

2795 Clay Mathis Road, Mesquite, Texas 75181



4.29 Acre (+/-) development site located approximately $\frac{1}{2}$ mile northwest of Lawson Road in Mesquite. Approximately 2 miles north of I-20 and 4 miles south of Hwy. 80.

Prepared by:



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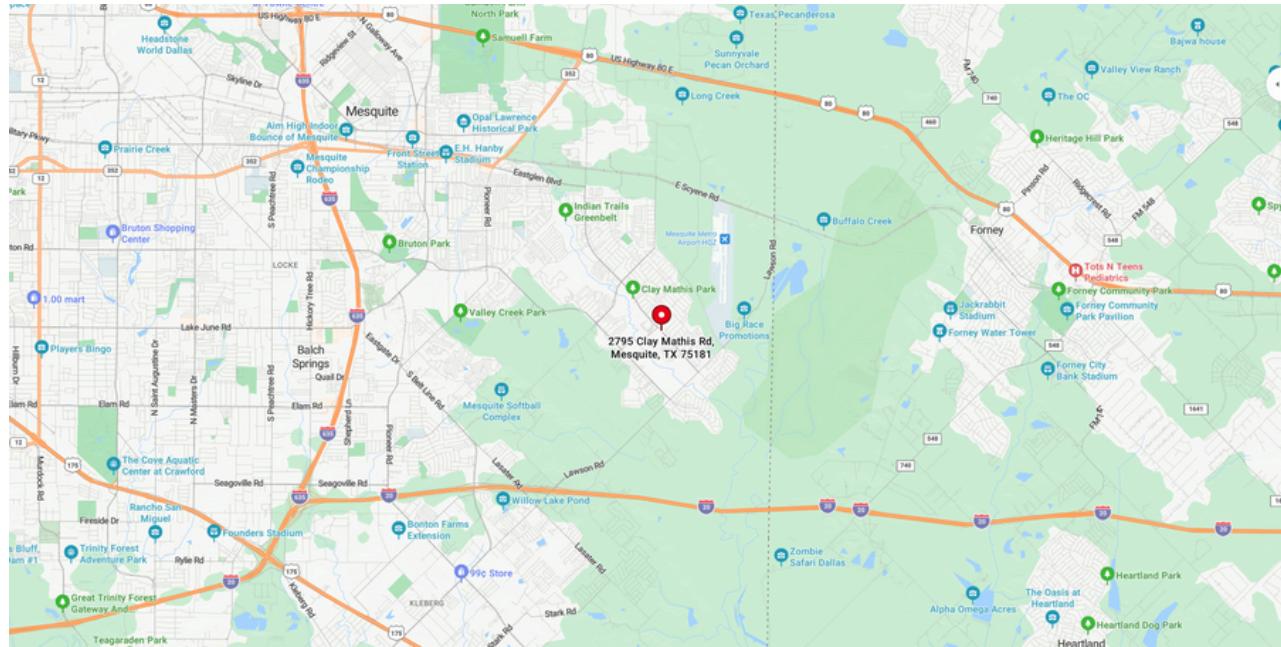
TEAM & VASSEUR
COMMERCIAL REAL ESTATE

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Economical Development Site | For Sale

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Property Details

- Land area: 4.29 Acres (+/-)
- Frontages: 340' (+/-) of frontage on Clay Mathis Road
- No flood plain
- Utilities available
- Zoning: AG
- Traffic Counts: Clay Mathis Road and Edwards Church Road - 7,000 VPD (+/-)
- Site ideal for senior living, church or office use

Sales Price

\$4.00 PSF or \$750,000

DEMOGRAPHICS

Building Type: **Land**
Class: -
RBA: -
Typical Floor: -

Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: -



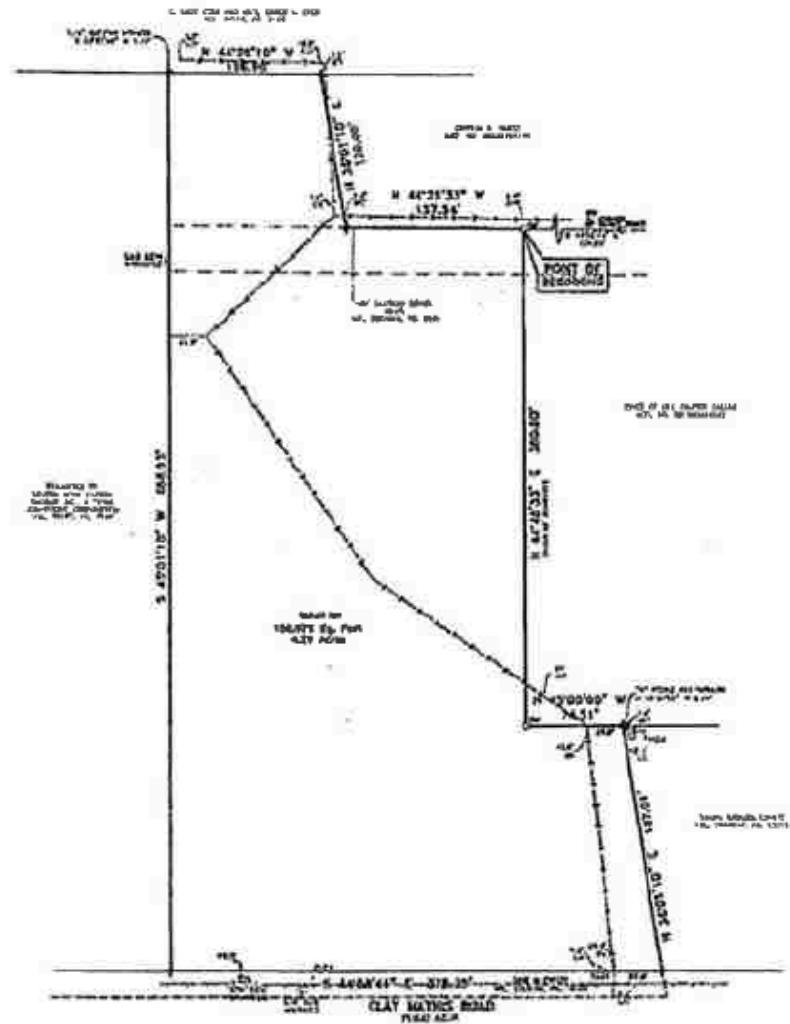
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	9,618	38,749	133,785
2024 Estimate	9,784	39,257	127,523
2020 Census	10,425	41,103	123,282
Growth 2024 - 2029	-1.70%	-1.29%	4.91%
Growth 2020 - 2024	-6.15%	-4.49%	3.44%
2024 Population by Hispanic Origin	3,404	16,013	61,436
2024 Population	9,784	39,257	127,523
White	2,326 23.77%	10,960 27.92%	40,400 31.68%
Black	3,895 39.81%	12,438 31.68%	29,229 22.92%
Am. Indian & Alaskan	63 0.64%	306 0.78%	1,215 0.95%
Asian	366 3.74%	1,238 3.15%	3,002 2.35%
Hawaiian & Pacific Island	5 0.05%	20 0.05%	55 0.04%
Other	3,129 31.98%	14,294 36.41%	53,621 42.05%
U.S. Armed Forces	44	45	96
Households			
2029 Projection	2,859	11,457	40,528
2024 Estimate	2,918	11,642	38,582
2020 Census	3,154	12,375	37,739
Growth 2024 - 2029	-2.02%	-1.59%	5.04%
Growth 2020 - 2024	-7.48%	-5.92%	2.23%
Owner Occupied	2,335 80.02%	9,352 80.33%	27,086 70.20%
Renter Occupied	583 19.98%	2,291 19.68%	11,495 29.79%
2024 Households by HH Income	2,917	11,643	38,584
Income: <\$25,000	148 5.07%	1,119 9.61%	5,821 15.09%
Income: \$25,000 - \$50,000	514 17.62%	2,246 19.29%	8,286 21.48%
Income: \$50,000 - \$75,000	495 16.97%	2,074 17.81%	7,858 20.37%
Income: \$75,000 - \$100,000	347 11.90%	1,434 12.32%	4,669 12.10%
Income: \$100,000 - \$125,000	507 17.38%	2,083 17.89%	4,699 12.18%
Income: \$125,000 - \$150,000	462 15.84%	1,386 11.90%	3,524 9.13%
Income: \$150,000 - \$200,000	290 9.94%	776 6.66%	2,277 5.90%
Income: \$200,000+	154 5.28%	525 4.51%	1,450 3.76%
2024 Avg Household Income	\$103,794	\$92,906	\$81,694
2024 Med Household Income	\$96,721	\$81,668	\$66,270

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SURVEY



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DCAD MAP



FEMA MAP

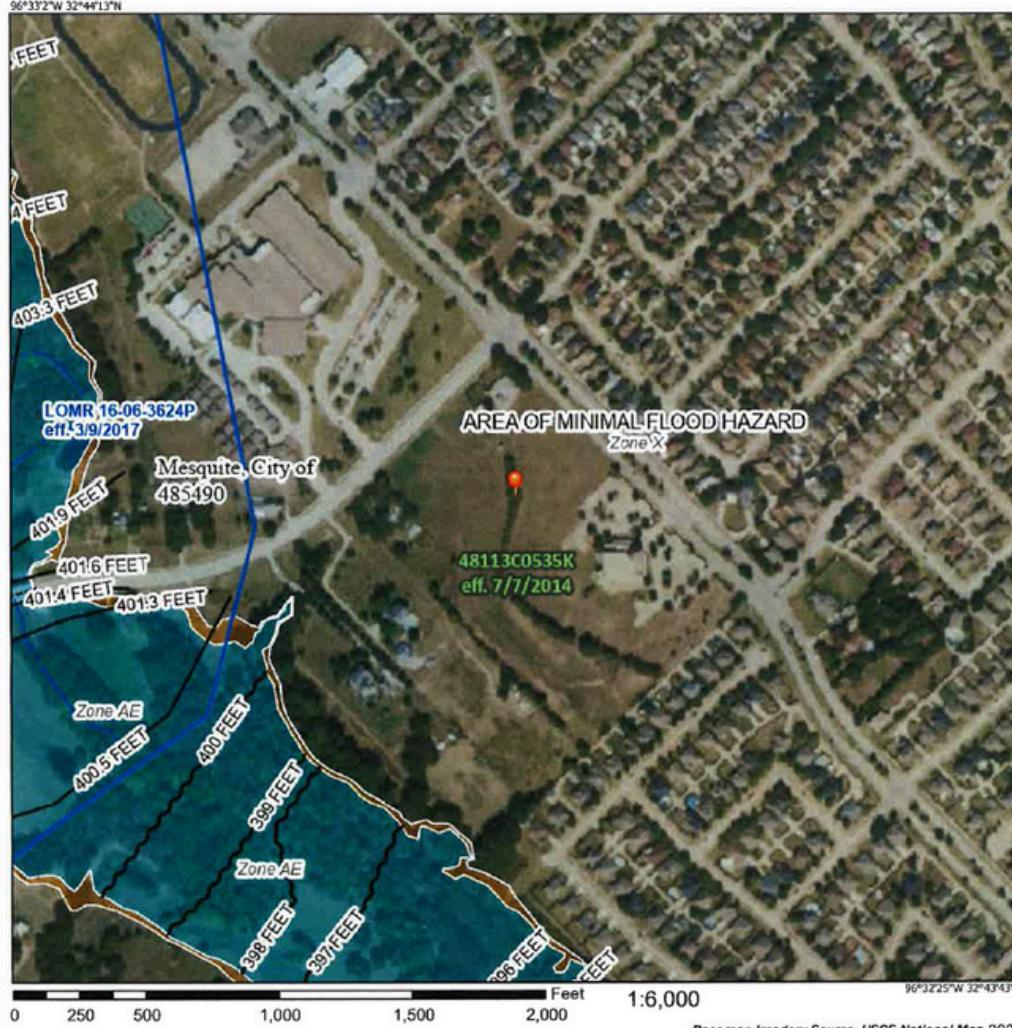
National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	 Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	 NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	 Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	 20.3 Cross Sections with 1% Annual Chance 17.6 Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	 Digital Data Available No Digital Data Available Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/3/2025 at 4:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmonitored areas cannot be used for regulatory purposes.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Charles "C.B." Team Name of Licensed Supervisor of Sales Agent/Associate, if applicable	563820 License No.	cteam@tvcre.com Email	817-335-7575 Phone
Nathan Vasseur Name of Sales Agent/Associate	588136 License No.	nvasseur@tvcre.com Email	817-335-7575 Phone

Buyer/Tenant/Seller/Landlord Initials

Date