

OFFERING MEMORANDUM

# Mesquite Flex Development Site

SWC of Interstate 20 & Shannon Road | Mesquite, TX 75181

A ±11.415-ACRE FLEX INDUSTRIAL DEVELOPMENT SITE IN MESQUITE, TEXAS







MESQUITE FLEX DEVELOPMENT SITE PROJECT LEADS

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NATIONAL DEVELOPMENT SERVICES

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# 01

## EXECUTIVE SUMMARY





# Executive Summary

## Mesquite Flex Development Site

Northmarq is pleased to present the **Mesquite Flex Development Site**, a ± 11.415-acre flex industrial development site located in Mesquite, Texas. The subject property is conveniently positioned at the southwest corner of Interstate 20 and Shannon Road, providing immediate access to I-20, I-635, and US-80. The subject property’s location near major roadways and freeways provides seamless connectivity throughout the Dallas-Fort Worth Metroplex. Just 20 minutes east of Downtown Dallas, the property benefits from proximity to major distribution corridors, a growing industrial labor pool, and key logistics nodes. With its strategic location, flexible zoning, and strong surrounding demographics, the site is ideally suited for light industrial, logistics, or last-mile distribution uses.



**±11.415 AC**  
*Total Acreage*



**Flex/Light Industrial**  
*Projected Site Use*



**PD (Pending)**  
*Zoning*





# 02

## INVESTMENT HIGHLIGHTS





# Mesquite Flex Development Site

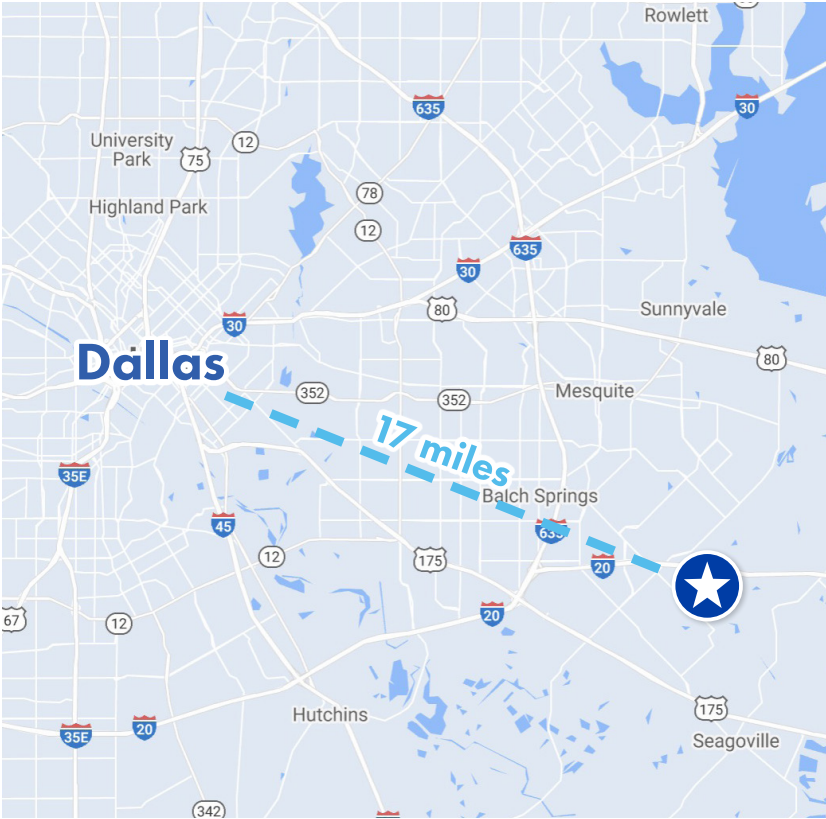
## Site Description

### PROPERTY SUMMARY

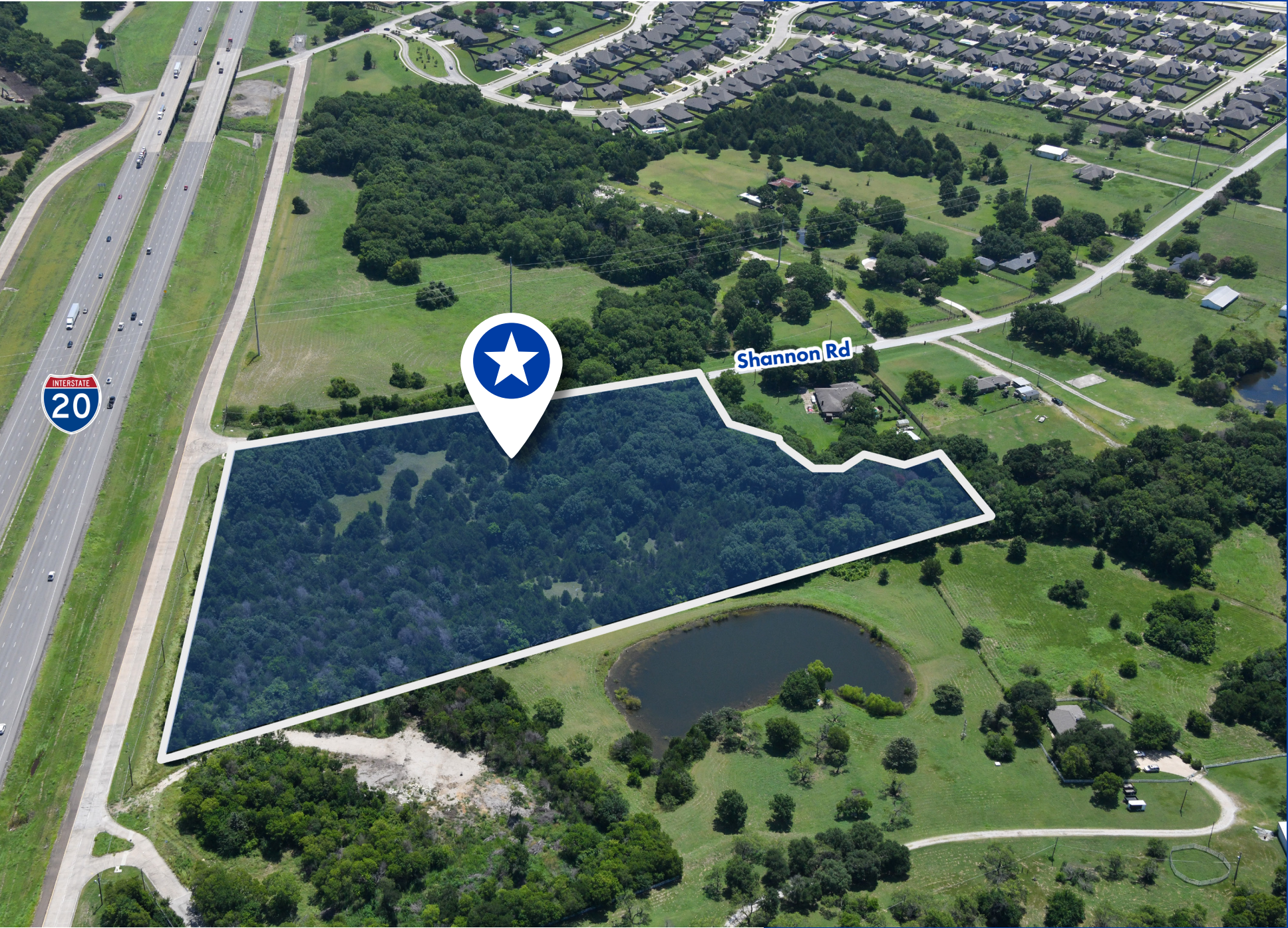
|                    |                                                              |
|--------------------|--------------------------------------------------------------|
| ADDRESS            | SWC of Interstate 20 & Shannon Road<br>Mesquite, Texas 75181 |
| OFFERING PRICE     | To Be Determined by Market                                   |
| TERMS              | All Cash                                                     |
| ACREAGE            | ±11.415 AC                                                   |
| PARCEL ID NUMBERS  | #65056769810110000, #00883800000120400                       |
| COUNTY             | Dallas                                                       |
| SUBMARKET          | Mesquite                                                     |
| CURRENT USE        | Vacant Land                                                  |
| PROJECTED SITE USE | Light Industrial / Flex                                      |
| ZONING             | Planned Development (PD Pending)                             |

### TAX GRID

|                   |          |
|-------------------|----------|
| CITY OF MESQUITE  | 0.690000 |
| DALLAS COLLEGE    | 0.008919 |
| DALLAS COUNTY     | 0.013188 |
| MESQUITE ISD      | 0.079020 |
| PARKLAND HOSPITAL | 0.015731 |
| TOTAL:            | 0.806858 |



| UTILITIES  | PROVIDER         | LOCATION                  |
|------------|------------------|---------------------------|
| WATER      | City of Mesquite | To the site               |
| WASTEWATER | City of Mesquite | 600 ft from property line |
| ELECTRIC   | Oncor            | To the site               |





# Mesquite, Texas *Demographics*

5 Mile Radius



**143,826**

Labor Pool



**80,000+**

Labor Force



**3.6%**

Unemployment Rate



**\$70,359**

Median Income

# Mesquite, Texas *Market Statistics*



The city of Mesquite is known as the Rodeo Capital of Texas because of the Mesquite Championship Rodeo since 1958 and has since grown into a nationally recognized event held at the 7,000-seat Mesquite Arena. The the rodeo season consistently attracts around 200,000 attendees annually.



Mesquite was the first city in Texas to own and operate its own passenger rail service, known as the Mesquite Metro Airport Shuttle. This shuttle connects travelers to DART and other nearby cities. This sort of infrastructure shows the city's long-term focus on connectivity for their residents.

## WORKFORCE

**4  
TOP  
INDUSTRIES**



HEALTHCARE



RETAIL



SOCIAL SERVICES



MANUFACTURING



# Mesquite, Texas *Facts & Features*



**15 Minutes East of Downtown Dallas**



**35 Minutes to DFW International Airport**



**70+ Parks & Facilities**



**155,000+ Residents**



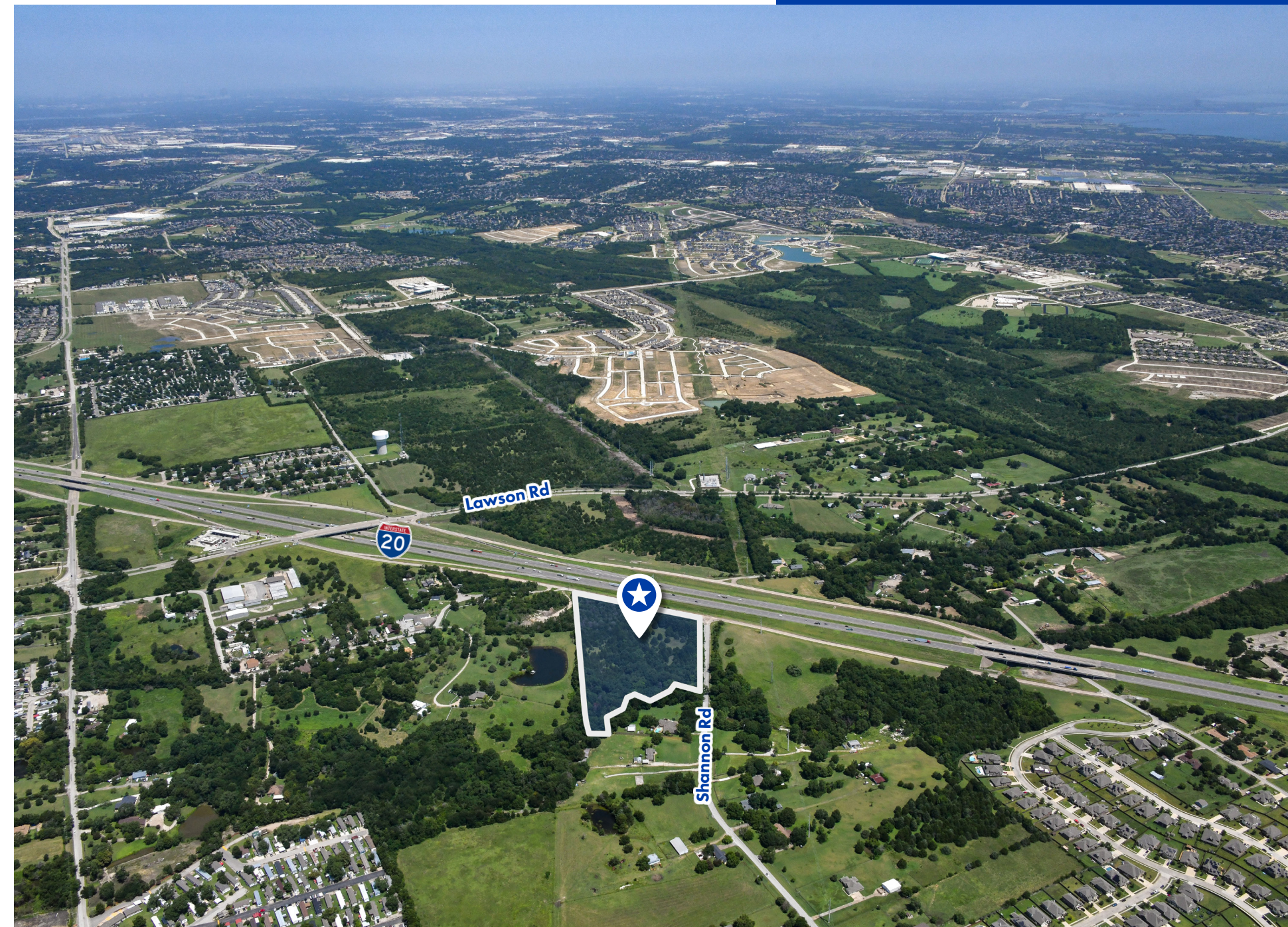
**250 Dining Options**



**52 Public School Campuses**



**3 Higher Education Institutions**





# 03

## LOCATION OVERVIEW





# Location Overview

The subject property is located at the southwest corner of Interstate 20 and Shannon Road in Mesquite, Texas, a growing industrial and logistics corridor just 15 miles east of Downtown Dallas. The subject property offers direct transportation access with immediate connectivity to I-20, I-635, and US-80, and the Union Pacific Rail Terminal in Hutchins. The DFW International Airport and Dallas Love Field are both within a 35-45 minute drive, providing strong regional and national distribution reach for any potential light industrial or flex tenant.

Mesquite is establishing itself as a key industrial node in Dallas County, which is proven by the development of Trinity Pointe, a 284-acre Class A industrial park along I-20 by Stream Realty. With over 3.4 million square feet planned and recent leases from big names like Hithium Tech, the corridor is quickly becoming a magnet for logistics and flex industrial demand. The growth within this pocket reinforces the strategic value of new development along the I-20 frontage roads. Corporate expansions by General Dynamics, Canadian Solar, and others highlight the city’s ability to attract major industrial users seeking efficient access to labor, infrastructure, regional supply chains, and to be a part of the rapid growth of the DFW metroplex. In 2023, the city secured 14 economic development deals totaling \$1.11 billion, generating over 2,800 new jobs, and was ranked 2nd among all North Texas cities. This growth continued in 2024 with over \$1.1 billion in new economic development deals and approximately 3,500 new jobs, underscoring the city’s growing role as a regional hub for industrial and commercial investments. The ease of commuting between Mesquite and the broader DFW Metroplex gives businesses access to the wider labor force across the entire MSA.

The city of Mesquite is supported by a large and growing labor force, with over 75,000 employed residents in Mesquite and additional workforce pools in nearby cities such as Dallas, Garland, and Forney. The proximity to Dallas College Eastfield Campus, which offers vocational and technical training, enhances access to qualified talent across key industries such as logistics, light manufacturing, construction services, and distribution.

As larger submarkets in nearby cities face land constraints and rising costs, Mesquite offers a strategic alternative with scale, speed to market, and strong municipal support for new developments. The subject property’s visibility along I-20, access to labor, and favorable business environment make it an ideal location for new flex developments. Whether for industrial tenants, showroom-office flex spaces, or regional logistics operators, the subject property offers a strategic opportunity to deliver modern industrial or flex space in a high-demand, growth-oriented submarket. The City of Mesquite offers a rare combination of strong regional infrastructure and a pro-business environment, making it an ideal location for developers looking to capitalize on sustained industrial demand and rapid growth in the eastern Dallas Metro. The city excels as a regional logistics hub with strong last-mile potential and a growing industrial ecosystem.





# 04 MAJOR EMPLOYERS

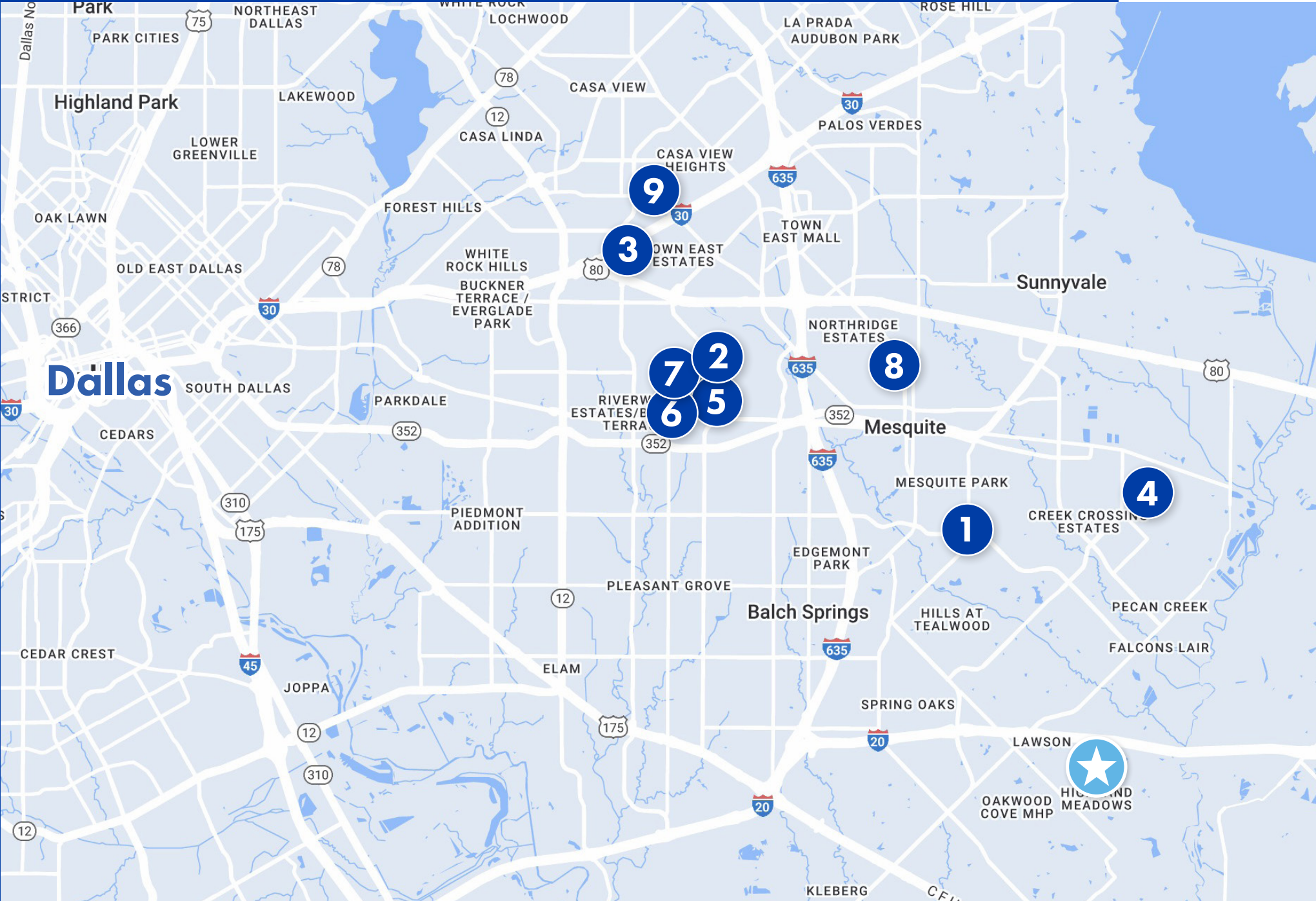




# Major Employers

In 2023 and 2024, Mesquite secured over **\$1.1 billion in economic development deals** that brought in more than **6,300 new jobs in the last 2 years** alone, driven by the expansion of major employers across clean energy, aerospace, and manufacturing. Notable companies that have had a recent impact on the area are Canadian Solar, Hexagon Purus, and General Dynamics, which contributed to the latest surge in employment and investment.

| # | EMPLOYER                       | EMPLOYEES | DISTANCE FROM SITE |
|---|--------------------------------|-----------|--------------------|
| 1 | UPS Distribution Center        | 2,300     | 17 min             |
| 2 | Candian Solar                  | 1,500     | 17 min             |
| 3 | Pepsi Co Bottling Plant        | 1,000     | 16 min             |
| 4 | Ashley Furniture               | 785       | 17 min             |
| 5 | Orora Visual                   | 400       | 14 min             |
| 6 | Fritz Industries               | 350       | 15 min             |
| 7 | Iris USA                       | 200       | 16 min             |
| 8 | Dallas Regional Medical Center | 750+      | 15 min             |
| 9 | Eastfield College              | 450       | 20 min             |







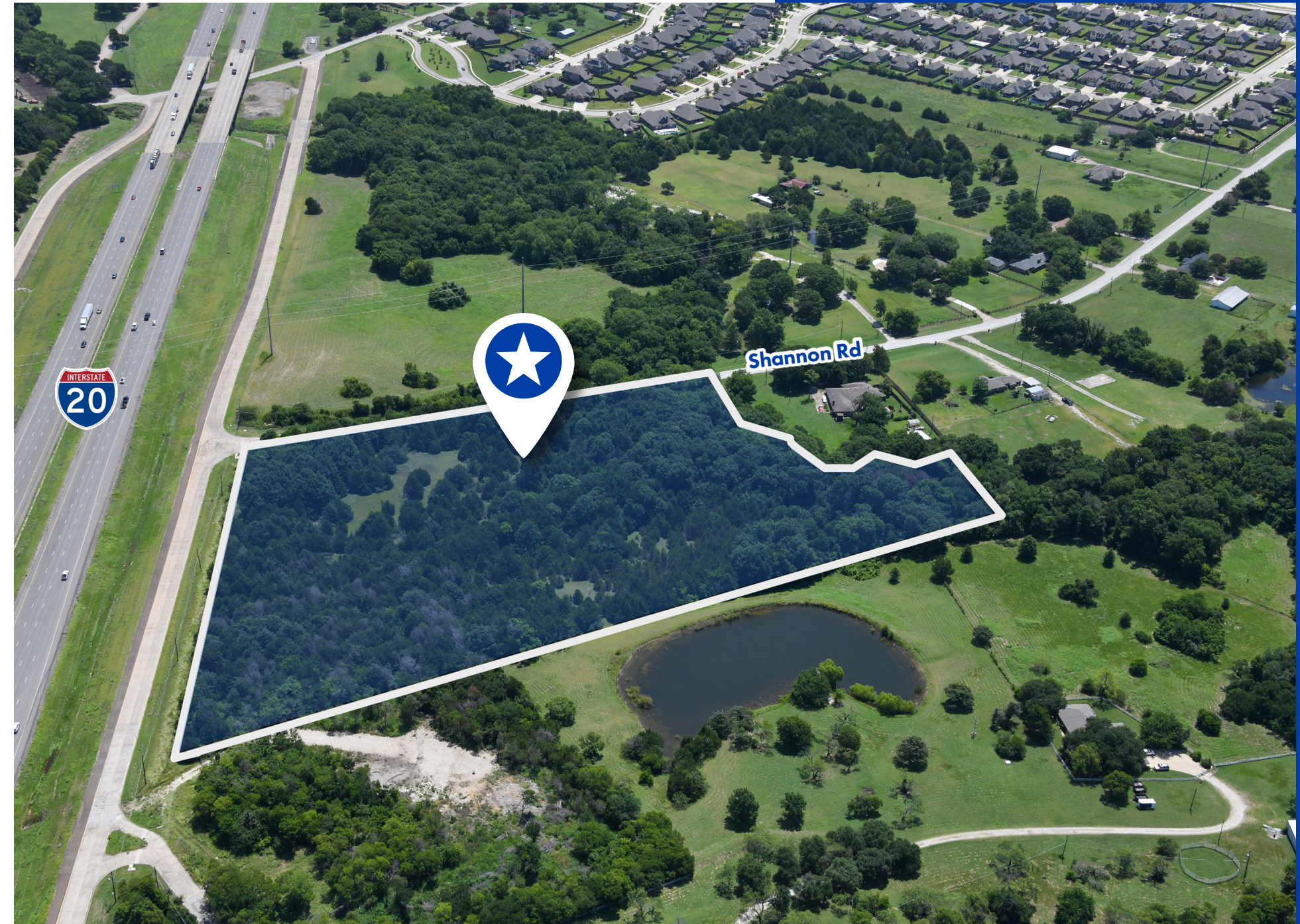
Mesquite and the surrounding industrial corridor are anchored by major distribution players, most notably United Parcel Service (UPS), which employs over 2,300 workers within close proximity of the site. As a global leader in logistics and package delivery, UPS's large presence reflects the region's significance as a freight and logistics hub.



Canadian Solar, a leading global provider of solar energy solutions, recently expanded its operations into Mesquite with a new module manufacturing plant employing over 1,500 people. Located at Skyline Business Park, this modern facility reinforces Mesquite's appeal to international tech manufacturers. Canadian Solar's selection of Mesquite was influenced by its access to workforce, rail, and key regional road networks.



PepsiCo's bottling plant, employing 1,000 people and situated just 16 minutes from the site, is PepsiCo's largest bottling plant in North America. As one of the most recognizable consumer brands in the world, PepsiCo's presence supports regional supply chain activity and illustrates the local infrastructure's ability to handle food and beverage logistics.





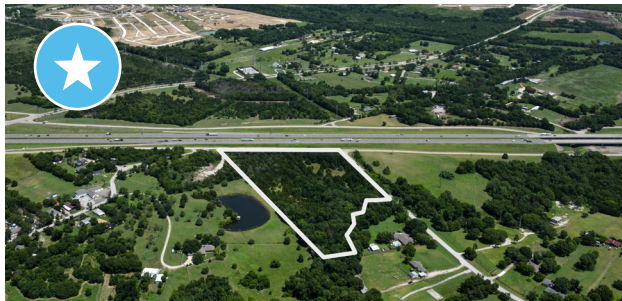
# 05

## RENT COMPARABLES

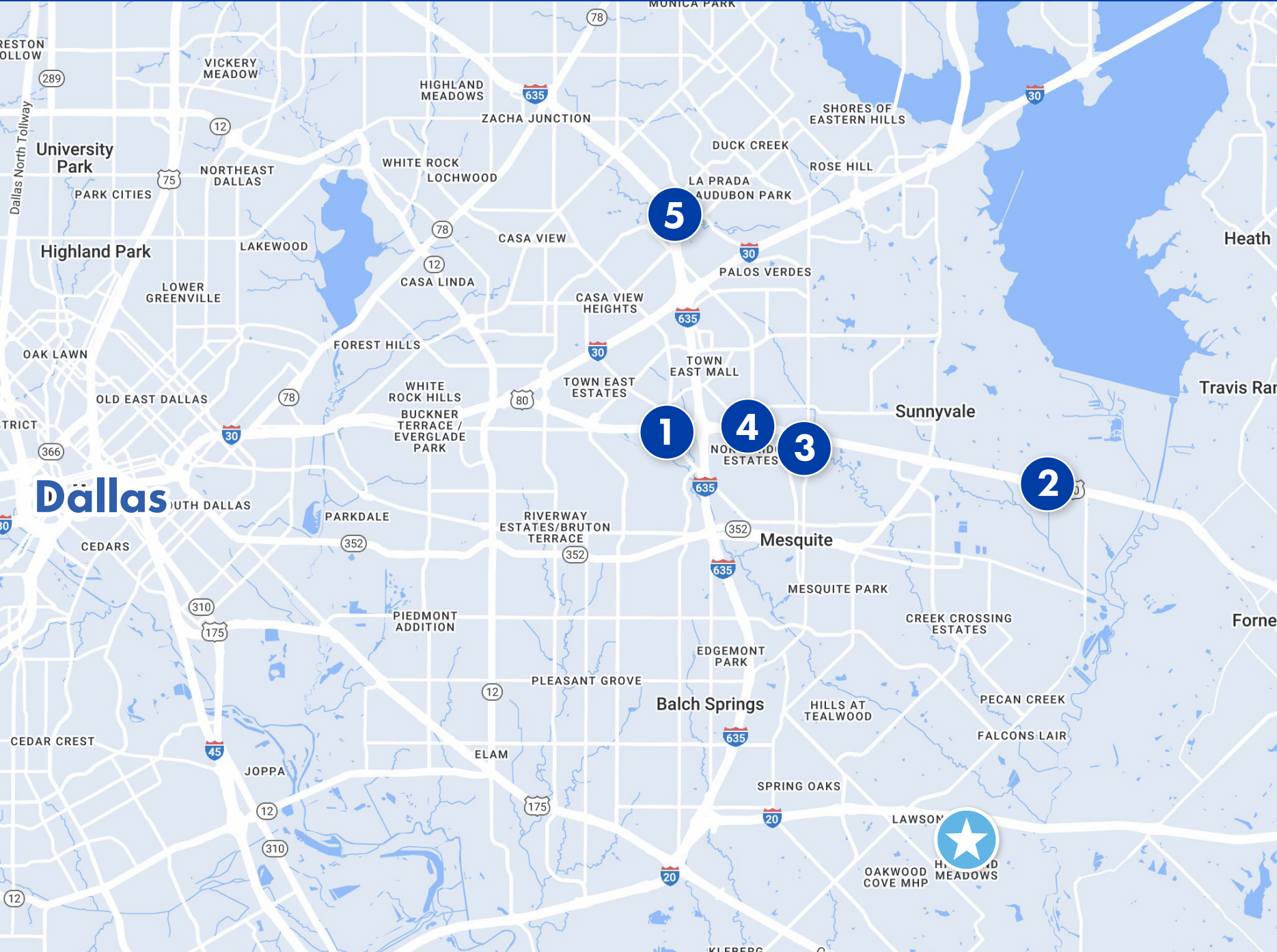




# Rent Comparables



|   | PROPERTY                       | YEAR BUILT  | TOTAL SF | ACRE | FAR  | TOTAL RENT PER YEAR | MKT. PER SF PER YEAR | LEASE TYPE     | CONCESSIONS/ COMMENTS |
|---|--------------------------------|-------------|----------|------|------|---------------------|----------------------|----------------|-----------------------|
| 1 | 2414 E Highway 80 - Building 4 | 1984        | 9,000    | 1.72 | 0.12 | \$126,000           | \$14.00              | Plus Utilities | East Towne Park       |
| 2 | 642 US Hwy 80 E                | 1990        | 6,200    | 2.13 | 0.07 | \$66,030            | \$10.65              | NNN            | Flex Building         |
| 3 | 1616 Range Dr                  | 1985 / 2007 | 11,765   | 1.44 | 0.19 | \$152,945           | \$13.00              | NNN            | Flex Building         |
| 4 | 1006 E Hwy 80 E                | 1951        | 2,448    | 0.51 | 0.11 | \$29,988            | \$12.25              | NNN            | Flex Building         |
| 5 | 15330 Lyndon B Johnson Fwy     | 1986        | 20108    | 3.07 | 0.15 | \$185,999           | \$9.25               | NNN            | Flex Showrooms        |
|   | PROPERTY AVERAGES              | 1978        | 9904     | 1.77 | 0.13 | \$112,192           | \$11.83              |                |                       |







## MESQUITE FLEX DEVELOPMENT SITE PROJECT LEADS

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## EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of **Mesquite Flex Development Site**.

## OFFERING STRUCTURE

**Mesquite Flex Development Site** is going to market with an unlisted purchase price and the Property shall be subject to bid or offer.

## ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development plans

## COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Landowner. The Landowner at the property should not be directly contacted. The Landowner reserves the right to remove property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any given time or to extend the deadlines set forth in the time schedule.

## DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating a potential real estate investment opportunity. Northmarq makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy, reliability, and fitness for any particular purpose. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall it be construed as investment, legal, or tax advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions. The projections, assumptions, and forward-looking statements included in this memorandum are for illustrative purposes only and are subject to significant uncertainties and risks. Actual results may differ materially from those expressed or implied. Past performance is not indicative of future results. By accepting this memorandum, the recipient agrees to keep its contents confidential and not to disclose or reproduce it, in whole or in part, without prior written consent. Neither the property owner nor any of its affiliates shall be liable for any loss or damage arising from reliance on the information contained herein. ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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# 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.

## 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 or subagent 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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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| Northmarq Multifamily, LLC                                        | 9007806     | jheikenfeld@northmarq.com  | (972)455-1942 |
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| Shravan Vijalapuram                                               | 810847      | svijalapuram@northmarq.com | (972)455-1937 |
| Sales Agent/Associate’s Name                                      | License No. | Email                      | Phone         |

Buyer/Tenant/Seller/Landlord Initials

Date



