

# DEVELOPMENT SITE AVAILABLE

2900 EAST MEADOWS BLVD, MESQUITE, TX 75150

120,443 VPD

63,617 VPD



# SLJ

COMPANY, LLC

4311 W. Lovers Lane, Suite 200  
Dallas, TX 75209  
214-520-8818

Exclusively Offered By  
Ty Underwood  
214-520-8818 ext. 4  
Fax: 214-520-8815  
tyunderwood@sljcompany.com

BIGTOWN

Goodman

Budget Inn

Town East Apartments

Hi-Point Apartments

Range Elementary School

BARNETT

TRACTORS

ExploreUSA RV supercenter

PRO COLLISION

MIBERO PATIOS & GARAGEPORT

Palm Beach

Eastfield College

67

30

enterprise

Public Storage

MICROTEL

Motley Dr

E RL Thornton Fwy

East Meadows Blvd

Big Town Blvd

U.S. Hwy 80

80

67

30

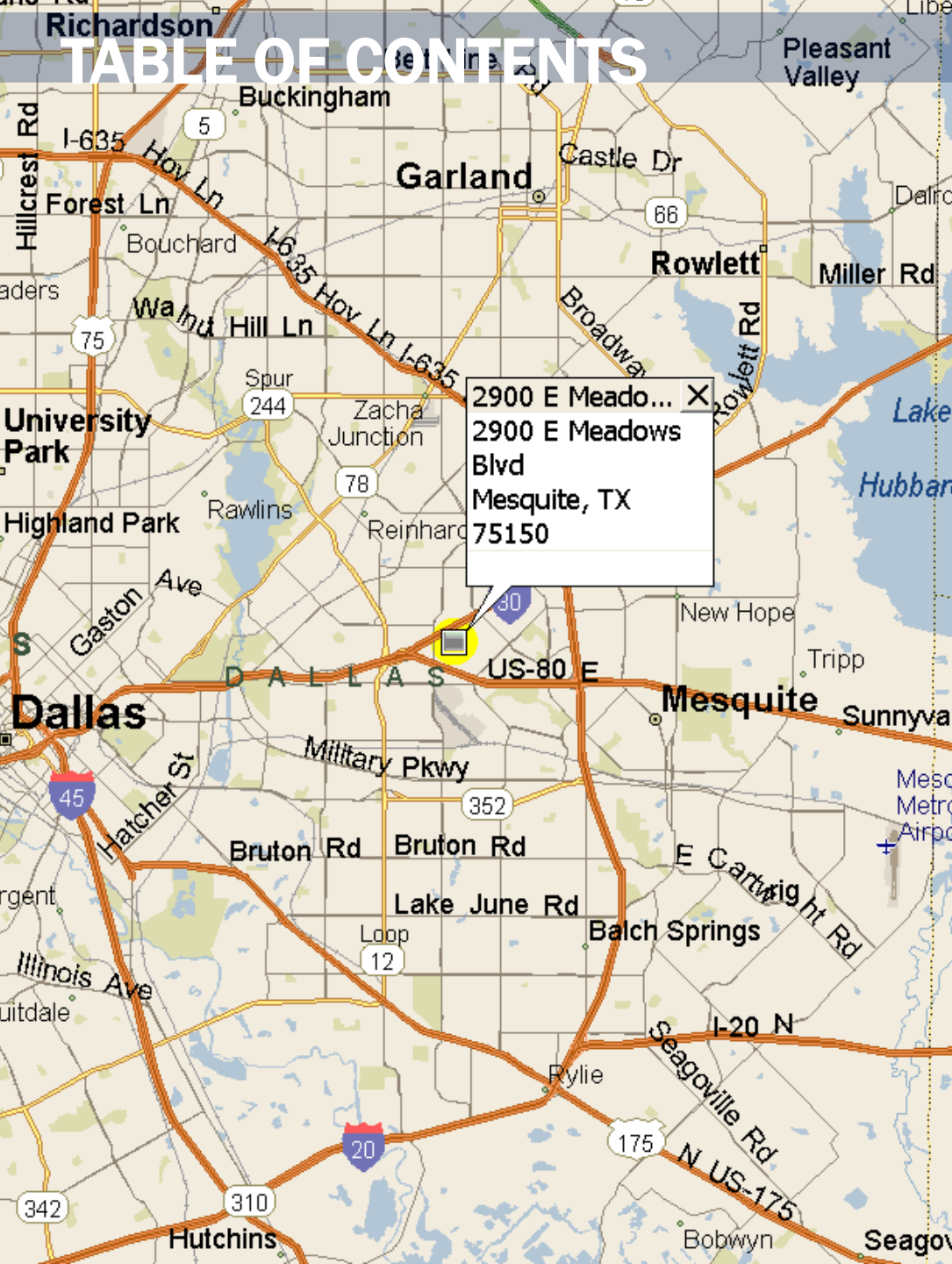
80

Holiday World

Southern Plains

Texas Department of Transportation

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# AERIAL PHOTOGRAPH



ADRENALINUS  
RV Supercenter

TRACTORS  
INC.

Action Dr

BARNETT  
SIGNS

**SITE**

East Meadows Blvd

Bamboo St

pepsi

Emerald Dr

Range  
Elementary  
School

East Meadows Blvd





# PROPERTY PROFILE

## ADDRESS

2900 East Meadows Blvd, Mesquite, TX 75150

## LOCATION

The subject property is located on East Meadows Blvd, between I-30 and U.S. Highway 80, in Mesquite, Texas.

## LAND AREA

12.97 Acres (564,973.2 Square Feet) \*No minerals are included in the proposed transaction

## ZONING

Commercial

## TRAFFIC COUNTS

I-30	120,443 VPD (2012)
U.S. Hwy 80	63,617 VPD (2012)



## POPULATION

RADIUS	1 MILE	3 MILE	5 MILE
2019 Projection	15,955	145,085	364,812
2014 Estimate	14,520	134,363	338,729
2010 Census	12,863	126,839	322,687

## HOUSEHOLDS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Projection	5,812	50,410	126,146
2014 Estimate	5,287	46,683	117,118
2010 Census	4,689	44,137	111,695

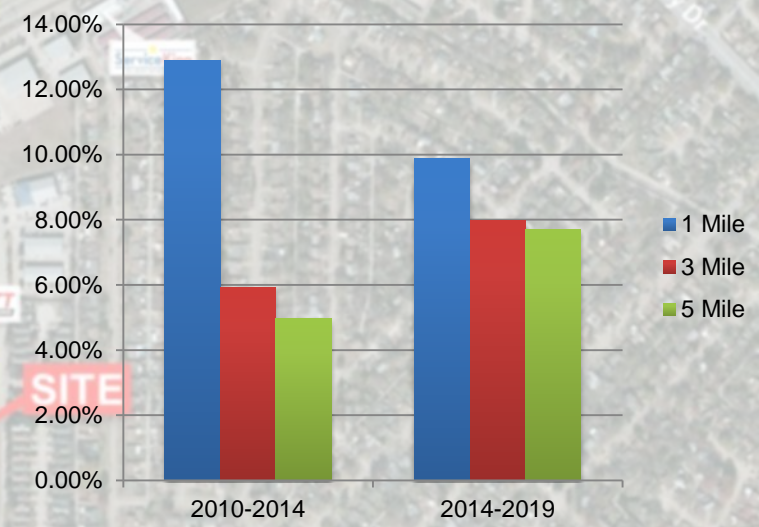
## INCOME COMPARISONS

RADIUS	1 MILE	3 MILE	5 MILE
2014 Avg Household Income	\$41,507	\$52,653	\$57,682
2014 Med Household Income	\$32,985	\$40,494	\$42,339
2014 Med Home Value	\$78,471	\$102,309	\$105,379

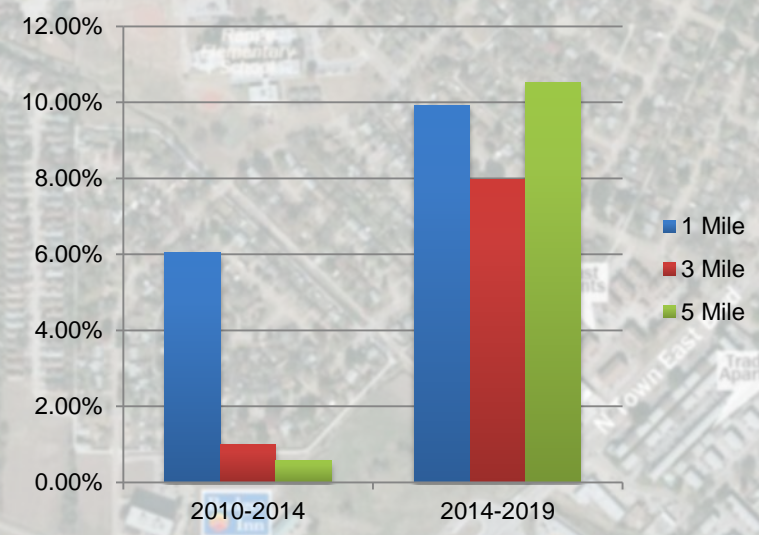
## AGE

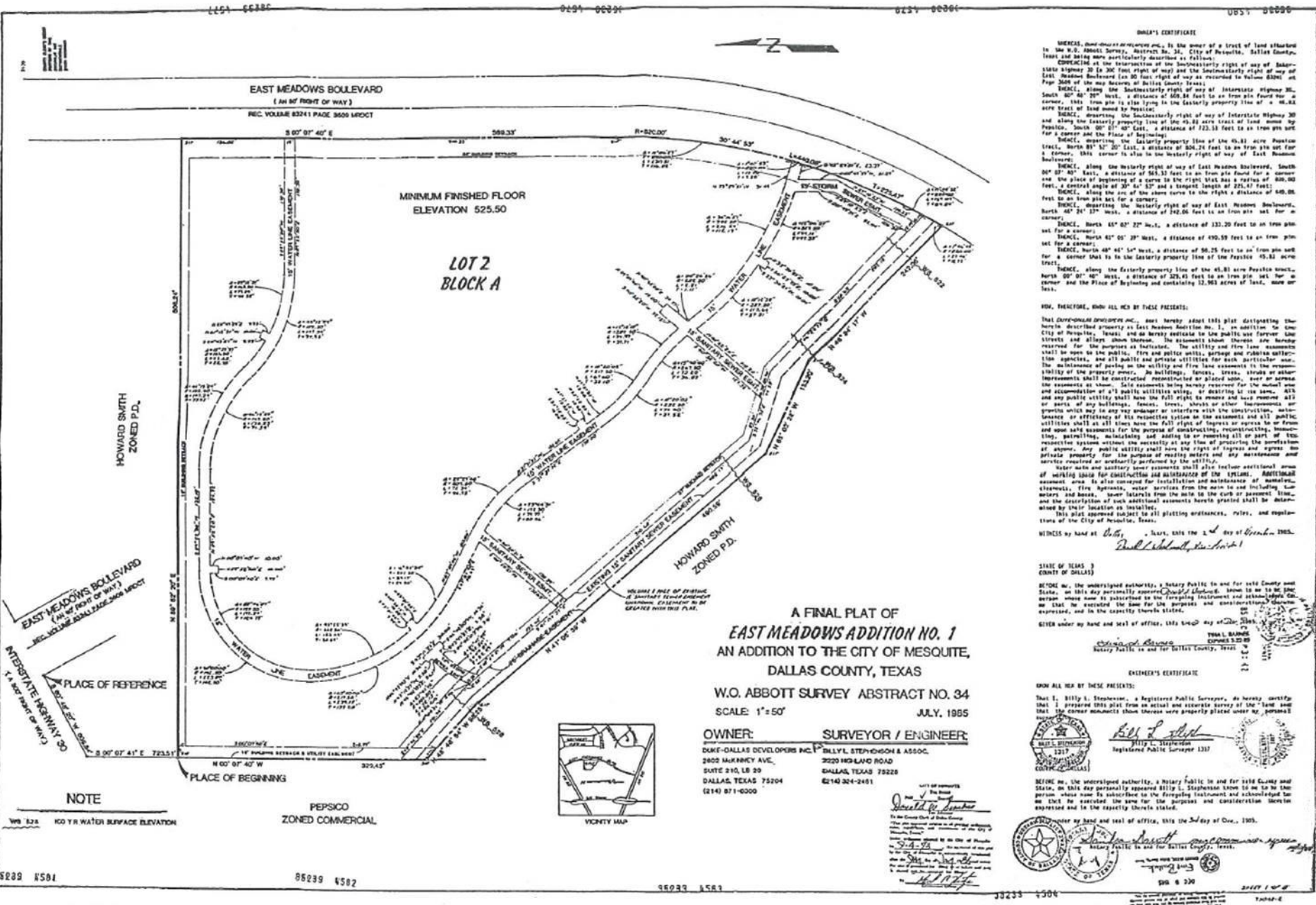
RADIUS	1 MILE	3 MILE	5 MILE
2014 Median Age, Male	27.80	30.80	31.30
2014 Average Age, Male	30.50	32.70	33.00
2014 Median Age, Female	31.90	33.60	34.00
2014 Average Age, Female	33.70	35.00	35.30

## POPULATION GROWTH



## HOUSEHOLD GROWTH





### OWNER'S CERTIFICATE

WHEREAS, **DOME-DALLAS DEVELOPERS INC.**, is the owner of a tract of land situated in the W.O. Abbott Survey, Abstract No. 34, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

**CORRECTING** the intersection of the Southwesterly right of way of Interstate Highway 30 to the 30' foot right of way and the Southwesterly right of way of East Meadows Boulevard (an 80' foot right of way as recorded in Volume 8381 of Page 268 of the Public Records of Dallas County, Texas):

**DECLINE**, along the Southwesterly right of way of Interstate Highway 30, South 00° 40' 20" West, a distance of 655.84 feet to an iron pin found near a corner, then from pin to pin lying in the easterly property line of a 44.41 acre tract of land owned by Pepsico;

**DECLINE**, along the Southwesterly right of way of Interstate Highway 30 and along the easterly property line of the 45.81 acre tract of land owned by Pepsico, South 00° 07' 07" East, a distance of 723.15 feet to an iron pin set for a corner and the Place of Beginning;

**DECLINE**, separating the easterly property line of the 45.81 acre Pepsico tract, North 81° 32' 52" East, a distance of 808.28 feet to an iron pin set for a corner, this corner is also in the westerly right of way of East Meadows Boulevard;

**DECLINE**, along the westerly right of way of East Meadows Boulevard, South 00° 40' 20" East, a distance of 563.33 feet to an iron pin found for a corner and the place of beginning of a curve to the right that has a radius of 800.00 feet, a central angle of 20° 44' 33" and a tangent length of 235.67 feet;

**DECLINE**, along the arc of the above curve to the right a distance of 540.00 feet to an iron pin set for a corner;

**DECLINE**, separating the westerly right of way of East Meadows Boulevard, North 45° 24' 13" West, a distance of 242.06 feet to an iron pin set for a corner;

**DECLINE**, North 65° 02' 22" West, a distance of 132.20 feet to an iron pin set for a corner;

**DECLINE**, North 62° 05' 28" West, a distance of 470.59 feet to an iron pin set for a corner;

**DECLINE**, North 48° 46' 14" West, a distance of 50.25 feet to an iron pin set for a corner that is in the easterly property line of the Pepsico 45.81 acre tract;

**DECLINE**, along the easterly property line of the 45.81 acre Pepsico tract, North 00° 07' 07" West, a distance of 323.43 feet to an iron pin set for a corner and the Place of Beginning and containing 12.983 acres of land, more or less.

AND, WHEREFORE, I, **DAVID HILL** HEREBY PRESENTS:

That **DOME-DALLAS DEVELOPERS INC.**, does hereby submit this plat depicting the herein described property as East Meadows Addition No. 1, in addition to the City of Mesquite, Texas, and do hereby dedicate to the public use forever the Lot Streets and alleys shown thereon, the easements shown thereon, the utility and fire line easements shown thereon for the purposes as indicated. The utility and fire line easements shall be open to the public, for water, sewer, gas, and electric utility purposes, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No building, structure, shrub, or other improvements shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being the mutual use and accommodation of all public utilities, water, gas, electric, and fire. All and any public utility shall have the full right to install, maintain, and repair all or parts of any building, fences, trees, shrub or other improvements or appurtenances which may be necessary for the installation, maintenance or operation of its respective system on the easement and all public utilities shall at all times have the full right of ingress or egress to or from and upon said easements for the purpose of installing, reconstructing, maintaining, repairing, manufacturing and adding to or removing all or part of its respective systems within the easements at any time and from time to time, and any public utility shall have the right of ingress and egress to the public property for the purpose of installing, maintaining and repairing and service rendered or unrendered performed by the utility.

Water mains and sanitary sewer easements shall also include sectional areas of meeting areas for construction and maintenance of the systems. ADDITIONAL easement area is also conveyed for installation and maintenance of water, sewer, electric, fire hydrants, water services from the main to and including meters and boxes, sewer laterals from the curb or pavement line, and the description of such additional easements hereto printed shall be determined by their location as installed.

This plat approved subject to all plating ordinances, rules, and regulations of the City of Mesquite, Texas.

WITNESSES my hand and seal of office, this 2<sup>nd</sup> day of October, 1985.

STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **DAVID HILL**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated, and in the capacity therein stated.

GIVEN under my hand and seal of office, this 2<sup>nd</sup> day of October, 1985.

Notary Public in and for Dallas County, Texas

### ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, **Billy L. Stephenson**, a Registered Public Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the correct monuments shown thereon were properly placed, used by, or placed in the correct location as shown.

**Billy L. Stephenson**  
1217  
Registered Public Surveyor 1317

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Billy L. Stephenson** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated, and in the capacity therein stated.

Notary Public in and for Dallas County, Texas

## A FINAL PLAT OF EAST MEADOWS ADDITION NO. 1 AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS

W.O. ABBOTT SURVEY ABSTRACT NO. 34  
SCALE: 1"=50' JULY, 1985

OWNER: **DOME-DALLAS DEVELOPERS INC.**  
2900 MIDLAND ROAD  
SUITE 210, LB 29  
DALLAS, TEXAS 75204  
(214) 871-0200

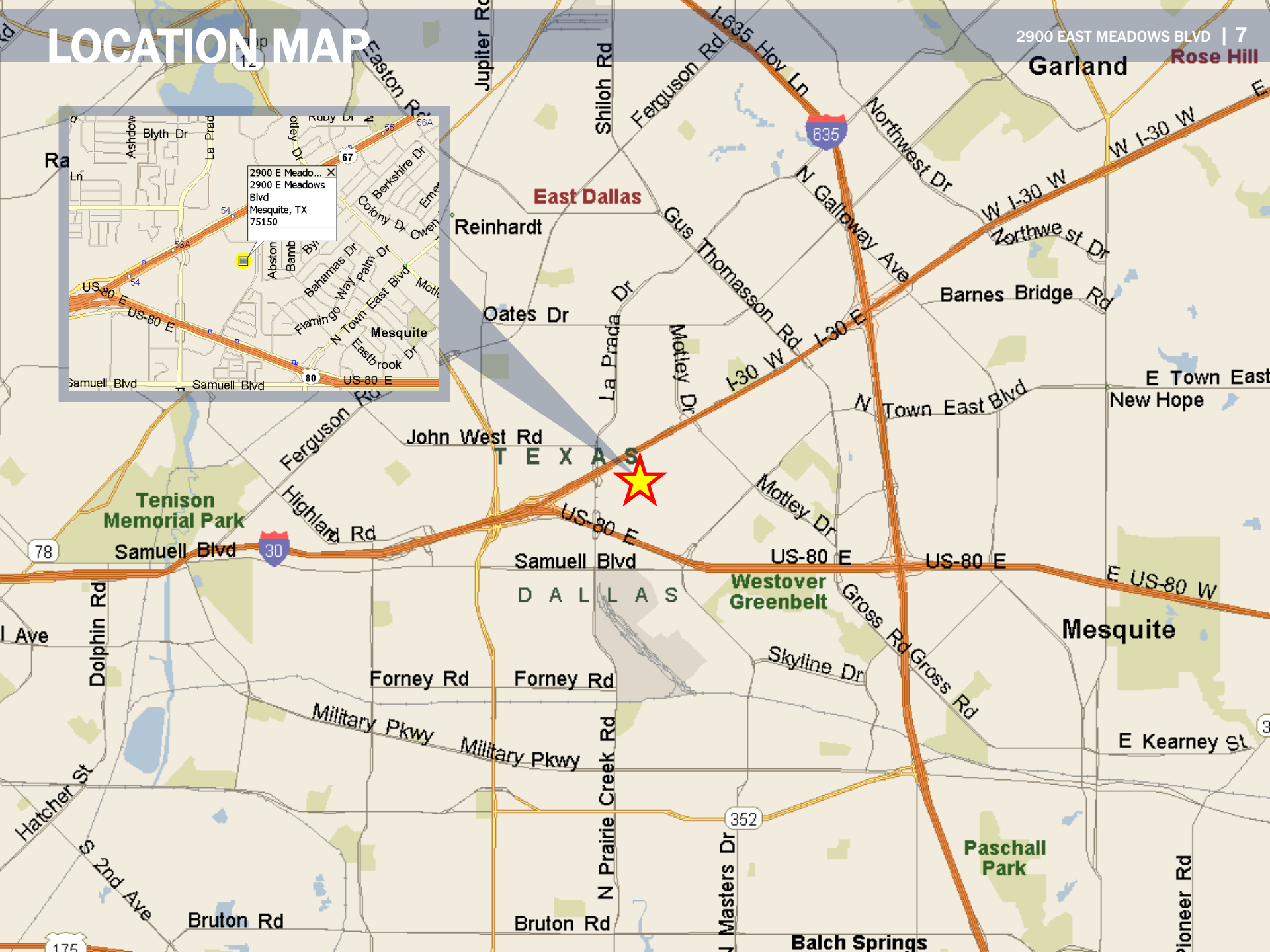
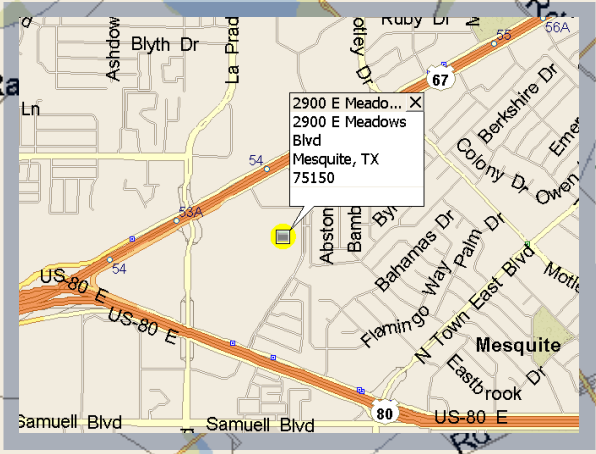
SURVEYOR / ENGINEER:  
**BILLY STEPHENSON & ASSOC.**  
2020 MIDLAND ROAD  
DALLAS, TEXAS 75228  
(214) 204-2461



NOTE  
V85 524 100 YR WATER SURFACE ELEVATION  
PEPSICO ZONED COMMERCIAL

# LOCATION MAP

2900 EAST MEADOWS BLVD | 7  
Garland Rose Hill



The material contained in this Memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of the SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representations as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

