



Glenway Shopping Center



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540 Clay Mathis Road, Mesquite, TX 75181

The Ambrose Group

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Executive Summary

The Glenway Shopping Center in Mesquite, Texas, is a multi-tenant commercial center providing stabilized income with multiple established tenants. The improvements total approximately 18,377 SF across eight occupied suites, situated on 1.808 acres with 335.61 feet of frontage along Clay Mathis Road and 197.85 feet on Newsom Road.

Constructed in 2006, the property features ample parking (89 spaces, 4.84/1,000 SF). Current tenancy includes a diversified mix of businesses: Pet Purr-fection, Austin Williams (All State Insurance), Comfort Dental, Gorham Enterprises, Inc. (Mesquite Martial Arts Academy), Yen Kim's Tailor, Charles V To (NB Nails & Spa), Mathis Donuts, and Country Burger House.

The property enjoys high visibility and is strategically located in a commercial corridor with excellent proximity to major retailers and area features, including Walmart and Kroger, Mesquite High School, Town East Mall, and Mesquite Metro Airport.

Investment Highlights

- ±18,377 SF building on 1.808 acres, built in 2006.
- Multi-tenant configuration with established tenants.
- Below Market Rent
- 89 surface parking spaces with a 4.84/1,000 SF ratio.
- Prominent frontage and signage on Clay Mathis Road and Newsom Road.



Site Details

Address

540 Clay Mathis Road, Mesquite, TX 75181

Land Size

1.8081 Acres (78,756 SF)

Coordinates

32.759013, -96.561158

Zoning

PD-GR, General Retail

Tax Parcel (APN)

380929000A03R0000

Tax Rate

2.319995%

Schools

Mesquite ISD

Legal

LT 3R, BLK A, GLENWAY ESTATES RETAIL

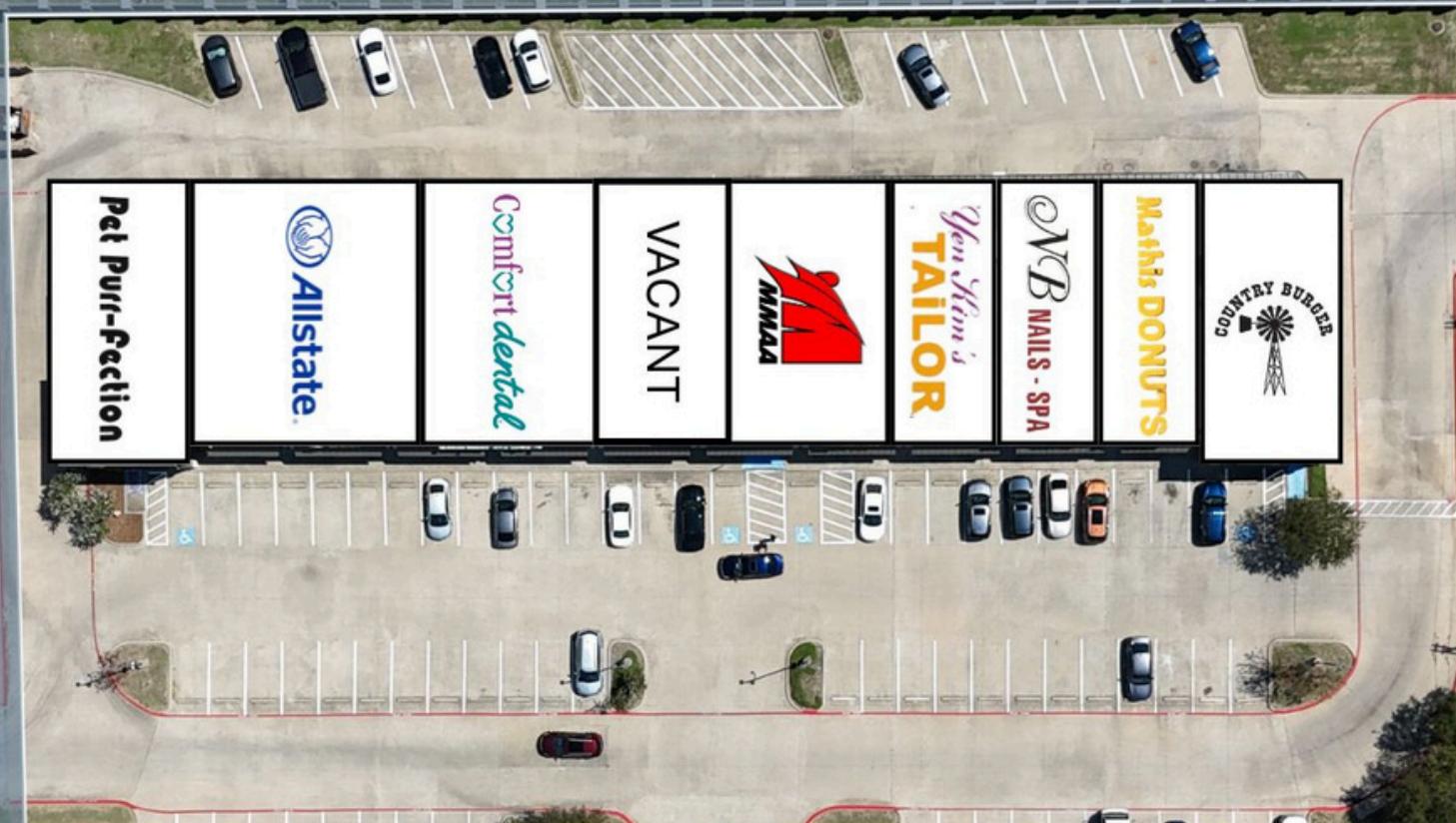
Frontage

335.61' on Clay Mathis Rd; 195.85' on Newsom Rd





Site Plan



Clay Mathis Rd

Newsom Rd

2024 Demographics

Income

	1 mile	5 miles	10 miles
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Avg. Household Income	\$74,248	\$85,177	\$88,127
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Median Household Income	\$61,200	\$67,321	\$72,598
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Population

	1 mile	5 miles	10 miles
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2024 Population	8,561	153,194	41,326
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2020 Population	9,670	18,422	24,541
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2029 Population Projection	3,617	34,458	51,652
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Annual Growth 2020-2024	12.07%	12.52%	12.57%
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Annual Growth 2024-2029	25.63%	25.67%	24.99%
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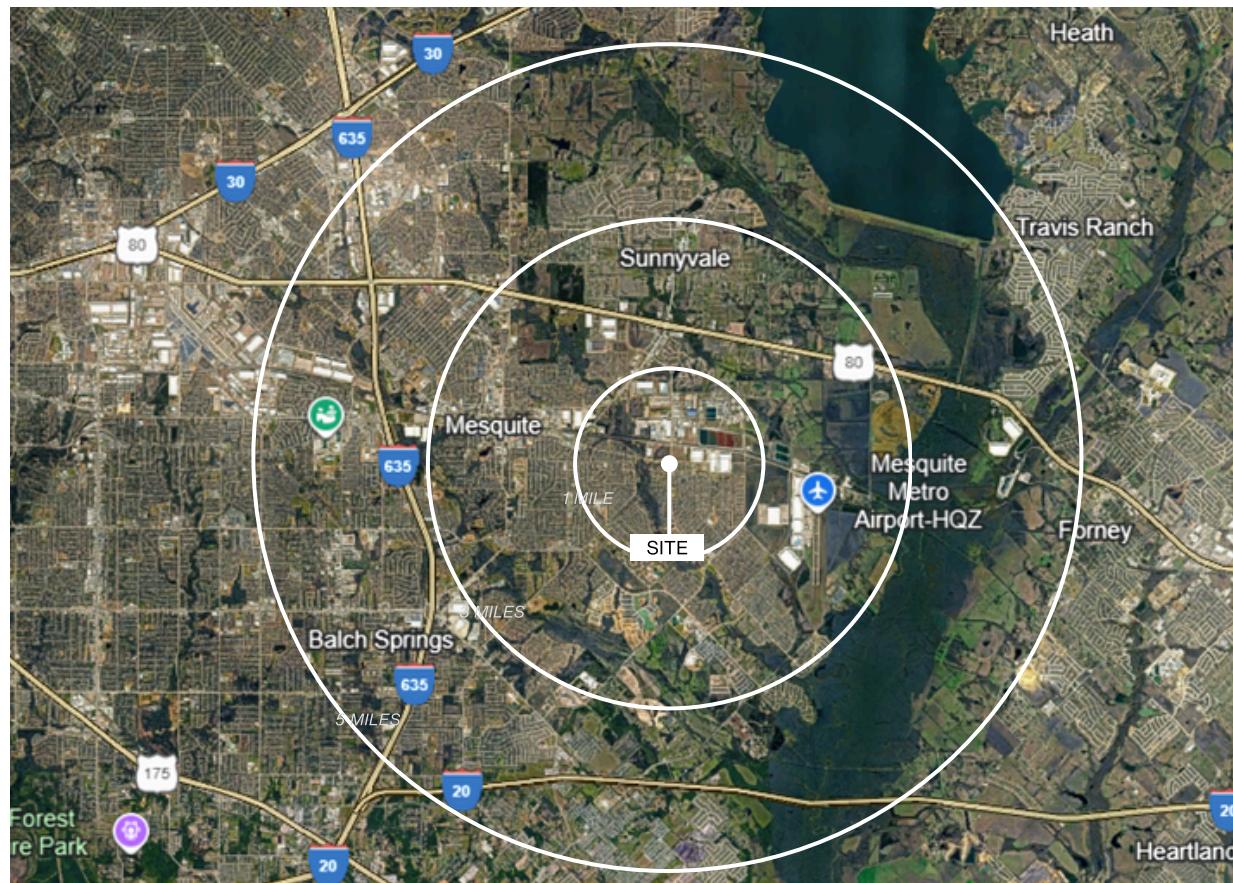
Housing

	1 mile	5 miles	10 miles
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Median Home Value	\$173,353	\$218,908	\$224,556
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Median Home Year Built	1999	1989	1992
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Demographics sourced from **CoStar**

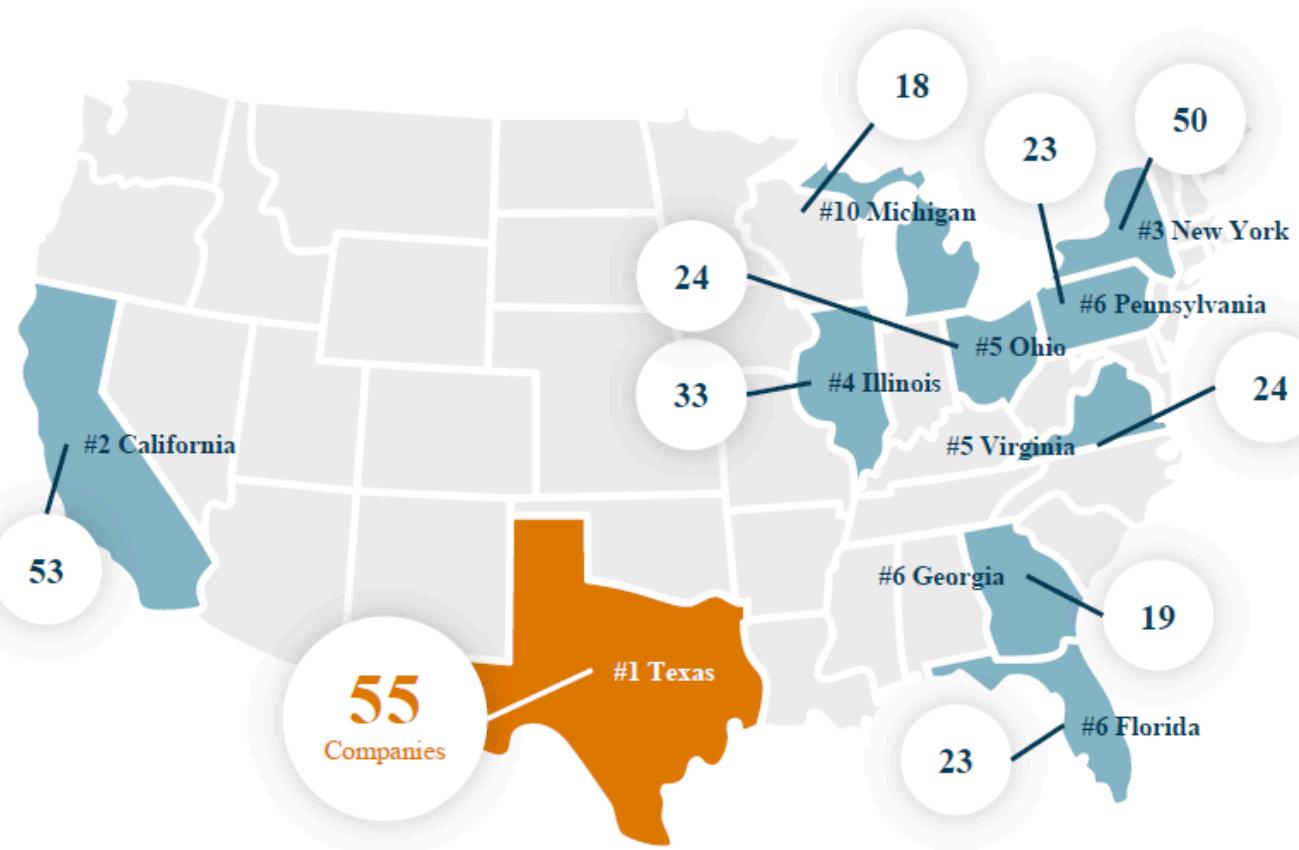


2024 TAX RATES

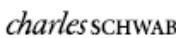
City of Mesquite	\$0.690000
Mesquite ISD	\$1.096900
Dallas County	\$0.215500
Dallas College	\$0.105595
Parkland Hospital	<u>\$0.212000</u>
Total	\$2.319995



Texas Employment



DALLAS-FORT WORTH FORTUNE 500 HEADQUARTERS



TOP MARKETS FOR EMPLOYMENT GROWTH		
	MARKET	Y-O-Y GROWTH
1	DALLAS-FORT WORTH	165,700
2	New York	146,500
3	Houston	118,900
4	Los Angeles	111,800
5	Philadelphia	88,800
6	Boston	86,693
7	Chicago	83,000
8	Atlanta	79,400
9	Washington, D.C.	67,500
10	Tampa	64,500

TOP MARKETS BY % FOR EMPLOYMENT GROWTH		
	MARKET	Y-O-Y CHANGE
1	Charleston	5.7%
2	Las Vegas	4.6%
3	San Antonio	4.4%
4	Tampa	4.4%
5	Miami	4.2%
6	Austin	4.2%
7	Jacksonville	4.1%
8	DALLAS-FORT WORTH	4.1%
9	Nashville	4.0%
10	Orlando	3.9%

Texas By The Numbers



Texas is the **second-largest state** by land area in the US, with 268,596 square miles.

#1 STATE

For corporate relocations & expansions

#1 STATE For Exports



Texas Economy is 8th largest in the world

Around **30.5 million residents**, making it the **second** most populous state after California

GDP

Texas's GDP reached **\$2.694 trillion** in 2023, making it the second-largest economy in the US after California



Texas has a **large** and **diverse** workforce, contributing to its economic strength.

ExxonMobil **Sysco**

American Airlines

AT&T

53 Fortune 500 companies that are headquartered there, which include **ExxonMobil, AT&T, American Airlines, and Sysco**.



Leading producer of crude oil **nationwide**

TAX

Texas **does not** have an **estate** tax or **inheritance** tax.



Texas is home to **3.2 million** small businesses



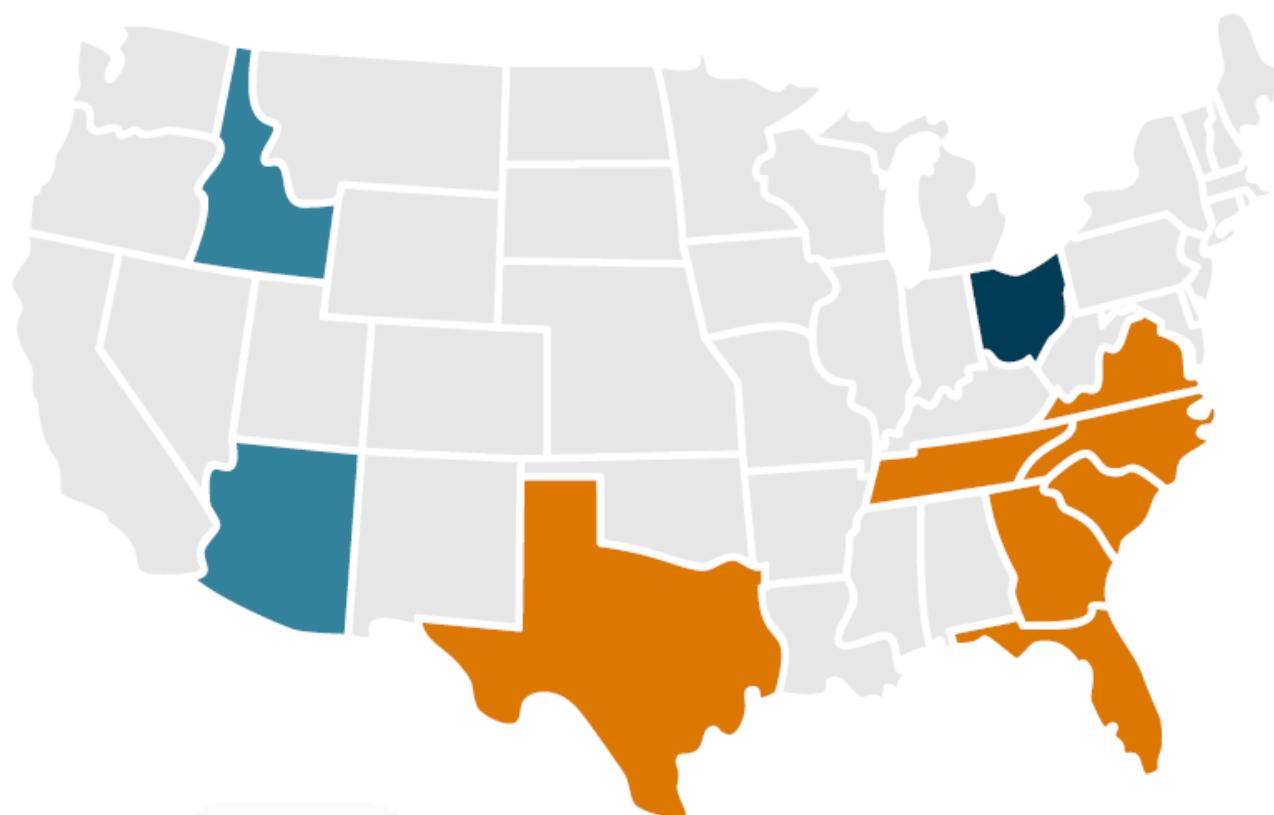
and **hundreds** of publicly traded firms



Number **1** jobs creator in 2023, Texas added **326,700** jobs

State of Texas U-Haul

WHERE ALL THE U-HAULS ARE HEADED



#1



Growth State for 2nd consecutive year,
fifth time since 2016



South



West



Midwest



U-HAUL'S TOP GROWTH STATES

Rank	State	Rank
#1	Texas	#1
#2	Florida	#2
#3	South Carolina	#4
#4	North Carolina	#19
#5	Virginia	#31
#6	Tennessee	#3
#7	Arizona	#5
#8	Georgia	#23
#9	Ohio	#24
#10	Idaho	#9



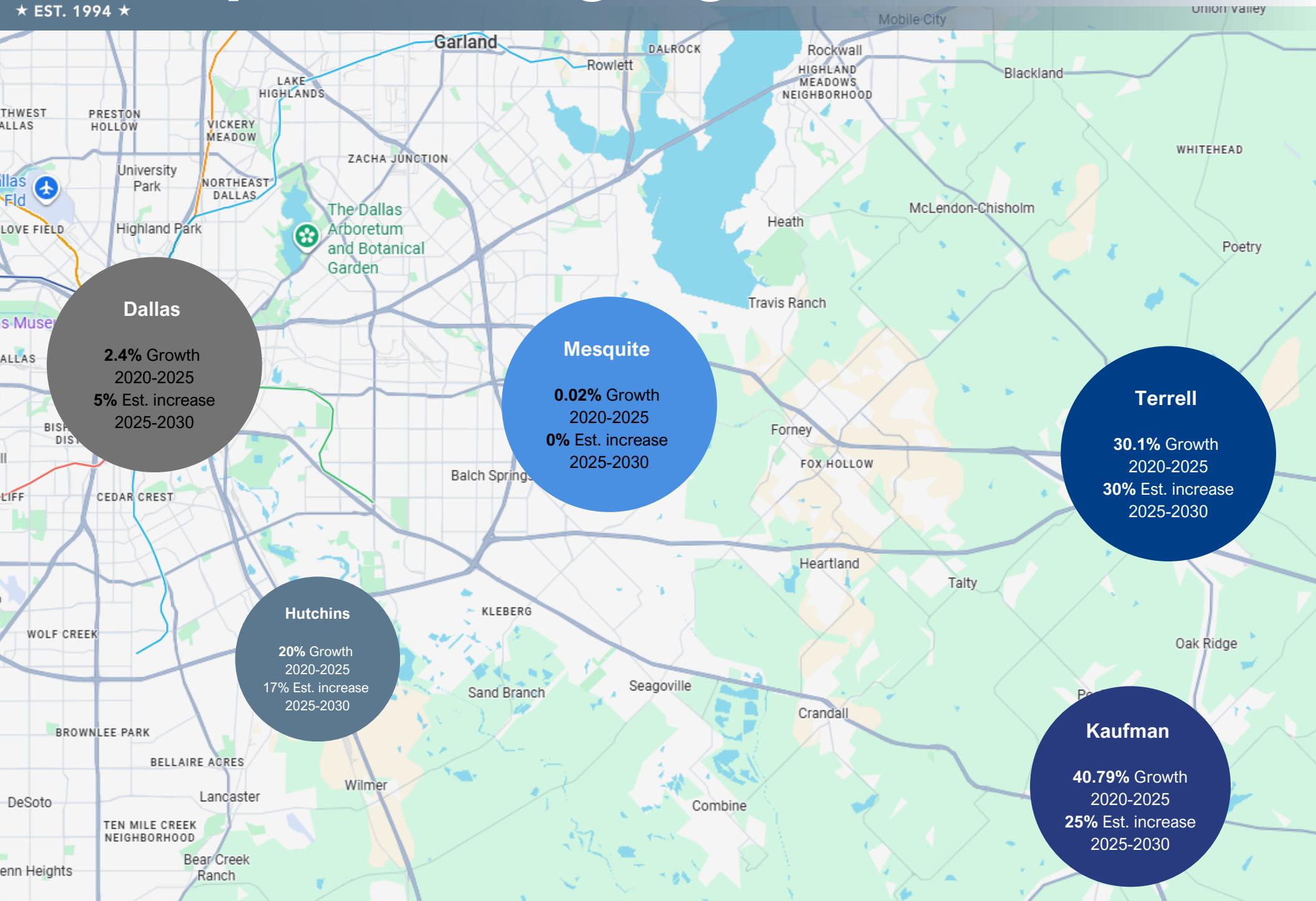
DFW Market Overview

The Dallas/Fort Worth (DFW) area is a vibrant region spanning 12 counties, including the cities of Dallas, Fort Worth, and over 150 other municipalities. As the largest urban agglomeration in Texas and the fourth largest in the United States, DFW covers an area of 9,286 square miles and is home to approximately 7.1 million residents. The region is globally connected through the nation's fourth-busiest airport, which offers 55 international flights. North Texas' GDP is estimated at \$486 billion, and if DFW were a standalone state, it would rank as the 9th largest in the U.S. and the 23rd largest country in the world.



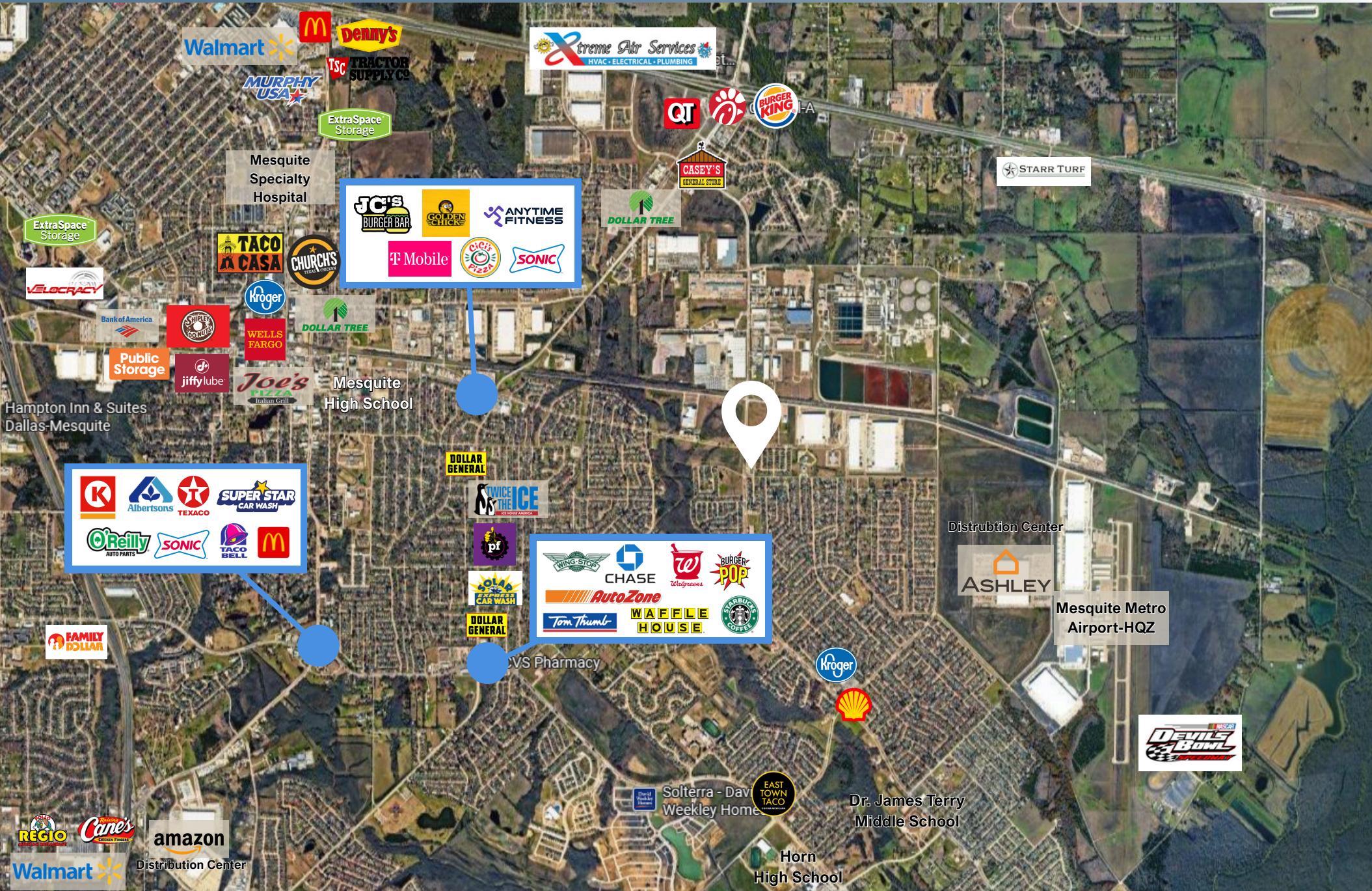


Population Highlights





Area Highlights





Listing Team



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Property IABS



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

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 Designated Broker of Firm

License No. Email Phone

Licensed Supervisor of Sales Agent/
 Associate

Shane Emmett Wilder 790036 swilder@theambrosegroupe.com 817.676.3422
 Sales Agent/Associate's Name

License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials Date



2-10-2025



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Buyer/Tenant/Seller/Landlord Initials Date