



City of Mesquite

Development Activity: 4th Quarter 2017

October 1, 2017 – December 31, 2017

Office of Economic Development
1-17-2018

Development activity in the fourth quarter of 2017 has continued at a steady pace, with year-end resulting in double the permit valuation over 2016 in the commercial category, and residential showing significant growth both in number of permits and in home valuation for the year. The average new home permit value for fourth quarter of fiscal year 2017 is \$228,320 compared to \$266,468 in 2016 and \$117,018 in 2015. The average new home permit value for the year-end 2017 is \$261,952 compared to \$199,135 for year-end 2016.

This report primarily summarizes the activity from October to December of 2017, with some January to December data totals in the Economic Update table on page 4. Sales tax for year-end 2017 over 2016 increased a modest 1.1%.

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

**All information is compiled by the City of Mesquite Economic Development Division, including reports and documents provided by the City of Mesquite Planning and Development Services Department.*

1. IN THE DEVELOPMENT REVIEW PROCESS

- a. **Agape Adult Day Care, 1025 Gross Rd.**
- b. **Barnett Signs, 4360 Action Dr.**
- c. **Family Dollar, 1200 Pioneer Rd.**
- d. **McDonalds, 1444 S. Belt Line Rd.**
- e. **Mesquite Metro Airport Hangars, 1340 Airport Blvd.**
- f. **Motley C Store, 3309 N. Town East Blvd.**
- g. **Skyline Trade Center Building D, 2250 Skyline Dr.**
- h. **Stage Door Dance, 316 W. College St.**

2. BUILDING PERMIT ISSUED

- a. **Ashley Furniture Distribution Facility, 4000 E. Scyene Rd. – permit valuation \$35 million**



- b. **Dick's Sporting Goods, 3500 Town East Mall - permit valuation \$2.9 million**



- c. **GMan Properties, 3325 Innovative Way** – permit valuation \$6.6 million
- d. **GMan Properties, 3301 Innovative Way** – permit valuation \$2 million
- e. **James Avery, 1240 Town East Mall** – permit valuation \$300,000
- f. **Home Goods, 1655 N. Town East Blvd., Suite 100** – permit valuation \$1.2 million
- g. **Market East Phase 2, 1655 N. Town East Blvd.** – permit valuation \$7.5 million



- h. **Mesquite Medical Facility, 3400 IH-30** – new build, permit valuation \$19.3 million
- i. **Mesquite Metro Airport Hangar, 1438 Airport Blvd.** – permit valuation \$500,000
- j. **Mesquite Rodeo Arena, 1818 Rodeo Dr.** – permit valuation \$170,000
- k. **Michael's, 1655 N. Town East Blvd., #300** – permit valuation \$1.5 million
- l. **Mission East Dallas Medical Office, 4550 Gus Thomasson Rd., Suite 40** – permit valuation \$449,000
- m. **Pepsi, 4532 IH-30** – permit valuation \$220,000
- n. **Snuffers, 3726 Towne Crossing Blvd.** – permit valuation \$1.2 million
- o. **Town East Ford, 18301 IH-635** – permit valuation \$4.2 million

3. CERTIFICATE OF OCCUPANCY ISSUED

(a sampling of new business activity and expansions from the total of 42 Certificates of Occupancy issued in the 4th Quarter 2017)

- a. **Acupuncture & Integrative Medical Center, 18601 IH-635, Suite 501**
- b. **DTX Designs (Dallas Texas Publishing, LLC), 2414 E. US Hwy. 80, Suite 301**
- c. **First Saiger Properties, 1230 N. Galloway Ave.**
- d. **Footlocker, 5550 S. Buckner Blvd., Suite 100**
- e. **Frisz Traders, LLC, 701 Military Pkwy., Suite 40**
- f. **Howse Auto Sales, 1331 E. US Hwy. 80, Suite 8B**
- g. **Iconic Salon Suites, 1344 N. Town East Blvd., Suite 200**

- h. MedRX Pharmacy, 4321 N. Belt Line Rd., Suite 500**
- i. Peter Piper Pizza, 1104 Town East Mall**



- j. Southwest Rheumatology Research, 1600 Republic Pkwy., Suite 210**
- k. Stevens Exotic Detail, 1750 Range Dr., Suite 108**
- l. The Bogo Store, LLC, 1919 Faithon P. Lucas Sr. Blvd., Suite 135**
- m. The Curry Leaf, 427 N. Town East Blvd., Suite 102**
- n. Towers Interiors, LLC, 1228 W. Scyene Rd., Suite 118**
- o. Tranquility Spa, 1095 Town East Mall**
- p. Universal Cleaning Specialists, 4445 IH-30, Suite 11**
- q. Vista Frontera Plaza, 5550 S. Buckner Blvd.**



4. ECONOMIC UPDATE

	4TH QUARTER		YEAR-TO-DATE	
SALES TAX DATA	2016	2017	2016	2017
LOCAL SALES TAX COLLECTED	\$7,980,055	\$8,123,502	\$32,351,981	\$32,795,444
	4TH QUARTER		YEAR-TO-DATE	
PERMIT DATA	2016	2017	2016	2017
COMMERCIAL: New permits*	1	4	15	24
COMMERCIAL: New permit valuation	\$540,000	\$43,805,954	\$44,123,500	\$88,829,264
COMMERCIAL: Remodel/Addition permits*	43	67	165	314
COMMERCIAL: Remodel/Addition permits valuation	\$26,512,866	\$10,774,620	\$17,182,801	\$61,000,952
RESIDENTIAL: New permits	18	14	35	59
RESIDENTIAL: New permit valuation	\$4,796,437	\$3,196,480	\$6,969,737	\$15,455,220
*MISD schools are now included in overall commercial permit totals				
	4TH QUARTER		YEAR-TO-DATE	
PERMIT TOTALS	2016	2017	2016	2017
BUILDING PERMITS: All types issued	616	1,940	2694	5,007
BUILDING PERMITS: All types valuation	\$36,526,602	\$134,249,898	\$190,774,606	\$362,507,739
CERTIFICATES OF OCCUPANCY: Issued	93	42	290	325
SQUARE FOOTAGE: New (estimate)	10,000	44,000	545,938	803,000
JOBS: New (estimate)	235	325	1,212	839