

±2 ACRES • INVESTMENT OPPORTUNITY



REX GLENEDDING
 REX@REXREALESTATE.COM

972-250-1263
REXREALESTATE.COM



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PROPERTY OVERVIEW



LOCATION

915 Windbell Dr, Mesquite, TX 75149



HIGHLIGHTS

- 2 AC (87,120 SF) Commercial Lot
- Frontage: I-636 Freeway (West Side) & Windbell Pkwy. (East Side)
- Zoning: Light Commercial
- All Utilities at Site



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 POPULATION	10,506	121,935	311,760
2028 PROJ. POP.	10,274	120,488	308,196
AVG HH INCOME	\$59,413	\$69,334	\$73,059



TRAFFIC COUNTS (TXDOT 2021)

I-635: 180,893 VPD



INFORMATION AND COMMERCIAL PROFILE

Quick Facts

Airport	1	Golf Courses	1
Arts Groups	16	Libraries	2
Churches	75	Movie Screens	46
Civic Clubs	69	Park Sites	62
Colleges/Universities	2	Park Acreage	1,349
Country Clubs	1	Theatre Groups	1

Mesquite Tax Rates

Property Tax (Per \$100 Valuation)	Rate	Sales Tax	
City	.58148	State	\$.0625
Mesquite ISD	1.76000	City	.0150
Dallas County	.54366	Mesquite Quality of Life Corp.	.0050
Total Tax Rate	2.88514	Total	.0825

Income Rings

There are three zip codes in Mesquite and CACI Marketing Systems has provided the information below. All information is based upon year 2000 data.

	75149	75150	75181
Total Population	55,729	55,517	18,176
Number of Households	18,954	21,023	5,596
Population by Race			
White	68.8%	71.5%	69.2%
Black	16.3%	10.8%	17.2%
Asian Pacific Islander	3.2%	4.4%	5.4%
Other	9.2%	7.0%	6.1%
Population by Gender			
Male	48.1%	48.5%	48.6%
Female	51.9%	51.5%	51.4%

Income Data

	\$46,566	\$48,938	\$58,487
Median Household Income			
Household Income Under \$50K	53.4%	51.1%	39.4%
Household Income \$50K-\$100K	35.4%	35.9%	42.3%
Household Income Over \$100K	11.2%	13.1%	18.3%

Housing Data

	\$80,627	\$90,407	\$113,307
Average Home Value			
Average Rent	\$385	\$427	\$407

Median Household Effective Buying Income \$50,656
Source: Esri Business Solutions

Total Retail Sales \$2,082,581,000
Source: Sales & Marketing Management, 2002 Survey of Buying Power

Mesquite Trade Area

Population 2003	Population 2025
Mesquite: 133,600	Mesquite: 168,100
Dallas County: 2,284,00	Dallas County: 2,581,850

Source: NCTCOG

Commercial Profile

Major Employers

Mesquite Independent School District	4,016
United Parcel Service	2,932
Icon Health & Fitness	1,100
City of Mesquite	1,077
Eastfield College	1,000
Medical Center of Mesquite	700
Mesquite Community Hospital	750
Pepsi-Cola Bottling Company	450
Tyco Electronics (formerly Lucent Technologies)	600
Integra Color Group	410
Fritz Industries	148

Average Entry Wages (Texas Workforce Commission as of 1/12/00)

Job Title	Average Wage (HR)
Production Assembler	\$8.56
Common Laborer	8.24
Shipping & Receiving Clerk	9.76
Fork Lift Operator	8.95
Secretary	12.61
Truck Driver	11.60
Welder	14.39
Machinist	11.56
Maintenance Electrician	14.89

Total Employment

1970	7,841
1980	18,194
1990	32,940
1995	37,013
2005*	46,501
2015*	55,983

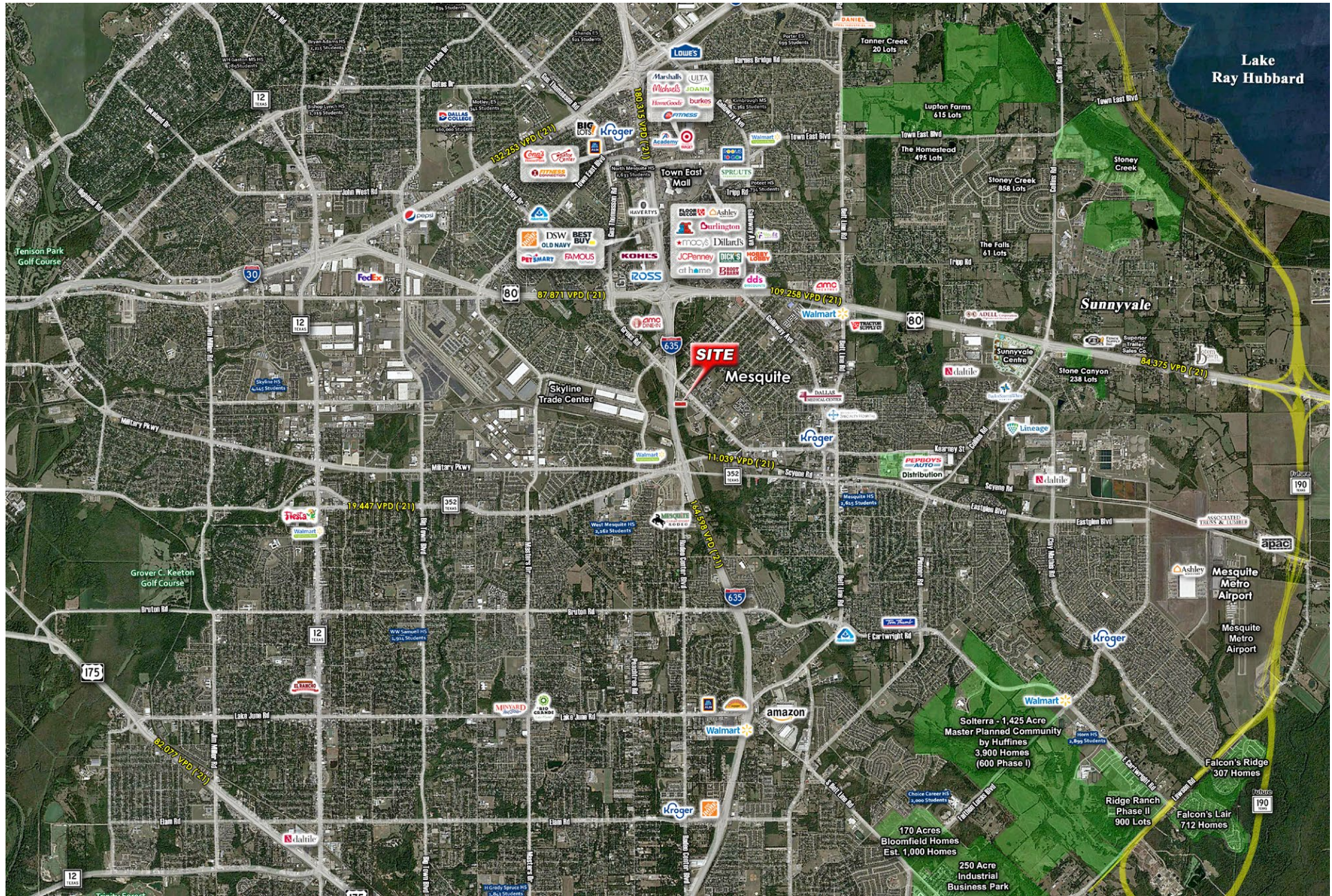
*Projection by the North Central Texas Council of Governments

Labor Force

Civilian Labor Force	71,336
Employed	67,417
Unemployed	3,919
Unemployment Rate	5.5%

Texas Workforce Commission as of 05/2002

MARKET AERIAL



SITE PHOTOS



SITE PHOTOS

