



3410 Middlefield Rd

Dallas, TX 75253 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land

Under Contract	946 Days on Market	Price/SF Land	\$4.51
Asking Price	\$6,480,000	Land Area AC	33.00
Number of Lots	1	Land Area SF	1,437,480
Lot Size	33.00 AC	Parcel Numbers	008770000016A0000 +1
Price/AC Land	\$196,364		



Trout Rd & Wintergreen Rd - 45 AC

Hutchins, TX 75141 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land

Sold	4/15/2024	Price/SF Land	\$0.62
Sale Price	\$1,350,000	Price Status	Confirmed
Land Area AC	50.00	Sale Comp Status	Research Complete
Land Area SF	2,178,000	Sale Comp ID	6705555
Price/AC Land	\$27,000	Parcel Numbers	65049912410250000



1400 Trout Rd

Hutchins, TX 75141 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land

Sold	7/22/2024	Land Area SF	209,959
Sale Price	Not Disclosed	Sale Comp Status	Research Complete
Land Area AC	4.82	Sale Comp ID	6827092



1700 Dowdy Ferry Rd

Hutchins, TX 75141 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land

Sold	7/23/2024	Sale Comp Status	Research Complete
Sale Price	Not Disclosed	Sale Comp ID	6795198
Land Area AC	51.76	Parcel Numbers	65049912210190000
Land Area SF	2,254,666		



2005 Jordan Valley Rd

Dallas, TX 75253 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land

Sold	11/8/2024	Land Area SF	10,454
Sale Price	Not Disclosed	Sale Comp Status	Public Record
Land Area AC	0.24	Sale Comp ID	6940970





1528 Trout Rd

Hutchins, TX 75141 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land

Sold	1/3/2025	Sale Comp Status	Public Record
Sale Price	Not Disclosed	Sale Comp ID	7023628
Land Area AC	13.03	Parcel Numbers	65049912410240000 +1
Land Area SF	567,587		



3100 S Belt Line Rd

Dallas, TX 75253 (Dallas County) - SE Dallas/I-45 Submarket



Industrial

Sold	1/30/2025	Land Area	35.95 AC/1,566,069 SF
Sale Price	Not Disclosed	Sale Comp Status	Public Record
RBA (% Leased)	3,720 SF (100%)	Sale Comp ID	7054503
Built	2005	Parcel Numbers	65071683510190000



E Langdon Rd & Buena Vida Way - LIGHT INDUSTRIAL - UTILITIES...

Dallas, TX 75241 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land

Sold	4/20/2025	Price/SF Land	\$2.44
Sale Price	\$1,200,000	Price Status	Confirmed
Land Area AC	11.30	Sale Comp Status	Research Complete
Land Area SF	492,228	Sale Comp ID	7128846
Price/AC Land	\$106,195	Parcel Numbers	65151803010010100 +1



2228 Haymarket Rd

Dallas, TX 75253 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land

Sold	6/5/2025	Sale Comp Status	Public Record
Sale Price	Not Disclosed	Sale Comp ID	7211265
Land Area AC	4.57	Parcel Numbers	00000850310000000 +1
Land Area SF	199,069		



2020 Haymarket Rd

Dallas, TX 75253 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land

Sold	10/10/2025	Sale Comp Status	Public Record
Sale Price	Not Disclosed	Sale Comp ID	7377758
Land Area AC	70.96	Parcel Numbers	00000899727400000
Land Area SF	3,091,018		



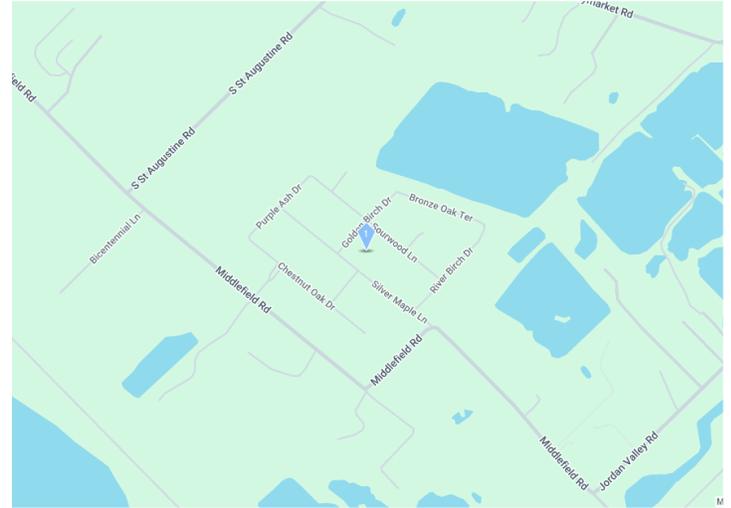


3410 Middlefield Rd

Dallas, TX 75253 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land



Sale Summary

Under Contract	946 Days on Market	Price/SF Land	\$4.51
Asking Price	\$6,480,000	Land Area AC	33.00
Number of Lots	1	Land Area SF	1,437,480
Lot Size	33.00 AC	Parcel Numbers	008770000016A0000 +1
Price/AC Land	\$196,364		

Contacts

Type	Name	Location	Phone
Listing Broker	Kaana Development	Southlake, TX 76092	(817) 908-3613
Contacts	Basil Azim (817) 908-3613		

Transaction Details

Sale Type	Investment	% Improved	86.83%
Zoning	Residential		
Parcel Number	008770000A0200000, 008770000016A0000		

Transaction Notes

Prime 33-acre property with 72 fully developed single-family lots ready for construction. Enjoy convenient infrastructure, utilities, and road access. Design diverse homes to suit various styles. Proximity to urban amenities and tranquil surroundings. Excellent investment potential. This property is located within a QCT. Lot sizes are 10000sqft.

Assessment

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2025	\$303,620	\$263,620	\$40,000	86.83%	\$4,303.31

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
1/22/2018	Not Disclosed	Individual Property	Sharon D Hawkins	Robles Daniel
8/28/2017	Not Disclosed	Individual Property	Land Link Realty Llc	Woodmont Bloc Lp

Property Details

Topography	Level	Current Use	Residential
On-Sites	Raw land	Zoning	Residential
Proposed Use	Commercial, Single Family Development		
Improvements	Vacant Land		
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Frontage	75' on Middlefield Rd		
Zoning Description	Residential		

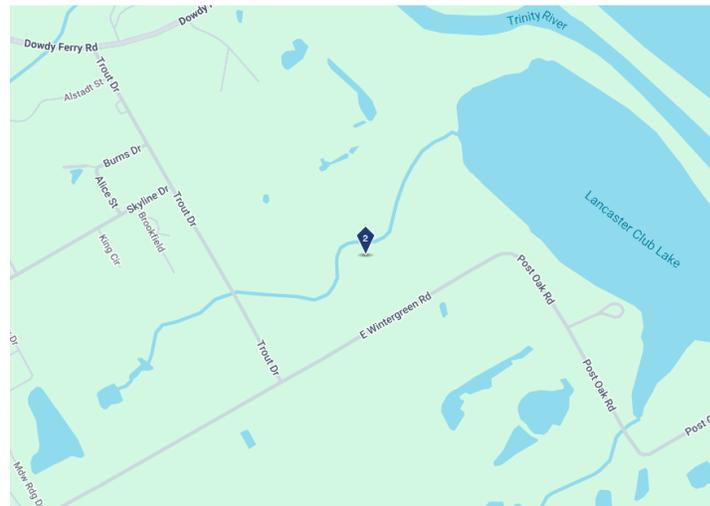


Trout Rd & Wintergreen Rd - 45 AC

Hutchins, TX 75141 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land



Sale Summary

Sold	4/15/2024	Price/SF Land	\$0.62
Sale Price	\$1,350,000	Price Status	Confirmed
Land Area AC	50.00	Sale Comp Status	Research Complete
Land Area SF	2,178,000	Sale Comp ID	6705555
Price/AC Land	\$27,000	Parcel Numbers	65049912410250000

Contacts

Type	Name	Location	Phone
Recorded Buyer	Francisco & Maria Estrada	Hutchins, TX 75141	(214) 371-1019
True Buyer	Estrada Concrete	Hutchins, TX 75141	(214) 371-1019
Contacts	Francisco Estrada		
Buyer Broker	TLee Heart of Texas Real Estate	DeSoto, TX 75115	(682) 553-3378
Contacts	Teresa Lee (682) 553-3378		
Recorded Seller	R. Jack Ayres Jr.	Richardson, TX 75080	(972) 235-7692
Recorded Seller	Melinda Sue Ayres Howard	Dallas, TX 75244	(972) 239-6228
Recorded Seller	Lillian Elaine Ayres Bargman	Dallas, TX 75225	(214) 341-3889
True Seller	Melinda Sue Ayres Howard	Dallas, TX 75244	(972) 239-6228
Contacts	Melinda Howard (214) 991-4999		
True Seller	R. Jack Ayres Jr.	Richardson, TX 75080	(972) 235-7692
Contacts	Jack Ayres (972) 235-7692		
True Seller	Lillian Elaine Ayres Bargman	Dallas, TX 75225	(214) 341-3889
Contacts	Lillian Bargman (214) 341-3889		
Listing Broker	Avison Young	Dallas, TX 75201	(214) 559-3900
Contacts	Paul Harmon (214) 546-4040, Greg Langston (214) 207-8388		

Transaction Details

Sale Date	4/15/2024	Recording Date	4/15/2024
Sale Price	\$1,350,000	Zoning	Z319
Land Price	\$27,000/AC (\$0.62/SF)	Document Number	202400074863
Sale Type	Investment		
Parcel Number	65049912410250000		

Transaction Notes

Three private individuals sold a 50 acres piece of land to a private individual for \$1,350,000, or \$27,000 per acre.

The information in the comparable has been verified by sources deemed reliable.

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2024	\$750,000	\$0	\$750,000	-	\$108.02

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
4/15/2024	\$1,350,000 (\$27,000/AC)	Investment	Estrada Concrete	Melinda Sue Ayres Howard

Property Details

Topography	Level	Current Use	Vacant Land
On-Sites	Raw land	Zoning	Z319
Zoning Description	Z319		

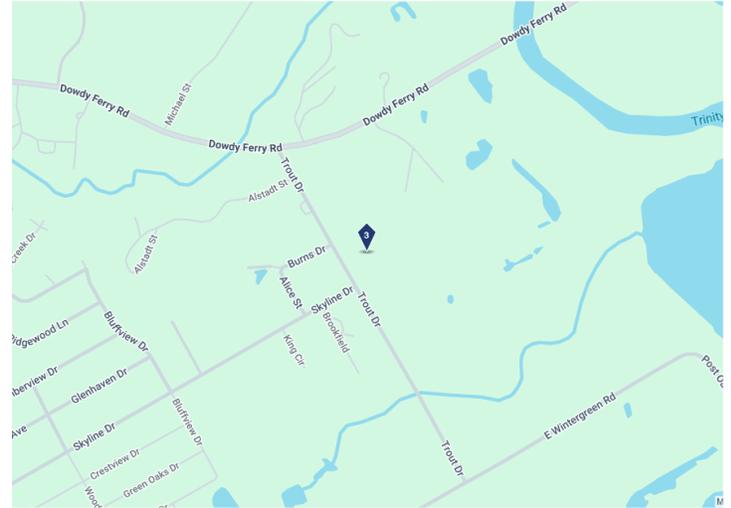


1400 Trout Rd

Hutchins, TX 75141 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land



Sale Summary

Sold	7/22/2024	Land Area SF	209,959
Sale Price	Not Disclosed	Sale Comp Status	Research Complete
Land Area AC	4.82	Sale Comp ID	6827092

Contacts

Type	Name	Location	Phone
Recorded Buyer	Spat Hutchins LLC	Hutchins, TX 75141	-
True Buyer	Jaymin Patel	Rowlett, TX 75088	-
Contacts	Jaymin Patel (214) 762-9683		
Recorded Seller	Wendell Henson	Hutchins, TX 75141	(972) 225-9006
True Seller	Wendell Henson	Hutchins, TX 75141	(972) 225-9006
Contacts	Wendell Henson (214) 684-6332		
Listing Broker	Ebby Halliday	Forney, TX 75126	(972) 639-8921
Contacts	Terry Elliott (972) 849-3177		

Transaction Details

Sale Date	7/22/2024	Recording Date	7/25/2024
Sale Price	Not Disclosed	Zoning	Z05
Sale Type	Investment	Document Number	202400148793
Time On Market	4 Months 11 Days		

Transaction Notes

A private individual sold this 4.82 AC land to another private individual for an undisclosed price.

The property was on the market for 168 days, with an initial asking price of \$1,000,000.

The information in the comparable has been verified by sources deemed reliable.

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2024	\$0	\$0	\$0	-	-

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
7/22/2024	Not Disclosed	Investment	Jaymin Patel	Wendell Henson

Property Details

Topography	Level	Current Use	Residential House
On-Sites	Finish grade	Zoning	Z05
Proposed Use	Commercial, Industrial, Retail Warehouse, Storefrnt Retail/Residntl, Warehouse		
Frontage	692' on Trout Drive		

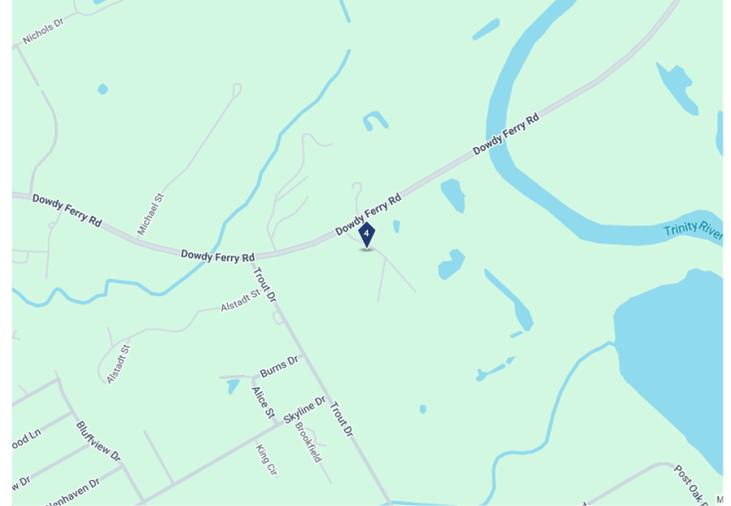


1700 Dowdy Ferry Rd

Hutchins, TX 75141 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land



Sale Summary

Sold	7/23/2024	Sale Comp Status	Research Complete
Sale Price	Not Disclosed	Sale Comp ID	6795198
Land Area AC	51.76	Parcel Numbers	65049912210190000
Land Area SF	2,254,666		

Contacts

Type	Name	Location	Phone
Recorded Buyer	Jemil Parking, LLC	-	-
True Buyer	All State Truck & Trailer Repair	Hutchins, TX 75141	(612) 205-9921
Contacts	Jemil Muktar (612) 205-9921		
Buyer Broker	Cushman & Wakefield US, Inc.	Dallas, TX 75201	(972) 663-9600
Contacts	Jake Griffin (972) 663-9609, Mark Becker (469) 222-8951		
Recorded Seller	As Ahluwalia Investments, LLC	-	-
Recorded Seller	Gurparkash Singh Chahal	-	-
Recorded Seller	Kala Singh	-	-
True Seller	Tribeca Truck Repair & Parking	Corinth, TX 76208	(940) 765-2795
Contacts	Ranvir Singh (940) 268-0380		
Listing Broker	Lee & Associates	Dallas, TX 75254	(972) 934-4000
Contacts	Jarrett Huge (770) 316-9580, Alex Wilson (443) 370-3427		

Transaction Details

Sale Date	7/23/2024	Recording Date	7/25/2024
Sale Price	Not Disclosed	Zoning	ETJ
Sale Type	Investment	% Improved	1.97%
Time On Market	5 Months 23 Days	Document Number	202400148774
Hold Period	34 Months		
Parcel Number	65049912210190000		

Transaction Notes

Tribeca Truck Repair & Parking sold 51.76 acres of land to Jemil Parking for an undisclosed price. The land includes a 12,000 square foot service building.

The buyer plans to occupy a non-majority portion of the property and maintain month-to-month leases with existing tenants.

The property was purchased with approximately 60% LTV financing.

Research verified the information in this comparable via sources deemed reliable.

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2024	\$1,320,000	\$26,000	\$1,294,000	1.97%	\$20,200.35

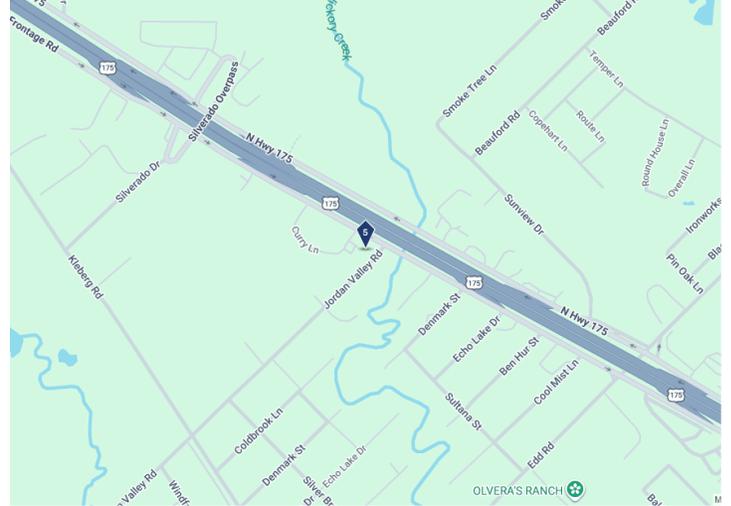
Sale History

Sale Date	Price	Sale Type	Buyer	Seller
7/23/2024	Not Disclosed	Investment	All State Truck & Trailer Repair	Tribeca Truck Repair & Parking
9/30/2021	Not Disclosed	Individual Property*	Tribeca Truck Repair & Parking	Ranvir Singh
2/14/2020	Not Disclosed	Investment	Ranvir Singh	Southwest Eye Clinic, Pa

*Non-arms Length Sale Comp

Property Details

Topography	Level	Current Use	ETJ
On-Sites	Asphalt paved lot	Zoning	ETJ
Proposed Use	Auto Salvage Facility, Cement/Gravel Plant, Commercial, Contractor Storage Yard, Industrial, Lumberyard, Recycling Center, Truck Terminal, Warehouse		
Improvements	12,000 SF truck service shop and 1,000 SF office		
Off-Sites	No Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, Sewer, Streets, No Telephone, Water		
Frontage	385' on Trout Road, 878' on Dowdy Ferry Road (with 2 curb cuts)		
Zoning Description	Zoning: Hutchins ETJ in Dallas County		



Demographics:

	1 MI	3 MI
2023 Population	5,180	78,932
2023 Avg. HH Income	\$55,316	\$52,556

Traffic Counts:

Jordan Valley/ C F Hawn Fwy: 73,544 VPD (2022')

Sale Summary

Sold	11/8/2024	Land Area SF	10,454
Sale Price	Not Disclosed	Sale Comp Status	Public Record
Land Area AC	0.24	Sale Comp ID	6940970

Contacts

Type	Name	Location	Phone
Listing Broker	Hi View Real Estate	Waxahachie, TX 75165	(469) 517-0012
Contacts	Oscar Reyes (972) 342-0369		

Transaction Details

Sale Date	11/8/2024	Time On Market	2 Months 20 Days
Sale Price	Not Disclosed	Zoning	C
Sale Type	Investment		
Parcel Number	00000899732340000		

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2024	\$0	\$0	\$0	-	\$1,884.56

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
11/8/2024	Not Disclosed	Investment	-	-

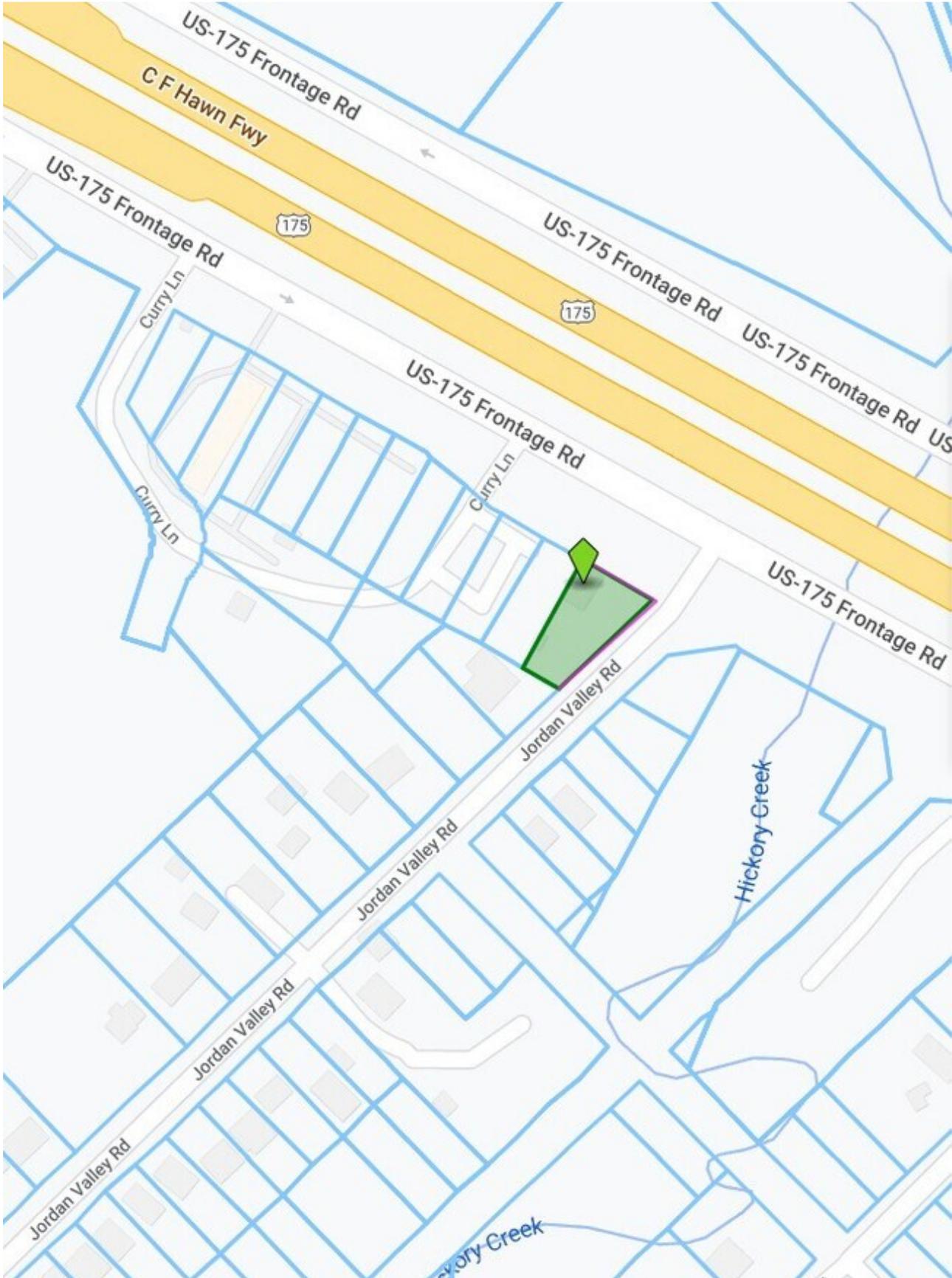
Property Details

Topography	Level	Zoning	C
On-Sites	Previously developed lot		
Proposed Use	Auto Dealership, Auto Repair, Commercial		
Frontage	256' on Jordan Valley Road		

Property Details (Continued)

Zoning Description

Commercial Service District



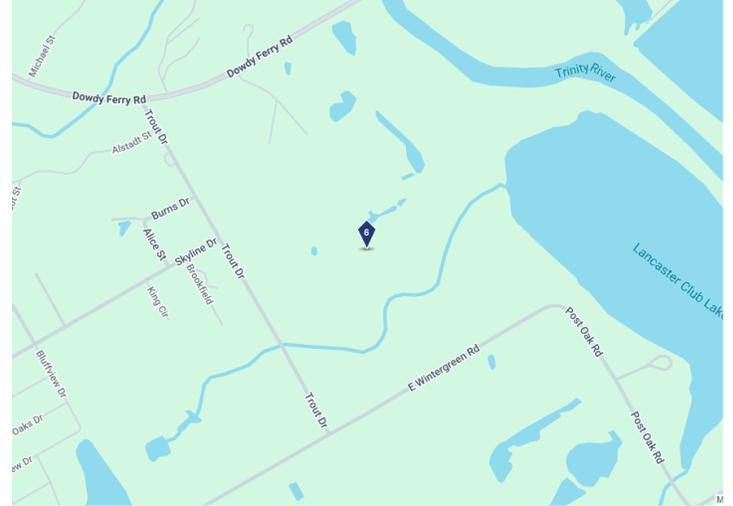


1528 Trout Rd

Hutchins, TX 75141 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land



Sale Summary

Sold	1/3/2025	Sale Comp Status	Public Record
Sale Price	Not Disclosed	Sale Comp ID	7023628
Land Area AC	13.03	Parcel Numbers	65049912410240000 +1
Land Area SF	567,587		

Contacts

Type	Name	Location	Phone
Recorded Buyer	Ghislaine Vanezza Ca Palacios	-	-
Recorded Buyer	Cardenas Edwin Alfonso	-	-
Recorded Seller	Palacios Ghislaine Vanezza Castro	-	-

Transaction Details

Sale Date	1/3/2025	Zoning	Ag
Sale Price	Not Disclosed	Document Number	20250003397
Recording Date	1/7/2025		
Parcel Number	65049912410240000		

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2025	\$220,600	\$0	\$220,600	-	\$19.06

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
1/3/2025	Not Disclosed	Individual Property	Ghislaine Vanezza Ca Palacios	Palacios Ghislaine Vanezza Castro

Property Details

Topography	Rolling	Current Use	Residential
On-Sites	Raw land	Zoning	Ag
Proposed Use	Commercial		
Improvements	One SFR		
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Frontage	229' on Trout Drive (with 1 curb cut)		
Zoning Description	Agriculture, Hutchins ETJ		



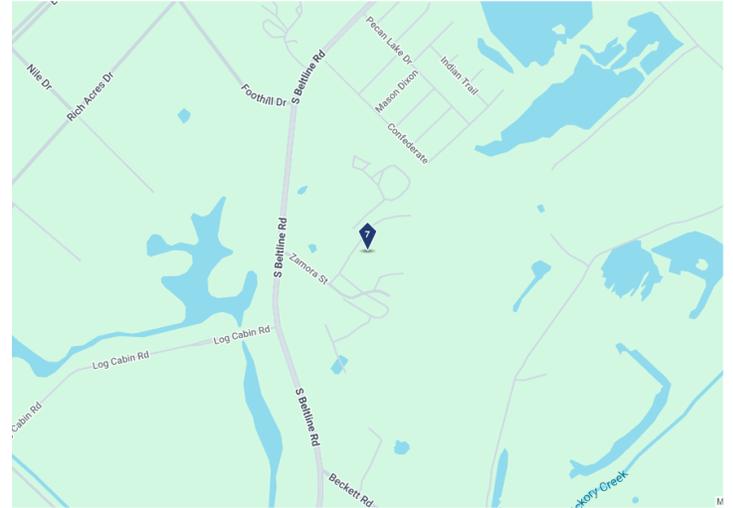


3100 S Belt Line Rd

Dallas, TX 75253 (Dallas County) - SE Dallas/I-45 Submarket



Industrial



Sale Summary

Sold	1/30/2025	Land Area	35.95 AC/1,566,069 SF
Sale Price	Not Disclosed	Sale Comp Status	Public Record
RBA (% Leased)	3,720 SF (100%)	Sale Comp ID	7054503
Built	2005	Parcel Numbers	65071683510190000

Contacts

Type	Name	Location	Phone
Recorded Buyer	Whiskey River Land And Cattle Company Corp	-	-
Recorded Seller	Mctigue Bruce	-	-

Transaction Details

Sale Date	1/30/2025	Zoning	Z05
Sale Price	Not Disclosed	% Improved	51.06%
Hold Period	20+ Years	Document Number	20250022382
Recording Date	2/5/2025		
Parcel Number	65071683510190000		

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2025	\$146,900	\$75,000	\$71,900	51.06%	\$2,248.06

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
1/30/2025	Not Disclosed	Individual Property	Whiskey River Land And Cattle Company Corp	Mctigue Bruce

Property Details

Drive Ins	None	Building FAR	0.00
Levelers	None		

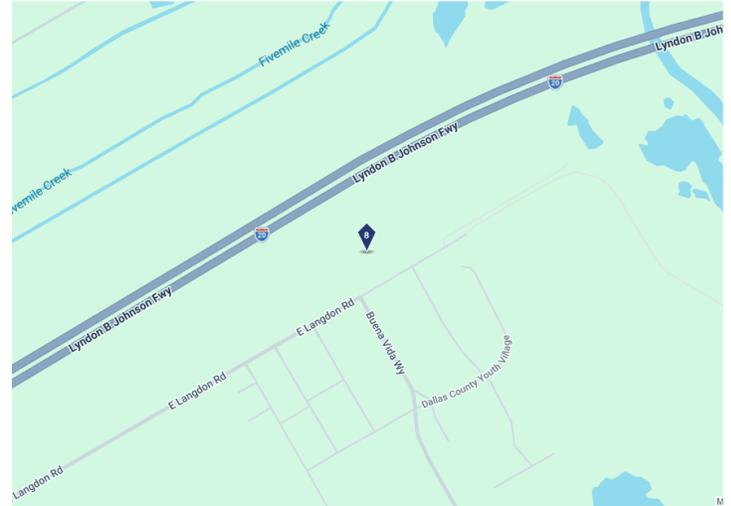


E Langdon Rd & Buena Vida Way - LIGHT INDUSTRIAL - UTILITIES...

Dallas, TX 75241 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land



Sale Summary

Sold	4/20/2025	Price/SF Land	\$2.44
Sale Price	\$1,200,000	Price Status	Confirmed
Land Area AC	11.30	Sale Comp Status	Research Complete
Land Area SF	492,228	Sale Comp ID	7128846
Price/AC Land	\$106,195	Parcel Numbers	65151803010010100 +1

Contacts

Type	Name	Location	Phone
Recorded Buyer	Confiar Real Estate	-	-
True Buyer	O Rojas Beauty Salon	Dallas, TX 75226	-
Contacts	Osvaldo Rojas (214) 372-5417		
Recorded Seller	Diann Slaton	Dallas, TX 75231	(214) 349-1829
True Seller	Diann Slaton	Dallas, TX 75231	(214) 349-1829
Contacts	Diann Slaton (214) 349-1829		
Listing Broker	The McAuliffe Group	Dallas, TX 75244	(972) 345-5609
Contacts	Dan McAuliffe, CCIM (972) 345-5609		

Transaction Details

Sale Date	4/20/2025	Time On Market	2 Months 22 Days
Sale Price	\$1,200,000	Zoning	LIGHT INDUSTRIAL
Land Price	\$106,195/AC (\$2.44/SF)	Document Number	202500036785
Sale Type	Investment		
Parcel Number	65151803010010100, 65151803010010400		

Transaction Notes

A private individual sold this 11.3 AC lot to another private individual for \$1,200,000.

The property was on the market for 75 days, with an initial asking price of \$1,353,000.

Transaction Notes (Continued)

The information in the comparable has been verified by sources deemed reliable.

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2025	\$0	\$0	\$0	-	-

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
4/20/2025	\$1,200,000 (\$106,195/AC)	Investment	O Rojas Beauty Salon	Diann Slaton

Property Details

Topography	Level	Current Use	Vacant Land
On-Sites	Raw land	Zoning	LIGHT INDUSTRIAL
Proposed Use	Commercial, Office, Retail		
Improvements	Vacant		
Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, Sewer, Streets, No Telephone, Water		
Frontage	2,300' on LANGDON ROAD (with 1 curb cut)		

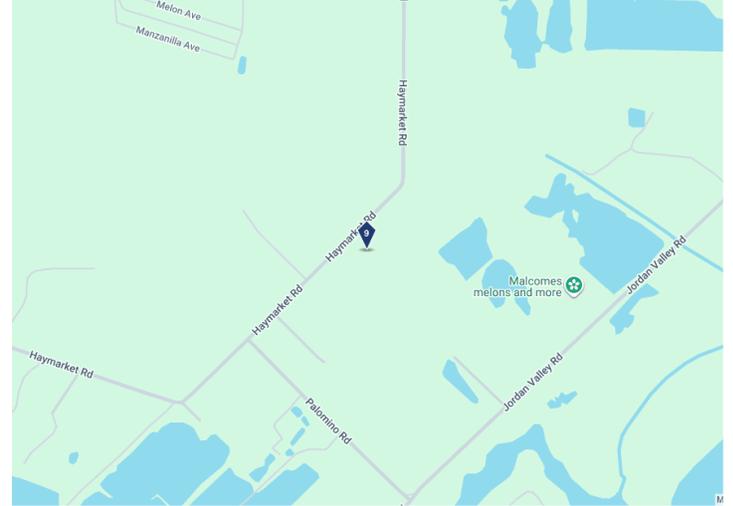


2228 Haymarket Rd

Dallas, TX 75253 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land



Sale Summary

Sold	6/5/2025	Sale Comp Status	Public Record
Sale Price	Not Disclosed	Sale Comp ID	7211265
Land Area AC	4.57	Parcel Numbers	00000850310000000 +1
Land Area SF	199,069		

Contacts

Type	Name	Location	Phone
Recorded Buyer	Casa De Oracion Jehova Jireh	Dallas, TX 75253	-
Recorded Seller	David Villarreal	-	(361) 658-1180
Recorded Seller	Maria D Villarreal	-	-

Transaction Details

Sale Date	6/5/2025	Zoning	Z06
Sale Price	Not Disclosed	Document Number	20250117508
Recording Date	6/6/2025		
Parcel Number	00000850310000000		

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2025	\$91,400	\$0	\$91,400	-	\$8.16

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
6/5/2025	Not Disclosed	Individual Property	Casa De Oracion Jehova Jireh	David Villarreal

Property Details

Zoning	Z06
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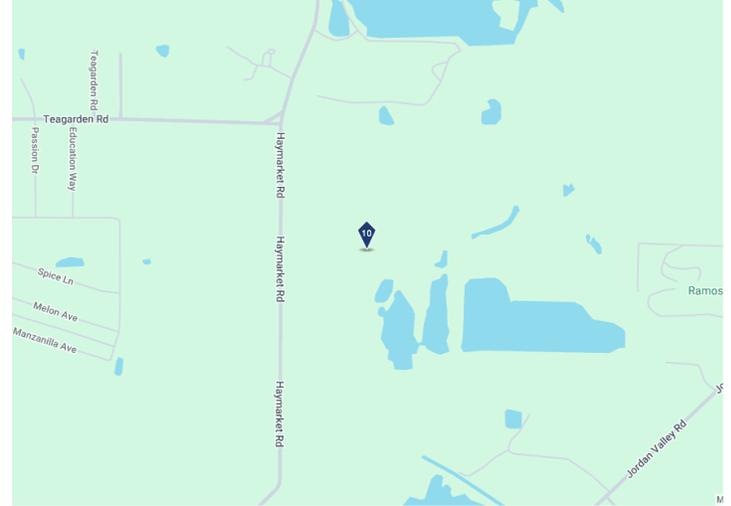


2020 Haymarket Rd

Dallas, TX 75253 (Dallas County) - Mesquite/Forney/Terrell Submarket



Land



Sale Summary

Sold	10/10/2025	Sale Comp Status	Public Record
Sale Price	Not Disclosed	Sale Comp ID	7377758
Land Area AC	70.96	Parcel Numbers	00000899727400000
Land Area SF	3,091,018		

Contacts

Type	Name	Location	Phone
Recorded Buyer	99 Farm Group Llc	-	-
Recorded Seller	Li Jian	-	-

Transaction Details

Sale Date	10/10/2025	Zoning	AG
Sale Price	Not Disclosed	Document Number	20250215166
Recording Date	10/13/2025		
Parcel Number	00000899725000000, 008789000026A0000, 00000899727400000		

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2025	\$540,200	\$0	\$540,200	-	\$100.58

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
11/13/2025	Not Disclosed	Individual Property	99 Farm Group Llc	Li Jian
11/13/2025	Not Disclosed	Individual Property	99 Farm Group Llc	Li Jian
10/30/2025	Not Disclosed	Individual Property	99 Farm Group Llc	Li Jian
10/10/2025	Not Disclosed	Individual Property	99 Farm Group Llc	Li Jian

Property Details

Topography	Level	Number of Lots	3
On-Sites	Raw land	Zoning	AG
Proposed Use	Apartment Units, MultiFamily, Single Family Development		
Off-Sites	No Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, Sewer, No Streets, No Telephone, Water		
Frontage	2,285' on Haymarket Road		
Zoning Description	Agricultural		
