



City of Mesquite

Development Activity: 4th Quarter 2016*

October 1, 2016 – December 31, 2016

*Includes year-end data for 2016 compared to 2015

Office of Economic Development
1-24-2017

Development activity in the fourth quarter of 2016 has continued at a steady pace comparable to 2015, with total year to date activity remaining ahead of last year. This report summarizes the activity from October through December 2016.

Projects are typically conceived and prospective ideas discussed with staff. These projects can range from informal project planning to client conversations to a formal appointment within the PAM (pre-application meeting) process. The PAM is a weekly event in which staff from all applicable development departments review the potential project. At that time, the prospect is advised how the project would move through the formal development process and informed of any other expectations, parameters and information necessary to help the process go smoothly if they choose to proceed with the project. Once the project makes application for the formal development process, it is included in the quarterly report.

The project begins the formal process by applying for the appropriate permits. These projects are classified as ***“In the Development Review Process.”*** Plans typically require a range of reviews and permits. New development and redevelopment begin with a ***Site Plan Review***, approving the basic concept, site layout, building footprint and elevations, and utility service connections. The site will then enter the ***Engineering Plan Review*** phase for approving the technical plans related to site and building development. Some existing buildings and developments will begin with this phase if they undergo significant changes. Finally, a ***Building Plan Review*** for approving the vertical construction or remodel is submitted for approval of a new structure or remodel of an existing building.

After the appropriate permits have been issued a project may begin construction. This is referred to as the ***“Building Permit Issued”*** phase of the process and can range from dirt moving on a site, a building go up, or a remodel.

Once construction is completed, a Certificate of Occupancy is applied for and the project undergoes any applicable final inspections. Once all inspections have passed, a Certificate of Occupancy (CO) is issued and the business may open its doors. Staff refers to this phase as ***“Certificate of Occupancy Issued.”***

The ***“Business Retention”*** category contains the visits and assistance efforts that are part of an ongoing effort to strengthen business relations in Mesquite to foster growth and expansion.

The ***“Economic Updates”*** section presents relevant data on sales tax received and other development tracking.

1. IN THE DEVELOPMENT REVIEW PROCESS

- a. **Airport Hangar, 1370 Airport Blvd.** – new hangar at Mesquite Metro Airport.
- b. **Medical Office Building, 3400 IH-30** – building plans submitted for specialty medical office building at the former MOB site that was razed under the T25 program.
- c. **Market East Phase I, 1519 Town East Blvd.** – new building for retail lease space.
- d. **Market East Phase 2, Emporium Circle** – new building for retail lease space.
- e. **Murphy Oil, 1807 Range Dr.** – demolition and rebuild new structure.
- f. **North Beltline Plaza Phase 2, 4361 N. Belt Line Rd.** – new retail building.
- g. **Living Waters Ministries, 1275 E. Kearney** – new 19,482 square foot church facility.
- h. **Former Child Time Building, 1460 East Glen Blvd.** – plans submitted for review.
- i. **La Michoacana, 1927 N. Galloway** – the store has submitted plans to build a new facility across the street from its current location which will include 10,000 square feet additional space plus offer two lease spaces of 1,000 square feet each.
- j. **Saifee Medical Park Phase 2, 1230 N. Galloway Ave.** – plans submitted for a renovation of the former house into an office building and new parking lot.
- k. **Smithfield Foods (Eckrich), 130 S. Town East Blvd.** – plans submitted for expansion of the parking lot and interior remodel to accommodate additional delivery vehicles.
- l. **Town East Ford, 18301 IH-635** – redevelopment of the car dealership with new showroom and car parking areas.
- m. **Town East Mall, 2063 Town East Mall** – proposed plans for a 50,000 square foot anchor to be added to the north entrance of the Mall in 2017.
- n. **UPS, 4200 Samuel Blvd.** – new expansion site plan under review.

2. BUILDING PERMIT ISSUED

- a. **Towne Crossing Shopping Center, 2021 N. Town East Blvd.** – over 16,000 square feet of façade remodel, redesigned and upgraded, permit valuation \$248,000.
- b. **Fitness Connection,, 2021 N. Town East Blvd. Suite 700, Towne Crossing Shopping Center** – approximately 63,000 square foot fitness concept including smoothie bar, permit valuation \$2.3 million.
- c. **Fuel City Car Wash, 2181 S. Town East Blvd.** – 4,080 square foot addition to Fuel City, permit valuation \$750,000.
- d. **AMC Mesquite 30, 19919 IH-635** – approximately 8,000 square foot remodel, permit valuation \$400,000.
- e. **Gatti's Pizza, 2021 N. Town East Blvd, Suite 900, Towne Crossing Shopping Center** – approximately 12,000 square foot pizza and family entertainment venue, permit valuation \$650,000.
- f. **Code 3 Emergency Room, 1080 E. Cartwright Rd.** – under construction, permit valuation \$2.3 million.
- g. **Eastfield College, 3737 Motley Dr. Bldg. C** – remodel, permit valuation \$440,000.
- h. **El Rio Grande Latin Market, 2106 N. Galloway Ave.** – remodel of existing building and expansion of deli area, permit valuation \$1.3 million.

- i. **FedEx, 5005 Samuell Blvd. (former Big Town Mall site)** – 375,000 square foot logistics facility set to open summer 2017, permit valuation \$27.5 million.
- j. **FedEx, 5005 Samuell Blvd.** – mezzanine conveyor system, permit valuation \$18 million.
- k. **Future Dentist Office, 2110 N. Galloway Ave, Suite 104** – permit valuation \$275,000.
- l. **Gateway Medical Plaza, 920 State Hwy. 352** – new 6,500 square foot medical office building, permit valuation \$975,000.
- m. **Hagan Hill, IH-20 and Lawson Rd.** – residential subdivision, first model homes under construction and 22 lots sold to date/Phase 1 is 57 lots and Phase 2 is 68 lots with pricing from the \$280's - \$400's by Bloomfield Homes. Twelve permits issued.
- n. **H.H. Mercier, Inc., 3238 Executive Blvd.** – re-roof remodel, permit valuation \$187,000.
- o. **Pepsi, 4532 IH-30** - cooler and canopy additions, permit valuation \$3.5 million.
- p. **Pecan Ridge Apartments, 3236 N. Galloway Ave., Building 3200** – rebuild 20 units, fire replacement, permit valuation \$965,000.
- q. **QuikTrip, 5500 S. Buckner Blvd.** – under construction, permit valuation \$540,000.
- r. **TownePlace by Marriott, 500 Rodeo Center Blvd.** –80-suite extended stay Marriott, permit valuation \$4.6 million.
- s. **Walmart Neighborhood Market, 1951 Military Pkwy.** – under construction. The store is anticipated to open summer of 2017, permit valuation \$2.8 million.

3. CERTIFICATE OF OCCUPANCY ISSUED

(a sampling of new business activity and expansions from the total of 93 Certificates of Occupancy issued in the 4th Quarter 2016)

- a. **Arby's, 1821 Range Dr.**
- b. **Art of Touch Massage Therapy, 909 E. Davis, St., Suite D**
- c. **Bubba's 33, 19089 IH-635, Market Place at Towne Center**
- d. **Fuzzy's Taco Shop, 3501 Towne Crossing Blvd., Suite 200**
- e. **Haute Heels, 1830 Range Dr., Suite 115**
- f. **HRMD Management, 910 N. Galloway Ave., Suite 301**
- g. **Lone Star Forklift Sales Office, 1228 W. Scyene Rd., Suite 118**
- h. **Palomino Place, 3160 Gus Thomasson Rd.**
- i. **Villas at Vanston Park, 4520 Gus Thomasson Rd.**
- j. **Wendy's, 1800 N. Belt Line Rd.**

4. BUSINESS RETENTION VISITS

- a. **Abatix, 2400 Skyline Dr., Suite 400**
- b. **Arby's, 1821 Range Dr.**
- c. **Blue Bell Creameries, 1123 Military Pkwy.**
- d. **Burlington Coat Factory, 1330 N. Town East Blvd.**
- e. **Eastfield College, 3737 Motley Dr.**
- f. **Hannah's Gluten Free Bakery, 1830 Range Dr., Suite 102**

- g. **IntegraColor, 3210 Innovative Way**
- h. **Iris USA, 3401 Innovative Way**
- i. **Mesquite Independent School District, 405 E. Davis St.**
- j. **Mesquite Symphony, 1527 N. Galloway Ave.**
- k. **Norkol, 3402 Innovative Way**
- l. **Strukmyer Medical, 1801 Big Town, Suite 100**
- m. **The Gathering at Corner Theater, 214 W. Davis St.**
- n. **Williams Paint and Body, 924 Military Pkwy.**
- o. **Workforce Solutions Greater Dallas, 2110 N. Galloway Ave.**

5. ECONOMIC UPDATE:

Highlights for year end 2016 include:

- New commercial permits remained the same in quantity, however, increased in value by 200% from \$21 million to \$44 million.
- Commercial remodel permits were close to the same in quantity, however, increased in value by 250% from \$17 million to \$41 million.
- Residential permits increased by 30%, however, increased in value by more than 50% from an average permit value per residence of \$127,304 in 2015 to \$199,135 in 2016.
- Total permits in all categories increased 10%, however the value of the permits increased more than 200% from \$79 million in 2015 to \$190 million in 2016.
- Total new jobs created by 2016 projects is estimated at 1,212.

See next page for data table.

	4TH QUARTER		YEAR END	
SALES TAX DATA	2015	2016	2015	2016
LOCAL SALES TAX COLLECTED	\$7,657,868	\$7,980,055	\$30,926,384	\$32,351,981
	4TH QUARTER		YEAR END	
PERMIT DATA	2015	2016	2015	2016
COMMERCIAL: New permits	3	1	15	15
COMMERCIAL: New permit valuation	\$5,125,000	\$540,000	\$21,497,810	\$44,123,500
COMMERCIAL: Remodel/Addition permits	47	43	165	162
COMMERCIAL: Remodel/Addition permits valuation	\$5,101,908	\$26,512,866	\$17,182,801	\$41,270,502
RESIDENTIAL: New permits	6	18	27	35
RESIDENTIAL: New permit valuation	\$702,108	\$4,796,437	\$3,437,217	\$6,969,737
MISD/SCHOOL: New and Remodel/Addition permits	3	15	42	47
MISD/SCHOOL: New and Remodel/Addition permit valuation	\$29,405	\$405,800	\$26,076,445	\$82,805,154
	4TH QUARTER		YEAR END	
PERMIT TOTALS	2015	2016	2015	2016
BUILDING PERMITS: All types issued	419	611	2369	2694
BUILDING PERMITS: All types valuation	\$11,864,678	\$36,120,802	\$79,373,239	\$190,774,606
CERTIFICATES OF OCCUPANCY: Issued	121	93	310	290
SQUARE FOOTAGE: New (estimate)	0	10,000	139,000	545,938
JOBS: New (estimate)	70	235	320	1212