

US Hwy 80 Development Site

3000 US-80, Mesquite, TX 75149



Marcus & Millichap
THE SANTELLI GROUP

Marcus & Millichap
FLUELLEN-HOOVER
MULTIFAMILY GROUP

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

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Activity ID #ZAG0060330

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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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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
	Buyer/Tenant/Seller/Landlord's Initials	Date	Information available at www.trec.texas.gov IABS 1-1

Downtown Dallas



Marcus & Millichap THE SANTELLI GROUP

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83,000+ VPD

Subject
Property
+/- 4.07 - AC
Zoned TNMR

Marcus & Millichap FLUELLEN-HOOVER MULTIFAMILY GROUP

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SECTION 1

Investment Overview

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

REGIONAL MAP

LOCAL MAP

MAJOR ATTRACTIONS MAP

SITE PLANS

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EXECUTIVE SUMMARY

\$
Listing Price
\$1,449,000


Lot Size
4.07 Acres

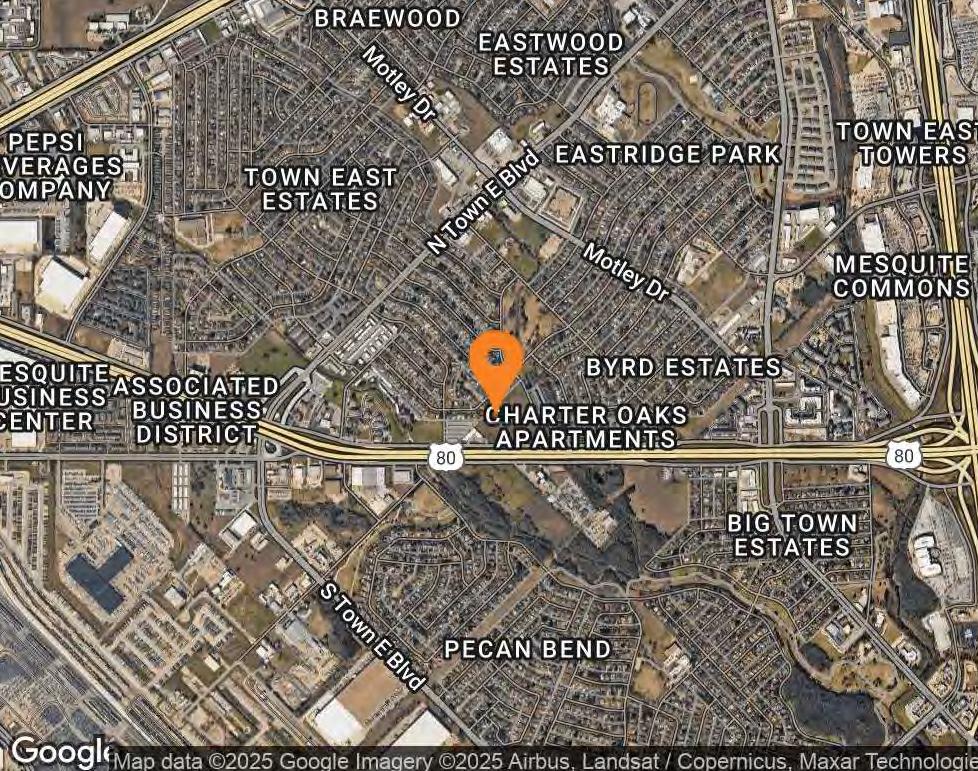

Zoning
TNMR

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 States 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

80
83,000+ VPD



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



83,000+ VPD



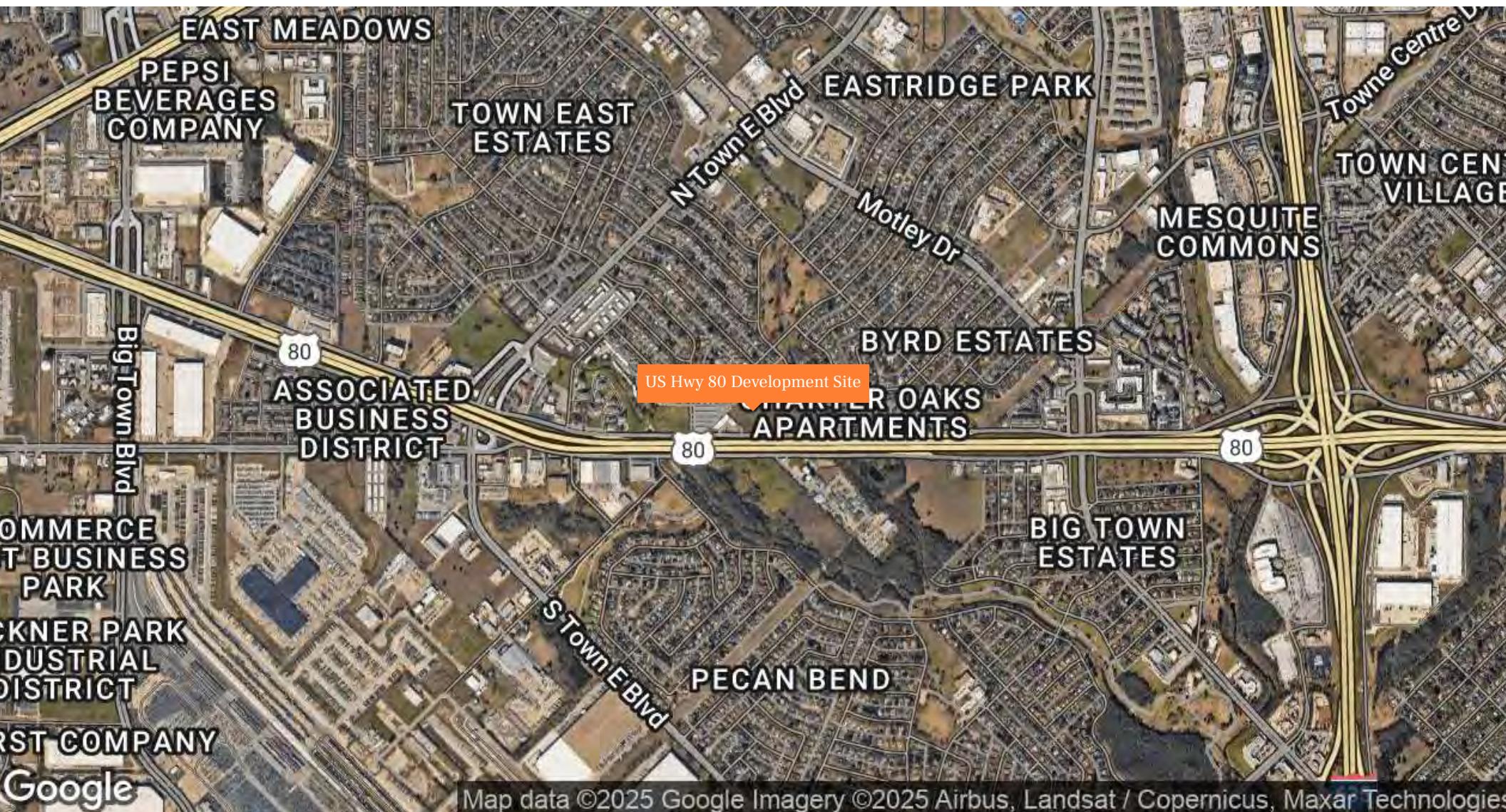
**Subject
Property**
+/- 4.07-AC
Zoned TNMR

80
83,000+ VPD



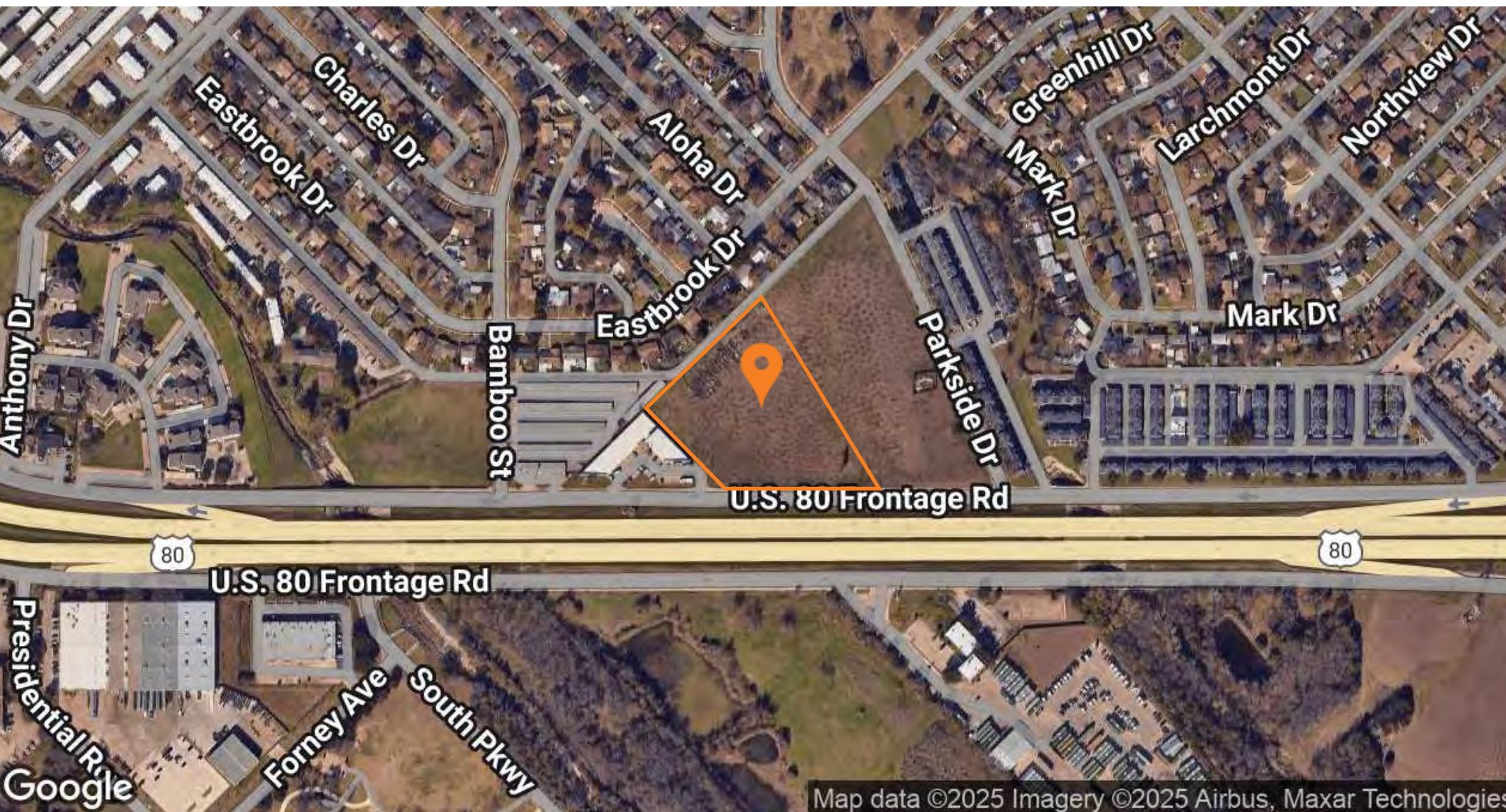
**Subject
Property**
+/- 4.07-AC
Zoned TNMR

REGIONAL MAP // US Hwy 80 Development Site



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

US Hwy 80 Development Site // LOCAL MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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

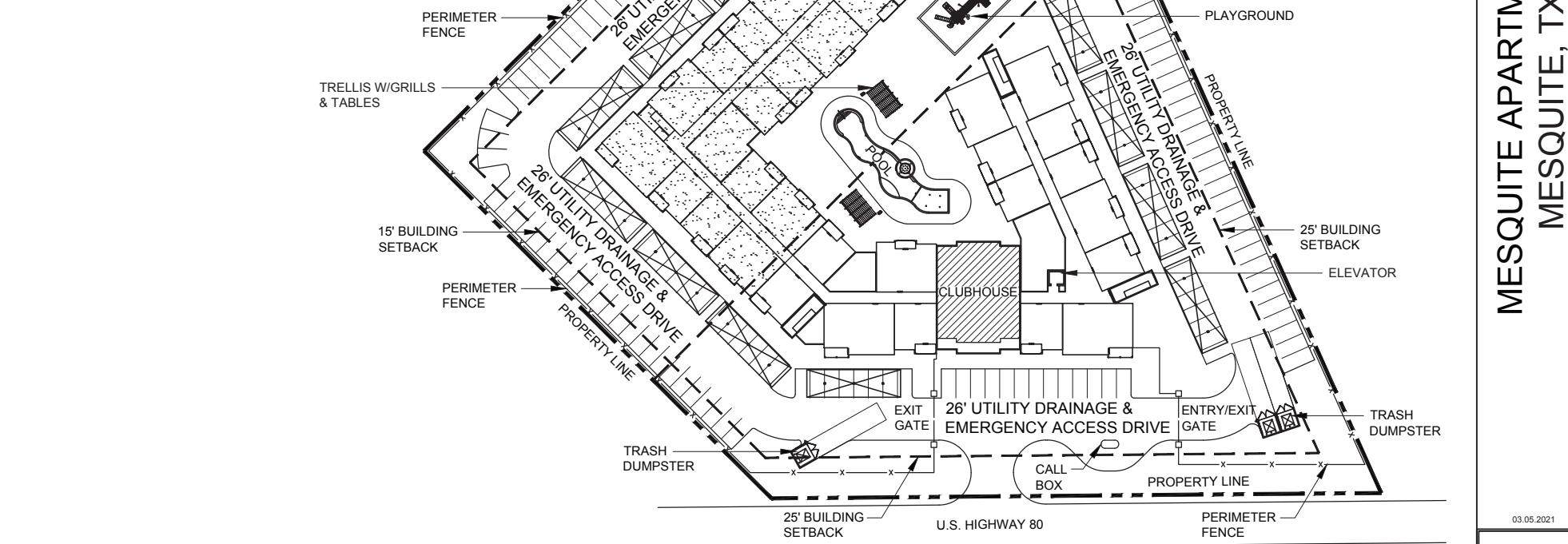
PARKING PROVIDED:

UNCOVERED	132
COVERED	90
CLUBHOUSE	13
TOTAL SPACES	235

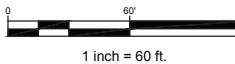
UNIT TABULATION

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



1 inch = 60 ft.

Cross
architects

MESQUITE APARTMENTS
MESQUITE, TX

03.05.2021

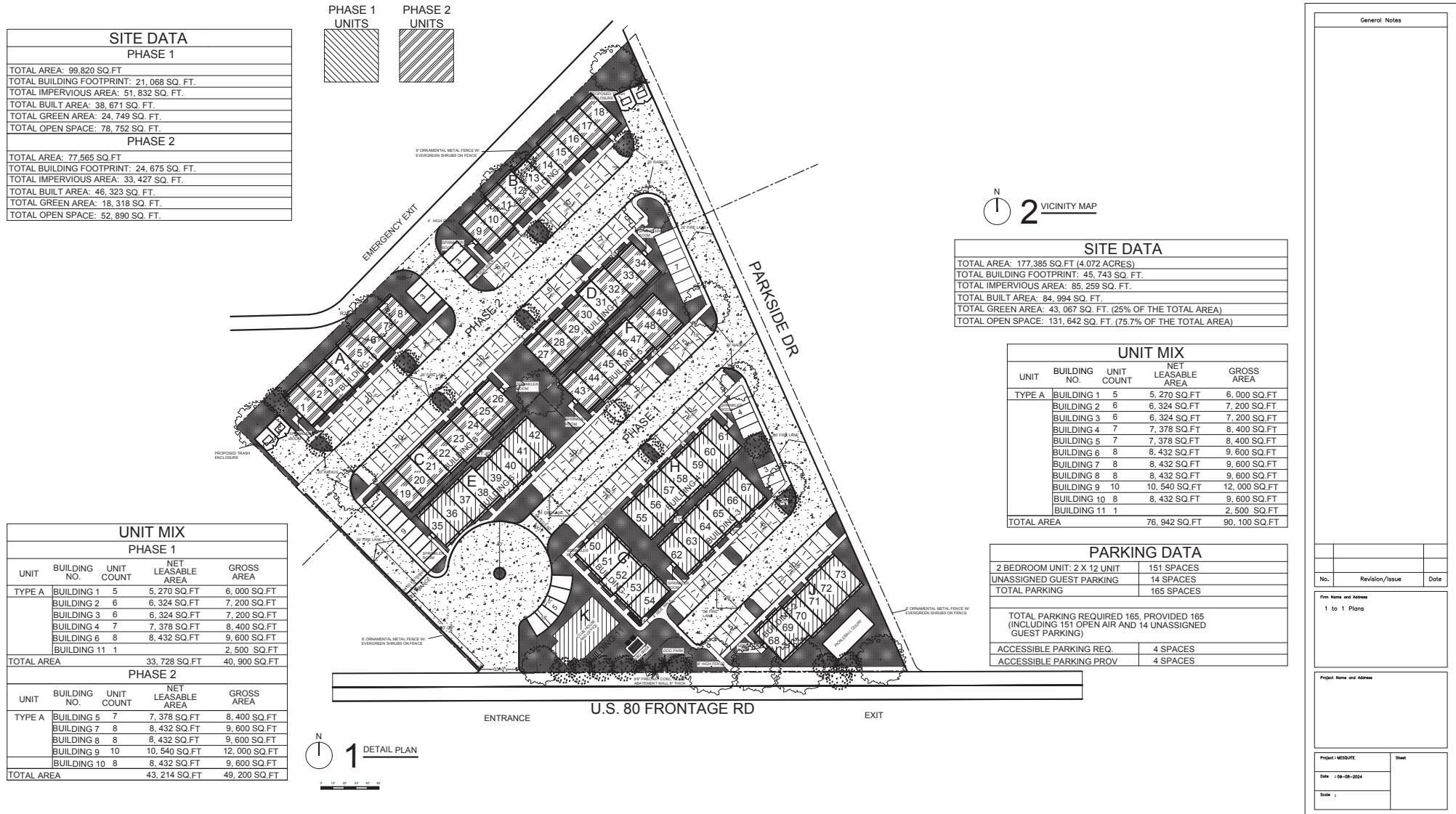
SITE PLAN
SCALE: 1" = 60'-0"



A1.0
SITE PLAN

Copyright © 2021

SITE PLANS // US Hwy 80 Development Site



SECTION 2

Market Rent Comparables

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MARKET RENT COMPARABLES // US Hwy 80 Development Site

MARKET SURVEY SUMMARY

May 2025

											% Occupancy		Absorption Summary		
											Prev	Curr	# Units Occupied Previous Month	# Units Occupied Current Month	Net Abs
Direct Competitor															
Evergreen at Mesquite	2004	200	851	\$1,219	\$1,219	\$0	\$1.43	\$1.43	\$0.00	99.5%	99.5%	199	199	0	
Anthem Town East	2003	222	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
All Property Groups															
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	93.9%	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)	897	897	0.0%	897	0.0%	897	0.0%
Asking Rent	\$1,377	\$1,338	2.9%	\$1,319	4.4%	\$1,273	8.2%
Asking Rent per SF	\$1.54	\$1.49	2.9%	\$1.47	4.4%	\$1.42	8.2%
Effective Rent	\$1,368	\$1,336	2.4%	\$1,315	4.1%	\$1,273	7.5%
Effective Rent per SF	\$1.53	\$1.49	2.4%	\$1.47	4.1%	\$1.42	7.5%
% Offering Concessions	16.7%	16.7%	0.0%	16.7%	0.0%	0.0%	0.0%
Avg. Concession Package	4.4%	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

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

PROPERTY SUMMARIES

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 Base	Monthly Rent High	Average	Avg Effective Rent/Unit	Unit Conc.(\$)	Avg Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc.(\$)
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
All Floorplans		995	224	100%	\$275	\$200	\$1,594	\$1,594	\$1,594	\$1,594	\$0	\$1.60	\$1.60	\$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. (\$)	
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	
All Floorplans		995	224	\$1,594	\$1,594	\$0	\$1.60	\$1.60	\$0.00

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

May 2025

Management Co: AOG Living

Manager: Chiquita Golley

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

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
All Floorplans		852	196	100%	\$214	\$0	\$1,282	\$1,282	\$1,282	\$1,226	\$57	\$1.50	\$1.44	\$0.07
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	
Specials		852	196	\$1,282		\$1,226		\$56	\$1.50		\$1.44		\$0.06	

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
All Floorplans		851	200	100%	\$300	\$200	\$1,435	\$1,737	\$1,586	\$1,586	\$0	\$1.86	\$1.86	\$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. (\$)	
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	
		851	200	\$1,586		\$1,586		\$0	\$1.86		\$1.86		\$0.00	

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
All Floorplans		945	252	100%	\$217	\$0	\$1,314	\$1,343	\$1,328	\$1,328	\$0	\$1.41	\$1.41	\$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. (\$)
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
	945	252	\$1,328	\$1,328	\$0	\$1.40	\$1.40	\$0.00

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
All Floorplans		851	150	100%	\$350	\$0	\$1,197	\$1,197	\$1,197	\$1,197	\$0	\$1.41	\$1.41	\$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. (\$)
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
		851	150	\$1,197		\$1,197		\$0		\$1.41		\$1.41		\$0.00

Specials

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

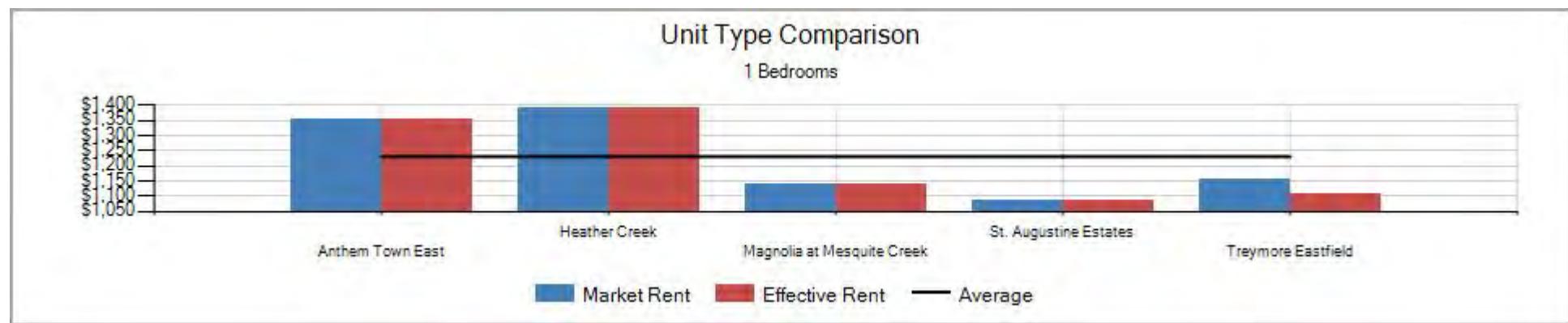
Other Notes

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

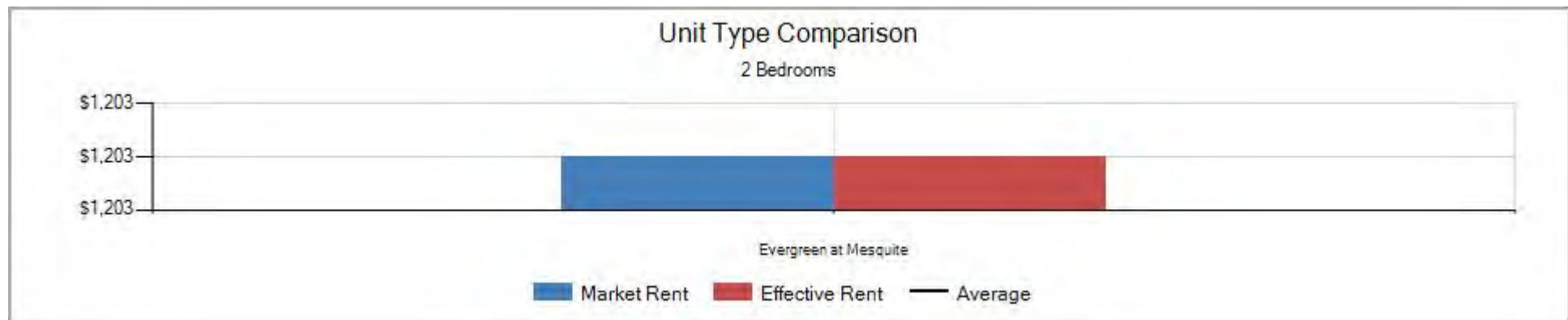
Property	Name	SqFt	Mlx	Dep	NR Fee	Market Monthly Rent			Avg Effective Rent/Unit	Unit Conc. (\$)	Avg Market Rent/SqFt	Avg Effective Rent/SqFt	SqFt Conc.(\$)			
						Base*	High*	Average*								
Treymore Eastfield	A1 50%	632	38	150	0	\$999	\$999	\$999	\$966	\$33	\$1.58	\$1.53	\$0.05			
Treymore Eastfield	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

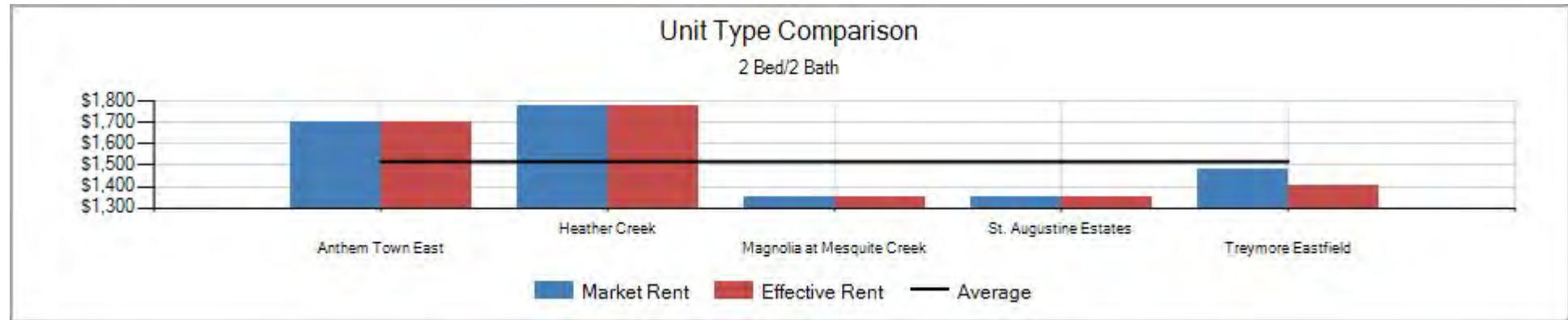
Property	Name	SqFt	Mix	Dep	NR Fee	Market Monthly Rent			Avg Effective Rent/Unit	Unit Conc. (\$)	Avg Market Rent/SqFt	Avg Effective Rent/SqFt	Avg SqFt Conc.(\$)	
						Base*	High*	Average*						
Evergreen at Mesquite	Blue Bonnet/60%	768	99	300	0	\$1,203	\$1,203	\$1,203	\$1,203	\$0	\$1.57	\$1.57	\$0.00	
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 5/5/2022

MARKET RENT COMPARABLES // US Hwy 80 Development Site

May 2025

UNIT TYPE COMPARISON



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	Avg 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
								High:	\$1,800	\$1,966	\$1,819	\$1,819	
								Low:	\$1,188	\$1,188	\$1,188	\$1,139	

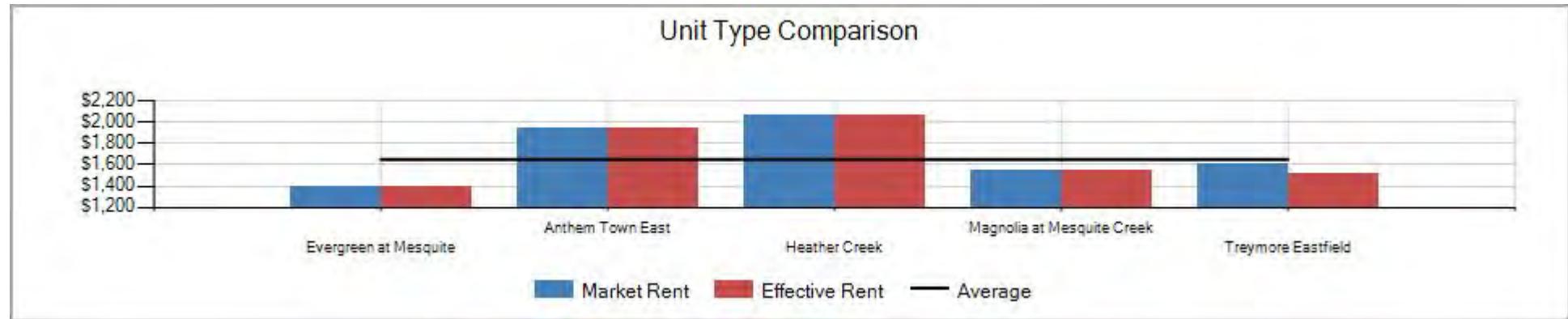
* Base Rent is the minimum rent offered for the floorplan. High Rent is the maximum rent offered. Average Rent is the midpoint between the Base and High rents. Rents as of 5/5/202

US Hwy 80 Development Site // MARKET RENT COMPARABLES

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	Avg 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	
Evergreen at Mesquite	Sunflower/60 %	1,072	17	300	0	\$1,390	\$1,390	\$1,390	\$1,390	\$0	\$1.30	\$1.30	\$0.00	
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
FLUELEN-HOOVER
MULTIFAMILY GROUP

US Hwy 80 Development Site // MULTIFAMILY DALLAS-FORT WORTH METRO AREA



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

2025 MARKET FORECAST

- 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. **+1.9%**
- 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. **36,100 units**
- 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. **+10 bps**
- 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. **+2.2%**
- 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.



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.



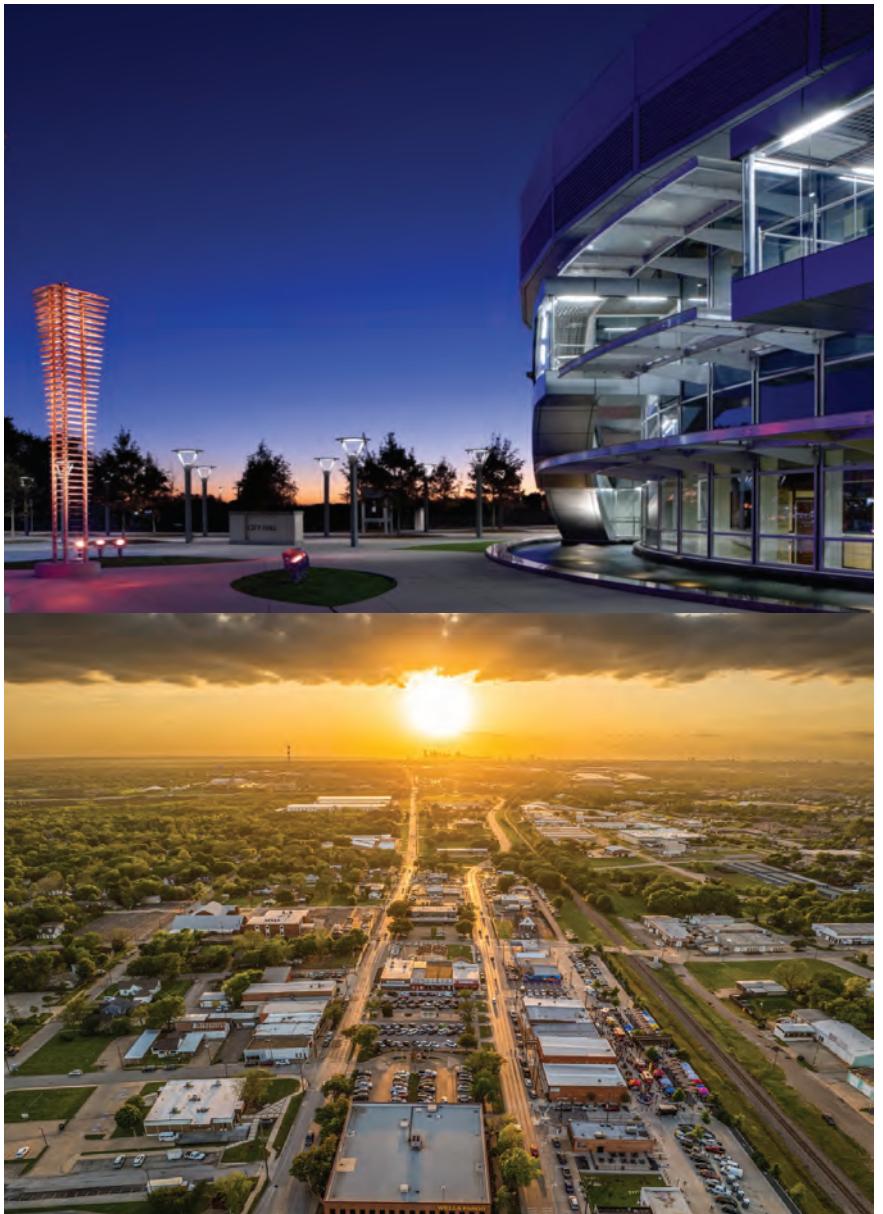
HISTORIC PRESERVATION

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.cityofmesquitex.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.



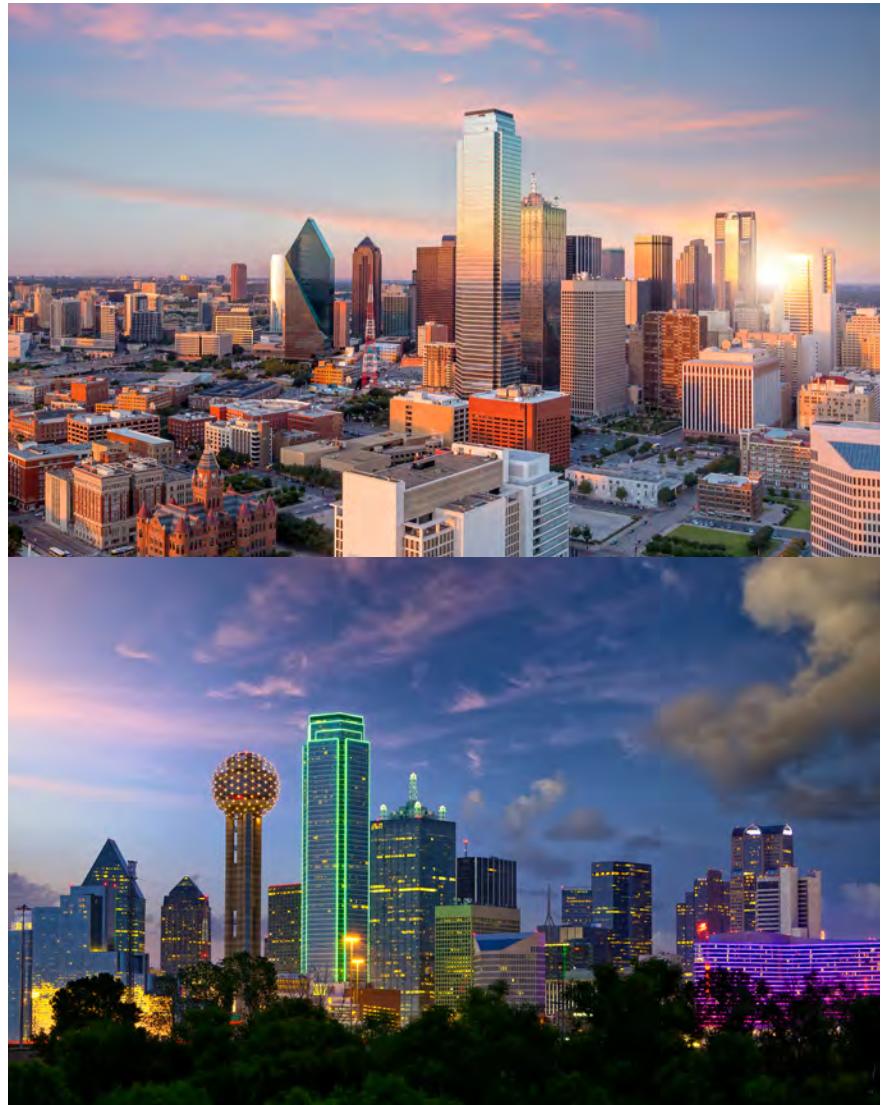
SUBSTANTIAL POPULATION GAINS

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

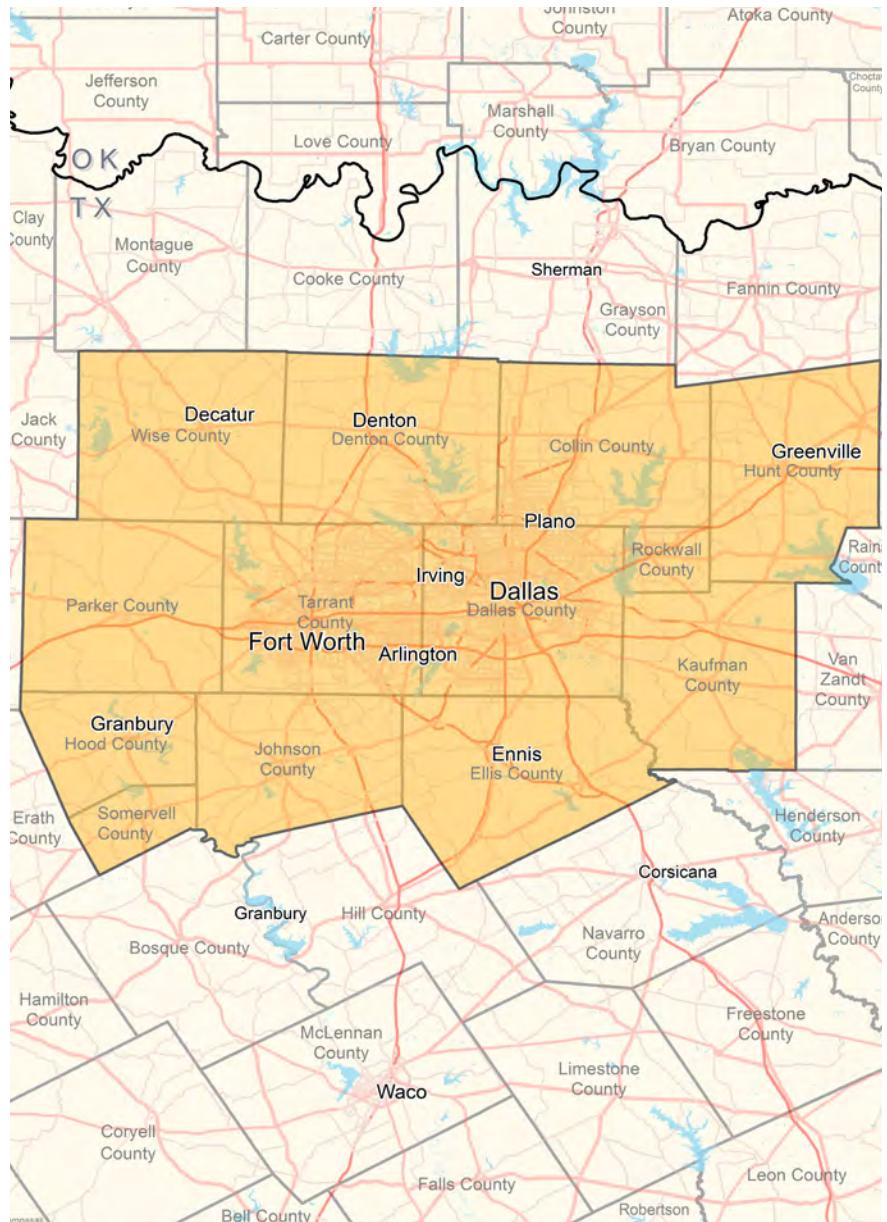
The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.



MARKET OVERVIEW // US Hwy 80 Development Site

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 Southern. 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.



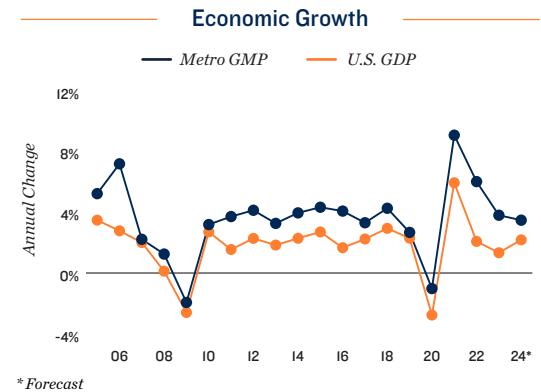
US Hwy 80 Development Site // MARKET OVERVIEW

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

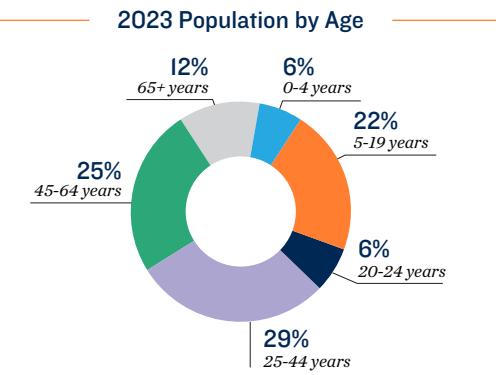
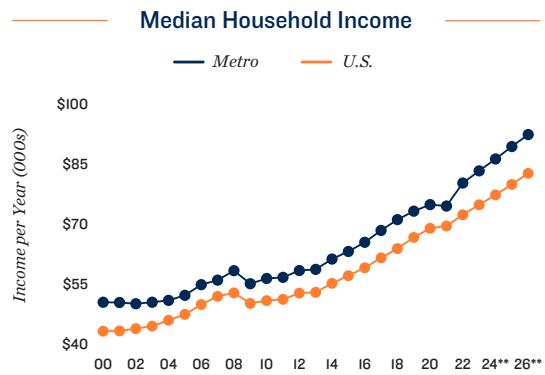
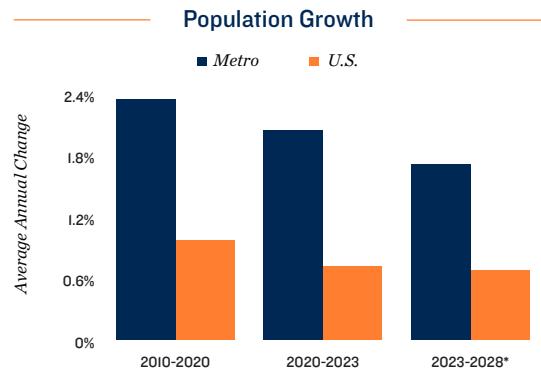
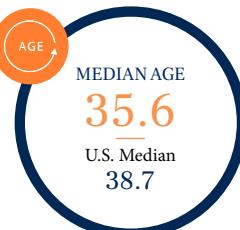


MARKET OVERVIEW // US Hwy 80 Development Site

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, generating 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	MLB TEXAS RANGERS
Football	NFL DALLAS COWBOYS
Basketball	NBA DALLAS MAVERICKS
Ice Hockey	NHL DALLAS STARS
Soccer	MLS FC DALLAS
Basketball	WNBA 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
2029 Projection				
Total Population				
	13,184	137,310	357,873	
2024 Estimate				
Total Population				
	12,892	134,980	350,792	
2020 Census				
Total Population				
	13,048	134,847	348,962	
2010 Census				
Total Population				
	10,946	119,987	324,292	
Daytime Population				
2024 Estimate				
	14,966	126,392	275,273	
HOUSEHOLDS		1 Mile	3 Miles	5 Miles
2029 Projection				
Total Households				
	4,635	47,097	123,128	
2024 Estimate				
Total Households				
	4,544	46,201	120,450	
Average (Mean) Household Size				
	2.8	2.9	2.9	
2020 Census				
Total Households				
	4,419	44,986	116,794	
2010 Census				
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
Occupied Units				
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	
Persons in Units				
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
2024 Estimate				
\$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
Population By Age				
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	
Population 25+ by Education Level				
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%	
Population by Gender				
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.



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.



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.



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.



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.



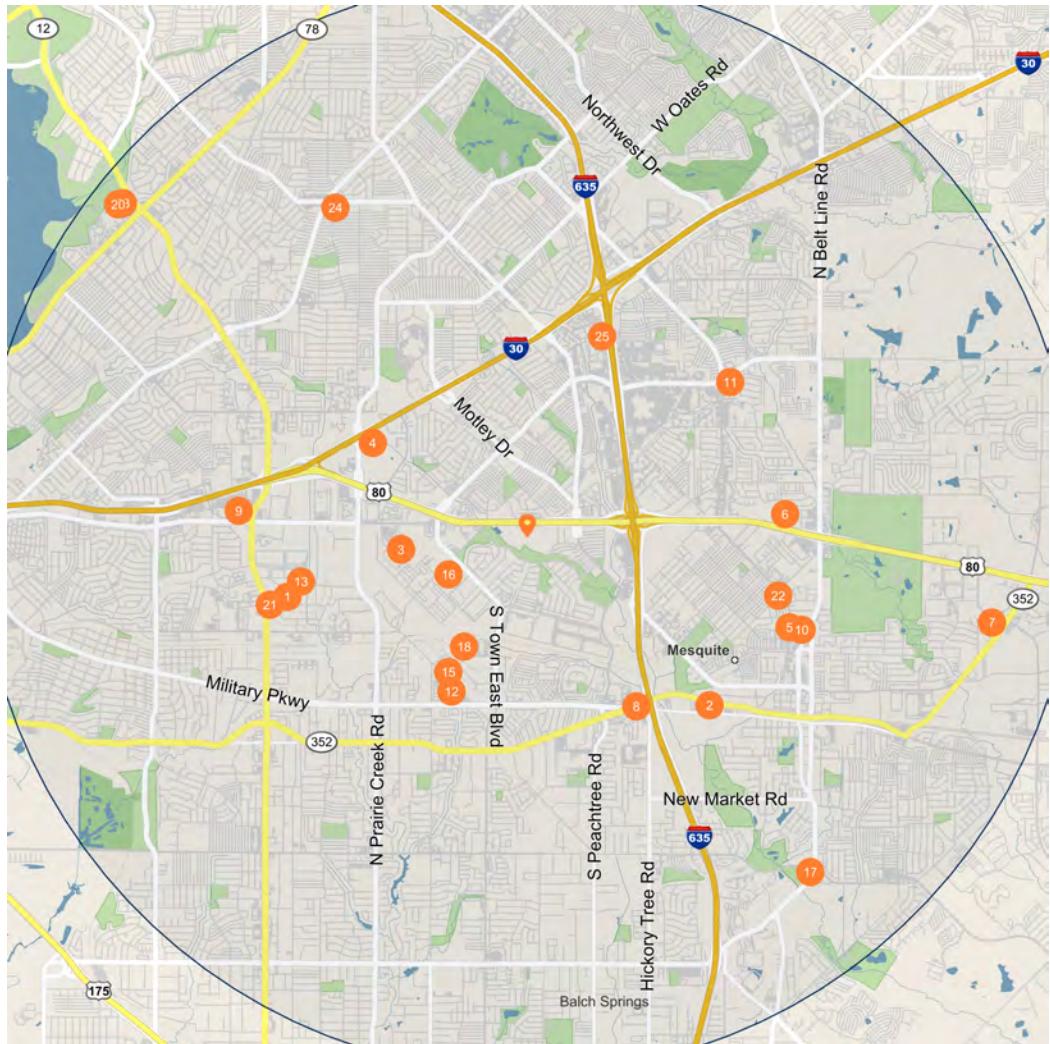
EDUCATION

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.

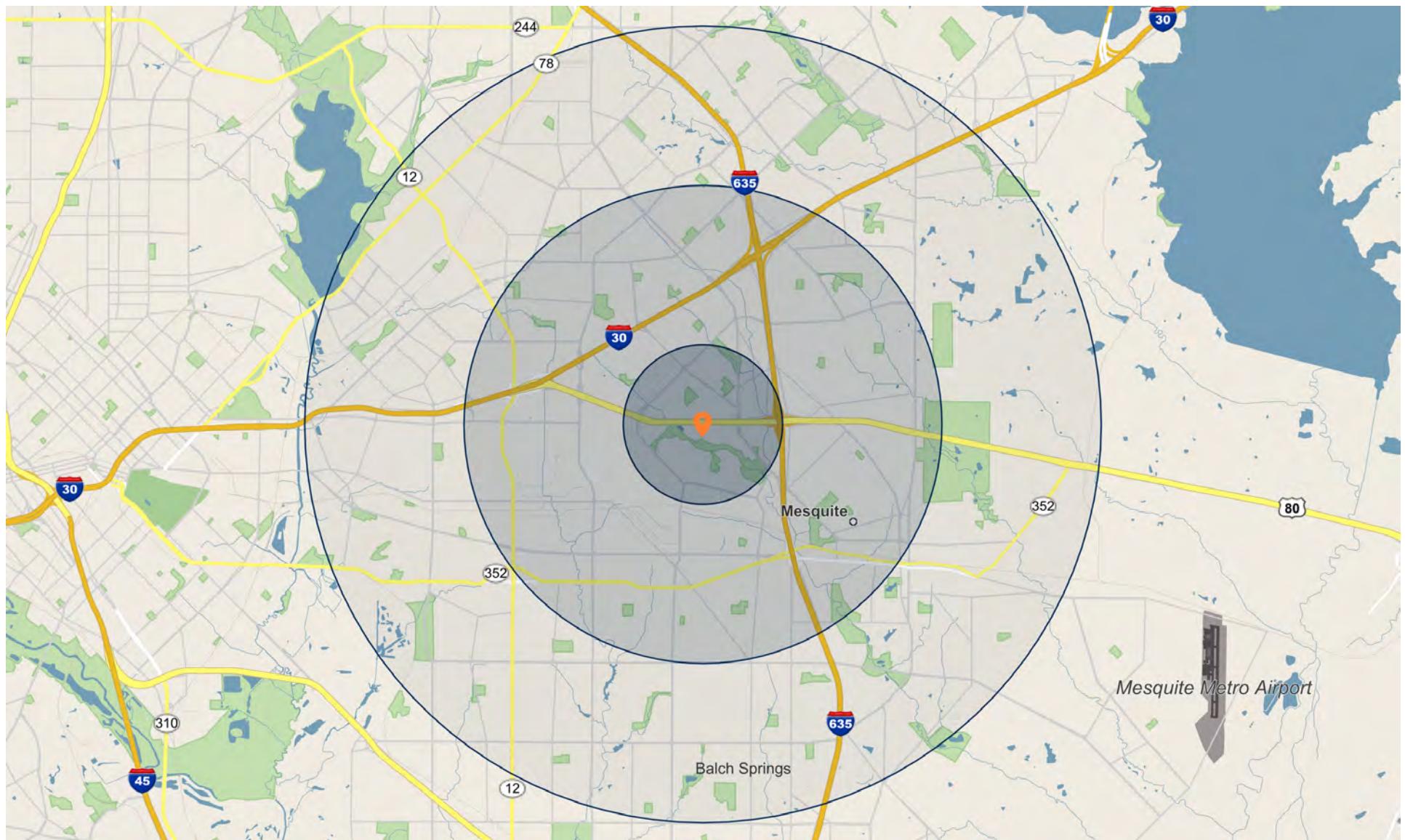
DEMOGRAPHICS // US Hwy 80 Development Site



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 Otdoor 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



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83,000+ VPD

Subject
Property
+/- 4.07 AC
Zoned TNMR

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