existing	15,475	1982	Single-Tenant				
3717	Executive	Warehouse - Distribution	Existing	Existing	88,805	1972	Single-Tenant				
3638	Executive	Warehouse - Distribution	Existing	Existing	84,244	1970	Single-Tenant				
3600	Executive	Warehouse - Distribution	Existing	Existing	25,000	1963	Single-Tenant	2,500			
3536	Executive	Warehouse - Distribution	Existing	Existing	20,698	1970	Single-Tenant				
3500	Executive	Warehouse - Distribution	Existing	Existing	24,594	1966	Single-Tenant				
3434	Executive	Warehouse - Distribution	Existing	Existing	25,010	1970	Single-Tenant				
3328	Executive	Warehouse - Distribution	Existing	Existing	54,079	1970	Single-Tenant				
3248	Executive	Light Industrial	Existing	Existing	18,464	1963	Single-Tenant				
3238	Executive	Warehouse - Distribution	Existing	Existing	28,073	1970	Single-Tenant				
3535	Executive	Warehouse - Distribution	Existing	Existing	30,237	1970	Single-Tenant				
4111	Forney	Warehouse - Distribution	Existing	Existing	20,000	1982	Single-Tenant				
4229	Forney	Warehouse - Distribution	Existing	Existing	36,720	1980	Single-Tenant	1,600			
4300	Forney	Warehouse - Distribution	Existing	Existing	30,866	1985	Multi-Tenant				
4230	Forney	Warehouse - Distribution	Existing	Existing	24,000	1985	Multi-Tenant				
4230	Forney	Light Industrial	Existing	Existing	16,283	1985	Multi-Tenant				
3900	Forney	Warehouse - Distribution	Existing	Existing	67,627	1981	Single-Tenant				
4312	Forney	Light Industrial	Existing	Existing	10,650	1972	Multi-Tenant	1,800			
3905	Forney	Warehouse - Distribution	Existing	Existing	10,150	1999	Single-Tenant				
4217	Forney	Light Industrial	Existing	Existing	11,885	1983	Single-Tenant	1,800			
3845	Forney	Flex/R&D	Existing	Existing	12,000	1998	Multi-Tenant				
3633	Executive	Warehouse - Distribution	Existing	Existing	49,665	1980	Multi-Tenant				
3515	Forney	Flex/R&D	Existing	Existing	9,884	1980	Single-Tenant				
4010	Forney	Flex/R&D	Existing	Existing	11,900	1980	Single-Tenant				
2517	Franklin	Flex/R&D	Existing	Existing	13,080	2006	Single-Tenant				
2427	Franklin	Flex/R&D	Existing	Existing	5,000	1983	Single-Tenant				
3111	Executive	Light Industrial	Existing	Existing	10,800	1973	Single-Tenant				

City of Mesquite Downtown Market Analysis

Street Number	Street Name	Specific Use	Construction Status	Bldg Size	Year Built	Tenancy	Office SF	Total Vacant SF	Lease Rate	Lease Type
2509	Franklin	Light Industrial	Existing	4,000	1983	Single-Tenant				

City of Mesquite Downtown Market Analysis

Table 52: City of Mesquite Industrial Inventory

Property Name	Street Number	Street Name	Specific Use	Construction Status	Gross Building Area	Year Built	Tenancy	Office SF	Vacancy%	Lease Rate	Lease Type
3103 Abston Dr	3103	Abston	Flex/R&D	Existing	7,393	2002	Single-Tenant	5,544			
4250 Action Dr	4250	Action	Bulk Warehouse	Existing	7,467	2001	Single-Tenant				
FedEx	1500	Big Town Shopping Center	Warehouse - Distribution	Under Construction	334,000		Single-Tenant		100%		
1224 Big Town Blvd	1224	Big Town	Flex/R&D	Existing	41,900	1988	Single-Tenant				
1220 Big Town Blvd	1220	Big Town	Flex/R&D	Existing	24,200	1990	Single-Tenant				
4401 N Belt Line Rd	4401	Belt Line	Flex/R&D	Existing	3,870	1980	Single-Tenant		100%	\$12.40	NNN
Cummins Service Building	2615	Big Town	Warehouse - Distribution	Existing	34,030	1956	Multi-Tenant				
1515 Big Town Blvd	1515	Big Town	Warehouse - Freezer/Cooler	Existing	232,124	1980	Single-Tenant	24,544			
Eastpoint IV	1801	Big Town	Warehouse - Distribution	Existing	118,600	2001	Multi-Tenant				
2614 Big Town Blvd	2614	Big Town	Warehouse - Distribution	Existing	26,964	1967	Single-Tenant				
1851 Big Town Blvd	1851	Big Town	Warehouse - Distribution	Existing	144,900	2000	Multi-Tenant				
Mesquite Business Center Bldg III	2200	Big Town	Warehouse - Distribution	Existing	148,000	2007	Multi-Tenant		13%	\$5.25 - \$5.95	NNN
2530 Big Town Blvd	2530	Big Town	Incubator	Existing	6,125	1973	Multi-Tenant	1,125			
430 S Bryan Belt Line Rd	430	Bryan Belt Line	Flex/R&D	Existing	7,500	1982	Single-Tenant				
130 W College St	130	College	Light Industrial	Existing		1975	Single-Tenant				
12010 Crumpton Dr	12010	Crumpton	Light Industrial	Existing	6,000	2001	Single-Tenant				
806 Dalworth Dr	806	Dalworth	Light Industrial	Existing	11,250	1982	Single-Tenant				
12001 Crumpton Dr	12001	Crumpton	Light Industrial	Existing	3,200	1960	Single-Tenant				
12018 Crumpton Dr	12018	Crumpton	Light Industrial	Existing	4,000	1994	Single-Tenant				

City of Mesquite Downtown Market Analysis

Skyline Business Park Bldg 2	1201	Chase	Warehouse - Distribution	Existing	530,100	2001	Multi-Tenant	5,301		
Skyline Business Park Bldg 4	1100	Chase	Bulk Warehouse	Existing	258,448	2001	Multi-Tenant			Negotiable
818 Dalworth Dr	818	Dalworth	Flex/R&D	Existing	10,490	1978	Multi-Tenant			
742 Dalworth Dr	742	Dalworth	Flex/R&D	Existing	11,000	1980	Single-Tenant			
830 Dalworth Dr	830	Dalworth	Flex/R&D	Existing	13,260	1974	Single-Tenant			
504 S Bryan Belt Line Rd	504	Bryan Belt Line	Flex/R&D	Existing	13,376	1982	Single-Tenant			
618 S Bryan Belt Line Rd	618	Bryan Belt Line	Flex/R&D	Existing	6,000	1984	Single-Tenant			
621 S Bryan Belt Line Rd	621	Bryan Belt Line	Flex/R&D	Existing	7,360	1982	Multi-Tenant			
124 W College St	124	College	Light Industrial	Existing	4,800	1973	Single-Tenant			
624 S Bryan Belt Line Rd	624	Bryan Belt Line	Incubator	Existing	3,000	1982	Multi-Tenant			
11921 Crumpton Dr	11921	Crumpton	Light Industrial	Existing		1985	Single-Tenant			
1013 Dalworth Dr	1013	Dalworth	Light Industrial	Existing	6,272	1966	Single-Tenant			
3029 East Meadows Blvd	3029	East Meadows	Flex/R&D	Existing	12,000	1995	Multi-Tenant			
3020 East Meadows Blvd	3020	East Meadows	Flex/R&D	Existing	10,000	1996	Multi-Tenant			
3030 East Meadows Blvd	3030	East Meadows	Light Industrial	Existing	11,770	1996	Multi-Tenant	1,200	34%	Negotiable
946 Dalworth Dr	946	Dalworth	Light Industrial	Existing	8,640	1969	Single-Tenant			
852 Dalworth Dr	852	Dalworth	Light Industrial	Existing	9,025	1966	Single-Tenant			
934 Dalworth Dr	934	Dalworth	Light Industrial	Existing	9,740	1970	Single-Tenant			
3040 East Meadows Blvd	3040	East Meadows	Flex/R&D	Existing	11,987	2001	Single-Tenant			
Dalworth Industrial Park Bldg 1	844	Dalworth	Light Industrial	Existing	8,040	1972	Multi-Tenant	1,608		
849-851 Dalworth Dr	849	Dalworth	Light Industrial	Existing	18,336	1975	Multi-Tenant	230		Industrial Gross

City of Mesquite Downtown Market Analysis

2900 Executive Blvd	2900	Executive	Warehouse - Distribution	Existing	46,000	1971	Single-Tenant		
5404 Dubby Ln	5404	Dubby	Light Industrial	Existing	3,600	1965	Single-Tenant		
3041 East Meadows Blvd	3041	East Meadows	Flex/R&D	Existing	5,000	1995	Multi-Tenant	750	
2502 Edinburgh St	2502	Edinburgh	Light Industrial	Existing	10,000	2001	Single-Tenant		
Dalworth Industrial Park Bldg 2	844	Dalworth	Light Industrial	Existing	8,040	1972	Multi-Tenant		
4601 Eastover Dr	4601	Eastover	Warehouse - Distribution	Existing	29,057	2008	Single-Tenant		
1001 Dalworth Dr	1001	Dalworth	Flex/R&D	Existing	8,400	1964	Multi-Tenant	3,300	
4808 Eastover Dr	4808	Eastover	Light Industrial	Existing	15,400	1986	Single-Tenant		
4821 Eastover Dr	4821	Eastover	Flex/R&D	Existing	30,000	2008	Single-Tenant		
315 N Ebrite St	315	Ebrite	Flex/R&D	Existing	17,760	1994	Single-Tenant		
901 Dalworth Dr	901	Dalworth	Light Industrial	Existing	17,995	1970	Single-Tenant		
1014 Dalworth Dr	1014	Dalworth	Flex/R&D	Existing	18,560	1969	Single-Tenant		
841 Dalworth Dr	841	Dalworth	Flex/R&D	Existing	10,080	1975	Single-Tenant		
2539 Edinburgh St	2539	Edinburgh	Bulk Warehouse	Existing	15,000		Single-Tenant		
2441 Edinburgh St	2441	Edinburgh	Bulk Warehouse	Existing	7,295	1976	Single-Tenant		
2432 Edinburgh St	2432	Edinburgh	Bulk Warehouse	Existing	6,300	1985	Single-Tenant		
2433 Edinburgh St	2433	Edinburgh	Bulk Warehouse	Existing	5,000	1999	Single-Tenant		
2424 Edinburgh St	2424	Edinburgh	Light Industrial	Existing	5,000	1985	Single-Tenant		
933 Dalworth Dr	933	Dalworth	Light Industrial	Existing	4,000	1970	Single-Tenant	500	
209 N Ebrite St	209	Ebrite	Light Industrial	Existing	4,000	1987	Single-Tenant		
215 N Ebrite St	215	Ebrite	Light Industrial	Existing	4,000	1988	Single-Tenant		

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924 Dalworth Dr	924	Dalworth	Manufacturing	Existing			1963	Single-Tenant		
2143 Gus Thomasson Rd Bldg 1	2143	Gus Thomasson	Incubator	Existing	5,000		1970	Multi-Tenant		
Franklin Industrial Park	2533	Franklin	Warehouse - Distribution	Existing	30,600		1985	Multi-Tenant		Negotiable
2317 Franklin Dr	2317	Franklin	Light Industrial	Existing	14,615		1970	Multi-Tenant		
2140 Franklin Dr	2140	Franklin	Light Industrial	Existing	10,000		1984	Single-Tenant		
4030-4032 Gus Thomasson Rd	4030	Gus Thomasson	Light Industrial	Existing	15,560		1970	Single-Tenant		
3601 Executive Blvd	3601	Executive	Warehouse - Distribution	Existing	21,840		1960	Single-Tenant		Negotiable
103 Gross Rd	103	Gross	Warehouse - Distribution	Existing	34,891		1970	Single-Tenant		
900 W Kearney St	900	Kearney	Flex/R&D	Existing	3,572		1983	Multi-Tenant		
3931 Pioneer Rd	3931	Pioneer	Light Industrial	Existing	3,916		1970	Multi-Tenant		
1501 Mariposa Dr	1501	Mariposa	Light Industrial	Existing	4,000		1994	Multi-Tenant		
4811 Motley Dr	4811	Motley	Light Industrial	Existing	17,335	3,700	1975	Single-Tenant		
Towneast Business Park Bldg 1	4111	Highway 80	Incubator	Existing	14,965		1983	Multi-Tenant		
Towneast Business Park Bldg 2	4111	Highway 80	Incubator	Existing	6,785		1983	Multi-Tenant	15%	\$6.55 NNN
Towneast Business Park Bldg 3	4111	Highway 80	Incubator	Existing	12,310		1983	Multi-Tenant	10%	\$4.03 NNN
Towneast Business Park Bldg 4	4111	Highway 80	Incubator	Existing	11,735		1983	Multi-Tenant		
4180 I-30 E	4180	I-30	Light Industrial	Existing	10,792		2001	Multi-Tenant		
4150 I-30 E	4150	I-30	Flex/R&D	Existing	14,010		1997	Multi-Tenant		
La Prada Business Park Bldg 4	15330	LBJ	Flex/R&D	Existing	25,760		1985	Multi-Tenant	18%	\$4.90 - \$5.50 NNN
305 Highway 80 W	305	Highway 80	Light Industrial	Existing	10,923		1974	Single-Tenant		
421 Highway 80 W	421	Highway 80	Light Industrial	Existing	10,200		1988	Single-Tenant		

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415 Highway 80 W Bldg 1	415	Highway 80	Flex/R&D	Existing	15,000	1961	Single-Tenant			
1331 Highway 80 W	1331	Highway 80	Flex/R&D	Existing	68,545	1986	Multi-Tenant	3%	\$5.75 - \$16.00	
La Prada Business Park Bldg 2	15330	LBJ	Flex/R&D	Existing	14,080	1985	Multi-Tenant	9%	\$5.15	NNN
La Prada Business Park Bldg 3	15330	LBJ	Flex/R&D	Existing	17,205	1985	Multi-Tenant	5%	\$5.28	NNN
1020 Neville Ct	1020	Neville	Light Industrial	Existing	10,840	1986	Single-Tenant			
I-30 Business Park	3129	I-30	Light Industrial	Existing	26,400	1971	Multi-Tenant			
I-30 Business Park	3141	I-30	Light Industrial	Existing	13,200	1971	Multi-Tenant	6%	Negotiable	
I-30 Business Park	3201	I-30	Light Industrial	Existing	13,200	1973	Multi-Tenant	4%	Negotiable	FSG
I-30 Business Park	3225	I-30	Light Industrial	Existing	13,200	1973	Multi-Tenant			
I-30 Business Park	3149	I-30	Light Industrial	Existing	14,495	1971	Multi-Tenant	6%	Negotiable	
130 S Town East Blvd	130	Town East	Light Industrial	Existing	17,737	1980	Single-Tenant			
214 S Town East Blvd	214	Town East	Warehouse - Distribution	Existing	16,848	1980	Single-Tenant	2,200		
324 S Town East Blvd	324	Town East	Light Industrial	Existing	15,084	1982	Single-Tenant			
Northgate Distribution Center #8	440	Town East	Warehouse - Distribution	Existing	31,341	1972	Multi-Tenant	1,341		
2011 S Town East Blvd	2011	Town East	Warehouse - Distribution	Existing	61,984	1975	Single-Tenant			
1717 S Town East Blvd	1717	Town East	Light Industrial	Existing	15,151	1983	Single-Tenant			
Skyline Business Park Bldg 1	951	Town East	Warehouse - Distribution	Existing	457,076	2002	Multi-Tenant	4,848	34%	Negotiable
3401 Innovative Way	3401	Innovative	Bulk Warehouse	Existing	389,005	2002	Single-Tenant			
3210 Innovative Way	3210	Innovative	Warehouse - Distribution	Existing	179,600	1969	Single-Tenant			
Town East Boulevard	133	Town East	Warehouse - Distribution	Existing	27,004	1980	Single-Tenant			
119 S Town East Blvd	119	Town East	Warehouse - Distribution	Existing	57,396	1978	Single-Tenant			

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3201 Military Pkwy Bldg C	3201	Military	Light Industrial	Existing	18,324	1972	Multi-Tenant				
3201 Military Pkwy Bldg A	3201	Military	Warehouse - Distribution	Existing	54,227	1972	Multi-Tenant	25%	\$5.00	Industrial Gross	
3227 Military Pkwy	3227	Military	Light Industrial	Existing	13,603	1985	Single-Tenant				
100 N Sam Houston Rd	100	Sam Houston	Flex/R&D	Existing	83,219	1982	Single-Tenant				
200 N Sam Houston Rd	200	Sam Houston	Warehouse - Distribution	Existing	67,822	1982	Single-Tenant				
230 N Sam Houston Rd	230	Sam Houston	Warehouse - Distribution	Existing	104,666	1963	Single-Tenant				
500 N Sam Houston Rd	500	Sam Houston	Warehouse - Distribution	Existing	52,431	1997	Single-Tenant				
3033 Military Pkwy	3033	Military	Warehouse - Distribution	Existing	104,630	1982	Single-Tenant	11,800			
2027 Presidential Row	2027	Presidential	Warehouse - Distribution	Existing	35,154	1982	Single-Tenant	2,200			
700 W Kearney St	700	Kearney	Warehouse - Distribution	Existing	79,174	1994	Single-Tenant				
617 W Kearney St	617	Kearney	Flex/R&D	Existing	23,690	1985	Multi-Tenant				
820 W Kearney St	820	Kearney	Flex/R&D	Existing	27,000	1982	Multi-Tenant				
Mesquite Distribution Center 1	5151	Samuell	Bulk Warehouse	Existing	442,035	2002	Multi-Tenant	7,600			
910 W Kearney St	910	Kearney	Flex/R&D	Existing	11,810	1970	Multi-Tenant				
1403 Mariposa Dr	1403	Mariposa	Flex/R&D	Existing	8,661	1987	Multi-Tenant				
Peachtree Center	510	Peachtree	Bulk Warehouse	Existing	396,750	2001	Multi-Tenant	1,015	39%	\$3.50	NNN
4445 I-30	4445	I-30	Flex/R&D	Existing	40,320	1984	Multi-Tenant				
613-627 Rodeo Center Blvd	613	Rodeo Center	Light Industrial	Existing	10,500	1970	Single-Tenant	3,000			
Mesquite Business Center Bldg I	4401	Samuell	Bulk Warehouse	Existing	256,000	2007	Multi-Tenant				
Mesquite Business Center Bldg II	4400	Highway 80	Warehouse - Distribution	Existing	151,200	2007	Multi-Tenant				
Skyline Trade Center A	2400	Skyline	Bulk Warehouse	Existing	262,440	2006	Multi-Tenant				

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2909 Live Oak Dr	2909	Live Oak	Flex/R&D	Existing	9,647	1970	Single-Tenant	9,647		
1228 W Scyene Rd Bldg 1	1228	Scyene	Warehouse - Distribution	Existing	37,760	1984	Multi-Tenant			
Skyline Trade Center C	2300	Skyline	Bulk Warehouse	Existing	492,000	2006	Multi-Tenant			
Range Plaza	1616	Range	Light Industrial	Existing	16,000	1985	Multi-Tenant	45%	\$10.50	Gross
Skyline Trade Center B	2200	Skyline	Bulk Warehouse	Existing	262,440	2008	Multi-Tenant			
502 W Kearney St	502	Kearney	Flex/R&D	Existing	22,000	2008	Multi-Tenant	6%	\$10.15	Gross
1210 W Scyene Rd	1210	Scyene	Light Industrial	Existing	29,200	1985	Multi-Tenant	24%	Negotiable	
3047 E Meadows Blvd	3047	Meadows	Flex/R&D	Existing	5,000	1995	Multi-Tenant			
2202 E Scyene Rd	2202	Scyene	Warehouse - Distribution	Existing	45,528	1974	Single-Tenant	4,647		
1228 W Scyene Rd Bldg 2	1228	Scyene	Warehouse - Distribution	Existing	37,760	1985	Multi-Tenant			
1426 Mariposa Dr	1426	Mariposa	Light Industrial	Existing	6,000	1971	Single-Tenant	3,130		
Mesquite Industrial Business Park			Light Industrial	Proposed	614,196		Multi-Tenant		100%	Negotiable
1000 W Kearney St	1000	Kearney	Flex/R&D	Existing	5,000	1975	Single-Tenant			
Prologis Mesquite 2	5351	Samuell	Warehouse - Distribution	Existing	521,200	2005	Multi-Tenant		25%	Negotiable
3116 Hickory Tree Rd	3116	Hickory Tree	Light Industrial	Existing	3,470	1985	Single-Tenant			
2501 Franklin Dr	2501	Franklin	Light Industrial	Existing	4,000	1983	Single-Tenant			
2143 Gus Thomasson Rd Bldg 2	2143	Gus Thomasson	Incubator	Existing	7,500	1970	Multi-Tenant			
321 Highway 80 E	321	Highway 80	Light Industrial	Existing	15,000	1981	Single-Tenant			
2309 Franklin Dr	2309	Franklin	Light Industrial	Existing	9,700	1970	Multi-Tenant			
2329 Franklin Dr	2329	Franklin	Light Industrial	Existing	9,000	1970	Multi-Tenant			
2901 Executive Blvd	2901	Executive	Light Industrial	Existing	17,821	1975	Single-Tenant			

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2947 Executive Blvd	2947	Executive	Warehouse - Distribution	Existing	37,905	1979	Single-Tenant		
3015 Executive Blvd	3015	Executive	Light Industrial	Existing	15,475	1982	Single-Tenant		
3717 Executive Blvd	3717	Executive	Warehouse - Distribution	Existing	88,805	1972	Single-Tenant		
3638-3700 Executive Blvd	3638	Executive	Warehouse - Distribution	Existing	84,244	1970	Single-Tenant		
3600 Executive Blvd	3600	Executive	Warehouse - Distribution	Existing	25,000	1963	Single-Tenant	2,500	
3536 Executive Blvd	3536	Executive	Warehouse - Distribution	Existing	20,698	1970	Single-Tenant		
3500 Executive Blvd	3500	Executive	Warehouse - Distribution	Existing	24,594	1966	Single-Tenant		
3434 Executive Blvd	3434	Executive	Warehouse - Distribution	Existing	25,010	1970	Single-Tenant		
Rodeo Plastic Bag	3328	Executive	Warehouse - Distribution	Existing	54,079	1970	Single-Tenant		
3248 Executive Blvd	3248	Executive	Light Industrial	Existing	18,464	1963	Single-Tenant		
3238 Executive Blvd	3238	Executive	Warehouse - Distribution	Existing	28,073	1970	Single-Tenant		
3535 Executive Blvd	3535	Executive	Warehouse - Distribution	Existing	30,237	1970	Single-Tenant		
4111 Forney Rd	4111	Forney	Warehouse - Distribution	Existing	20,000	1982	Single-Tenant		
4229 Forney Rd	4229	Forney	Warehouse - Distribution	Existing	36,720	1980	Single-Tenant	1,600	
4300 Forney Rd	4300	Forney	Warehouse - Distribution	Existing	30,866	1985	Multi-Tenant		
The Village	4230	Forney	Warehouse - Distribution	Existing	24,000	1985	Multi-Tenant		
4230 Forney Rd Bldg 2	4230	Forney	Light Industrial	Existing	16,283	1985	Multi-Tenant		
3900 Forney Rd	3900	Forney	Warehouse - Distribution	Existing	67,627	1981	Single-Tenant		
3914-3920 Highway 80 E	3914	Highway 80	Warehouse - Distribution	Existing	100,000	1980	Multi-Tenant	6,000	
3550 Highway 80 E	3550	Highway 80	Light Industrial	Existing	15,584	1999	Single-Tenant	5,300	
3510 Highway 80 E	3510	Highway 80	Light Industrial	Existing	14,790	1974	Single-Tenant		

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3400 Highway 80 E	3400	Highway 80	Warehouse - Distribution	Existing	81,250	1982	Single-Tenant			
East Towne Park Bldg 1	2414	Highway 80	Flex/R&D	Existing	20,750	1983	Multi-Tenant	10%	\$6.50	Plus E
East Towne Park Bldg 3	2414	Highway 80	Flex/R&D	Existing	9,403	1983	Multi-Tenant			
East Towne Park Bldg 2	2414	Highway 80	Flex/R&D	Existing	15,500	1983	Multi-Tenant			
East Towne Park Bldg 4	2414	Highway 80	Flex/R&D	Existing	9,000	1983	Multi-Tenant	22%	\$6.50	Plus E
1515 Highway 80 E	1515	Highway 80	Light Industrial	Existing	2,400	1982	Single-Tenant			
4312 Forney Rd	4312	Forney	Light Industrial	Existing	10,650	1972	Multi-Tenant	1,800		
3905 Forney Rd	3905	Forney	Warehouse - Distribution	Existing	10,150	1999	Single-Tenant			
700 Hickory Tree Rd	700	Hickory Tree	Warehouse - Distribution	Existing	30,000	1967	Single-Tenant	4,000		
RL Allen Plumbing Inc	4217	Forney	Light Industrial	Existing	11,885	1983	Single-Tenant	1,800		
2452 Highway 80 E	2452	Highway 80	Flex/R&D	Existing	8,127	1965	Multi-Tenant	4,876		
3845 Forney Rd	3845	Forney	Flex/R&D	Existing	12,000	1998	Multi-Tenant			
3633 Executive Blvd	3633	Executive	Warehouse - Distribution	Existing	49,665	1980	Multi-Tenant			
1555 High Point Dr	1555	High Point	Warehouse - Distribution	Existing	39,480	1994	Single-Tenant			
3700 Highway 80 E	3700	Highway 80	Flex/R&D	Existing	10,480	2006	Single-Tenant			
718 Highway 80 E	718	Highway 80	Flex/R&D	Existing	6,720	1965	Single-Tenant			
3515 Forney Rd	3515	Forney	Flex/R&D	Existing	9,884	1980	Single-Tenant			
1545 High Point Dr	1545	High Point	Flex/R&D	Existing	22,708	1988	Single-Tenant			
4010 Forney Rd	4010	Forney	Flex/R&D	Existing	11,900	1980	Single-Tenant			
1250 Highway 80 E	1250	Highway 80	Light Industrial	Existing	7,500	1997	Single-Tenant			
1505 Highway 80 E	1505	Highway 80	Bulk Warehouse	Existing	5,066	1970	Single-Tenant			

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2517 Franklin Dr	2517	Franklin	Flex/R&D	Existing	13,080	2006	Single-Tenant			
2427 Franklin Dr	2427	Franklin	Flex/R&D	Existing	5,000	1983	Single-Tenant			
3111 Executive Blvd	3111	Executive	Light Industrial	Existing	10,800	1973	Single-Tenant			
3020 Highway 80	3020	Highway 80	Other	Existing	7,047	1982	Single-Tenant			
327 Gross Rd	327	Gross	Light Industrial	Existing	7,700	1981	Single-Tenant			
2509 Franklin Dr	2509	Franklin	Light Industrial	Existing		1983	Single-Tenant			
3110 Hickory Tree Rd	3110	Hickory Tree	Flex/R&D	Existing		1985	Single-Tenant			
323 Highway 80 E	323	Highway 80	Light Industrial	Existing			Single-Tenant			
1327 Mariposa Dr	1327	Mariposa	Light Industrial	Existing	4,004	1970	Single-Tenant			
1419 Mariposa Dr	1419	Mariposa	Warehouse - Distribution	Existing	29,275	1971	Single-Tenant			
1525 Mariposa Dr	1525	Mariposa	Light Industrial	Existing	18,830	1983	Multi-Tenant			
1402 Mariposa Dr	1402	Mariposa	Light Industrial	Existing	8,500	1972	Single-Tenant			
2900 Live Oak Dr	2900	Live Oak	Light Industrial	Existing	10,000	1970	Single-Tenant			
1805 Town East Blvd	1805	Town East	Light Industrial	Existing	9,800	2000	Single-Tenant			
206 S Town East Blvd	206	Town East	Light Industrial	Existing	10,625	1975	Single-Tenant			
222 S Town East Blvd	222	Town East	Warehouse - Distribution	Existing	19,500	1982	Single-Tenant			
555 S Town East Blvd	555	Town East	Light Industrial	Existing	18,984	1983	Single-Tenant			
12111 Seagoville Rd	12111	Seagoville	Light Industrial	Existing	2,400	1981	Multi-Tenant			
18515 LBJ Fwy	18515	LBJ	Light Industrial	Existing	45,000	1965	Single-Tenant			
3402 Innovative Way	3402	Innovative	Warehouse - Distribution	Existing	102,278	1999	Single-Tenant			
700 N Sam Houston Rd	700	Sam Houston	Warehouse - Distribution	Existing	189,018	1962	Single-Tenant			

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227 S Town East Blvd	227	Town East	Warehouse - Distribution	Existing	189,492	1968	Single-Tenant	15,983	
1130 E Kearney St	1130	Kearney	Warehouse - Distribution	Existing	244,200	1988	Single-Tenant		
Skyline Business Park Bldg 3	1371	Town East	Bulk Warehouse	Existing	400,000	2001	Single-Tenant	15,380	
3000 Skyline Dr	3000	Skyline	Warehouse - Distribution	Existing	753,000	1971	Multi-Tenant	59,800	Negotiable
10938 Rockstone Dr	10938	Rockstone	Light Industrial	Existing	3,000	1965	Single-Tenant		
11215 Lake June Rd	11215	Lake June	Light Industrial	Existing	2,100	1975	Multi-Tenant		
7910 Samuel Blvd	7910	Samuell	Warehouse - Distribution	Existing	30,550	2006	Single-Tenant		
4200 Samuel Blvd	4200	Samuell	Warehouse - Distribution	Existing	332,926	1983	Multi-Tenant		
3231 Military Pkwy	3231	Military	Warehouse - Distribution	Existing	23,800	1996	Single-Tenant		
221 W Kimbrough St	221	Kimbrough	Light Industrial	Existing	2,944	1990	Single-Tenant		100%
11311 Russell St	11311	Russell	Light Industrial	Existing	6,300	1995	Single-Tenant		
306 W Kimbrough St	306	Kimbrough	Light Industrial	Existing	2,112	1983	Single-Tenant		
1123 Military Pkwy	1123	Military	Warehouse - Freezer/Cooler	Existing	10,650	1982	Single-Tenant		
706 E Kearney St	706	Kearney	Flex/R&D	Existing	7,200	1980	Single-Tenant		
2019 Hillview Dr	2019	Hillview	Flex/R&D	Existing	6,600	1983	Single-Tenant		
2134 Presidential Row	2134	Presidential	Warehouse - Distribution	Existing	8,845	1981	Single-Tenant		
700 Military Pkwy	700	Military	Flex/R&D	Existing	10,800	1982	Single-Tenant		
1000 W Kearney St	1000	Kearney	Warehouse - Distribution	Existing	22,902	1975	Single-Tenant		
11705 Seagoville Rd	11705	Seagoville	Flex/R&D	Existing	15,000	1983	Single-Tenant		
722 E Kearney St	722	Kearney	Flex/R&D	Existing	13,000	1980	Single-Tenant		
800 E Kearney St	800	Kearney	Bulk Warehouse	Existing	82,068	2005	Single-Tenant		

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1522 McLead Dr	1522	McLead	Flex/R&D	Existing	27,100	1975	Single-Tenant			
720 Military Pkwy	720	Military	Flex/R&D	Existing	10,800	1984	Single-Tenant			
2427 Westwood Ave	2427	Westwood	Bulk Warehouse	Existing	10,920	1982	Single-Tenant			
1524 Mariposa Dr	1524	Mariposa	Bulk Warehouse	Existing	5,800	1970	Single-Tenant			
1112 Tripp Rd	1112	Tripp	Flex/R&D	Existing	14,400	1971	Single-Tenant			
2414 Westwood Ave	2414	Westwood	Bulk Warehouse	Existing	26,070	2000	Single-Tenant			
2418 Westwood Ave	2418	Westwood	Bulk Warehouse	Existing	5,000	1995	Single-Tenant			
2426 Westwood Ave	2426	Westwood	Bulk Warehouse	Existing	6,300	1995	Single-Tenant			
1541 Mariposa Dr	1541	Mariposa	Bulk Warehouse	Existing	5,000	1975	Single-Tenant			
1509 Mariposa Dr	1509	Mariposa	Bulk Warehouse	Existing	5,000	1983	Single-Tenant			
4532 I-30	4532	I-30	Bulk Warehouse	Existing	388,647	2005	Single-Tenant			
415 Highway 80 W Bldg 3	415	Highway 80	Flex/R&D	Existing	13,500	1986	Single-Tenant			
4300 I-30	4300	I-30	Flex/R&D	Existing	7,200	2006	Single-Tenant			
1303-1311 Oriole St	1303	Oriole	Light Industrial	Existing	2,790	1985	Single-Tenant			
410 W Kimbrough St	410	Kimbrough	Light Industrial	Existing	5,000	1984	Single-Tenant			
3910 I-30	3910	I-30	Light Industrial	Existing	5,772	1966	Single-Tenant			
4340 I-30	4340	I-30	Light Industrial	Existing	15,311	1999	Single-Tenant			
Proposed UPS Expansion	1462	Town E	Light Industrial	Proposed	350,000		Single-Tenant	100%		
3000 US Highway 80 E	3000	US Highway 80	Light Industrial	Existing	6,521	1982	Single-Tenant			
Range Plaza Bldg 2	1750	Range	Incubator	Existing	8,953	2004	Multi-Tenant	44%	\$11.00	Gross
114 E Kimbrough St	114	Kimbrough	Light Industrial	Existing	1,800	2000	Single-Tenant			

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1540 Mariposa Dr	1540	Mariposa	Light Industrial	Existing				Single-Tenant		
Skyline Trade Center D	1001	Peachtree	Bulk Warehouse	Proposed	487,200			Multi-Tenant	100%	Negotiable
1800 S Town East Blvd	1800	Town East	Light Industrial	Existing			2007	Multi-Tenant		
1800 S Town East Blvd	1800	Town East	Light Industrial	Existing			2007	Single-Tenant		
2500 Westwood Ave	2500	Westwood	Light Industrial	Existing		2,000	1971	Multi-Tenant		
2532 Westwood Dr	2532	Westwood	Light Industrial	Existing		10,000	1982	Single-Tenant		
2435 Westwood Ave	2435	Westwood	Light Industrial	Existing		2,000	1975	Single-Tenant		
2509 Westwood Ave	2509	Westwood	Light Industrial	Existing			1990	Multi-Tenant		
2525 Westwood Dr	2525	Westwood	Light Industrial	Existing		9,160	1983	Multi-Tenant		
2440 Westwood Dr	2440	Westwood	Light Industrial	Existing		5,000	1983	Single-Tenant		
2517 Westwood Ave	2517	Westwood	Bulk Warehouse	Existing		6,960	2006	Single-Tenant		
2434 Westwood Ave	2434	Westwood	Bulk Warehouse	Existing		5,070	1972	Single-Tenant		
2540 Westwood Ave	2540	Westwood	Bulk Warehouse	Existing		5,000	1982	Single-Tenant		
626 Windbell Cir	626	Windbell	Warehouse - Distribution	Existing		67,240	1995	Single-Tenant		

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