

RANGE

REALTY GROUP



DALLAS, TX

2514 CLAY MATHIS RD. MESQUITE. TX. 75181







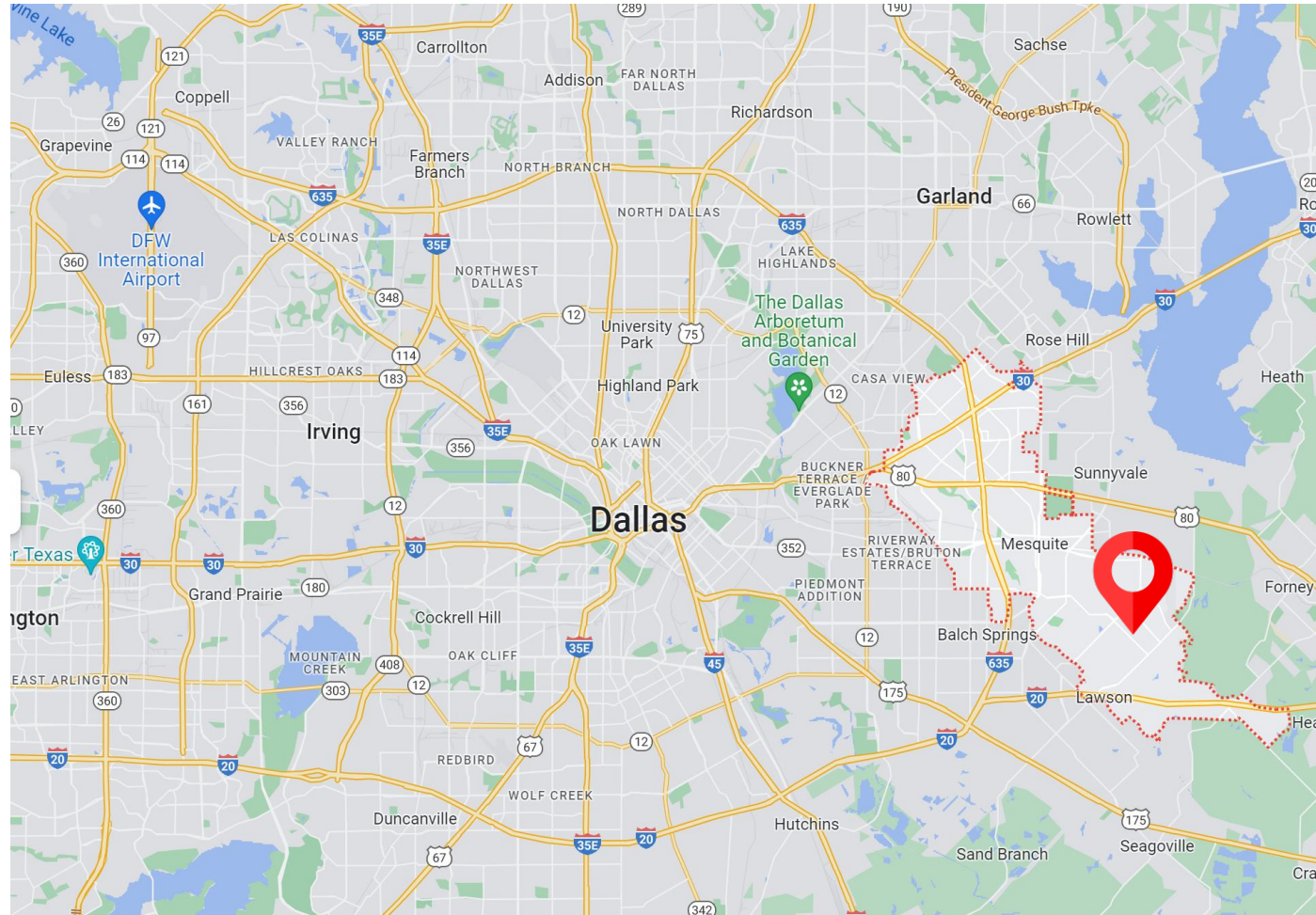


COMMERCIAL RETAIL DEVELOPMENT

- Impulso Capital presents the development of a 1.5 - acre retail lot in the Mesquite- Dallas MSA.
- The parcel is a corner lot favorably situated next to Dr James Terry Middle School, Thompson Elementary and Horn Elementary School. Surrounded by new housing developments, a future Walmart and a Kroger.
- The parcel is situated in a safe and diverse neighborhood. Mesquite is inside the top most populous cities in Texas. Average household annual income is \$103,137.



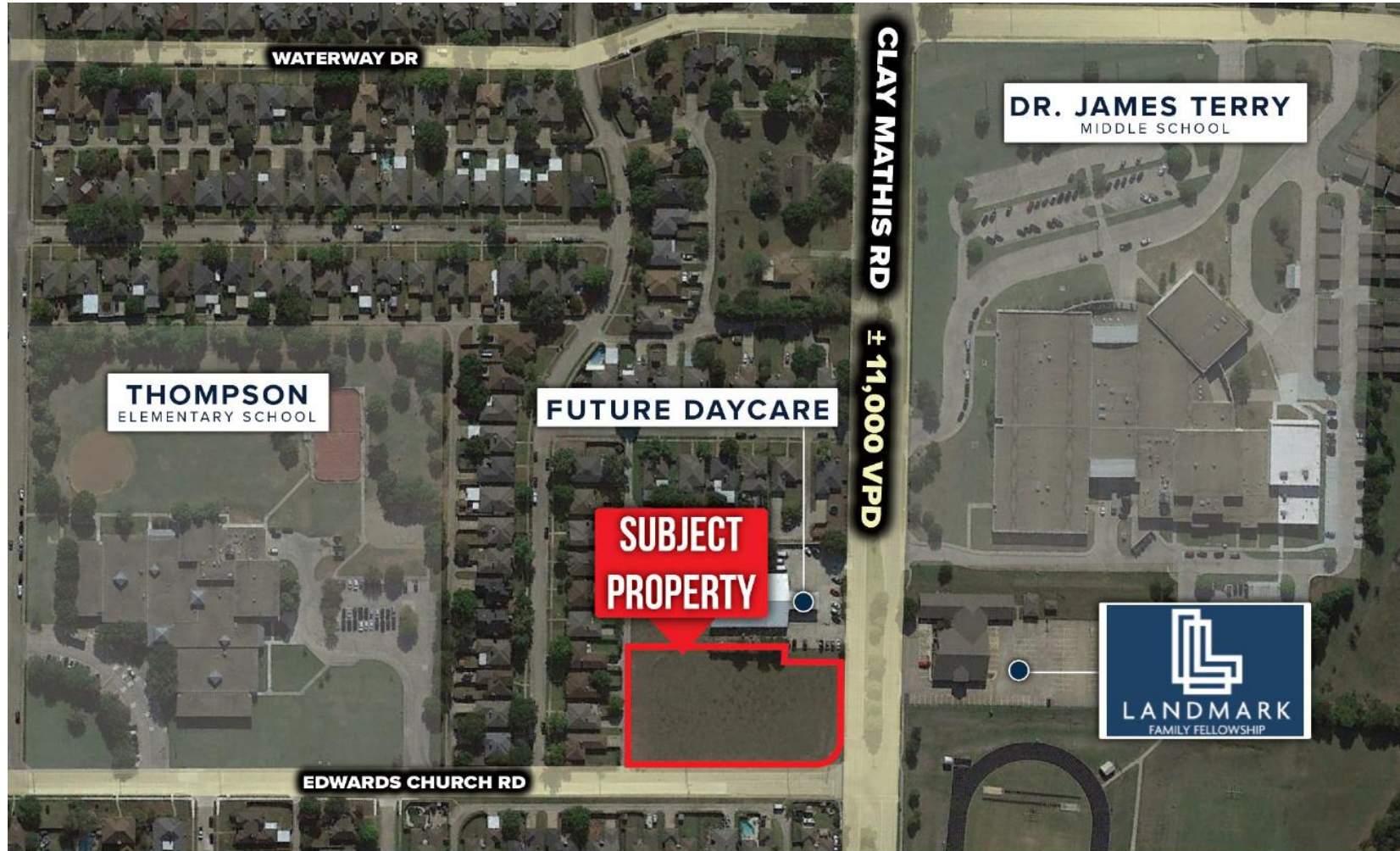
LOCATION



LOCATION



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CENSUS DATA

PROPERTY HIGHLIGHTS:

- Approx. 1.5 Acres (65,340 Sq. ft.) For Sale/ GL/ BTS
- Utilities are Delivered on site
- Zoned Commercial
- NEC on Clay Mathis Rd. and Edwards Church Rd.
- Anchored by Daycare
- Ideal for General Retail
- In close proximity to: Thompson Elementary School, Dr. James Terry Middle School, Horn High School, and residential neighborhoods

DEMOGRAPHICS:

POPULATION	1 MILE	3 MILE	5 MILE
Five-Year Projection	9,804	56,813	144,895
Current Year Estimate	9,879	54,552	137,255
2010 Census	10,047	40,189	111,846
Growth Current Year-Five-Year	-0.20%	0.80%	1.10%
Growth 2010-Current Year	-0.10%	3.00%	1.90%
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Five-Year Projection	3,096	17,949	46,074
Current Year Estimate	3,107	17,196	43,704
2010 Census	3,091	12,445	35,594
Growth Current Year-Five-Year	-0.10%	0.90%	1.10%
Growth 2010-Current Year	0.50%	3.80%	2.10%
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$103,137	\$79,902	\$76,534
Median Household Income	\$92,901	\$67,651	\$61,488

TRAFFIC COUNTS:



Clay Mathis Rd. ± 11,000 VPD

Edwards Church Rd. ± 2,400 VPD

Faithon P Lucas Sr. Blvd ± 4,600 VPD

MESQUITE, TX:



#11

MOST DIVERSE SUBURB IN TEXAS



UNITED STATES POSTAL SERVICE

#1 EMPLOYER IN MESQUITE, TX



DALLAS/KAUFMAN COUNTY

LOCATION



47.22 SQ MILES

AREA



#22

MOST POPULOUS CITY IN TEXAS

PROJECT LAYOUT

CONCEPTUAL MASTERPLAN

- The area is zoned as General Retail (GR) allowing multiple uses for single-standing commercial retail. The master plan will consist of 2 Single Standing Pads and a Multi Tenant building with an estimated leasable SF of 12,000 SF.
- The PADs will have an ideal mix of restaurants, stores, banks and retail.
- All PAD tenants will be strong-performing, national tenants and investment-grade companies.
- Impulso partnered with Kimley- Horn for the pre-development phase.



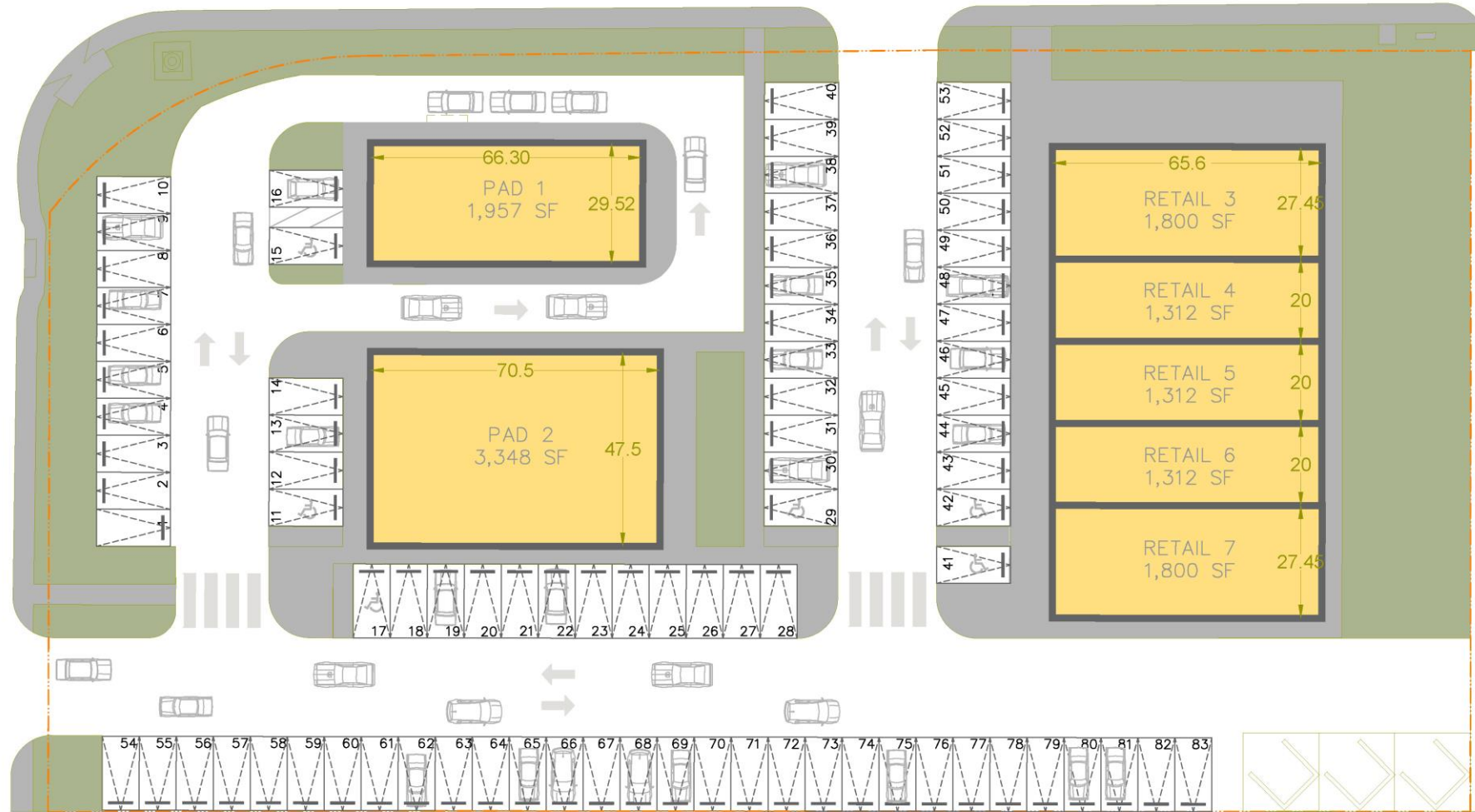
PROJECTED TENANTS



MASTERPLAN

EDWARD CHURCH RD

CLAY MATHIS RD



LEASING TABLE

NAME	LENGTH (FT)	WIDTH (FT)	AREA	RENT X SF	ANNUAL RENT
PAD 1	66.30	29.52	1,957	\$45.00 X SF	\$88,065
PAD 2	70.5	47.5	3,348	\$45.00 X SF	\$150,660
RETAIL 3	65.6	27.45	1,800	\$ 30.00 X SF	\$54,000
RETAIL 4	65.6	20	1,312	\$ 30.00 X SF	\$39,360
RETAIL 5	65.6	20	1,312	\$ 30.00 X SF	\$39,360
RETAIL 6	65.6	20	1,312	\$ 30.00 X SF	\$39,360
RETAIL 7	65.6	27.45	1,800	\$ 30.00 X SF	\$39,360

Top Matches

113 Chains Found

Advanced Settings

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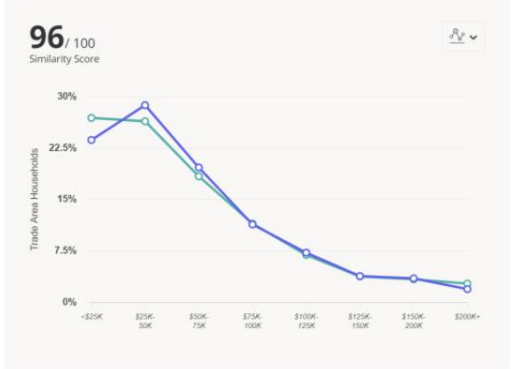
Chains	Typical Drive Ti...	Nearest Locati...	# of Venues	Expansion Rate	Relative Fit Score	
Champs Chic... Fast Food & QSR, ...	21 min	44.9 mi	State / US 28 / 332	State / US -3.45% / -1.48...	100%	▼
Hardee's Fast Food & QSR, ...	22 min	213.6 mi	State / US 0 / 1K	State / US 0% / -14.14%	100%	▼
Del Taco Restaurants, Mexi...	12 min	178.4 mi	State / US 0 / 596	State / US 0% / 0%	97.7%	▼
Bob Evans Re... Restaurants, Ame...	18 min	329.2 mi	State / US 0 / 438	State / US 0% / -0.45%	97.2%	▼
Menchie's Fr... Breakfast, Coffee, ...	12 min	24.2 mi	State / US 43 / 302	State / US -2.27% / -1.95...	97.1%	▼
White Castle Fast Food & QSR, ...	12 min	490.6 mi	State / US 0 / 339	State / US 0% / -7.12%	96.9%	▼
Bojangles' Fa... Fast Food & QSR, ...	20 min	257.8 mi	State / US 0 / 787	State / US 0% / 0.13%	95.6%	▼
BIGGBY COFF... Breakfast, Coffee, ...	14 min	709.6 mi	State / US 0 / 325	State / US 0% / 5.86%	95.6%	▼
Checkers Fast Food & QSR, ...	13 min	74.4 mi	State / US 29 / 506	State / US 0% / 0.4%	95.5%	▼
Hungry Howl... Fast Food & QSR, ...	13 min	149 mi	State / US 9 / 537	State / US 0% / 0.56%	94.6%	▼
Daylight Don... Breakfast, Coffee, ...	15 min	18 mi	State / US 23 / 343	State / US -4.17% / -2.56...	94%	▼
Godfather's P... Fast Food & QSR, ...	18 min	30.5 mi	State / US 31 / 601	State / US -6.06% / 0.17%	93.4%	▼
Round Table ... Fast Food & QSR, ...	11 min	14.5 mi	State / US 4 / 416	State / US 33.33% / -0.9...	93%	▼
Good Neighb... Drugstores & Pha...	12 min	10.4 mi	State / US 214 / 2K	State / US 0% / 0%	92.6%	▼
Marco's Pizza Fast Food & QSR, ...	13 min	5.3 mi	State / US 165 / 1K	State / US 3.77% / 1.14%	92.3%	▼
Penn Station ... Fast Food & QSR, ...	14 min	356.9 mi	State / US 0 / 324	State / US 0% / 2.21%	92.2%	▼

AI-DATA ANALYSIS

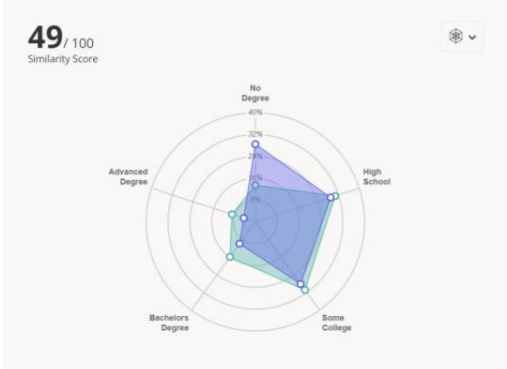
Population Overview

	Trade Area Size (sq mi)	Trade Area Population	Population Density (per sq mi)
Clay Mathis Road	247.88	516,226	2,083
Hardee's - Top 25% performing stores	99.56	46,060	463

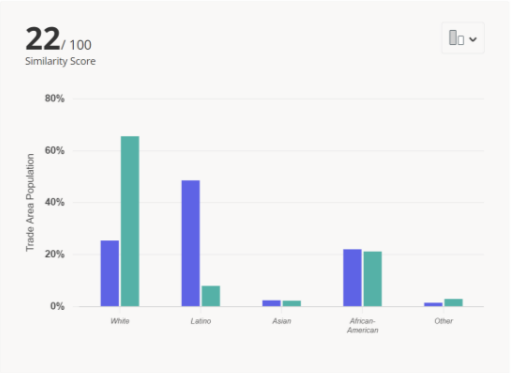
Household Income (HHI)



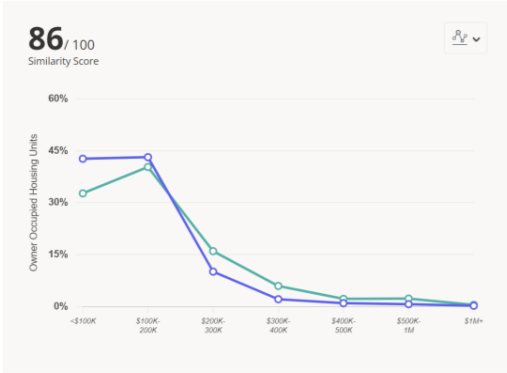
Education



Ethnicity



Housing Value



RANGE

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