

# US Hwy 80 Development Site

3000 US-80, Mesquite, TX 75149

**Subject  
Property**  
+/- 4.07-AC  
Zoned TNMR

**Double-Sided  
Billboard Included**



**83,000+ VPD**

**Marcus & Millichap**  
THE SANTELLI GROUP

**Marcus & Millichap**  
FLUELLEN-HOOVER  
MULTIFAMILY GROUP



# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with

State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that we have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. This information has been secured from sources we believe to be reliable, but we make no representations of warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Seller and/or Buyer must verify the information and bear all risk for any inaccuracies. Marcus & Millichap Real Estate Investment Services is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS AND TIMESHARE INTEREST PROVIDERS. YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT [WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV). YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC. A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE. TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET. IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID #ZAG0060330

**Marcus & Millichap**  
THE SANTELLI GROUP

**Marcus & Millichap**  
FLUELLEN-HOOVER  
MULTIFAMILY GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA  
[marcusmillichap.com](http://marcusmillichap.com)



## Information About Brokerage Services

2-10-2025

*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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1



## Downtown Dallas

### Marcus & Millichap THE SANTELLI GROUP

#### Joe Santelli, CCIM

First Vice President Investments  
Direct: 972.755.5282  
Joe.Santelli@marcusmillichap.com  
License: TX: 664135  
License: FL: SL3568387

#### Garrett Hadley

Urban Property Investment Advisor  
Direct: 817.932.6187  
Garrett.Hadley@marcusmillichap.com  
License: TX: 798935

### Marcus & Millichap FLUELLEN-HOOVER MULTIFAMILY GROUP

#### David Fersing

First Vice President  
Direct: 972.755.5151  
David.Fersing@marcusmillichap.com  
License: TX 415687

#### Nick Fluellen, CCIM

Executive Managing Director  
Direct: 972.755.5214  
Nick.Fluellen@marcusmillichap.com  
License: TX 0521943


#### Bard Hoover

Senior Managing Director  
Direct: 972.755.5216  
Bard.Hoover@marcusmillichap.com  
License: TX 610697



VISIT OUR WEBSITE!





**Subject  
Property**  
+/- 4.07-AC  
Zoned TNMR

## TABLE OF CONTENTS

---

<b>SECTION 1</b> <b>Investment Overview</b>	6
<b>SECTION 2</b> <b>Market Rent Comparables</b>	19
<b>SECTION 3</b> <b>Market Overview</b>	32

---

SECTION 1

# Investment Overview

EXECUTIVE SUMMARY

---

INVESTMENT HIGHLIGHTS

---

REGIONAL MAP

---

LOCAL MAP

---

MAJOR ATTRACTIONS MAP

---

SITE PLANS


---

Marcus & Millichap  
THE SANTELLI GROUP

Marcus & Millichap  
FLUELLEN-HOOVER  
MULTIFAMILY GROUP



# EXECUTIVE SUMMARY



Listing Price  
**\$1,449,000**



Lot Size  
**4.07 Acres**



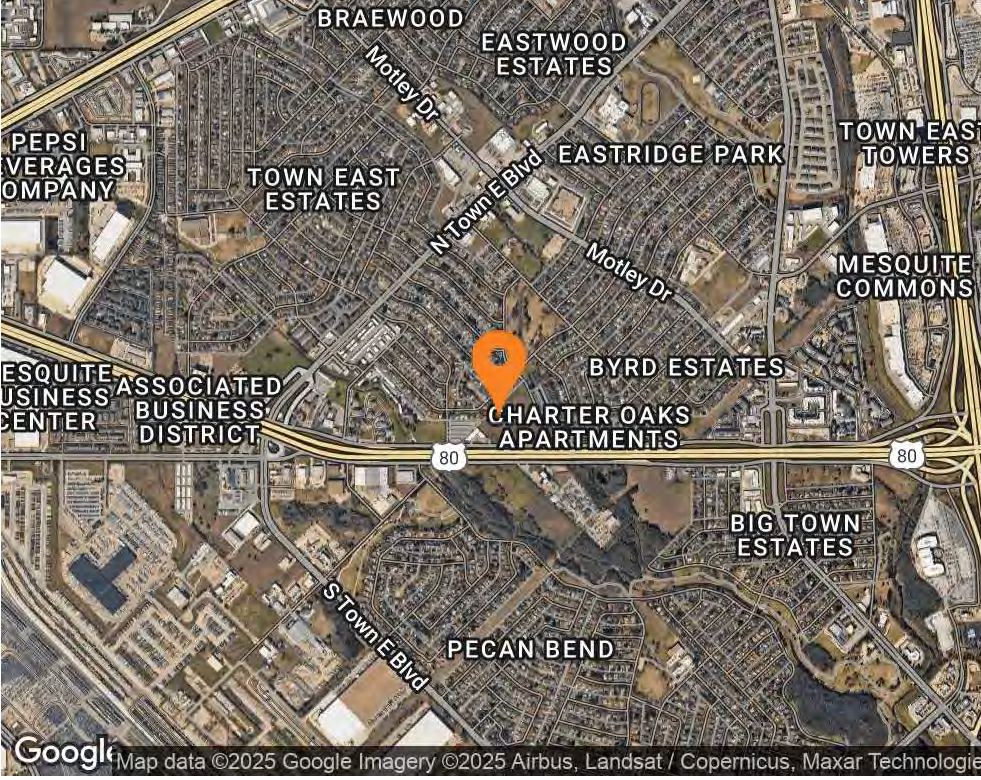
Zoning  
**TNMR**

## FINANCIAL DETAILS

Listing Price	\$1,449,000
Price PSF	\$8.17/PSF
Billboard Lease Rate/Term	Contact Brokers

## PROPERTY DETAILS

Lot Size	4.07 Acres (177,289 SF)
Zoning	Traditional Neighborhood Mixed Residential (TNMR)



# US HWY 80 DEVELOPMENT SITE

3000 US-80, Mesquite, TX 75149

## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively present for sale US Highway 80 Development Site, a 4.07-acre development opportunity located at 3000 United Stated Highway 80 East, Mesquite, Texas. The subject property is currently zoned Traditional Neighborhood Mixed Residential (TNMR) which is designed to support a variety of residential housing types within a walkable, neighborhood-style environment. This zoning allows for a mix of single-family homes, townhomes, and small-scale multifamily developments, promoting a traditional neighborhood character. The subject property is well-situated along U.S. Highway 80 east-bound, which feeds directly into Interstate 30, and into downtown Dallas. This site provides an ideal development opportunity to service the housing need in the immediate area. Additionally, the site features an income-producing, double-sided billboard, which creates an immediate cashflow opportunity for a new developer, allowing to off-set potential holding costs.

The city of Mesquite, Texas presents a compelling opportunity for new development and investment, driven by its strategic location, robust economic growth, and business-friendly environment. Situated at the intersection of major highways—Interstates 30, 635, 20, and U.S. Route 80—Mesquite offers seamless access to downtown Dallas, DFW International Airport, and the broader Dallas-Fort Worth metroplex. In 2024, Mesquite achieved a record-breaking \$1.1 billion in economic development deals, resulting in the creation of approximately 3,500 new jobs. Notable investments include international clean energy firms Hexagon Purus and Hithium Tech USA, as well as aerospace and defense giant General Dynamics. The city's total property valuation increased from approximately \$13.5 billion in 2023 to \$15.3 billion in 2024, reflecting its expanding commercial tax base. With a growing population of approximately 147,317 residents as of July 2023, a median household income of \$71,843, and a median property value of \$226,500, Mesquite demonstrates strong economic fundamentals. The city's proactive approach to development, strategic location, and supportive business climate make it an attractive destination for commercial real estate investors seeking long-term growth and stability.

The Dallas-Fort Worth (DFW) Metroplex is one of the fastest-growing and most dynamic commercial real estate markets in the United States, offering investors a resilient economy, diverse industry base, and robust population growth. As of 2024, the DFW region is home to over 8 million residents, making it the fourth-largest metropolitan area in the nation. The area consistently ranks among the top in the country for job creation, with key sectors including finance, logistics, technology, healthcare, and corporate headquarters. DFW boasts a central location with major transportation infrastructure, including two international airports and extensive highway and rail networks, making it a hub for domestic and global commerce. Its business-friendly climate, affordable cost of living, and strong demand for industrial, office, retail, and multifamily properties continue to attract institutional investors and developers seeking long-term value and stability.

## INVESTMENT HIGHLIGHTS

Prime Development Opportunity Along US Hwy 80 E

4.07 Acres | Zoned Traditional Neighborhood Mixed Residential (TNMR)

Income-Producing Billboard On-Site




**Downtown Dallas**

**Subject  
Property**  
+/- 4.07-AC  
Zoned TNMR



**83,000+ VPD**





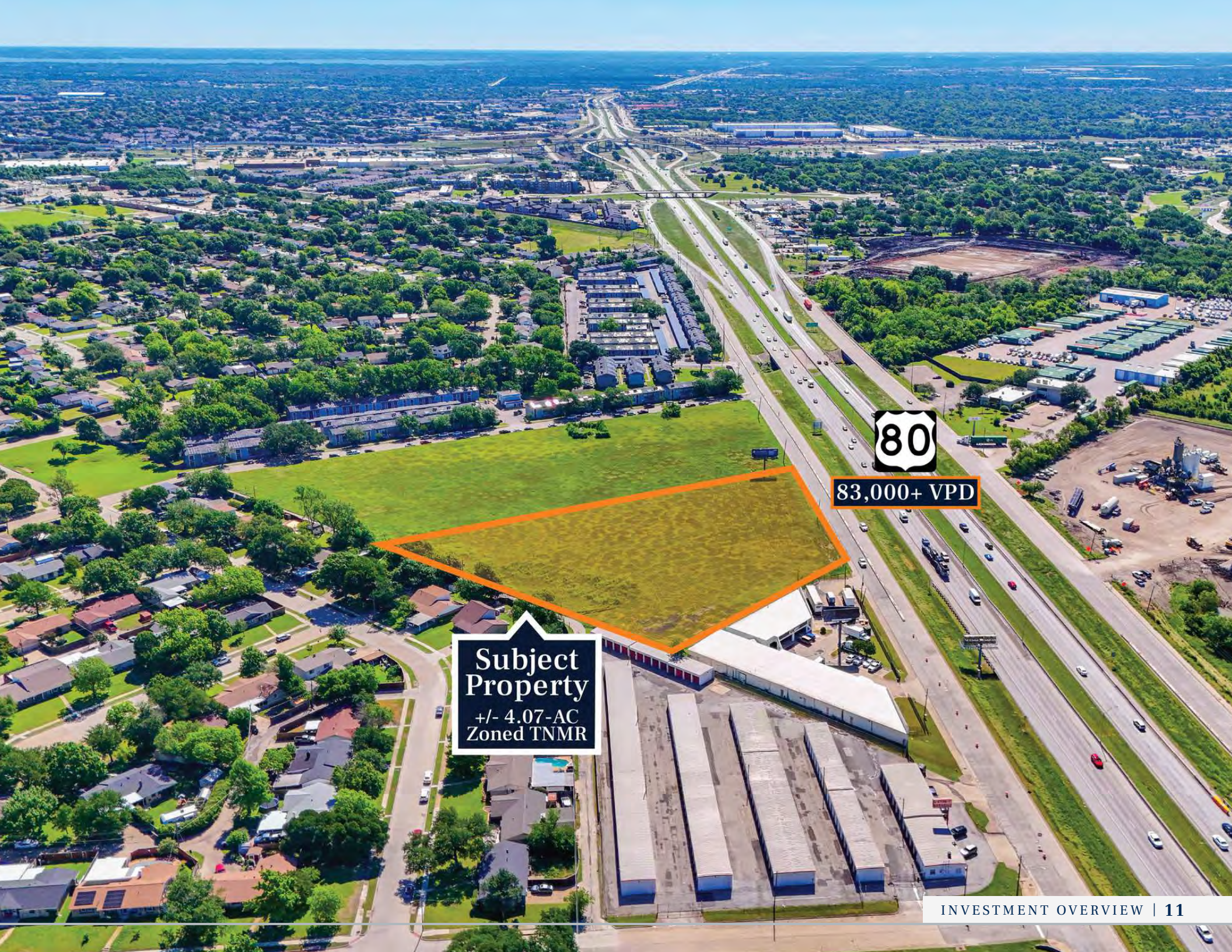
**Subject  
Property**  
+/- 4.07-AC  
Zoned TNMR

**Double-Sided  
Billboard Included**



**83,000+ VPD**





**Subject  
Property**  
+/- 4.07-AC  
Zoned TNMR



**83,000+ VPD**





**Subject  
Property**  
+/- 4.07-AC  
Zoned TNMR

The image is an aerial photograph of a suburban area. A large, irregularly shaped green field is outlined with a thick orange border. This field is the 'Subject Property'. To the left of the field is a residential neighborhood with many small houses. To the right is a commercial area with a large parking lot, some industrial buildings, and a highway (Route 80) running horizontally. The background shows more trees and distant buildings under a clear blue sky.



83,000+ VPD





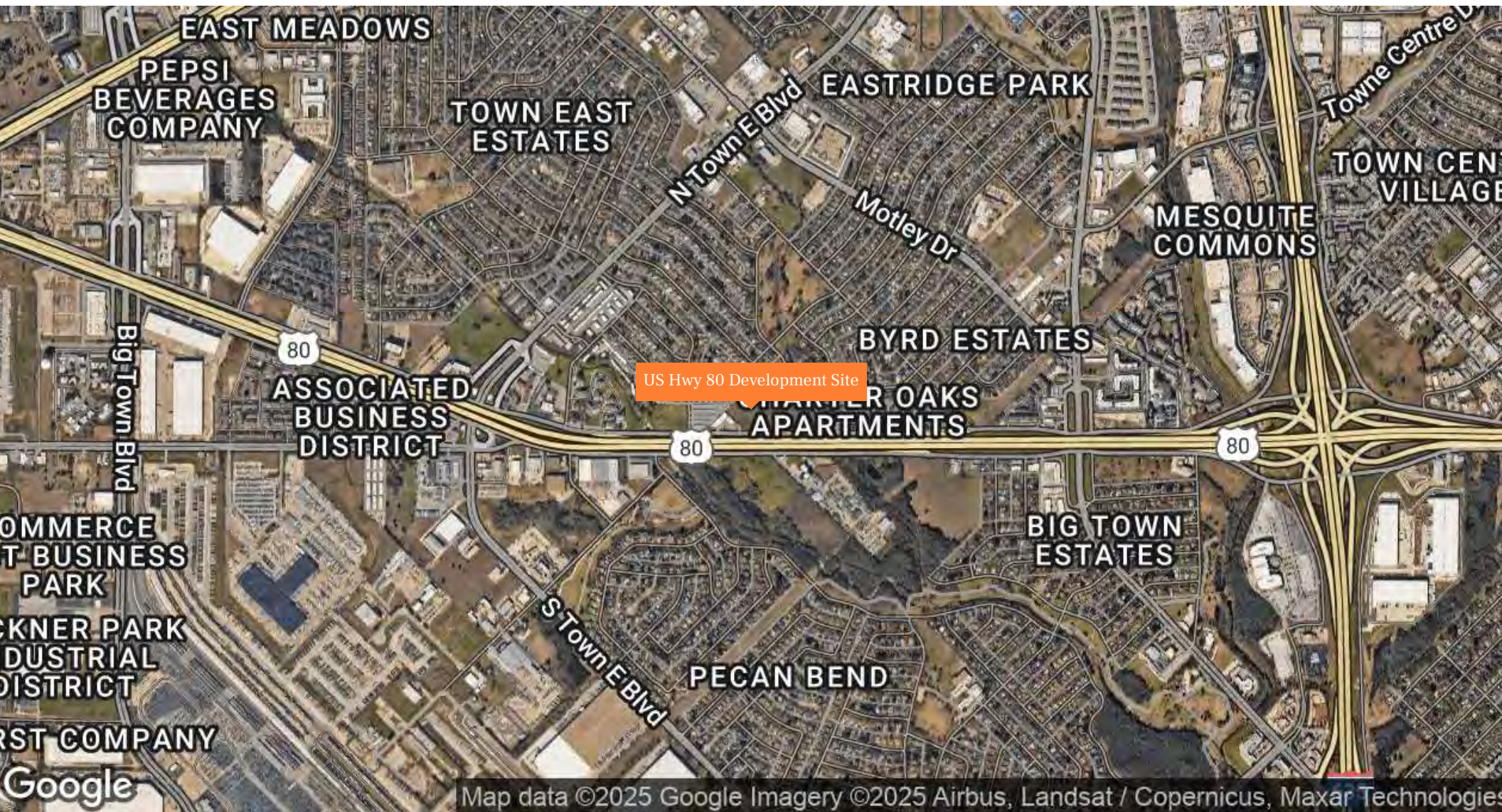
80

83,000+ VPD

**Subject  
Property**  
+/- 4.07-AC  
Zoned TNMR

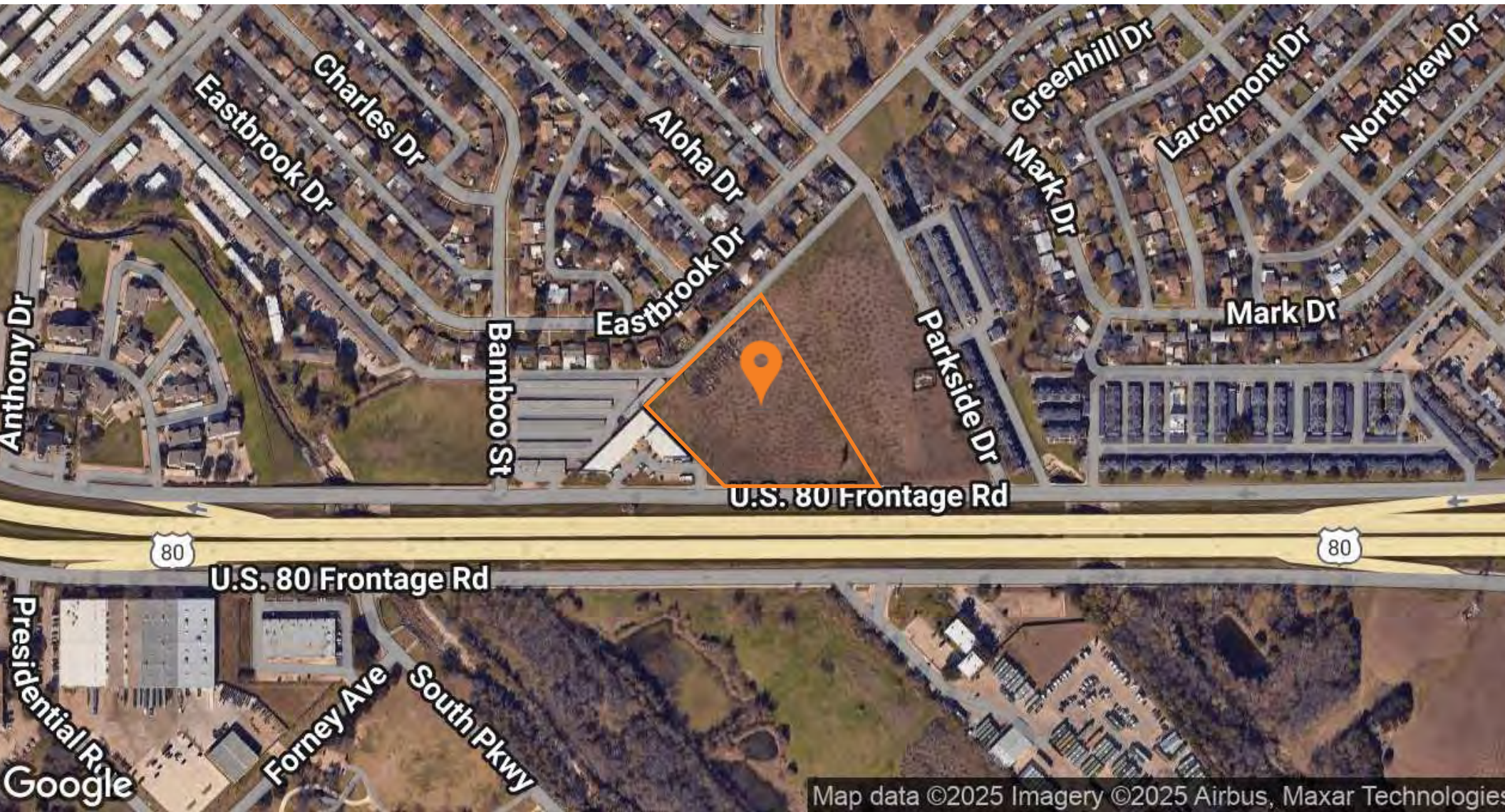


## REGIONAL MAP // US Hwy 80 Development Site





## US Hwy 80 Development Site // LOCAL MAP





## MAJOR ATTRACTIONS MAP // US Hwy 80 Development Site





# US Hwy 80 Development Site // SITE PLANS

## SITE DATA

- 4.07 ACRES
- 106 UNITS
- 26.04 UNITS PER ACRE

## SITE AMENITIES

- POOL
- PLAYGROUND
- TRELLIS & GRILLS
- COVERED COMMUNITY PATIO
- CONTROLLED ACCESS GATE
- PERIMETER FENCE

## PARKING TABULATION

PARKING REQUIRED:		
2.00/1 BR	132	
2.00/2 BR	60	
3.00/3 BR	30	
TOTAL SPACES	222	

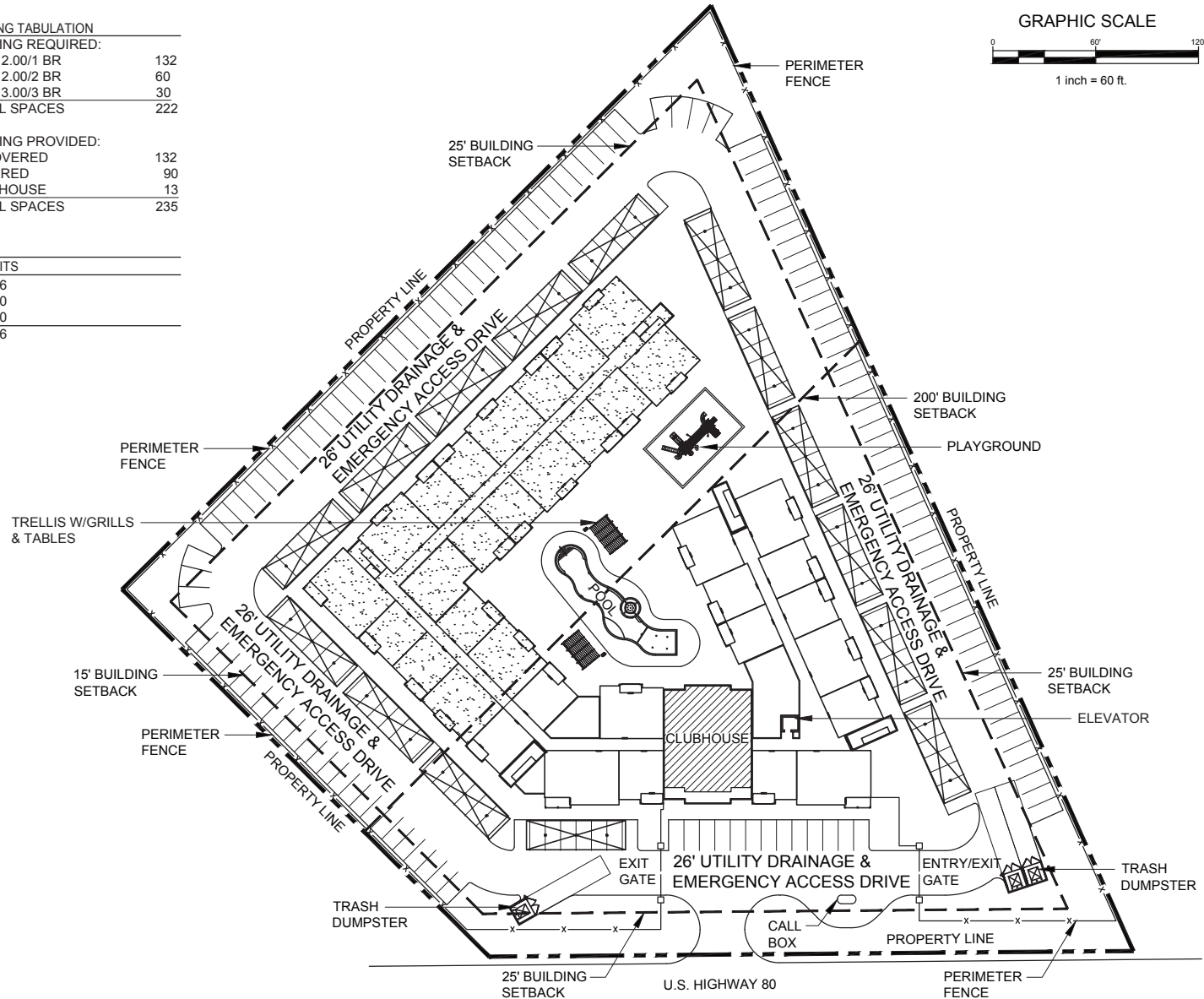
## PARKING PROVIDED:

UNCOVERED	132
COVERED	90
CLUBHOUSE	13
TOTAL SPACES	235

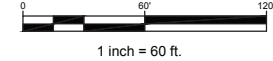
## UNIT TABULATION

UNIT TYPE	# UNITS
A1 ONE BEDROOM, ONE BATH	66
B1 TWO BEDROOM, TWO BATH	30
C1 THREE BEDROOM, TWO BATH	10
TOTAL	106

2-STORY  
PORTION OF  
BUILDING



## GRAPHIC SCALE



## MESQUITE APARTMENTS MESQUITE, TX

03.05.2021

A1.0  
SITE PLAN

Copyright © 2021

## SITE PLAN

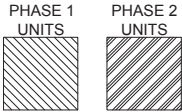
SCALE: 1" = 60'-0"



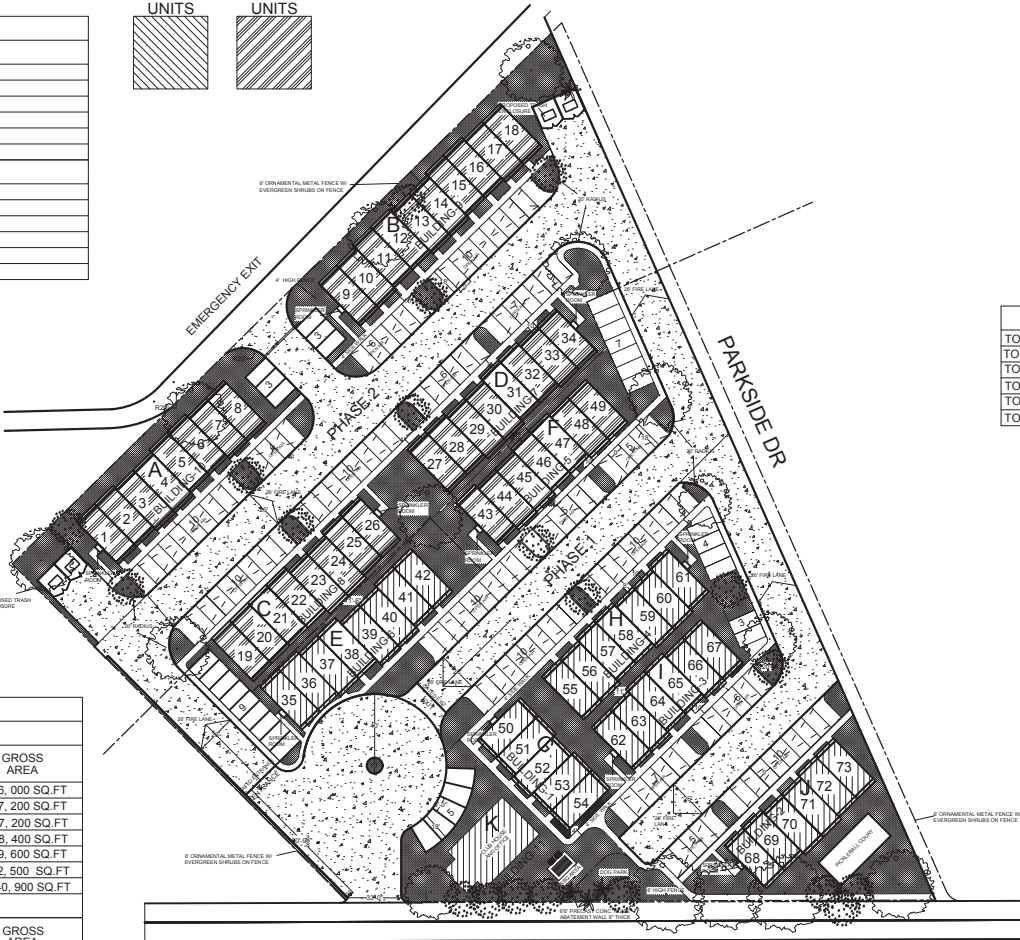


SITE PLANS // US Hwy 80 Development Site

SITE DATA
PHASE 1
TOTAL AREA: 99,820 SQ.FT
TOTAL BUILDING FOOTPRINT: 21,068 SQ. FT.
TOTAL IMPERVIOUS AREA: 51,832 SQ. FT.
TOTAL BUILT AREA: 38,671 SQ. FT.
TOTAL GREEN AREA: 24,749 SQ. FT.
TOTAL OPEN SPACE: 78,752 SQ. FT.
PHASE 2
TOTAL AREA: 77,565 SQ.FT
TOTAL BUILDING FOOTPRINT: 24,675 SQ. FT.
TOTAL IMPERVIOUS AREA: 33,427 SQ. FT.
TOTAL BUILT AREA: 46,323 SQ. FT.
TOTAL GREEN AREA: 18,318 SQ. FT.
TOTAL OPEN SPACE: 52,890 SQ. FT.



UNIT MIX				
PHASE 1				
UNIT	BUILDING NO.	UNIT COUNT	NET LEASABLE AREA	GROSS AREA
TYPE A	BUILDING 1	5	5,270 SQ.FT	6,000 SQ.FT
	BUILDING 2	6	6,324 SQ.FT	7,200 SQ.FT
	BUILDING 3	6	6,324 SQ.FT	7,200 SQ.FT
	BUILDING 4	7	7,378 SQ.FT	8,400 SQ.FT
	BUILDING 6	8	8,432 SQ.FT	9,600 SQ.FT
	BUILDING 11	1		2,500 SQ.FT
TOTAL AREA			33,728 SQ.FT	40,900 SQ.FT
PHASE 2				
UNIT	BUILDING NO.	UNIT COUNT	NET LEASABLE AREA	GROSS AREA
TYPE A	BUILDING 5	7	7,378 SQ.FT	8,400 SQ.FT
	BUILDING 7	8	8,432 SQ.FT	9,600 SQ.FT
	BUILDING 8	8	8,432 SQ.FT	9,600 SQ.FT
	BUILDING 9	10	10,540 SQ.FT	12,000 SQ.FT
	BUILDING 10	8	8,432 SQ.FT	9,600 SQ.FT
TOTAL AREA			43,214 SQ.FT	49,200 SQ.FT



SITE DATA
TOTAL AREA: 177,385 SQ.FT (4.072 ACRES)
TOTAL BUILDING FOOTPRINT: 45,743 SQ. FT.
TOTAL IMPERVIOUS AREA: 85,259 SQ. FT.
TOTAL BUILT AREA: 84,994 SQ. FT.
TOTAL GREEN AREA: 43,067 SQ. FT. (25% OF THE TOTAL AREA)
TOTAL OPEN SPACE: 131,642 SQ. FT. (75.7% OF THE TOTAL AREA)

UNIT MIX				
UNIT	BUILDING NO.	UNIT COUNT	NET LEASABLE AREA	GROSS AREA
TYPE A	BUILDING 1	5	5,270 SQ.FT	6,000 SQ.FT
	BUILDING 2	6	6,324 SQ.FT	7,200 SQ.FT
	BUILDING 3	6	6,324 SQ.FT	7,200 SQ.FT
	BUILDING 4	7	7,378 SQ.FT	8,400 SQ.FT
	BUILDING 5	7	7,378 SQ.FT	8,400 SQ.FT
	BUILDING 6	8	8,432 SQ.FT	9,600 SQ.FT
	BUILDING 7	8	8,432 SQ.FT	9,600 SQ.FT
	BUILDING 8	8	8,432 SQ.FT	9,600 SQ.FT
	BUILDING 9	10	10,540 SQ.FT	12,000 SQ.FT
	BUILDING 10	8	8,432 SQ.FT	9,600 SQ.FT
	BUILDING 11	1		2,500 SQ.FT
TOTAL AREA			76,942 SQ.FT	90,100 SQ.FT

PARKING DATA	
2 BEDROOM UNIT: 2 X 12 UNIT	151 SPACES
UNASSIGNED GUEST PARKING	14 SPACES
TOTAL PARKING	165 SPACES
TOTAL PARKING REQUIRED 165, PROVIDED 165 (INCLUDING 151 OPEN AIR AND 14 UNASSIGNED GUEST PARKING)	
ACCESSIBLE PARKING REQ.	4 SPACES
ACCESSIBLE PARKING PROV	4 SPACES

General Notes

No. Revision/Issue Date

Firm Name and Address  
1 to 1 Plans

Project Name and Address

Project: MEDQUITE Sheet

Date : 09-08-2024

Scale :



SECTION 2

# Market Rent Comparables

Marcus & Millichap  
THE SANTELLI GROUP

Marcus & Millichap  
FLUELLEN-HOOVER  
MULTIFAMILY GROUP



# MARKET RENT COMPARABLES // US Hwy 80 Development Site

## MARKET SURVEY SUMMARY

May 2025

											<u>% Occupancy</u>		<u>Absorption Summary</u>		
	Year Built	Last Reno	# Units	Average SqFt Unit	Average Rent	Average Eff Rent Unit	Unit Conc. (\$)	Average Rent SqFt	Average Eff Rent SqFt	SqFt Conc. (\$)	Prev	Curr	# Units Occupied Previous Month	# Units Occupied Current Month	Net Abs
<b><u>Direct Competitor</u></b>															
<b>Evergreen at Mesquite</b>	<b>2004</b>		<b>200</b>	<b>851</b>	<b>\$1,219</b>	<b>\$1,219</b>	<b>\$0</b>	<b>\$1.43</b>	<b>\$1.43</b>	<b>\$0.00</b>	<b>99.5%</b>	<b>99.5%</b>	<b>199</b>	<b>199</b>	<b>0</b>
Anthem Town East	2003	2022	224	995	\$1,594	\$1,594	\$0	\$1.60	\$1.60	\$0.00	98.0%	98.0%	220	220	0
Heather Creek	2003		200	851	\$1,586	\$1,586	\$0	\$1.86	\$1.86	\$0.00	94.0%	94.0%	188	188	0
Magnolia at Mesquite Creek	2008		252	945	\$1,328	\$1,328	\$0	\$1.41	\$1.40	\$0.00	87.0%	87.0%	219	219	0
St. Augustine Estates	2006		150	851	\$1,197	\$1,197	\$0	\$1.41	\$1.41	\$0.00	92.0%	92.0%	138	138	0
Treymore Eastfield	2001		196	852	\$1,282	\$1,226	\$56	\$1.50	\$1.44	\$0.07	84.1%	84.1%	165	165	0
Comp Averages:	2004	2022	204	906	\$1,409	\$1,398	\$11	\$1.55	\$1.54	\$0.01	91.0%	91.0%	186	186	0
Comp Totals:			1022										930	930	0
Subject+Comp Averages:	2004	2022	204	897	\$1,378	\$1,369	\$9	\$1.54	\$1.53	\$0.01	92.4%	92.4%	188	188	0
Subject+Comp Totals:			1222										1129	1129	0
<b><u>All Property Groups</u></b>															
Comp Averages:	2004	2022	204	906	\$1,409	\$1,398	\$11	\$1.55	\$1.54	\$0.01	91.0%	91.0%	930	930	0
Comp Totals:			1022												
Subject+Comp Averages:	2004	2022	204	897	\$1,378	\$1,369	\$9	\$1.54	\$1.53	\$0.01	92.4%	92.4%	1,129	1,129	0
Subject+Comp Totals:			1222												



## US Hwy 80 Development Site // MARKET RENT COMPARABLES

### HISTORICAL STATISTICS

May 2025

Subject and Comp Properties

Property Statistics	Current May '25	6 Months		12 Months		24 Months	
		End of Nov '24	6-Mo. Chg	End of May '24	12-Mo. Chg	End of May '23	24-Mo.Chg
Occupancy	<b>93.9%</b>	91.9%	2.2%	90.8%	3.4%	93.0%	1.0%
Unit Change	—	0	---	0	---	0	---
Units Absorbed	—	25	---	38	---	10	---
Average Size (SF)	<b>897</b>	897	0.0%	897	0.0%	897	0.0%
Asking Rent	<b>\$1,377</b>	\$1,338	2.9%	\$1,319	4.4%	\$1,273	8.2%
Asking Rent per SF	<b>\$1.54</b>	\$1.49	2.9%	\$1.47	4.4%	\$1.42	8.2%
Effective Rent	<b>\$1,368</b>	\$1,336	2.4%	\$1,315	4.1%	\$1,273	7.5%
Effective Rent per SF	<b>\$1.53</b>	\$1.49	2.4%	\$1.47	4.1%	\$1.42	7.5%
% Offering Concessions	<b>16.7%</b>	16.7%	0.0%	16.7%	0.0%	0.0%	0.0%
Avg. Concession Package	<b>4.4%</b>	1.8%	142.5%	2.0%	124.8%	0.0%	0.0%

24-Month Timeline





MARKET RENT COMPARABLES // US Hwy 80 Development Site

PROPERTY SUMMARIES

May 2025



Evergreen at Mesquite

5651 Northwest Dr  
Mesquite, TX 75150-8421

P: (972) 681-7100  
F: (972) 681-7126  
ALN ID: 146207  
Last Updated: 04/11/25

Management Co: Churchill Residential  
Manager: Bridget Cormier  
Area Supervisor: Mayra Ramos  
Lease Terms: 12  
% Occupied: 99.5  
% Leased: 100  
ALN Price Class: N/A

Year Built/Last Reno: 2004  
Total Units: 200  
Accepts Sec. 8: Y  
Conventional: N: Snr/Aff  
Property Type: Garden (3 stories)  
Residential Buildings: 1  
Total Buildings: 1

FP Name	Description	SqFt	Mix	% Total	Deposit	NR Fee	Market Monthly Rent			Avg Effective Rent/Unit	Unit Conc.(\$)	Avg Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc.(\$)
							Base	High	Average					
Blue Bonnet/60%	2/1	768	99	50%	\$300	\$0	\$1,203	\$1,203	\$1,203	\$1,203	\$0	\$1.57	\$1.57	\$0.00
Sage Brush/60%	2/1	894	12	6%	\$300	\$0	\$1,203	\$1,203	\$1,203	\$1,203	\$0	\$1.35	\$1.35	\$0.00
Desert Rose/60%	2/1	907	72	36%	\$300	\$0	\$1,203	\$1,203	\$1,203	\$1,203	\$0	\$1.33	\$1.33	\$0.00
Sunflower/60%	3/2	1,072	17	9%	\$300	\$0	\$1,390	\$1,390	\$1,390	\$1,390	\$0	\$1.30	\$1.30	\$0.00
All Floorplans		851	200	100%	\$300	\$0	\$1,219	\$1,219	\$1,219	\$1,219	\$0	\$1.43	\$1.43	\$0.00

FP Description	SqFt	Mix	Avg Market Rent/Unit	Avg Effective Rent/Unit	Unit Conc. (\$)	Avg Market Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc. (\$)
2/1	831	183	\$1,203	\$1,203	\$0	\$1.45	\$1.45	\$0.00
3/2	1,072	17	\$1,390	\$1,390	\$0	\$1.30	\$1.30	\$0.00
	851	200	\$1,219	\$1,219	\$0	\$1.43	\$1.43	\$0.00

Specials  
Deposit Can Be Double Based on Credit

Other Notes  
Library, Salon, Arts & Crafts, Gameroom, Walk-In Showers, Coffee Shop, Resident Activities, Media Room, Fitness Room, Resident Business Center, Pool, Club Room



# US Hwy 80 Development Site // MARKET RENT COMPARABLES

## PROPERTY SUMMARIES

May 2025



### Anthem Town East

645 N Town East Blvd  
Mesquite, TX 75150-4737

P: (972) 698-8010

ALN ID: 138148

Last Updated: 04/10/25

**Management Co:** Birchstone Residential

**Manager:** Dilma Rosales

**Area Supervisor:** Misty Warren

**Lease Terms:** 6-15

**% Occupied:** 98

**% Leased:** 96

**ALN Price Class:** C (30 to 67th Percentile)

**Year Built/Last Reno:** 2003/2022

**Total Units:** 224

**Accepts Sec. 8:** N

**Conventional:** Y

**Property Type:** Garden (3 stories)

**Residential Buildings:** 11

**Total Buildings:** 12

FP Name	Description	SqFt	Mix	% Total	Deposit	NR Fee	Market Monthly Rent			Avg Effective Rent/Unit	Unit Conc.(\$)	Avg Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc.(\$)
							Base	High	Average					
Emerson	1/1 WoodFlr	804	40	18%	\$200	\$200	\$1,385	\$1,385	\$1,385	\$1,385	\$0	\$1.72	\$1.72	\$0.00
Bradbury	1/1 WoodFlr Fireplace*	751	36	16%	\$200	\$200	\$1,285	\$1,285	\$1,285	\$1,285	\$0	\$1.71	\$1.71	\$0.00
Emerson Sunroom	1/1 WoodFlr Sunroom Fireplace	862	20	9%	\$200	\$200	\$1,395	\$1,395	\$1,395	\$1,395	\$0	\$1.62	\$1.62	\$0.00
Riley	2/2 WoodFlr	992	32	14%	\$300	\$200	\$1,735	\$1,735	\$1,735	\$1,735	\$0	\$1.75	\$1.75	\$0.00
Hawthorn	2/2 WoodFlr	1,110	32	14%	\$300	\$200	\$1,770	\$1,770	\$1,770	\$1,770	\$0	\$1.59	\$1.59	\$0.00
Riley Sunroom	2/2 WoodFlr Sunroom Fireplace	1,088	16	7%	\$300	\$200	\$1,639	\$1,639	\$1,639	\$1,639	\$0	\$1.51	\$1.51	\$0.00
Hawthorn Sunroom	2/2 WoodFlr Sunroom Fireplace	1,201	16	7%	\$300	\$200	\$1,675	\$1,675	\$1,675	\$1,675	\$0	\$1.39	\$1.39	\$0.00
Hemingway	3/2 WoodFlr Fireplace*	1,331	32	14%	\$400	\$200	\$1,944	\$1,944	\$1,944	\$1,944	\$0	\$1.46	\$1.46	\$0.00
<b>All Floorplans</b>		<b>995</b>	<b>224</b>	<b>100%</b>	<b>\$275</b>	<b>\$200</b>	<b>\$1,594</b>	<b>\$1,594</b>	<b>\$1,594</b>	<b>\$1,594</b>	<b>\$0</b>	<b>\$1.60</b>	<b>\$1.60</b>	<b>\$0.00</b>

FP Description	SqFt	Mix	Avg Market Rent/Unit	Avg Effective Rent/Unit	Unit Conc. (\$)	Avg Market Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc. (\$)
1/1 WoodFlr	804	40	\$1,385	\$1,385	\$0	\$1.72	\$1.72	\$0.00
1/1 WoodFlr Fireplace*	751	36	\$1,285	\$1,285	\$0	\$1.71	\$1.71	\$0.00
1/1 WoodFlr Sunroom Fireplace	862	20	\$1,395	\$1,395	\$0	\$1.62	\$1.62	\$0.00
2/2 WoodFlr	1,051	64	\$1,753	\$1,753	\$0	\$1.67	\$1.67	\$0.00
2/2 WoodFlr Sunroom Fireplace	1,145	32	\$1,657	\$1,657	\$0	\$1.45	\$1.45	\$0.00
3/2 WoodFlr Fireplace*	1,331	32	\$1,944	\$1,944	\$0	\$1.46	\$1.46	\$0.00
	<b>995</b>	<b>224</b>	<b>\$1,594</b>	<b>\$1,594</b>	<b>\$0</b>	<b>\$1.60</b>	<b>\$1.60</b>	<b>\$0.00</b>

### Specials

Prices Change Daily-RMS/AIRM

### Other Notes

Hardwood Flooring. Quartz Countertops, Stainless Steel Appliances, Newly Renovated Interiors, 24hr Emergency Maintenance



# MARKET RENT COMPARABLES // US Hwy 80 Development Site



## Treymore Eastfield

2631 John West Rd  
Dallas, TX 75228-4970

P: (214) 327-9333  
F: (214) 327-7288

ALN ID: 138008  
Last Updated: 04/09/25

## PROPERTY SUMMARIES

Management Co: AOG Living

Manager: Chiquita Gulley

Area Supervisor:

Lease Terms: 12

% Occupied: 84.1

% Leased: N/A

ALN Price Class: N/A

Year Built/Last Reno: 2001 Total

Units: 196

Accepts Sec. 8: Y

Conventional: N: Aff

Property Type: Garden (2 stories)

Residential Buildings: 20

Total Buildings: 21

May 2025

FP Name	Description	SqFt	Mix	% Total	Deposit	NR Fee	Market Monthly Rent			Avg Effective Rent/Unit	Unit Conc.(\$)	Avg Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc.(\$)
							Base	High	Average					
A1 50%	1/1 Townhome	632	38	19%	\$150	\$0	\$999	\$999	\$999	\$966	\$33	\$1.58	\$1.53	\$0.05
A1 60%	1/1 Townhome	632	15	8%	\$150	\$0	\$1,212	\$1,212	\$1,212	\$1,161	\$51	\$1.92	\$1.84	\$0.08
A2 50%	1/1 Townhome	727	20	10%	\$150	\$0	\$999	\$999	\$999	\$966	\$33	\$1.37	\$1.33	\$0.05
A2 60%	1/1 Townhome	727	20	10%	\$150	\$0	\$1,212	\$1,212	\$1,212	\$1,161	\$51	\$1.67	\$1.60	\$0.07
A2 Mkt	1/1 Townhome	727	15	8%	\$150	\$0	\$1,350	\$1,350	\$1,350	\$1,287	\$63	\$1.86	\$1.77	\$0.09
B1 50%	2/2 Townhome	950	12	6%	\$250	\$0	\$1,188	\$1,188	\$1,188	\$1,139	\$49	\$1.25	\$1.20	\$0.05
B1 60%	2/2 Townhome	950	24	12%	\$250	\$0	\$1,443	\$1,443	\$1,443	\$1,373	\$70	\$1.52	\$1.45	\$0.07
B1 Mkt	2/2 Townhome	950	12	6%	\$250	\$0	\$1,800	\$1,800	\$1,800	\$1,700	\$100	\$1.89	\$1.79	\$0.11
C1 50%	3/2 Townhome	1,200	23	12%	\$350	\$0	\$1,363	\$1,363	\$1,363	\$1,299	\$64	\$1.14	\$1.08	\$0.05
C1 60%	3/2 Townhome	1,200	12	6%	\$350	\$0	\$1,658	\$1,658	\$1,658	\$1,570	\$88	\$1.38	\$1.31	\$0.07
C1 Mkt	3/2 Townhome	1,200	5	3%	\$150	\$0	\$1,800	\$1,800	\$1,800	\$1,700	\$100	\$1.50	\$1.42	\$0.08
<b>All Floorplans</b>		<b>852</b>	<b>196</b>	<b>100%</b>	<b>\$214</b>	<b>\$0</b>	<b>\$1,282</b>	<b>\$1,282</b>	<b>\$1,282</b>	<b>\$1,226</b>	<b>\$57</b>	<b>\$1.50</b>	<b>\$1.44</b>	<b>\$0.07</b>

FP Description	SqFt	Mix	Avg Market Rent/Unit	Avg Effective Rent/Unit	Unit Conc. (\$)	Avg Market Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc. (\$)
1/1 Townhome	680	108	\$1,117	\$1,074	\$43	\$1.64	\$1.58	\$0.06
2/2 Townhome	950	48	\$1,469	\$1,396	\$73	\$1.55	\$1.47	\$0.08
3/2 Townhome	1,200	40	\$1,506	\$1,430	\$76	\$1.26	\$1.19	\$0.07
<b>Specials</b>	<b>852</b>	<b>196</b>	<b>\$1,282</b>	<b>\$1,226</b>	<b>\$56</b>	<b>\$1.50</b>	<b>\$1.44</b>	<b>\$0.06</b>

Deposit Can Be Double Based on Credit; \$599 Move In

### Other Notes

24hr Emergency Maintenance. Garages Available. Tax Credit Community. Section 8.



# US Hwy 80 Development Site // MARKET RENT COMPARABLES

## PROPERTY SUMMARIES

May 2025



### Heather Creek

1540 N Galloway Ave  
Mesquite, TX 75149-2301

P: (972) 728-0407  
F:

ALN ID: 138172  
Last Updated: 03/19/25

Management Co: Bell Partners, Inc.

Manager: Judith Ramirez

Area Supervisor: Samantha Cain

Lease Terms: 2-15

% Occupied: 94

% Leased: 95.5

ALN Price Class: B (68 to 87th Percentile)

Year Built/Last Reno: 2003

Total Units: 200

Accepts Sec. 8: N

Conventional: Y

Property Type: Garden (3 stories)

Residential Buildings: 10

Total Buildings: 11

FP Name	Description	SqFt	Mix	% Total	Deposit	NR Fee	Market Monthly Rent			Avg Effective Rent/Unit	Unit Conc.(\$)	Avg Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc.(\$)
							Base	High	Average					
Brazos	1/1	725	108	54%	\$300	\$200	\$1,237	\$1,549	\$1,393	\$1,393	\$0	\$1.92	\$1.92	\$0.00
Colorado	2/2	949	48	24%	\$300	\$200	\$1,564	\$1,924	\$1,744	\$1,744	\$0	\$1.84	\$1.84	\$0.00
Cypress	2/2	1,004	32	16%	\$300	\$200	\$1,671	\$1,966	\$1,819	\$1,819	\$0	\$1.81	\$1.81	\$0.00
Rio Grande	3/2	1,186	12	6%	\$300	\$200	\$2,071	\$2,071	\$2,071	\$2,071	\$0	\$1.75	\$1.75	\$0.00
<b>All Floorplans</b>		<b>851</b>	<b>200</b>	<b>100%</b>	<b>\$300</b>	<b>\$200</b>	<b>\$1,435</b>	<b>\$1,737</b>	<b>\$1,586</b>	<b>\$1,586</b>	<b>\$0</b>	<b>\$1.86</b>	<b>\$1.86</b>	<b>\$0.00</b>

FP Description	SqFt	Mix	Avg Market Rent/Unit	Avg Effective Rent/Unit	Unit Conc. (\$)	Avg Market Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc. (\$)
1/1	725	108	\$1,393	\$1,393	\$0	\$1.92	\$1.92	\$0.00
2/2	971	80	\$1,774	\$1,774	\$0	\$1.83	\$1.83	\$0.00
3/2	1,186	12	\$2,071	\$2,071	\$0	\$1.75	\$1.75	\$0.00
	<b>851</b>	<b>200</b>	<b>\$1,586</b>	<b>\$1,586</b>	<b>\$0</b>	<b>\$1.86</b>	<b>\$1.86</b>	<b>\$0.00</b>

### Specials

Prices Change Daily-RMS/AIRM; Deposit Can Be An Additional \$600 Based On Credit

### Other Notes

Duck Pond, Secluded, Energy Efficient (Double-paned, Double Thermal Treated Windows, Solid Concrete Construction, Digital Thermostats) Superior Construction, Hi-speed Internet, 3 Cable Providers



# MARKET RENT COMPARABLES // US Hwy 80 Development Site

## PROPERTY SUMMARIES

May 2025



### Magnolia at Mesquite Creek

900 Gross Rd  
Mesquite, TX 75149-2169

P: (972) 216-0600  
F: (972) 216-0604

ALN ID: 145015  
Last Updated: 04/21/25

Management Co: United Apartment Group

Manager: Yvonne

Area Supervisor: Lisa Rowland

Lease Terms: 12

% Occupied: 87

% Leased: 89

ALN Price Class: N/A

Year Built/Last Reno: 2008

Total Units: 252

Accepts Sec. 8: Y

Conventional: N: Aff

Property Type: Garden (3 stories)

Residential Buildings: 12

Total Buildings: 13

FP Name	Description	SqFt	Mix	% Total	Deposit	NR Fee	Market Monthly Rent			Avg Effective Rent/Unit	Unit Conc.(\$)	Avg Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc.(\$)
							Base	High	Average					
60%	1/1	759	72	29%	\$150	\$0	\$1,140	\$1,140	\$1,140	\$1,140	\$0	\$1.50	\$1.50	\$0.00
60%	2/2	980	132	52%	\$200	\$0	\$1,330	\$1,369	\$1,350	\$1,350	\$0	\$1.38	\$1.38	\$0.00
60%	3/2	1,129	48	19%	\$300	\$0	\$1,530	\$1,575	\$1,553	\$1,553	\$0	\$1.37	\$1.37	\$0.00
<b>All Floorplans</b>		<b>945</b>	<b>252</b>	<b>100%</b>	<b>\$217</b>	<b>\$0</b>	<b>\$1,314</b>	<b>\$1,343</b>	<b>\$1,328</b>	<b>\$1,328</b>	<b>\$0</b>	<b>\$1.41</b>	<b>\$1.41</b>	<b>\$0.00</b>

FP Description	SqFt	Mix	Avg Market Rent/Unit	Avg Effective Rent/Unit	Unit Conc. (\$)	Avg Market Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc. (\$)
1/1	760	72	\$1,140	\$1,140	\$0	\$1.50	\$1.50	\$0.00
2/2	980	132	\$1,350	\$1,350	\$0	\$1.38	\$1.38	\$0.00
3/2	1,130	48	\$1,553	\$1,553	\$0	\$1.37	\$1.37	\$0.00
	<b>945</b>	<b>252</b>	<b>\$1,328</b>	<b>\$1,328</b>	<b>\$0</b>	<b>\$1.40</b>	<b>\$1.40</b>	<b>\$0.00</b>

### Specials

Deposit Can Be Up To 1mo Rent Based On Credit

### Other Notes

We Are A Tax Credit Property (60% Median Income Limits Are Used); ALL Of Our Units Are Tax Credit Units



# US Hwy 80 Development Site // MARKET RENT COMPARABLES

## PROPERTY SUMMARIES

May 2025



### St. Augustine Estates

2222 N Saint Augustine Dr  
Dallas, TX 75227-8136

P: (214) 613-2849  
F: (214) 258-5106

ALN ID: 144967  
Last Updated: 04/16/25

Management Co: Peak Living

Manager: Priscilla Menjarez

Area Supervisor: Stephanie Clair

Lease Terms: 12

% Occupied: 92

% Leased: 92

ALN Price Class: N/A

Year Built/Last Reno: 2006

Total Units: 150

Accepts Sec. 8: Y

Conventional: N: Snr/Aff

Property Type: Garden (3 stories)

Residential Buildings: 2

Total Buildings: 3

FP Name	Description	SqFt	Mix	% Total	Deposit	NR Fee	Market Monthly Rent			Avg Effective Rent/Unit	Unit Conc.(\$)	Avg Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc.(\$)
							Base	High	Average					
A1-60%	1/1	709	75	50%	\$350	\$0	\$1,086	\$1,086	\$1,086	\$1,086	\$0	\$1.53	\$1.53	\$0.00
B1-60%	2/2	983	69	46%	\$350	\$0	\$1,300	\$1,300	\$1,300	\$1,300	\$0	\$1.32	\$1.32	\$0.00
B2-60%	2/2	1,115	6	4%	\$350	\$0	\$1,398	\$1,398	\$1,398	\$1,398	\$0	\$1.25	\$1.25	\$0.00
<b>All Floorplans</b>		<b>851</b>	<b>150</b>	<b>100%</b>	<b>\$350</b>	<b>\$0</b>	<b>\$1,197</b>	<b>\$1,197</b>	<b>\$1,197</b>	<b>\$1,197</b>	<b>\$0</b>	<b>\$1.41</b>	<b>\$1.41</b>	<b>\$0.00</b>

FP Description	SqFt	Mix	Avg Market Rent/Unit	Avg Effective Rent/Unit	Unit Conc. (\$)	Avg Market Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc. (\$)
1/1	709	75	\$1,086	\$1,086	\$0	\$1.53	\$1.53	\$0.00
2/2	994	75	\$1,308	\$1,308	\$0	\$1.32	\$1.32	\$0.00
	<b>851</b>	<b>150</b>	<b>\$1,197</b>	<b>\$1,197</b>	<b>\$0</b>	<b>\$1.41</b>	<b>\$1.41</b>	<b>\$0.00</b>

### Specials

Jetty Deposit Or Deposit Can Be Up To 1mo Rent Based On Credit; 2Brs Starting at \$999 w/W/D

### Other Notes

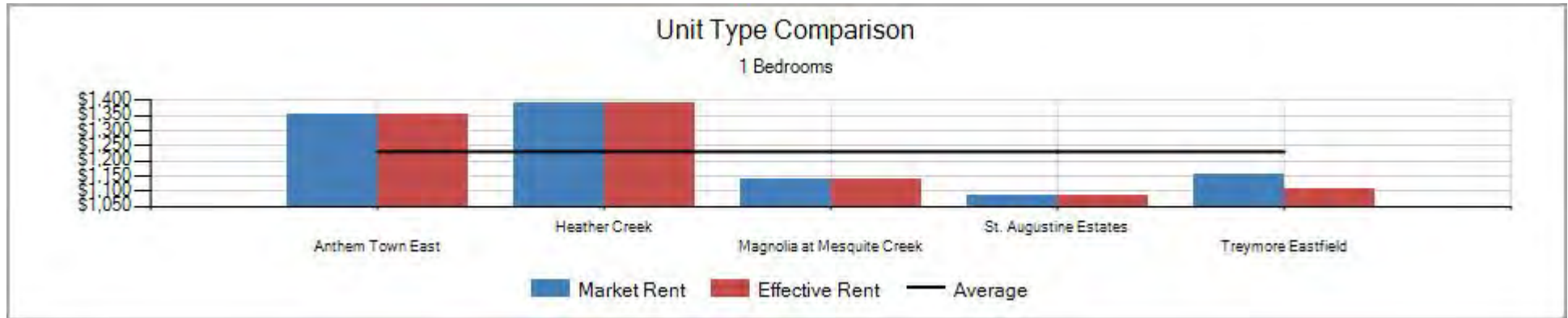
Elevators. Good Neighbor Program



# MARKET RENT COMPARABLES // US Hwy 80 Development Site

## UNIT TYPE COMPARISON

May 2025



### 1 BR 1 BA - 1 Bedrooms - Direct Competitor

Property	Name	SqFt	Mlx	Dep	NR Fee	Market Monthly Rent			Avg Effective Rent/Unit	Unit Conc. (\$)	Avg Market Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc.(\$)
						Base*	High*	Average*					
Treymore Eastfield	A1 50%	632	38	150	0	\$999	\$999	\$999	\$966	\$33	\$1.58	\$1.53	\$0.05
Treymore Eastfield	A2 50%	727	20	150	0	\$999	\$999	\$999	\$966	\$33	\$1.37	\$1.33	\$0.04
St. Augustine Estates	A1-60%	709	75	350	0	\$1,086	\$1,086	\$1,086	\$1,086	\$0	\$1.53	\$1.53	\$0.00
Magnolia at Mesquite Creek	60%	759	72	150	0	\$1,140	\$1,140	\$1,140	\$1,140	\$0	\$1.50	\$1.50	\$0.00
Treymore Eastfield	A1 60%	632	15	150	0	\$1,212	\$1,212	\$1,212	\$1,161	\$51	\$1.92	\$1.84	\$0.08
Treymore Eastfield	A2 60%	727	20	150	0	\$1,212	\$1,212	\$1,212	\$1,161	\$51	\$1.67	\$1.60	\$0.07
Anthem Town East	Bradbury	751	36	200	200	\$1,285	\$1,285	\$1,285	\$1,285	\$0	\$1.71	\$1.71	\$0.00
Treymore Eastfield	A2 Mkt	727	15	150	0	\$1,350	\$1,350	\$1,350	\$1,287	\$63	\$1.86	\$1.77	\$0.09
Anthem Town East	Emerson	804	40	200	200	\$1,385	\$1,385	\$1,385	\$1,385	\$0	\$1.72	\$1.72	\$0.00
Heather Creek	Brazos	725	108	300	200	\$1,237	\$1,549	\$1,393	\$1,393	\$0	\$1.92	\$1.92	\$0.00
Anthem Town East	Emerson Sunroom	862	20	200	200	\$1,395	\$1,395	\$1,395	\$1,395	\$0	\$1.62	\$1.62	\$0.00
		732	459	Avg:		\$1,192	\$1,266	\$1,229	\$1,219	\$10	\$1.68	\$1.66	\$0.02
		High:				\$1,395	\$1,549	\$1,395	\$1,395		\$1.92	\$1.92	
		Low:				\$999	\$999	\$999	\$966		\$1.37	\$1.33	

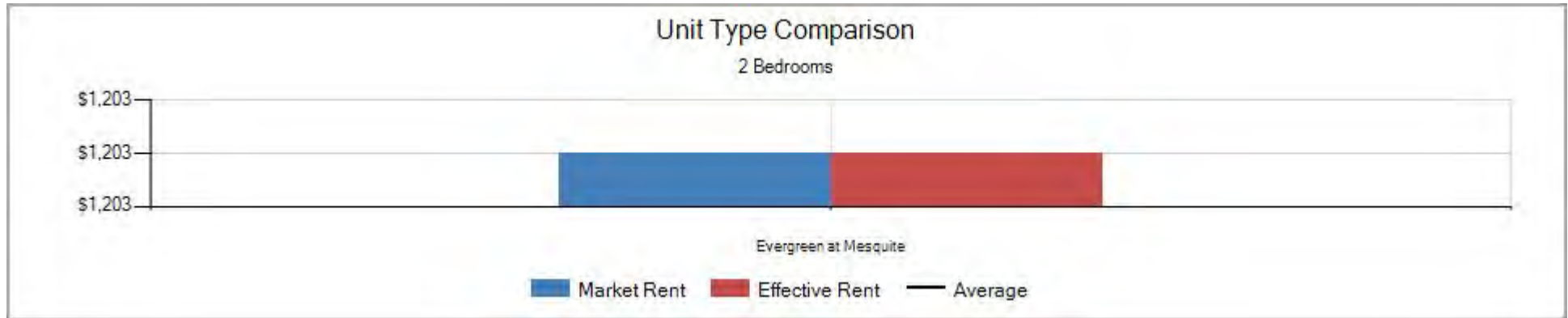
\* Base Rent is the minimum rent offered for the floorplan. High Rent is the maximum rent offered. Average Rent is the midpoint between the Base and High rents. Rents as of 5/5/2025



## US Hwy 80 Development Site // MARKET RENT COMPARABLES

### UNIT TYPE COMPARISON

May 2025



#### 2 BR 1 BA - 2 Bedrooms - Direct Competitor

Property	Name	SqFt	Mlx	Dep	NR Fee	Market Monthly Rent			Avg Effective Rent/Unit	Unit Conc. (\$)	Avg Market Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc.(\$)
						Base*	High*	Average*					
Evergreen at Mesquite	Blue Bonnet/60%	768	99	300	0	\$1,203	\$1,203	\$1,203	\$1,203	\$0	\$1.57	\$1.57	\$0.00
Evergreen at Mesquite	Sage Brush/60%	894	12	300	0	\$1,203	\$1,203	\$1,203	\$1,203	\$0	\$1.35	\$1.35	\$0.00
Evergreen at Mesquite	Desert Rose/60%	907	72	300	0	\$1,203	\$1,203	\$1,203	\$1,203	\$0	\$1.33	\$1.33	\$0.00
		831	183		Avg:	\$1,203	\$1,203	\$1,203	\$1,203	\$0	\$1.45	\$1.45	\$0.00
					High:	\$1,203	\$1,203	\$1,203	\$1,203		\$1.57	\$1.57	
					Low:	\$1,203	\$1,203	\$1,203	\$1,203		\$1.33	\$1.33	

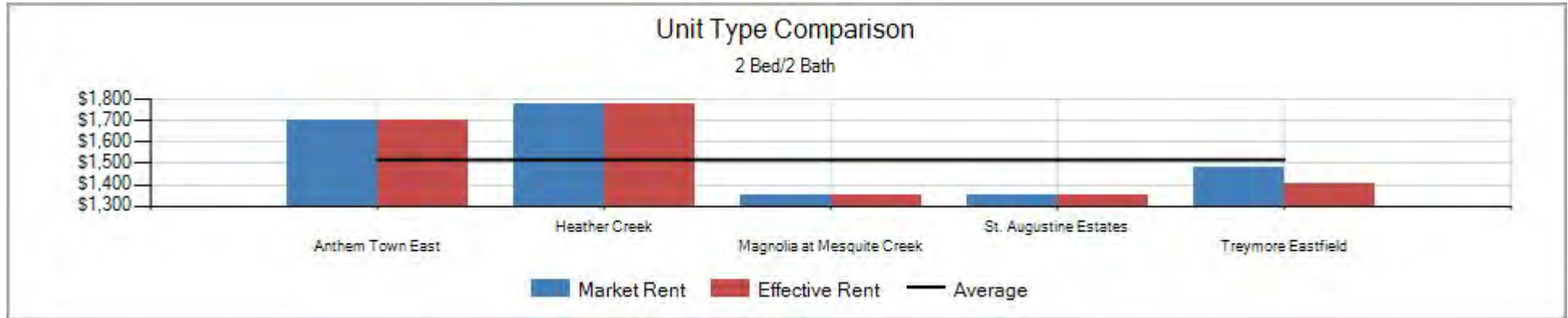
\* Base Rent is the minimum rent offered for the floorplan. High Rent is the maximum rent offered. Average Rent is the midpoint between the Base and High rents. Rents as of 5/5/202



# MARKET RENT COMPARABLES // US Hwy 80 Development Site

## UNIT TYPE COMPARISON

May 2025



### 2 BR 2 BA - 2 Bed/2 Bath - Direct Competitor

Property	Name	SqFt	Mlx	Dep	NR Fee	Market Monthly Rent			Avg Effective Rent/Unit	Unit Conc. (\$)	Avg Market Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc.(\$)
						Base*	High*	Average*					
Treymore Eastfield	B1 50%	950	12	250	0	\$1,188	\$1,188	\$1,188	\$1,139	\$49	\$1.25	\$1.20	\$0.05
St. Augustine Estates	B1-60%	983	69	350	0	\$1,300	\$1,300	\$1,300	\$1,300	\$0	\$1.32	\$1.32	\$0.00
Magnolia at Mesquite Creek	60%	980	132	200	0	\$1,330	\$1,369	\$1,350	\$1,350	\$0	\$1.38	\$1.38	\$0.00
Treymore Eastfield	B1 60%	950	24	250	0	\$1,443	\$1,443	\$1,443	\$1,373	\$70	\$1.52	\$1.45	\$0.07
St. Augustine Estates	B2-60%	1,115	6	350	0	\$1,398	\$1,398	\$1,398	\$1,398	\$0	\$1.25	\$1.25	\$0.00
Anthem Town East	Riley Sunroom	1,088	16	300	200	\$1,639	\$1,639	\$1,639	\$1,639	\$0	\$1.51	\$1.51	\$0.00
Anthem Town East	Hawthorn Sunroom	1,201	16	300	200	\$1,675	\$1,675	\$1,675	\$1,675	\$0	\$1.39	\$1.39	\$0.00
Treymore Eastfield	B1 Mkt	950	12	250	0	\$1,800	\$1,800	\$1,800	\$1,700	\$100	\$1.89	\$1.79	\$0.10
Anthem Town East	Riley	992	32	300	200	\$1,735	\$1,735	\$1,735	\$1,735	\$0	\$1.75	\$1.75	\$0.00
Heather Creek	Colorado	949	48	300	200	\$1,564	\$1,924	\$1,744	\$1,744	\$0	\$1.84	\$1.84	\$0.00
Anthem Town East	Hawthorn	1,110	32	300	200	\$1,770	\$1,770	\$1,770	\$1,770	\$0	\$1.59	\$1.59	\$0.00
Heather Creek	Cypress	1,004	32	300	200	\$1,671	\$1,966	\$1,819	\$1,819	\$0	\$1.81	\$1.81	\$0.00
		1,000	431		Avg:	\$1,480	\$1,554	\$1,517	\$1,509	\$8	\$1.52	\$1.51	\$0.01
					High:	\$1,800	\$1,966	\$1,819	\$1,819		\$1.89	\$1.84	
					Low:	\$1,188	\$1,188	\$1,188	\$1,139		\$1.25	\$1.20	

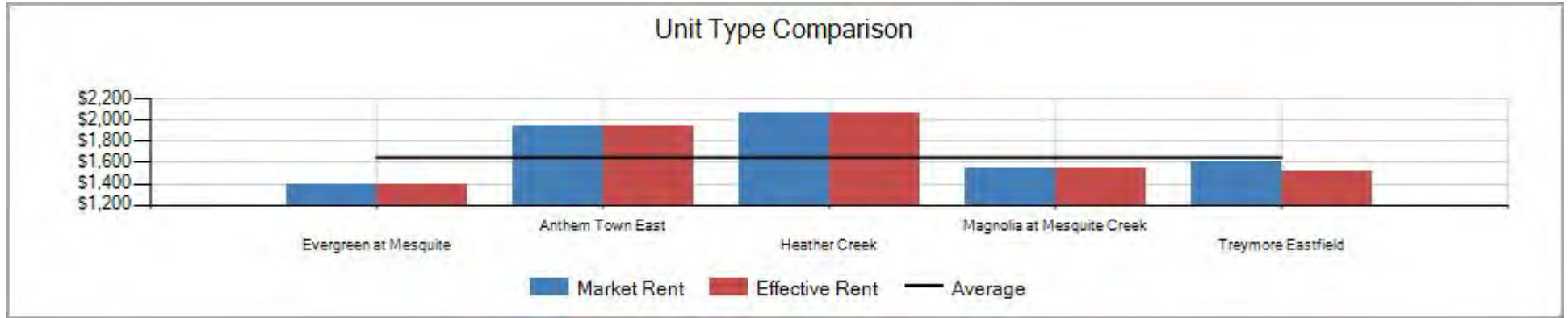
\* Base Rent is the minimum rent offered for the floorplan. High Rent is the maximum rent offered. Average Rent is the midpoint between the Base and High rents. Rents as of 5/5/202



# UNIT TYPE COMPARISON

May 2025

Floorplan Group: 3 Bedrooms - - Direct Competitor  
6, 12 and 24-Month Histories



## 3 Bedrooms - - Direct Competitor

Property	Name	SqFt	Mlx	Dep	NR Fee	Market Monthly Rent			Avg Effective Rent/Unit	Unit Conc. (\$)	Avg Market Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc. (\$)
						Base*	High*	Average*					
Treymore Eastfield	C1 50%	1,200	23	350	0	\$1,363	\$1,363	\$1,363	\$1,299	\$64	\$1.14	\$1.08	\$0.06
<b>Evergreen at Mesquite</b>	<b>Sunflower/60 %</b>	<b>1,072</b>	<b>17</b>	<b>300</b>	<b>0</b>	<b>\$1,390</b>	<b>\$1,390</b>	<b>\$1,390</b>	<b>\$1,390</b>	<b>\$0</b>	<b>\$1.30</b>	<b>\$1.30</b>	<b>\$0.00</b>
Magnolia at Mesquite Creek	60%	1,129	48	300	0	\$1,530	\$1,575	\$1,553	\$1,553	\$0	\$1.37	\$1.37	\$0.00
Treymore Eastfield	C1 60%	1,200	12	350	0	\$1,658	\$1,658	\$1,658	\$1,570	\$88	\$1.38	\$1.31	\$0.07
Treymore Eastfield	C1 Mkt	1,200	5	150	0	\$1,800	\$1,800	\$1,800	\$1,700	\$100	\$1.50	\$1.42	\$0.08
Anthem Town East	Hemingway	1,331	32	400	200	\$1,944	\$1,944	\$1,944	\$1,944	\$0	\$1.46	\$1.46	\$0.00
Heather Creek	Rio Grande	1,186	12	300	200	\$2,071	\$2,071	\$2,071	\$2,071	\$0	\$1.75	\$1.75	\$0.00
		1,190	149		Avg:	\$1,640	\$1,655	\$1,647	\$1,627	\$20	\$1.38	\$1.37	\$0.01
					High:	\$2,071	\$2,071	\$2,071	\$2,071		\$1.75	\$1.75	
					Low:	\$1,363	\$1,363	\$1,363	\$1,299		\$1.14	\$1.08	

\* Base Rent is the minimum rent offered for the floorplan. High Rent is the maximum rent offered. Average Rent is the midpoint between the Base and High rents. Rents as of 5/5/202



SECTION 3

# Market Overview

MULTIFAMILY DALLAS-FORT WORTH METRO AREA

---

SUBMARKET OVERVIEW

---

MARKET OVERVIEW

---

DEMOGRAPHICS

---

Marcus & Millichap  
THE SANTELLI GROUP

Marcus & Millichap  
FLUELLEN-HOOVER  
MULTIFAMILY GROUP



## INVESTMENT FORECAST

Marcus & Millichap

MULTIFAMILY

Dallas-Fort Worth Metro Area

2025

## Dallas-Fort Worth's Status as the Country's Forerunner for Expansion Supported by Robust Demographics

### 2025 MARKET FORECAST

+1.9%



**EMPLOYMENT:** Local employers will lead the nation in hiring, outpacing the previous year's job creation total as 82,000 roles are added. Office-using employment gains will triple 2024's metric.

36,100  
units



**CONSTRUCTION:** Inventory expands by 3.7 percent this year, lifting the total stock to over one million units. The market will rank as the third largest in the country for total existing units.

+10 bps



**VACANCY:** As supply additions slightly outpace demand for the fourth-consecutive year, vacancy inches up to 7.5 percent. This minor increase is underpinned by a second year of excellent net absorption.

+2.2%



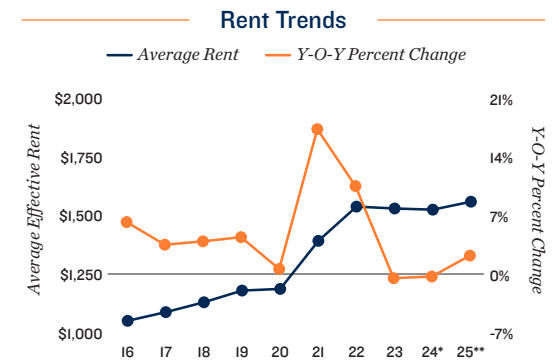
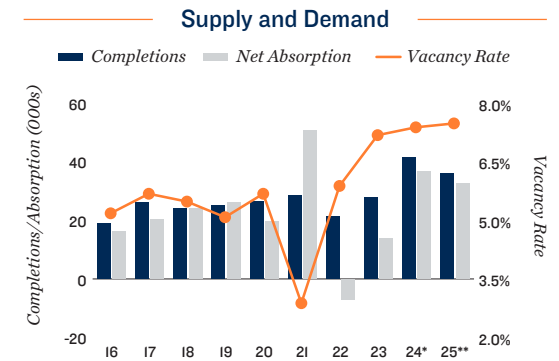
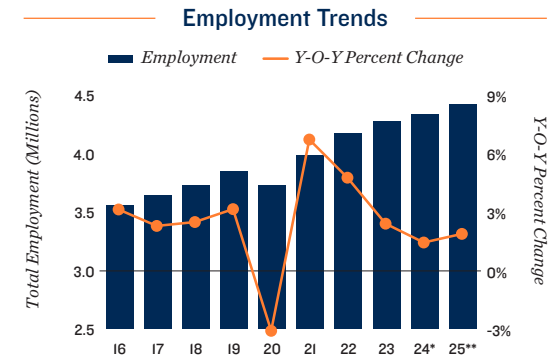
**RENT:** The market's average effective rent will surpass the 2022 high this year, as the rate reaches \$1,555 per month by year-end. This growth will be spearheaded by the Dallas side of the Metroplex.

**INVESTMENT:**

*Apartments in downtown Dallas close to large-scale developments, such as The Union and Kay Bailey Hutchison Convention Center, may attract additional renters with a higher amenitized community.*

Metro-level employment, vacancy and effective rents are year-end figures and are based on the most up-to-date information available as of December 2024. Effective rent is equal to asking rent less concessions. Average prices and cap rates are a function of the age, class and geographic area of the properties trading and therefore may not be representative of the market as a whole. Sales data includes transactions valued at \$1,000,000 and greater unless otherwise noted. Forecasts for employment and apartment data are made during the fourth quarter and represent estimates of future performance. No representation, warranty or guarantee, express or implied, may be made as to the accuracy or reliability of the information contained herein. This is not intended to be a forecast of future events and this is not a guarantee regarding a future event. This is not intended to provide specific investment advice and should not be considered as investment advice.

© Marcus & Millichap 2025 | www.marcusmillichap.com



\* Estimate; \*\* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.



## SUBMARKET OVERVIEW // US Hwy 80 Development Site

### MESQUITE, TX

Mesquite, Texas, is a dynamic and thriving city located in the Dallas-Fort Worth metropolitan area, known for its rich history and strong community spirit. As the official Rodeo Capital of Texas, Mesquite blends its authentic Texas heritage with modern conveniences, offering residents a welcoming and diverse environment. The city boasts over 70 parks and recreational facilities, providing ample opportunities for outdoor activities, while its vibrant downtown area features local shops, restaurants, and entertainment venues that foster a close-knit atmosphere. With excellent schools, convenient access to major highways, and a flourishing economy, Mesquite continues to grow while maintaining its small-town charm. Recent investments in infrastructure and development have further enhanced the city's appeal, making it an attractive destination for families and businesses alike.

#### ■ SUBMARKET HIGHLIGHTS



##### DOWNTOWN REVITALIZATION

Mesquite's downtown revitalization includes a \$14.1 million multi-phase project improving streetscapes, parking, and public spaces, featuring Front Street Station with vendor spaces and a performance pavilion, and recognition in the Texas & National Main Street program for continued growth.



##### HISTORIC PRESERVATION

The Opal Lawrence Historical Park, home to the 150-year-old Lawrence House, is undergoing a \$500,000 restoration to preserve its Texas prairie-style architecture and rich history.



##### COMMUNITY ENGAGEMENT

The city fosters a strong sense of community through events, concerts, and cultural initiatives, making it an appealing place for residents and visitors alike.



Sources: <https://www.cityofmesquite.com>, <https://www.visitmesquitetx.com>



## DALLAS-FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 7.8 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 935,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 625,000 people over the past five years. In keeping with historical trends, Collin and Denton counties have received the majority of recent growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital in supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

### METRO HIGHLIGHTS



#### LARGE CORPORATE BASE

The Metroplex is home to 23 Fortune 500 companies and many regional headquarters, drawing workers and residents.



#### SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the fourth-fastest growing major metro over the past decade, a trend that is set to continue for the near future.



#### MAJOR DISTRIBUTION CENTER

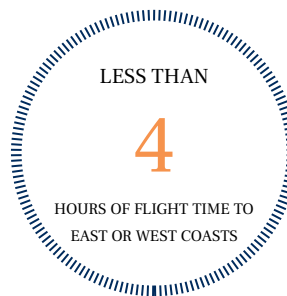
The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.





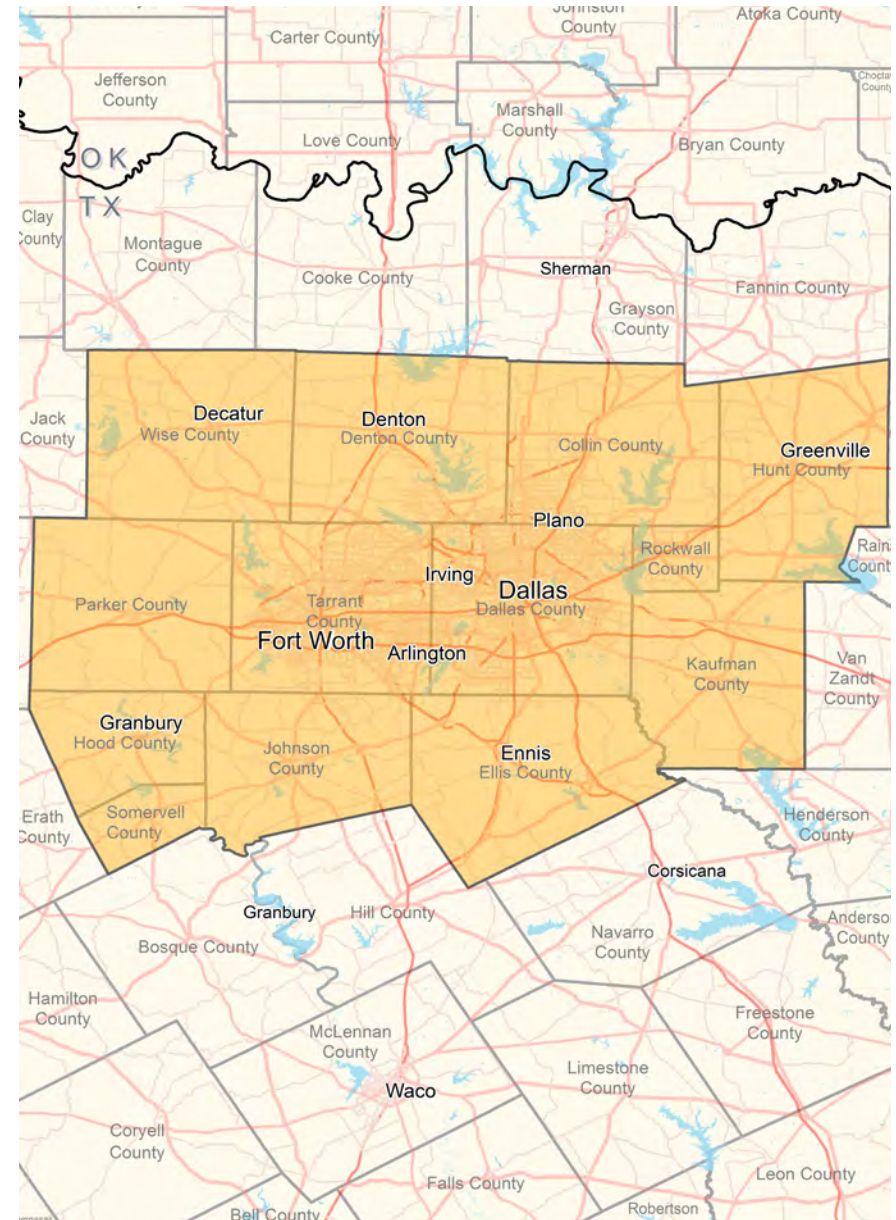
### TRANSPORTATION

- The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635, and 820, along with other major thoroughfares.
- Dallas Area Rapid Transit covers Dallas and surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 21 million in 2023. Trinity Railway Express and Amtrak also provide passenger rail service.
- Freight-serving lines in the region include Union Pacific, BNSF, and Kansas City South-ern. BNSF is headquartered in Fort Worth. Via rail to Port Houston, and Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets.
- Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area. The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



MORE THAN  
**90**

MILES OF A LIGHT RAIL SYSTEM  
SERVING DALLAS AND  
SURROUNDING CITIES



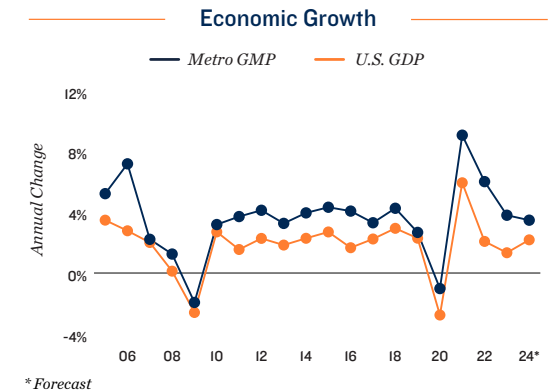


## ECONOMY

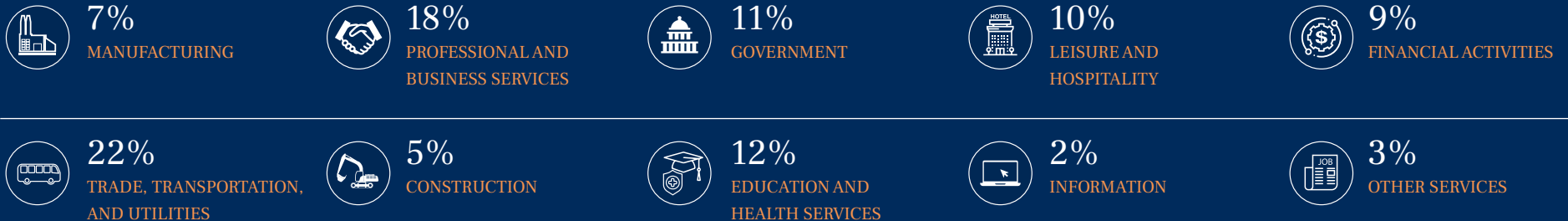
- The Metroplex's central location, temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas-Fort Worth is one of the nation's largest employment markets, with nearly 4.3 million jobs at the onset of 2024. The local labor force has doubled since 1993.
- The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Exxon Mobil, McKesson, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark, HF Sinclair, Charles Schwab, Texas Instruments, AECOM, and D.R. Horton.
- The area is forecast to add the greatest number of new positions among major U.S. markets in 2024. Dallas-Fort Worth also led the country in net employment growth since the onset of the pandemic in 2020.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.

### MAJOR AREA EMPLOYERS

- Frito-Lay Inc.
- Woot Services LLC
- UT Southwestern Medical Center
- Tandy Financial Services
- Vrio Corp
- Thryv Holdings, Inc.
- Exco Holdings, Inc.
- Lockheed Martin
- Boeing Company
- Verizon Business Network Services



## SHARE OF 2023 TOTAL EMPLOYMENT

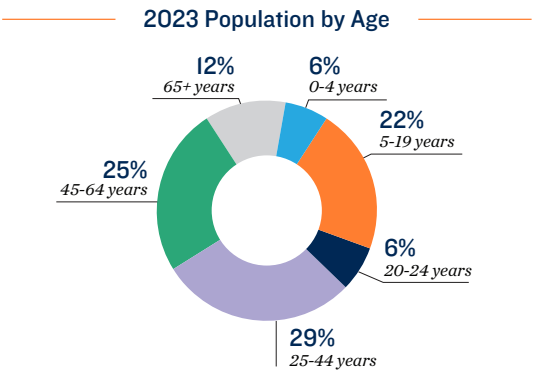
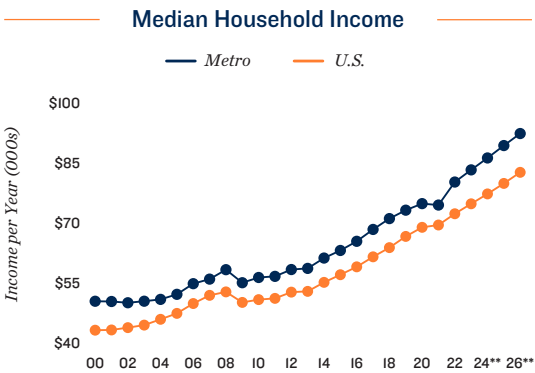
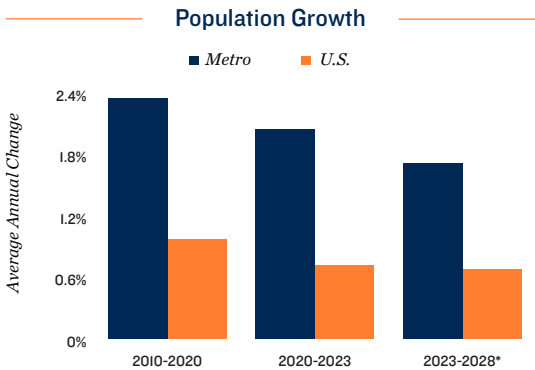
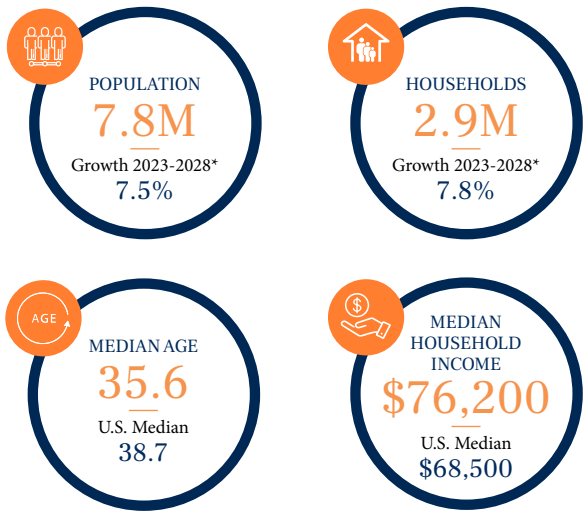




DEMOGRAPHICS

- Roughly 585,000 new people are expected through 2028, fueled by robust job growth, natural increases, and north-to-south migration.
- The Metroplex is projected to add 225,000 households during the same period, generat-ing the need for additional housing options.
- A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure.
- An educated populace translates to a skilled labor pool and higher incomes. Roughly 35 percent of residents ages 25 and older have at least a bachelor’s degree, exceeding the U.S. average. The median income is \$77,700 above the national level.
- Given the market’s younger median age, approximately 60 percent of residents owned their homes in 2022 — providing a vibrant rental market.

QUICK FACTS



\* Forecast  
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody’s Analytics; U.S. Census Bureau



## QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas-Fort Worth hosts professional teams in baseball, football, hockey, and basketball.

Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, Texas Christian University, and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally-recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center, and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth's excellent health care network.

**\$379,800**

MEDIAN HOME PRICE

**150+**

VARIOUS MUSEUMS  
AND ART GALLERIES

**150+**

PUBLIC AND PRIVATE  
GOLF COURSES

### SPORTS

Baseball	<b>MLB</b>	TEXAS RANGERS
Football	<b>NFL</b>	DALLAS COWBOYS
Basketball	<b>NBA</b>	DALLAS MAVERICKS
Ice Hockey	<b>NHL</b>	DALLAS STARS
Soccer	<b>MLS</b>	FC DALLAS
Basketball	<b>WNBA</b>	DALLAS WINGS

### EDUCATION

- UNIVERSITY OF TEXAS AT DALLAS
- UNIVERSITY OF NORTH TEXAS AT DALLAS
- SOUTHERN METHODIST UNIVERSITY
- TEXAS CHRISTIAN UNIVERSITY
- UNIVERSITY OF DALLAS
- TEXAS WOMAN'S UNIVERSITY, DENTON

### ARTS & ENTERTAINMENT

- PEROT MUSEUM OF NATURE AND SCIENCE
- THE MODERN ART MUSEUM OF FORT WORTH
- KIMBELL ART MUSEUM
- DALLAS ZOO

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



## DEMOGRAPHICS // US Hwy 80 Development Site

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	13,184	137,310	357,873
<b>2024 Estimate</b>			
Total Population	12,892	134,980	350,792
<b>2020 Census</b>			
Total Population	13,048	134,847	348,962
<b>2010 Census</b>			
Total Population	10,946	119,987	324,292
<b>Daytime Population</b>			
2024 Estimate	14,966	126,392	275,273
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Households	4,635	47,097	123,128
<b>2024 Estimate</b>			
Total Households	4,544	46,201	120,450
Average (Mean) Household Size	2.8	2.9	2.9
<b>2020 Census</b>			
Total Households	4,419	44,986	116,794
<b>2010 Census</b>			
Total Households	4,095	41,063	109,611
Growth 2024-2029	2.0%	1.9%	2.2%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
<b>Occupied Units</b>			
2029 Projection	4,916	50,306	130,869
2024 Estimate	4,817	49,348	128,014
Owner Occupied	2,314	20,833	63,710
Renter Occupied	2,200	25,393	56,703
Vacant	273	3,147	7,565
<b>Persons in Units</b>			
2024 Estimate Total Occupied Units	4,544	46,201	120,450
1 Person Units	29.5%	26.2%	25.3%
2 Person Units	23.8%	25.2%	26.5%
3 Person Units	15.7%	16.4%	16.4%
4 Person Units	15.5%	15.0%	14.9%
5 Person Units	8.5%	9.7%	9.2%
6+ Person Units	6.9%	7.4%	7.6%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$200,000 or More	3.1%	2.5%	4.6%
\$150,000-\$199,999	6.4%	4.9%	5.4%
\$100,000-\$149,999	15.6%	14.7%	15.7%
\$75,000-\$99,999	19.1%	15.7%	15.5%
\$50,000-\$74,999	24.6%	19.9%	19.2%
\$35,000-\$49,999	10.8%	14.2%	13.3%
\$25,000-\$34,999	7.2%	9.6%	9.7%
\$15,000-\$24,999	6.1%	8.5%	7.7%
Under \$15,000	7.2%	9.9%	9.0%
Average Household Income	\$82,510	\$73,184	\$79,785
Median Household Income	\$73,454	\$62,331	\$67,332
Per Capita Income	\$28,354	\$24,751	\$27,485
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2024 Estimate Total Population	12,892	134,980	350,792
Under 20	31.3%	32.6%	31.0%
20 to 34 Years	22.7%	22.5%	21.8%
35 to 39 Years	6.4%	6.8%	6.8%
40 to 49 Years	11.9%	12.2%	12.4%
50 to 64 Years	15.2%	15.8%	16.8%
Age 65+	12.5%	10.0%	11.2%
Median Age	35.0	34.0	35.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	7,842	80,685	216,486
Elementary (0-8)	8.8%	12.5%	13.3%
Some High School (9-11)	14.4%	12.3%	11.5%
High School Graduate (12)	22.6%	31.8%	29.9%
Some College (13-15)	22.9%	22.7%	20.8%
Associate Degree Only	9.5%	6.1%	6.1%
Bachelor's Degree Only	15.9%	10.3%	12.3%
Graduate Degree	5.8%	4.2%	6.0%
<b>Population by Gender</b>			
2024 Estimate Total Population	12,892	134,980	350,792
Male Population	51.5%	51.6%	51.0%
Female Population	48.5%	48.4%	49.0%





### POPULATION

In 2024, the population in your selected geography is 350,792. The population has changed by 8.17 percent since 2010. It is estimated that the population in your area will be 357,873 five years from now, which represents a change of 2.0 percent from the current year. The current population is 51.0 percent male and 49.0 percent female. The median age of the population in your area is 33.0, compared with the U.S. average, which is 39.0. The population density in your area is 4,467 people per square mile.



### EMPLOYMENT

In 2024, 181,670 people in your selected area were employed. The 2010 Census revealed that 48.9 of employees are in white-collar occupations in this geography, and 29 are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



### HOUSEHOLDS

There are currently 120,450 households in your selected geography. The number of households has changed by 9.89 percent since 2010. It is estimated that the number of households in your area will be 123,128 five years from now, which represents a change of 2.2 percent from the current year. The average household size in your area is 2.9 people.



### HOUSING

The median housing value in your area was \$202,183 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 61,065.00 owner-occupied housing units and 48,546.00 renter-occupied housing units in your area.



### INCOME

In 2024, the median household income for your selected geography is \$67,332, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 60.67 percent since 2010. It is estimated that the median household income in your area will be \$70,587 five years from now, which represents a change of 4.8 percent from the current year.

The current year per capita income in your area is \$27,485, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$79,785, compared with the U.S. average, which is \$101,307.



### EDUCATION

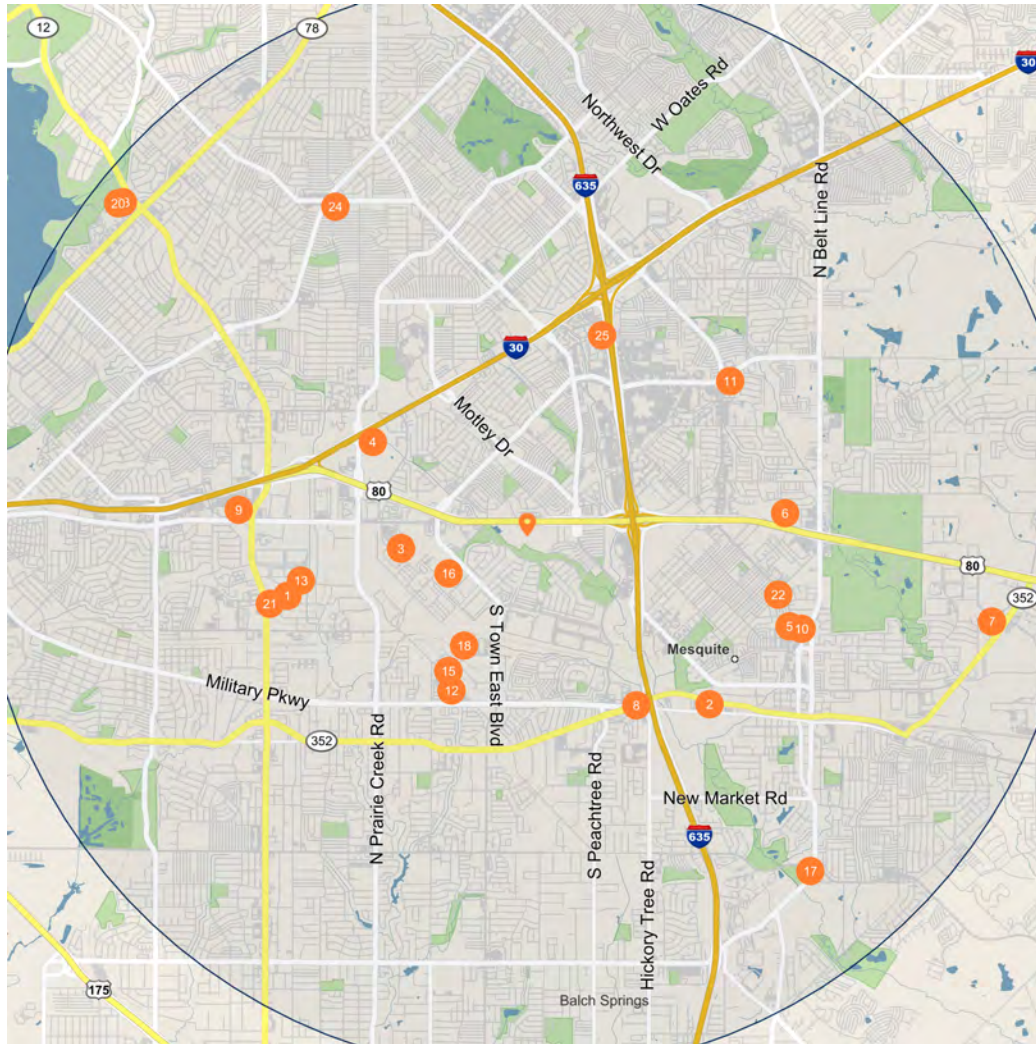
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 17.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 6.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 14.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.9 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 36.1 percent in the selected area compared with the 19.7 percent in the U.S.



## DEMOGRAPHICS // US Hwy 80 Development Site

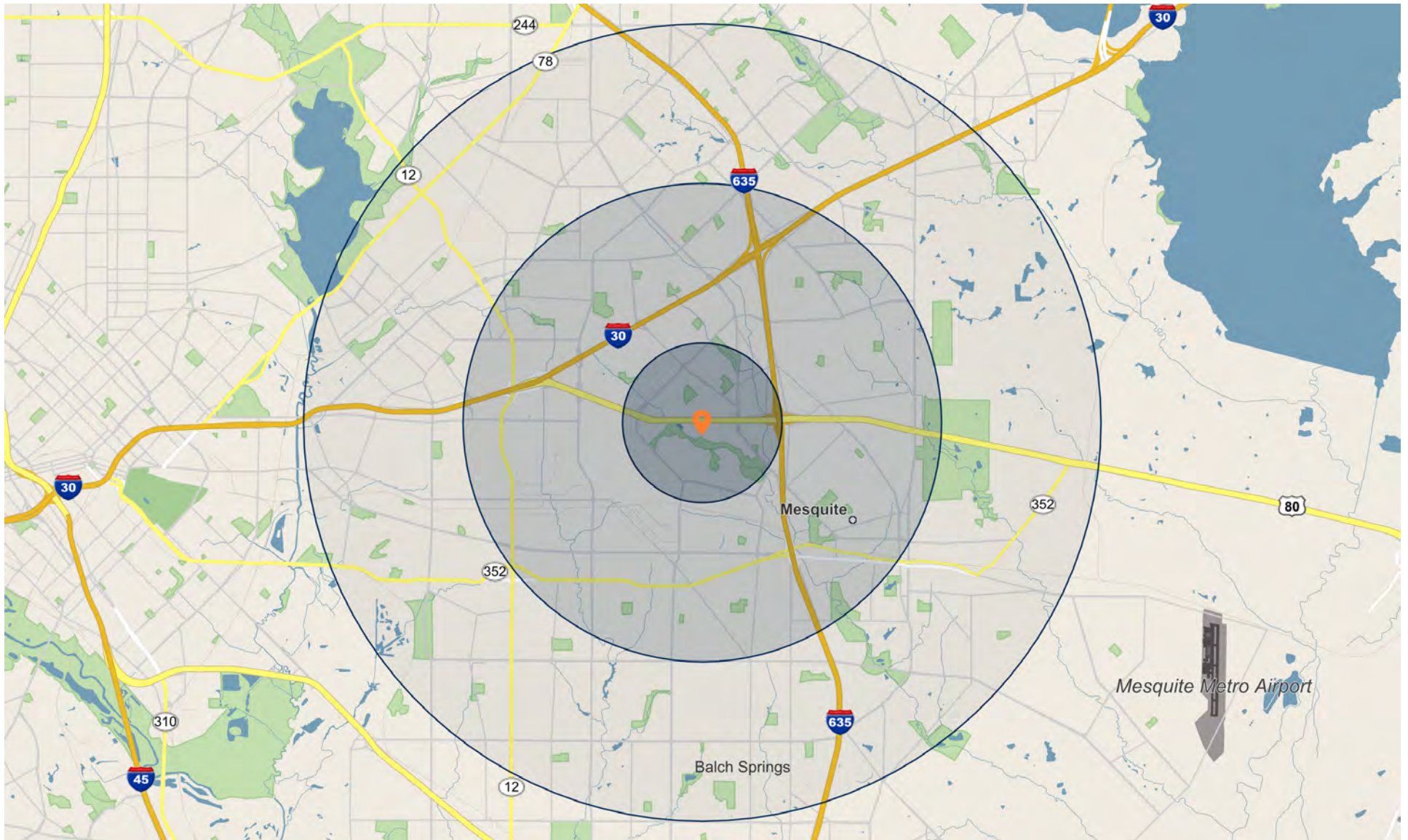


### Major Employers

### Employees

1	Coca-Cola Southwest Bevs LLC-Coca-Cola	2,611
2	SCI Shared Resources LLC	1,739
3	United Parcel Service Inc-UPS	803
4	CB Manufacturing Company Inc-Cbm Manufacturing Company Inc	771
5	Mesquite HMA General LLC-Dallas Regional Medical Center	600
6	Triangle Plastering Ltd	532
7	Texas Regional Medical Ctr LLC	500
8	Jack In Box Eastern Div LP-Jack In The Box	479
9	Walmart Inc-Walmart	472
10	Ernest Health Inc	461
11	Luxor Staffing Inc	451
12	Stevens Transport Inc	450
13	Husqvrna Cnsmr Outdoor Pdts NA	407
14	Tom Thumb Food & Drugs Inc-Tom Thumb 2561	395
15	Fritz Industries Inc	320
16	Transportation Services Inc	308
17	Valero Marketing and Supply Co-Valero	293
18	Iris Usa Inc	291
19	Hilex Poly Co LLC	290
20	Tenet Hospitals Limited-Doctors Hosp At White Rock Lk	273
21	Midwest Drywall Co Inc	271
22	City of Mesquite-MESQUITE MUNICIPAL CENTER	250
23	Dallas Medical Center LLC-Tenet	243
24	El Rancho Super Market Inc	241
25	Gmri Inc-Olive Garden	239

## US Hwy 80 Development Site // DEMOGRAPHICS





**Downtown Dallas**

**Marcus & Millichap**  
**THE SANTELLI GROUP**

**Joe Santelli, CCIM**

First Vice President Investments  
Direct: 972.755.5282  
Joe.Santelli@marcusmillichap.com  
License: TX: 664135  
License: FL: SL3568387

**Garrett Hadley**

Urban Property Investment Advisor  
Direct: 817.932.6187  
Garrett.Hadley@marcusmillichap.com  
License: TX: 798935

**Marcus & Millichap**  
**FLUELLEN-HOOVER**  
**MULTIFAMILY GROUP**

**David Fersing**

First Vice President  
Direct: 972.755.5151  
David.Fersing@marcusmillichap.com  
License: TX 415687

**Nick Fluellen, CCIM**

Executive Managing Director  
Direct: 972.755.5214  
Nick.Fluellen@marcusmillichap.com  
License: TX 0521943

**Bard Hoover**

Senior Managing Director  
Direct: 972.755.5216  
Bard.Hoover@marcusmillichap.com  
License: TX 610697



**VISIT OUR WEBSITE!**