

For Sale

2291 Tradewind Dr
Mesquite, TX 75150



- Asking - \$880,000
- Building size- 3,744 sqft
- Lot size- 0.79
- Year built- 1960
- Multifamily Residential Zoning
- SUP for Childcare
- Former Childcare building
- 4+ Classrooms, Kitchen, Covered Patio & Large Playground
- Last licensed capacity- 64
- Located just off Hwy 80
- Surrounded by Apartments and Homes

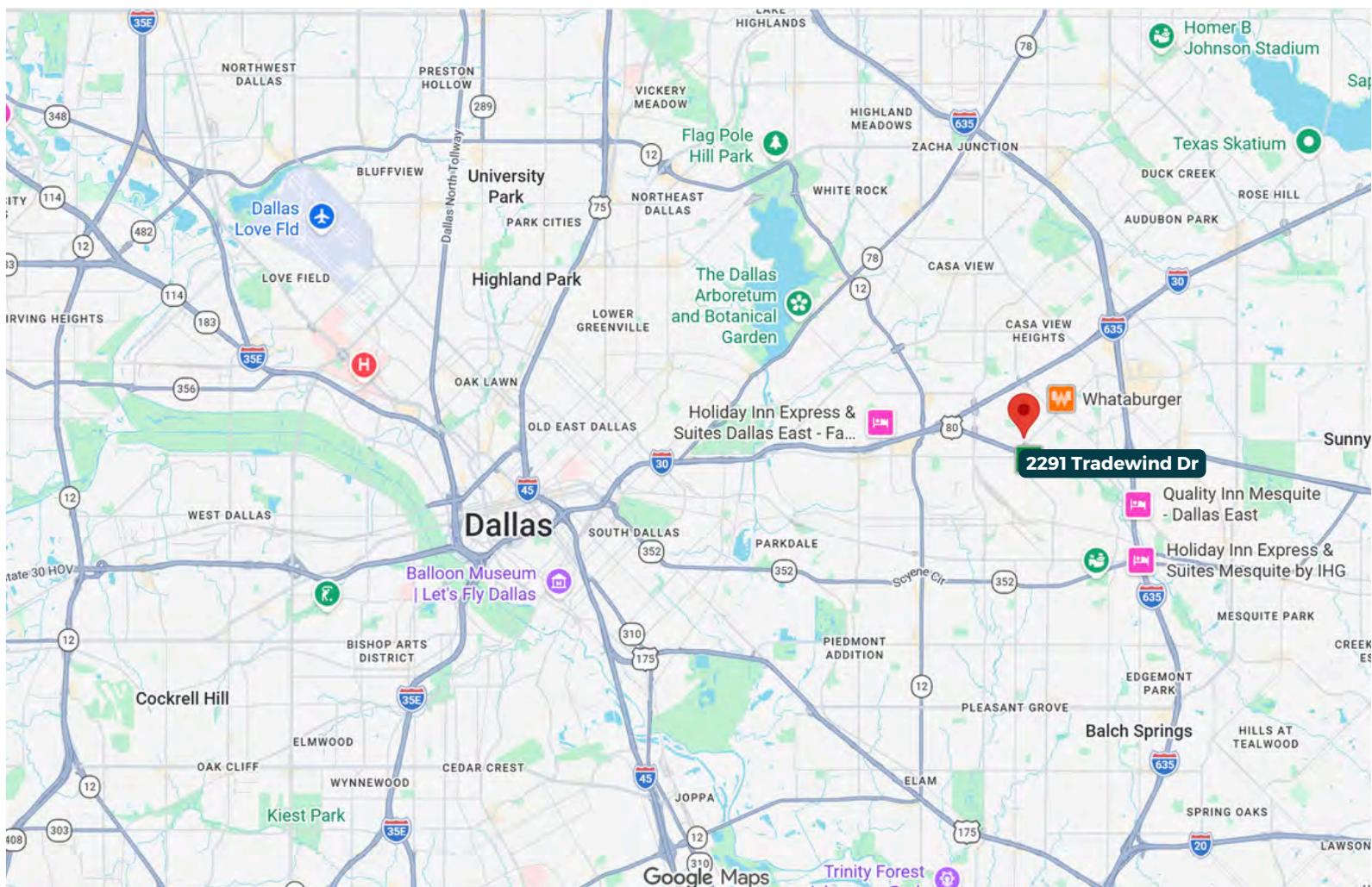
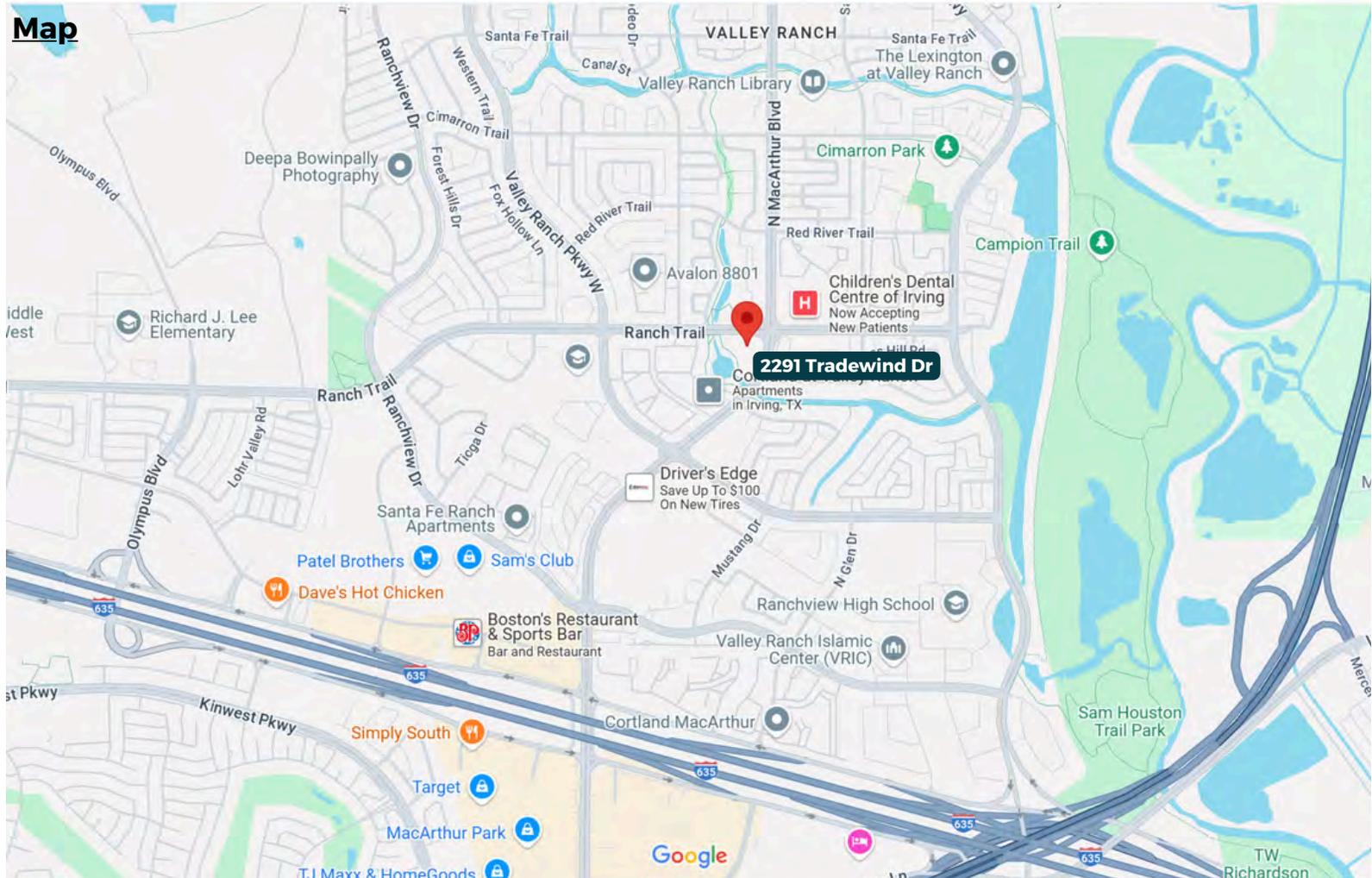


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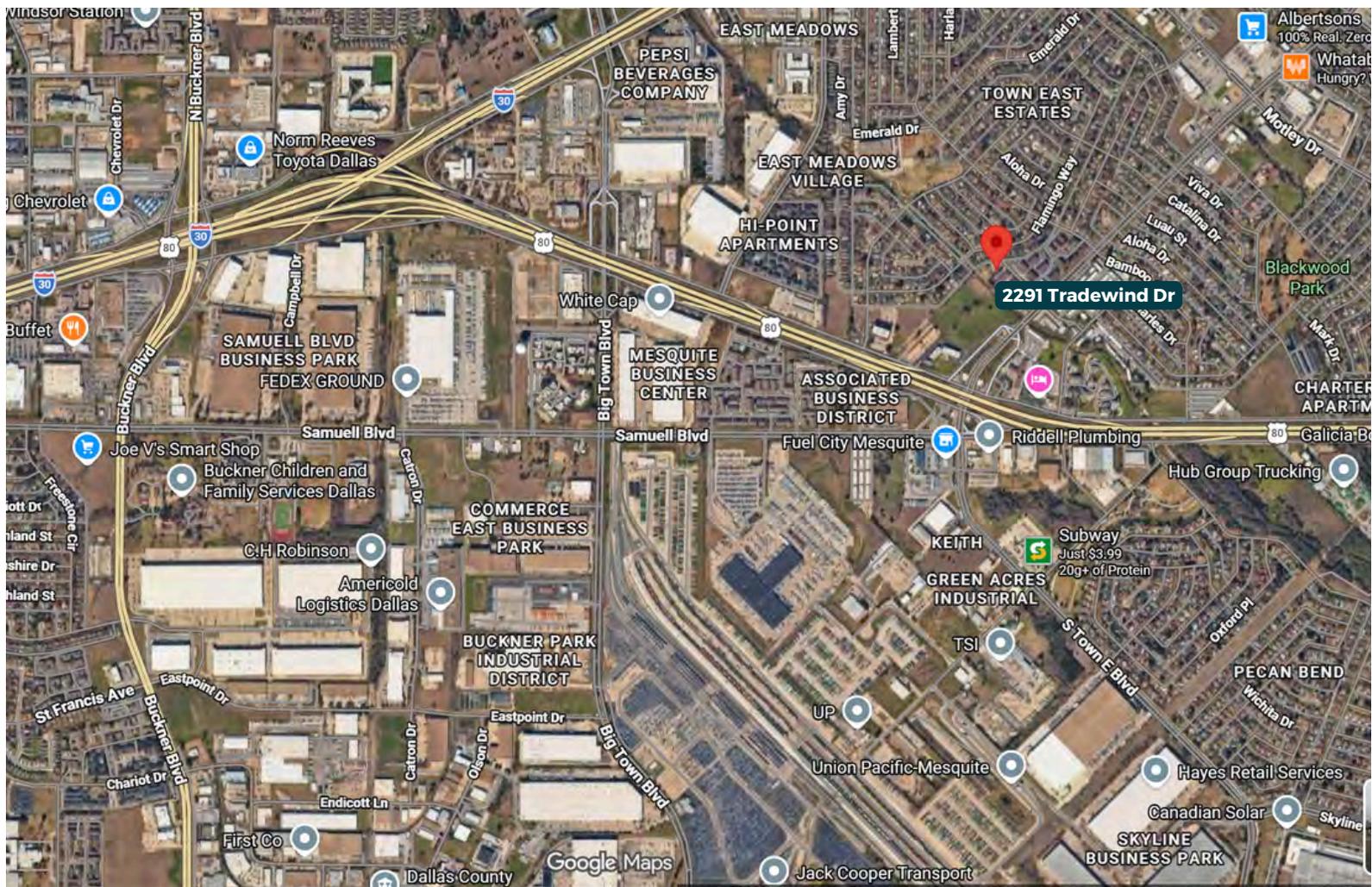
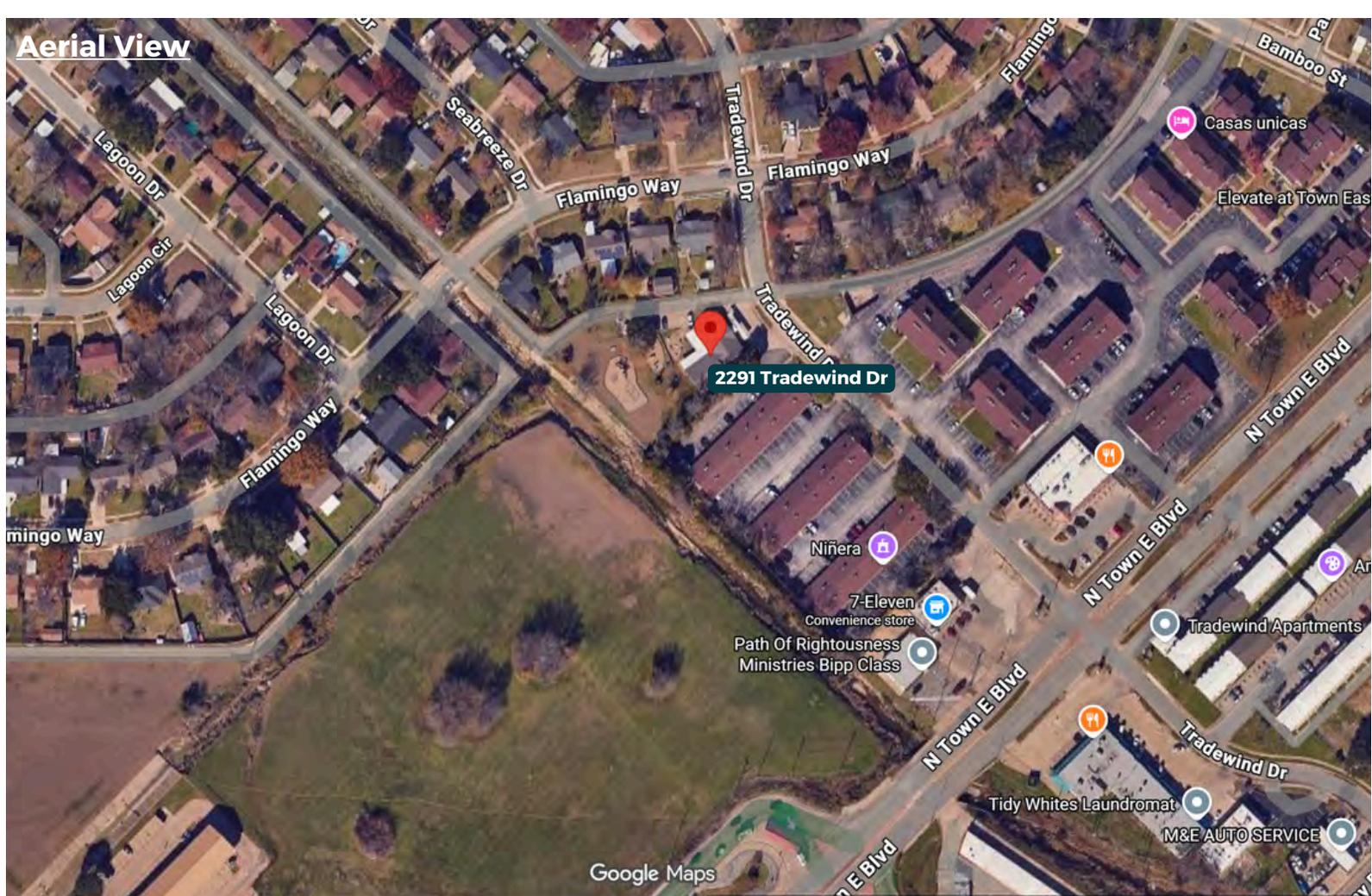
Pictures



Map



Aerial View



Demographic and Income Profile

2291 Tradewind Dr, Mesquite, Texas, 75150



Ring: 1 mile radius

Summary	Census 2020	2025	2030
Total Population	14,292	14,273	14,114
Total Households	4,889	4,864	4,822
Family Households	3,475	3,378	3,353
Average Household Size	2.92	2.93	2.92
Owner Occupied Housing Units	2,132	2,148	2,233
Renter Occupied Housing Units	2,757	2,716	2,589
Median Age	31.0	31.6	32.6

Trends 2025 - 2030	Area	State	National
Population	-0.2%	1.1%	0.4%
Households	-0.2%	1.4%	0.6%
Family Population	-0.1%	1.3%	0.5%
Owner Occupied Housing Units	0.8%	1.8%	0.0%
Median Household Income	1.7%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,098	7.7%	1,076	7.5%	1,050	7.4%
5-9	1,092	7.6%	1,059	7.4%	980	6.9%
10-14	1,276	8.9%	1,027	7.2%	996	7.1%
15-19	1,182	8.3%	1,149	8.1%	920	6.5%
20-24	1,132	7.9%	1,215	8.5%	1,190	8.4%
25-29	1,159	8.1%	1,239	8.7%	1,325	9.4%
30-34	1,049	7.3%	1,132	7.9%	1,145	8.1%
35-39	1,023	7.2%	958	6.7%	1,028	7.3%
40-44	942	6.6%	947	6.6%	876	6.2%
45-49	833	5.8%	882	6.2%	880	6.2%
50-54	795	5.6%	781	5.5%	808	5.7%
55-59	774	5.4%	688	4.8%	672	4.8%
60-64	626	4.4%	696	4.9%	623	4.4%
65-69	427	3.0%	507	3.5%	577	4.1%
70-74	344	2.4%	368	2.6%	441	3.1%
75-79	219	1.5%	250	1.8%	271	1.9%
80-84	183	1.3%	155	1.1%	181	1.3%
Age 85+	138	1.0%	144	1.0%	150	1.1%

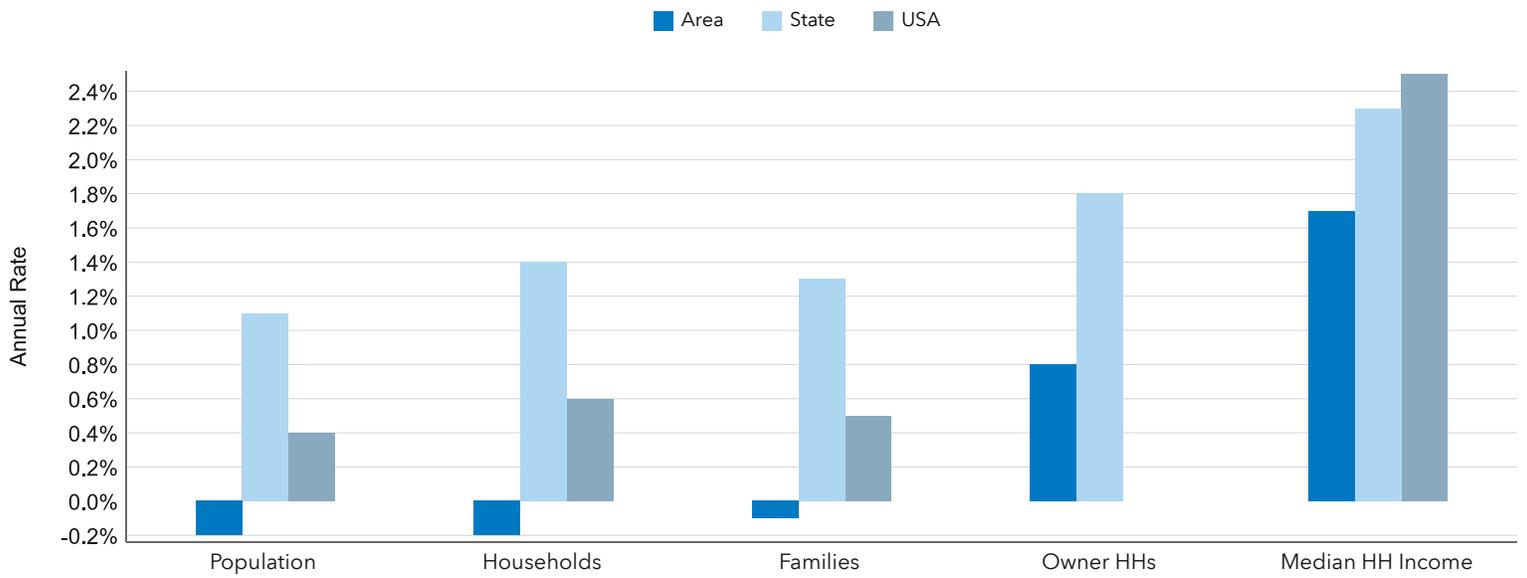
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	112	2.3%	95	2.0%
\$10,000-14,999	220	4.5%	186	3.9%
\$15,000-19,999	122	2.5%	96	2.0%
\$20,000-24,999	310	6.4%	255	5.3%
\$25,000-29,999	156	3.2%	125	2.6%
\$30,000-34,999	183	3.8%	161	3.3%
\$35,000-39,999	253	5.2%	235	4.9%
\$40,000-44,999	188	3.9%	182	3.8%
\$45,000-49,999	215	4.4%	210	4.4%
\$50,000-59,999	304	6.3%	279	5.8%
\$60,000-74,999	730	15.0%	678	14.1%
\$75000-99999	685	14.1%	696	14.4%
\$100,000-124,999	555	11.4%	608	12.6%
\$125,000-149,999	249	5.1%	282	5.8%
\$150000-199999	405	8.3%	490	10.2%
\$200,000-249,999	70	1.4%	95	2.0%
\$250,000-299,999	35	0.7%	48	1.0%
\$300,000-399,999	38	0.8%	51	1.1%
\$400,000-499,999	11	0.2%	11	0.2%
\$500,000+	27	0.6%	39	0.8%
Median Household Income	\$66,644	-	\$72,530	-
Average Household Income	\$81,485	-	\$90,040	-
Per Capita Income	\$27,588	-	\$30,567	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,116	28.8%	3,802	26.6%	3,491	24.7%
Black Alone	3,218	22.5%	3,167	22.2%	3,025	21.4%
American Indian	270	1.9%	284	2.0%	288	2.0%
Asian Alone	134	0.9%	134	0.9%	131	0.9%
Pacific Islander	6	0.0%	6	0.0%	6	0.0%
Some Other Race	3,767	26.4%	3,984	27.9%	4,186	29.7%
Two or More Races	2,781	19.5%	2,896	20.3%	2,987	21.2%
Hispanic (Any Race)	7,906	55.3%	8,306	58.2%	8,665	61.4%

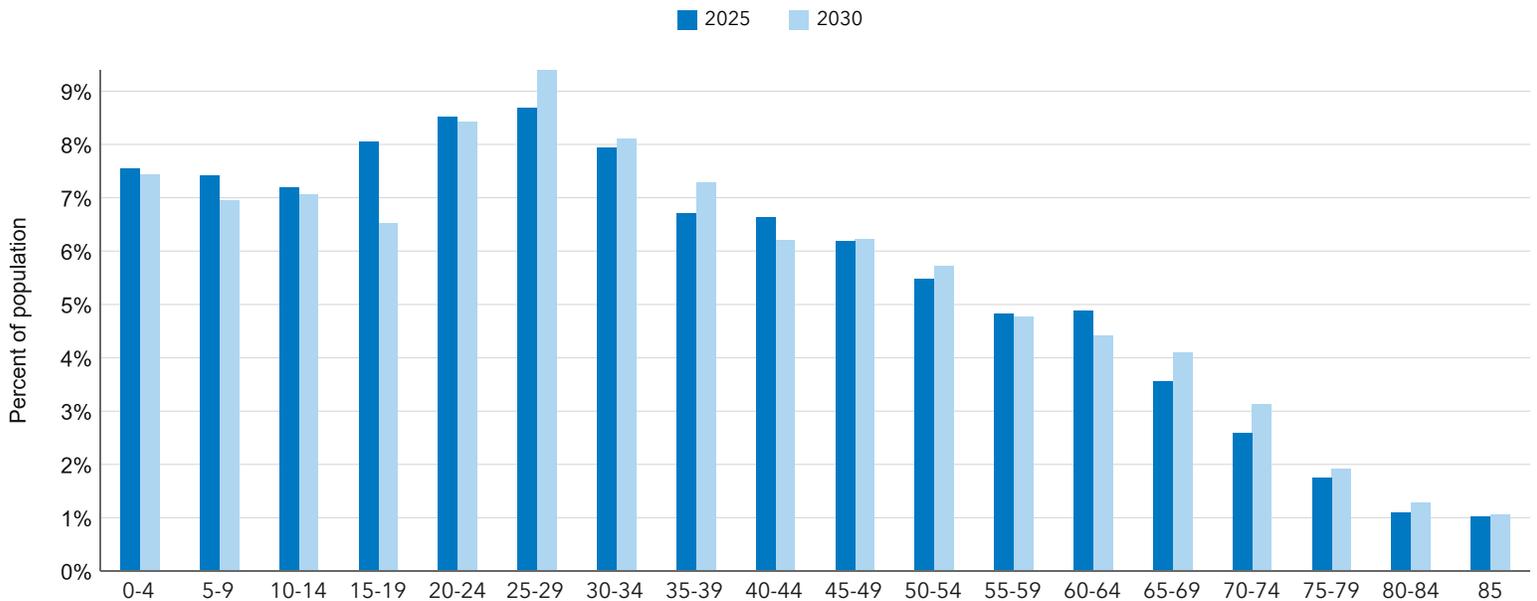
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



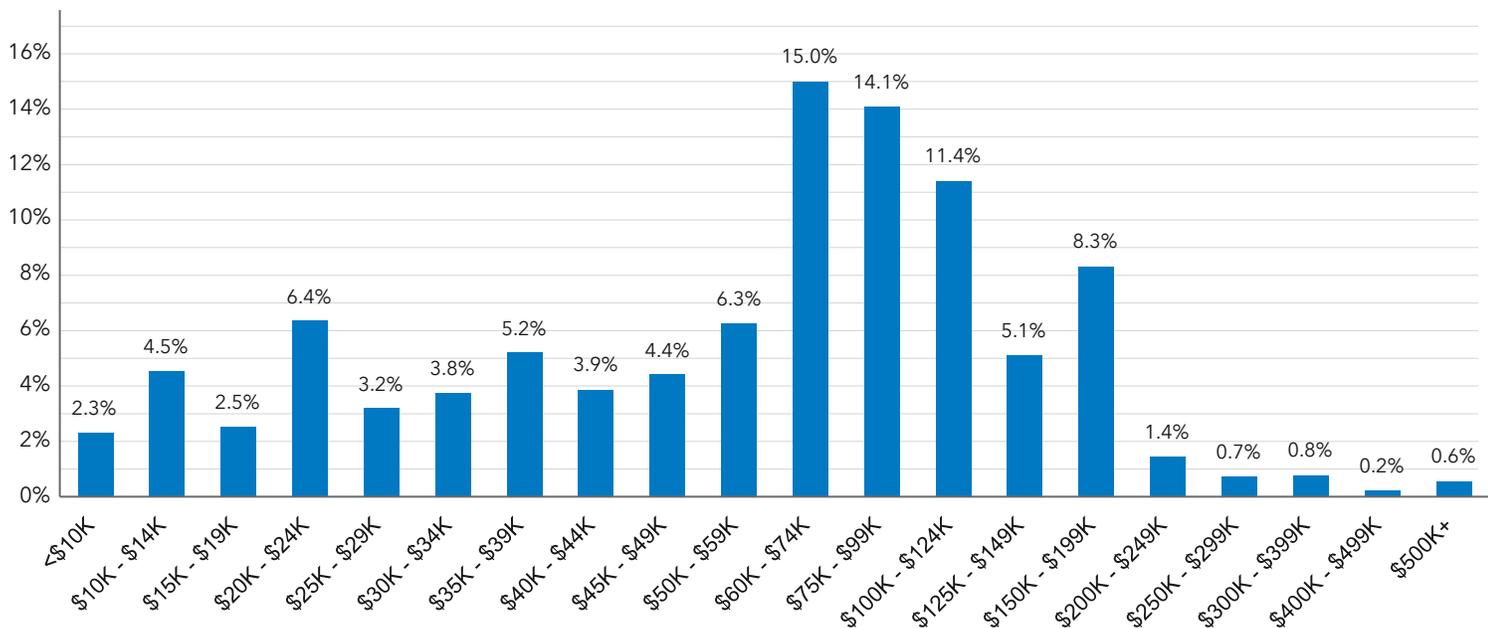
Population by Age



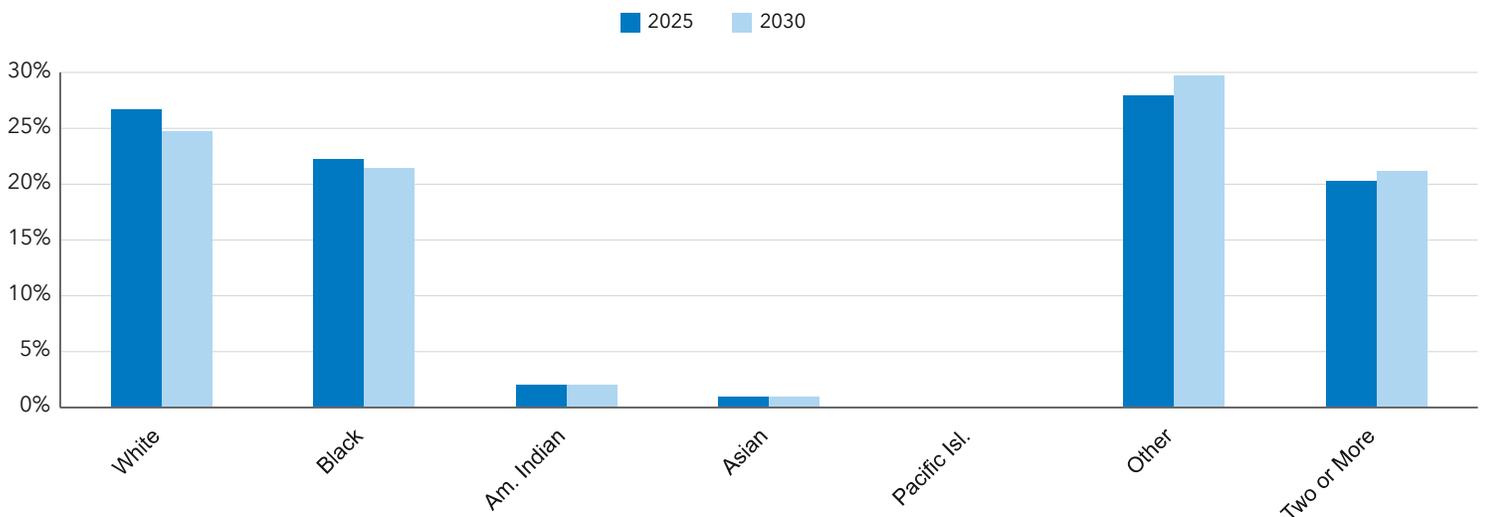
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

2291 Tradewind Dr, Mesquite, Texas, 75150



Ring: 3 mile radius

Summary	Census 2020	2025	2030
Total Population	137,663	136,487	134,538
Total Households	46,614	46,651	46,253
Family Households	32,435	31,702	31,461
Average Household Size	2.94	2.91	2.90
Owner Occupied Housing Units	21,864	22,395	23,129
Renter Occupied Housing Units	24,750	24,256	23,124
Median Age	32.4	33.2	34.1

Trends 2025 - 2030	Area	State	National
Population	-0.3%	1.1%	0.4%
Households	-0.2%	1.4%	0.6%
Family Population	-0.2%	1.3%	0.5%
Owner Occupied Housing Units	0.6%	1.8%	0.0%
Median Household Income	1.7%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	9,972	7.2%	9,611	7.0%	9,304	6.9%
5-9	10,593	7.7%	9,718	7.1%	8,935	6.6%
10-14	11,621	8.4%	9,754	7.2%	9,035	6.7%
15-19	11,025	8.0%	10,706	7.8%	9,026	6.7%
20-24	10,210	7.4%	11,233	8.2%	11,123	8.3%
25-29	10,474	7.6%	10,686	7.8%	11,728	8.7%
30-34	10,355	7.5%	10,217	7.5%	9,916	7.4%
35-39	9,851	7.2%	9,550	7.0%	9,348	7.0%
40-44	9,179	6.7%	9,222	6.8%	8,897	6.6%
45-49	8,238	6.0%	8,461	6.2%	8,472	6.3%
50-54	7,975	5.8%	7,759	5.7%	7,823	5.8%
55-59	7,685	5.6%	7,039	5.2%	6,843	5.1%
60-64	6,759	4.9%	6,736	4.9%	6,278	4.7%
65-69	5,041	3.7%	5,811	4.3%	5,873	4.4%
70-74	3,521	2.6%	4,223	3.1%	4,933	3.7%
75-79	2,215	1.6%	2,801	2.0%	3,438	2.6%
80-84	1,524	1.1%	1,572	1.1%	2,040	1.5%
Age 85+	1,427	1.0%	1,388	1.0%	1,526	1.1%

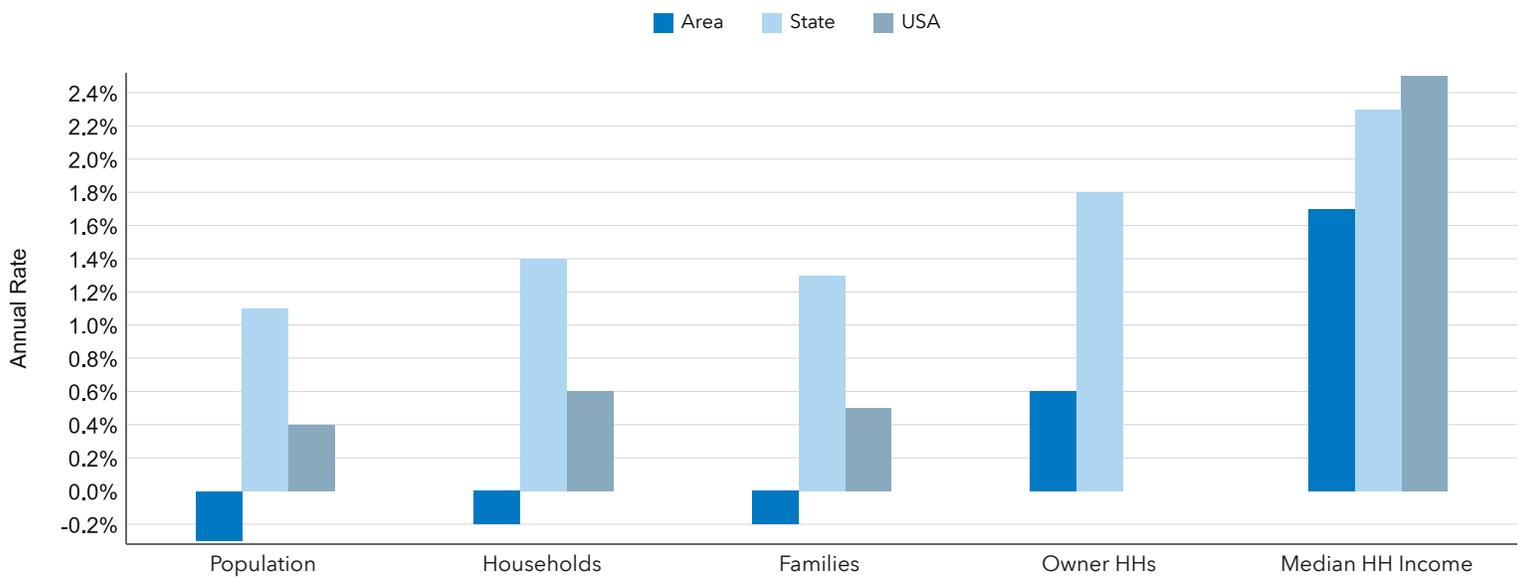
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	2,475	5.3%	2,156	4.7%
\$10,000-14,999	1,674	3.6%	1,432	3.1%
\$15,000-19,999	1,371	2.9%	1,079	2.3%
\$20,000-24,999	2,078	4.5%	1,696	3.7%
\$25,000-29,999	1,536	3.3%	1,255	2.7%
\$30,000-34,999	2,028	4.3%	1,780	3.9%
\$35,000-39,999	1,981	4.3%	1,791	3.9%
\$40,000-44,999	2,173	4.7%	2,008	4.3%
\$45,000-49,999	1,966	4.2%	1,825	4.0%
\$50,000-59,999	4,131	8.9%	3,932	8.5%
\$60,000-74,999	6,189	13.3%	5,999	13.0%
\$75000-99999	6,446	13.8%	6,439	13.9%
\$100,000-124,999	5,007	10.7%	5,467	11.8%
\$125,000-149,999	2,928	6.3%	3,420	7.4%
\$150000-199999	2,891	6.2%	3,586	7.8%
\$200,000-249,999	696	1.5%	943	2.0%
\$250,000-299,999	262	0.6%	368	0.8%
\$300,000-399,999	235	0.5%	315	0.7%
\$400,000-499,999	103	0.2%	106	0.2%
\$500,000+	478	1.0%	656	1.4%
Median Household Income	\$63,867	-	\$69,652	-
Average Household Income	\$80,051	-	\$89,287	-
Per Capita Income	\$27,449	-	\$30,799	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	39,969	29.0%	37,011	27.1%	34,271	25.5%
Black Alone	33,301	24.2%	32,868	24.1%	31,458	23.4%
American Indian	1,919	1.4%	1,937	1.4%	1,918	1.4%
Asian Alone	2,432	1.8%	2,457	1.8%	2,430	1.8%
Pacific Islander	100	0.1%	101	0.1%	99	0.1%
Some Other Race	35,010	25.4%	36,472	26.7%	38,042	28.3%
Two or More Races	24,932	18.1%	25,640	18.8%	26,319	19.6%
Hispanic (Any Race)	72,795	52.9%	75,244	55.1%	77,994	58.0%

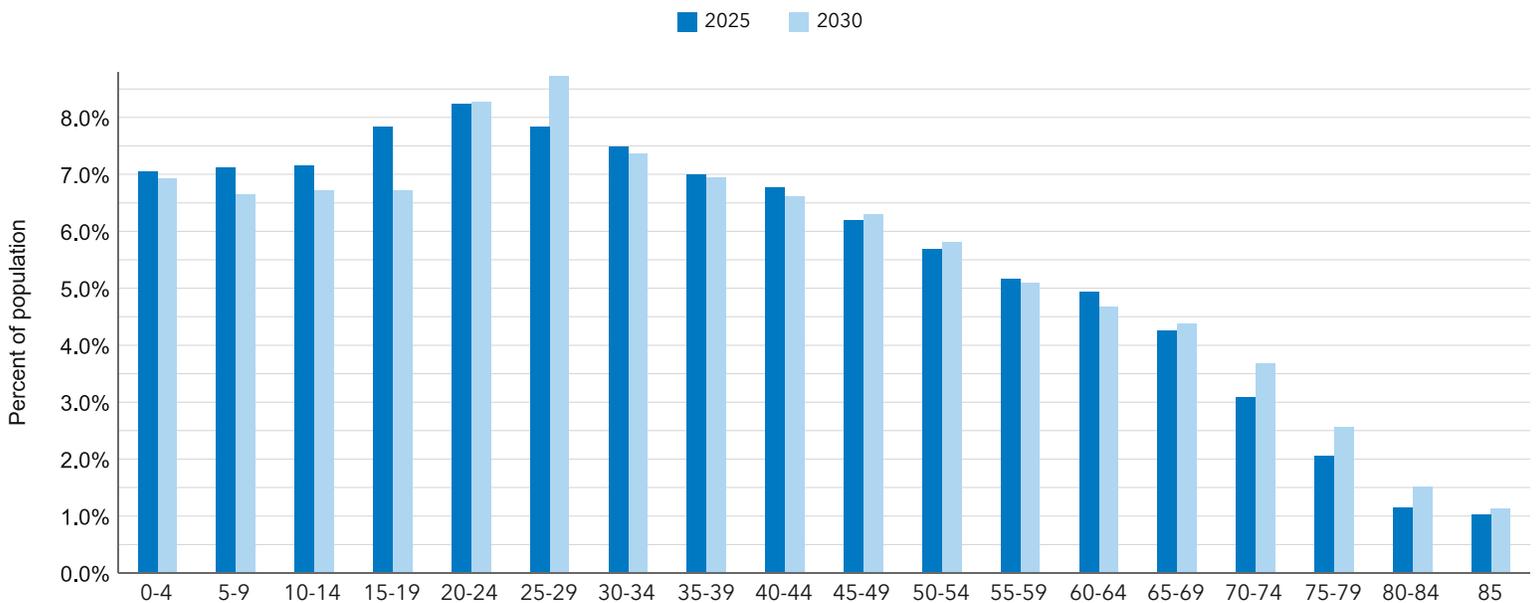
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



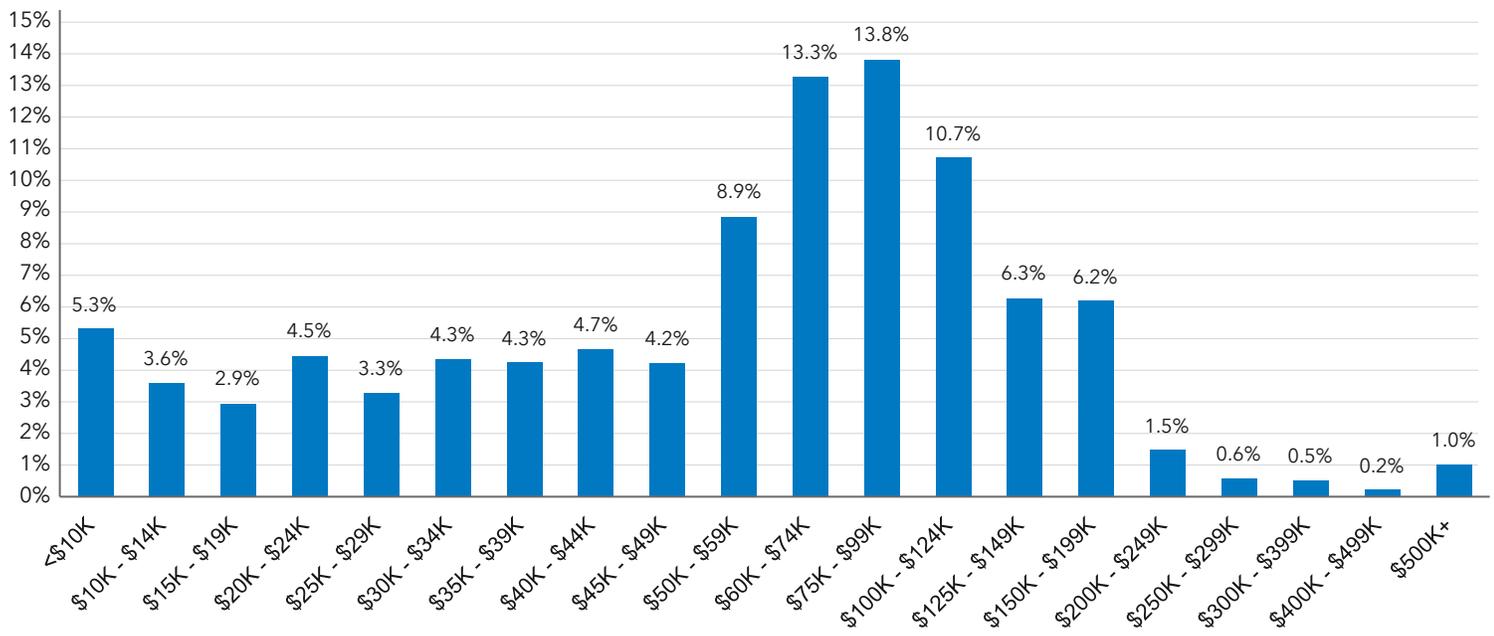
Population by Age



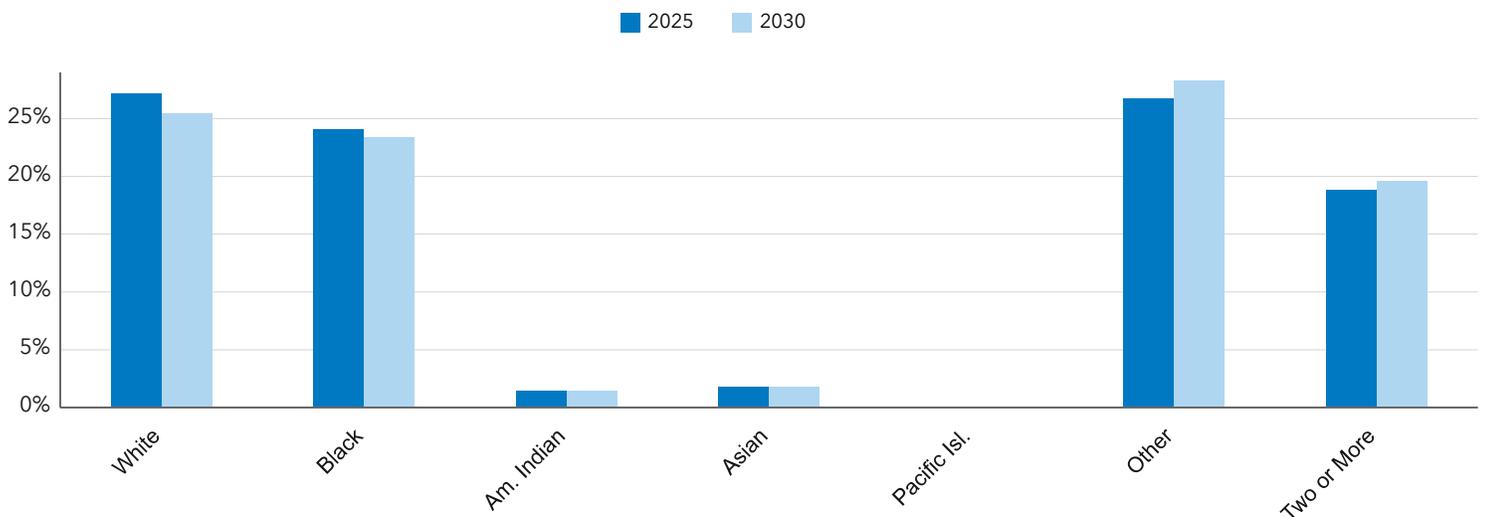
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

2291 Tradewind Dr, Mesquite, Texas, 75150



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	345,274	342,024	338,913
Total Households	117,746	118,098	117,973
Family Households	82,105	80,357	80,205
Average Household Size	2.92	2.88	2.86
Owner Occupied Housing Units	61,284	62,545	64,402
Renter Occupied Housing Units	56,462	55,553	53,571
Median Age	33.5	34.4	35.3

Trends 2025 - 2030	Area	State	National
Population	-0.2%	1.1%	0.4%
Households	0.0%	1.4%	0.6%
Family Population	0.0%	1.3%	0.5%
Owner Occupied Housing Units	0.6%	1.8%	0.0%
Median Household Income	2.0%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	23,945	6.9%	23,000	6.7%	22,411	6.6%
5-9	25,660	7.4%	23,411	6.8%	21,614	6.4%
10-14	28,000	8.1%	23,861	7.0%	22,135	6.5%
15-19	26,602	7.7%	25,815	7.5%	22,261	6.6%
20-24	24,952	7.2%	26,473	7.7%	26,340	7.8%
25-29	25,753	7.5%	26,303	7.7%	28,100	8.3%
30-34	25,515	7.4%	25,353	7.4%	24,950	7.4%
35-39	24,581	7.1%	23,658	6.9%	23,538	7.0%
40-44	22,585	6.5%	23,243	6.8%	22,471	6.6%
45-49	21,471	6.2%	20,971	6.1%	21,704	6.4%
50-54	20,498	5.9%	20,278	5.9%	19,534	5.8%
55-59	19,841	5.8%	18,272	5.3%	18,131	5.3%
60-64	17,832	5.2%	17,405	5.1%	16,395	4.8%
65-69	14,021	4.1%	15,511	4.5%	15,479	4.6%
70-74	9,844	2.9%	11,859	3.5%	13,325	3.9%
75-79	6,340	1.8%	7,980	2.3%	9,854	2.9%
80-84	4,002	1.2%	4,759	1.4%	6,103	1.8%
Age 85+	3,833	1.1%	3,872	1.1%	4,568	1.4%

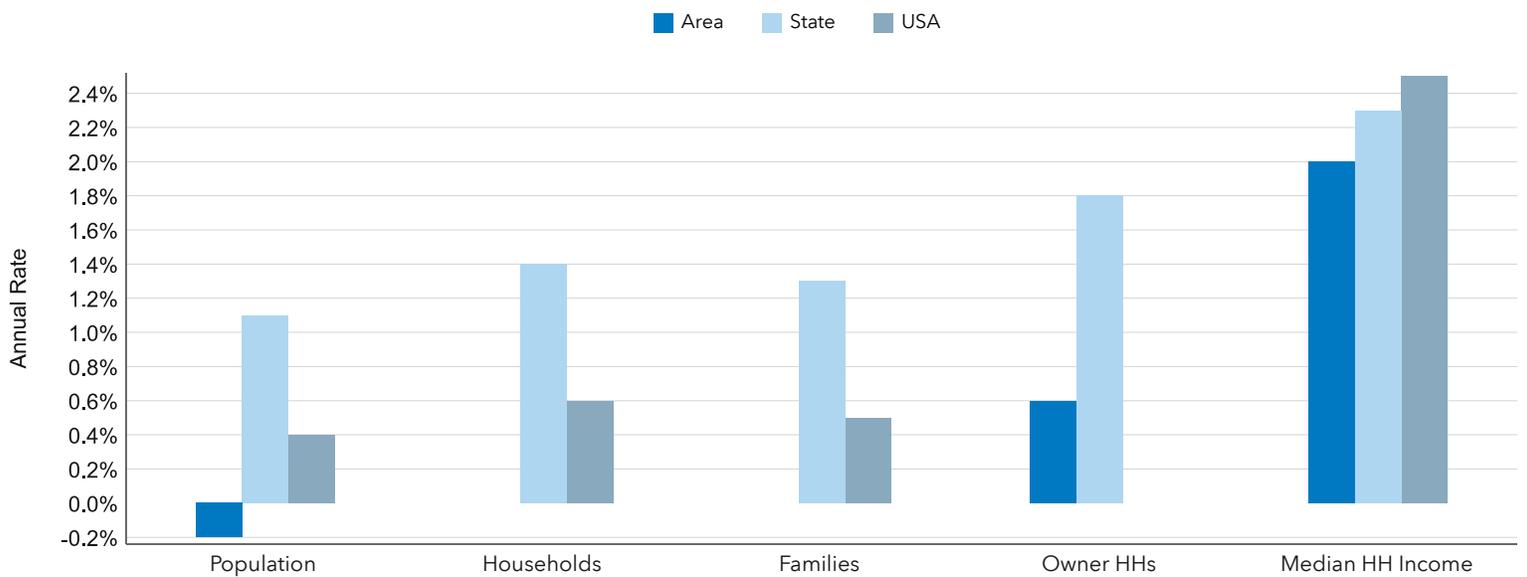
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	5,547	4.7%	4,799	4.1%
\$10,000-14,999	3,840	3.3%	3,248	2.8%
\$15,000-19,999	3,269	2.8%	2,553	2.2%
\$20,000-24,999	4,694	4.0%	3,877	3.3%
\$25,000-29,999	3,757	3.2%	3,075	2.6%
\$30,000-34,999	5,009	4.2%	4,344	3.7%
\$35,000-39,999	4,624	3.9%	4,111	3.5%
\$40,000-44,999	4,954	4.2%	4,576	3.9%
\$45,000-49,999	4,793	4.1%	4,371	3.7%
\$50,000-59,999	9,838	8.3%	9,378	8.0%
\$60,000-74,999	15,034	12.7%	14,727	12.5%
\$75000-99999	16,290	13.8%	16,403	13.9%
\$100,000-124,999	12,686	10.7%	13,706	11.6%
\$125,000-149,999	7,688	6.5%	8,861	7.5%
\$150000-199999	7,711	6.5%	9,375	8.0%
\$200,000-249,999	3,446	2.9%	4,439	3.8%
\$250,000-299,999	1,206	1.0%	1,605	1.4%
\$300,000-399,999	1,078	0.9%	1,399	1.2%
\$400,000-499,999	594	0.5%	554	0.5%
\$500,000+	2,039	1.7%	2,573	2.2%
Median Household Income	\$67,825	-	\$74,908	-
Average Household Income	\$92,123	-	\$102,536	-
Per Capita Income	\$31,720	-	\$35,591	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	111,317	32.2%	104,269	30.5%	97,595	28.8%
Black Alone	70,924	20.5%	69,690	20.4%	67,140	19.8%
American Indian	4,965	1.4%	5,025	1.5%	5,015	1.5%
Asian Alone	7,926	2.3%	8,237	2.4%	8,419	2.5%
Pacific Islander	234	0.1%	237	0.1%	232	0.1%
Some Other Race	86,176	25.0%	89,110	26.1%	93,016	27.4%
Two or More Races	63,731	18.5%	65,456	19.1%	67,495	19.9%
Hispanic (Any Race)	182,555	52.9%	187,677	54.9%	194,901	57.5%

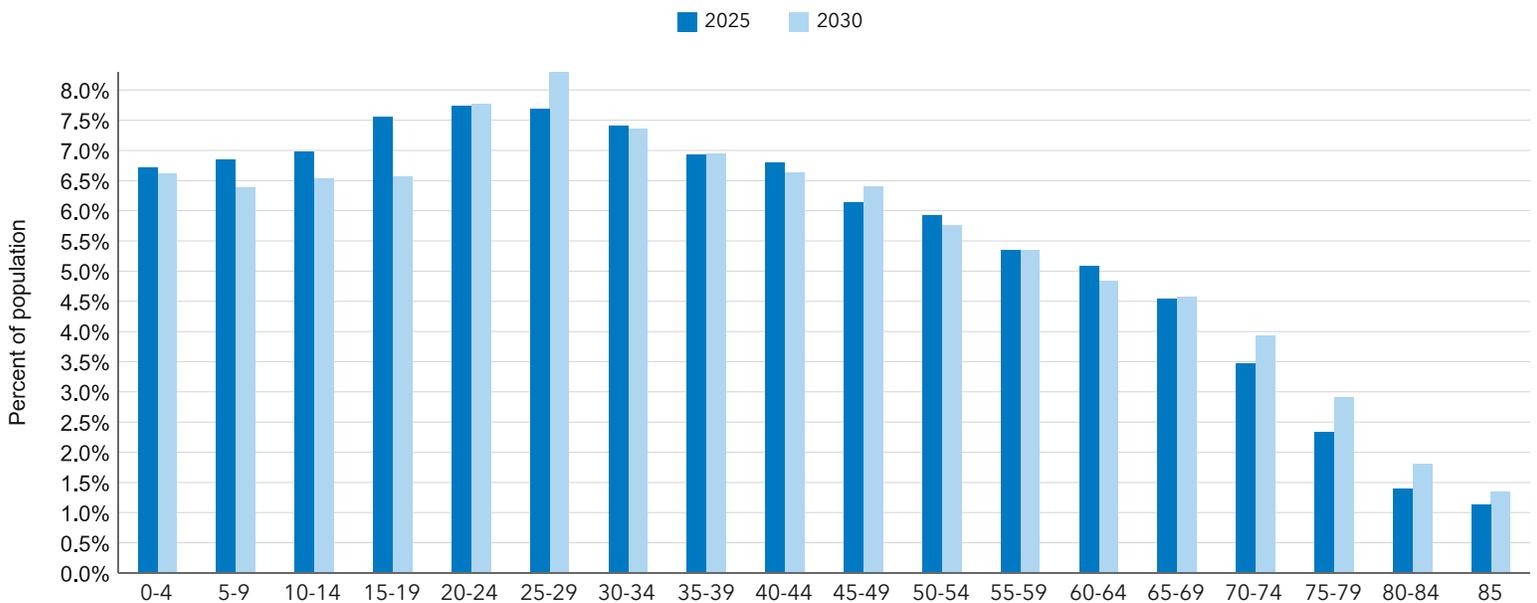
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



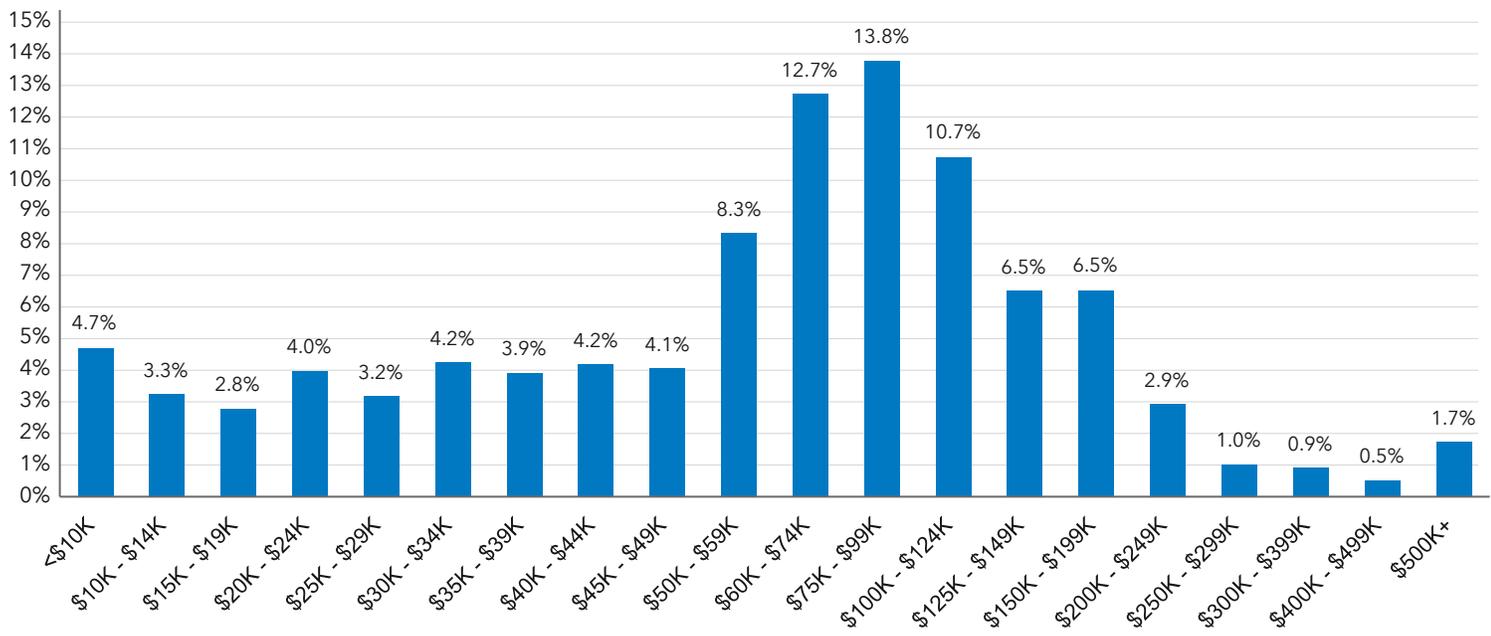
Population by Age



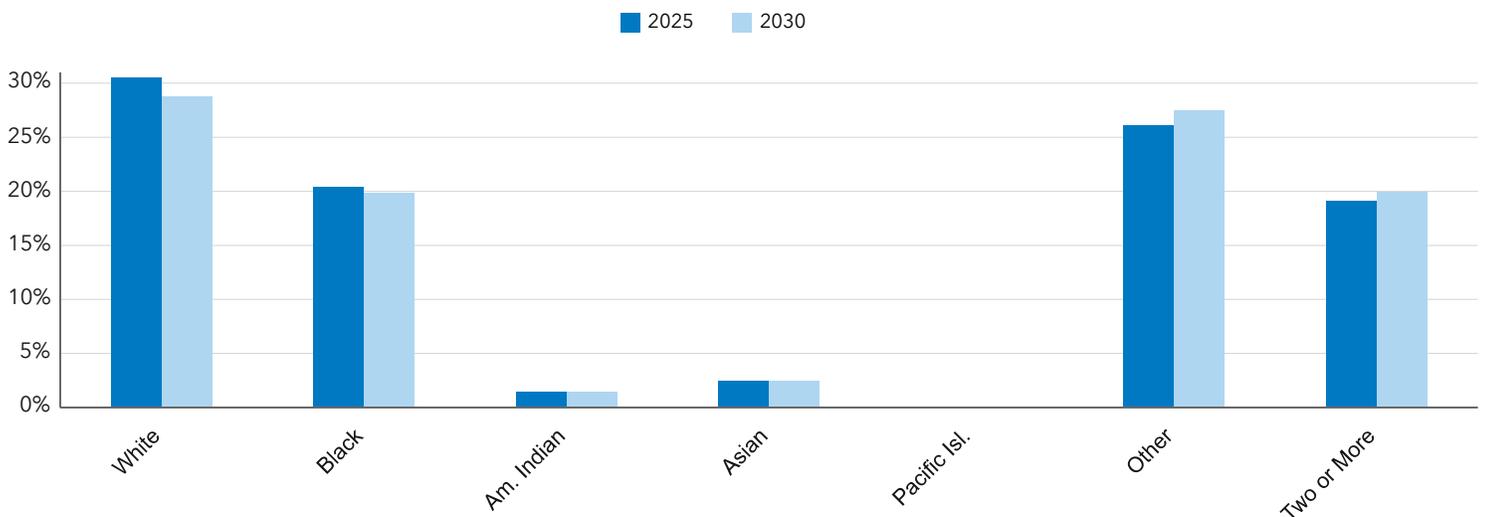
Key Indicators for 2025



Households by Income for 2025



Population by Race





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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	_____ License No.	_____ Email	_____ Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date