



# *2008 Citywide Data Summary*



Prepared by the City of Mesquite  
Planning Division

# Table of Contents

- Overview..... 1**
  - Location..... 1
  - Climate..... 1
  - Highway and Rail Access..... 2
  - Mesquite Metro Airport..... 2
  - Tax and Financial..... 2
  - Major Employers ..... 3
- Population and Housing..... 4**
- Land Development..... 6**
  - Residential Construction ..... 6
  - Nonresidential Construction ..... 8
- Economic Indicators..... 9**
  - Unemployment ..... 9
  - Inflation..... 9
  - Housing Prices ..... 10
- Major Retail Areas..... 12**
- Appendix: Data Tables ..... 13**
  - Population History ..... 13
  - Residential Permit History..... 14
  - Age of Housing Units ..... 15
  - Total Housing Units..... 15
  - Nonresidential Construction: Five Year Permit History ..... 16
  - Nonresidential Structures..... 16
  - Mesquite Labor Force ..... 17
  - Cost of Living Index (CPI-U)..... 17
  - Median MLS Sale Price in Selected Markets ..... 18

## List of Tables

Table 1: Sales Tax Revenue .....	3
Table 2: Major Employers in Mesquite.....	3
Table 3: Population and Housing Units .....	4
Table 4: Land Development History .....	6
Table 5: Major Retail Areas .....	12
Table 6: Retail Space by Subarea.....	12

## List of Figures

Figure 1: Sales Tax Revenue .....	3
Figure 2: Population and Housing Units 1950-2030.....	4
Figure 3: Percent of DFW Urban Area Population .....	5
Figure 4: Residential Permits.....	6
Figure 5: Housing Units by Type .....	7
Figure 6: Single Family Homes by Year Built.....	7
Figure 7: Total Value of Non-residential Structures .....	8
Figure 8: Non-residential Square Footage.....	8
Figure 9: State and City Unemployment Rates .....	9
Figure 10: National and Regional Inflation Rate (Annual Average).....	10
Figure 11A: Regional Median Home Sale Price (2000-2008) .....	10
Figure 11B: Regional Median Home Sale Price (2000-2008) .....	11

# Overview

This report summarizes and illustrates key development and economic trends in Mesquite. This is the first significant update to the *Citywide Summary* since the 2004 edition. Unless otherwise specified, the data in this document reflects conditions as of January 1, 2008. Exceptions are noted where applicable.

Mesquite remains a vibrant location in which to work and live and includes a variety of residential, commercial, and industrial land uses. For many years, the City has been one of the strongest retail areas in the Metroplex, generating more sales tax per capita (\$265.06) than any other major Metroplex city as recently as 2006. However, in 2007, three other major cities in the Metroplex had higher per capita sales tax revenues. Mesquite also has an award-winning industrial park, a growing general aviation airport, and considerable available land for future industrial development. The City has also begun to establish plans and policies to provide opportunities for mixed-use and high density development. Currently, Mesquite has one hospital and a significant health care services industry, filling critical health care needs for eastern Dallas County as well as Kaufman County.

Incorporated in 1887, Mesquite transformed from a small farming community to a major urban center through the second half of the 20<sup>th</sup> century. In recent years, growth has slowed. However, vacant land remains available and continues to be developed. In addition, southeastern portions of Mesquite, and its Extra-territorial Jurisdiction are largely green field and will provide ample growth opportunities for years to come.

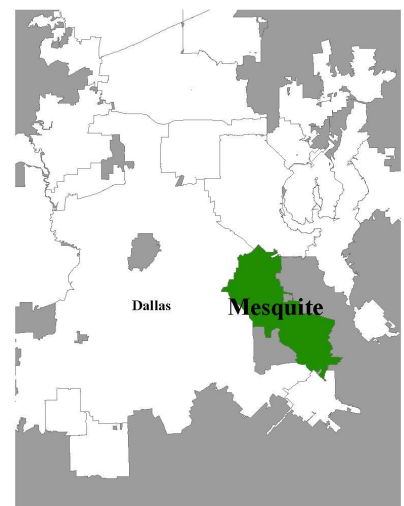
In 2007, the Mesquite City Council committed to and launched “Project Renewal”, a comprehensive approach to positioning Mesquite as a leader among North Texas cities in quality of life and economic strength.

## **Location**

The City of Mesquite is located in east-central Dallas County, adjacent to the City of Dallas. In 2006, 2.2 square miles were annexed along Interstate 20, extending the city limits deeper into Kaufman County. The City is approximately 13 miles from downtown Dallas and 20 miles from D-FW International Airport. Mesquite’s city limits encompass approximately 46 square miles. An additional 19 square miles are located within the City’s extra-territorial jurisdiction (ETJ).

## **Climate**

The average annual daily temperature in Mesquite is 76 degrees. The average high temperature in July is 96 degrees, and the average low temperature in January is 34



degrees. Mesquite receives an average of approximately 35 inches of rain annually on 46 rain days. The average relative humidity is 66%. (*Source: National Weather Service*)

### **Highway and Rail Access**

Five major highways (I-20, I-30, I-635, U.S. Highway 80 and State Highway 352) provide vehicular access to Mesquite. Eleven exits from I-635 (LBJ Freeway) and access at numerous locations from the other highways service the City directly. Freight rail service is provided by Union Pacific Railroad, which also operates an intermodal facility in the Skyline Industrial Park. Mesquite is home to one of the largest rail switching facilities in the state. Future plans include the extension of State Highway 190 and Loop 9 through eastern portions of the city.

### **Mesquite Metro Airport**

Mesquite Metro Airport is a reliever airport in the Dallas Metroplex area providing access for private and corporate air travel. The airport provides a 6000-foot runway, instrument landing systems, AWOS, a full-length parallel taxiway and over 200 individual hangar storage spaces. The City of Mesquite is the fueler providing both self- service and full- service facilities with AvFuel Branded aviation fuel. A state-of-the art terminal building, dedicated in 2004, provides comfortable waiting areas, corporate pilot lounge and shower, conference facilities, flight-planning areas, and there are future plans for a small restaurant area. There are over 225-based aircraft at Mesquite including corporate jets and helicopters. Flight operations in 2007 were estimated at over 100,000.

Future development at the airport includes extension of the runway to 7000 feet, taxiway lighting, air traffic control tower facilities, and corporate hangar construction.

### **Tax and Financial**

**Current Moody Bond Rating:** Aa3

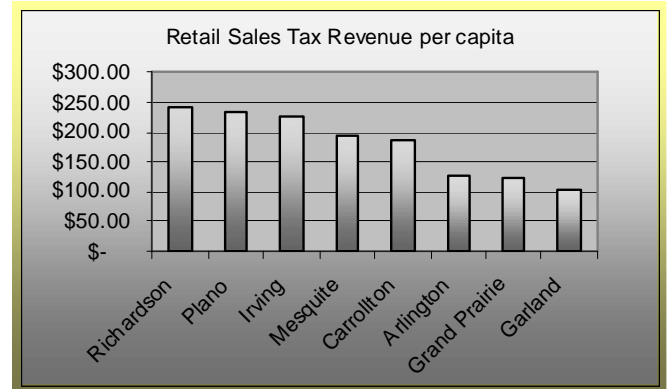
**Current Standard & Poor's Rating:** AA

#### ***Fiscal Year 2007-2008 Tax Rates (per \$100 value)***

<i>City of Mesquite:</i>	\$0.64000
<i>Dallas County:</i>	\$0.223814
<i>MISD Tax Rate:</i>	\$1.4000
<i>Dallas Community College:</i>	\$0.0894
<i>Parkland Hospital:</i>	\$0.254
<b><i>Total:</i></b>	<b>\$2.607214</b>

**Table 1 and Figure 1: Sales Tax Revenue**

City	Revenue	Population	Per capita
Richardson	\$23,702,829	97,450	\$243.23
Plano	\$61,181,328	260,900	\$234.50
Irving	\$47,675,811	210,150	\$226.87
<b>Mesquite</b>	<b>\$26,877,000</b>	<b>137,550</b>	<b>\$195.40</b>
Carrollton	\$22,620,735	120,550	\$187.65
Arlington	\$46,368,418	369,150	\$125.61
Grand Prairie	\$20,321,755	166,650	\$121.94
Garland	\$23,800,000	228,450	\$104.18



**Major Employers**

**Table 2: Major Employers in Mesquite**

Employer	Employees	Industry
Mesquite Independent School District	4,000	Public
Town East Mall	3,000	Retail
United Parcel Service	2,340	Logistics
City of Mesquite	1100	Public
Eastfield College	950	Education
Dallas Regional Medical Center	700	Health Care
Wal-Mart Supercenter	510	Retail
Integra Color Group	420	Manufacturing
Baker Drywall	400	Construction
Pepsi Cola Bottling	370	Manufacturing/Distribution
Dependable Auto Shippers	370	Logistics
Christian Care Center	350	Health Care
Dal-Tile	223	Distribution
Fritz Industries	210	Manufacturing
Crystal Care Home Health	200	Health Care
Union Pacific Intermodal	200	Logistics/Transportation
Mesquite Specialty Hospital	175	Health Care
Iris USA	140	Manufacturing
Morrison Products	130	Manufacturing
Unifirst	120	Service
Tiseo Paving	115	Construction
McKinley Container	100	Manufacturing
Metals USA Building Products	100	Manufacturing
NAPA	100	Logistics
Pep Boys	100	Logistics
Unilever	100	Logistics
Shippers Warehouse	100	Logistics
Coleman Homes	60	Construction/Manufacturing

# Population and Housing

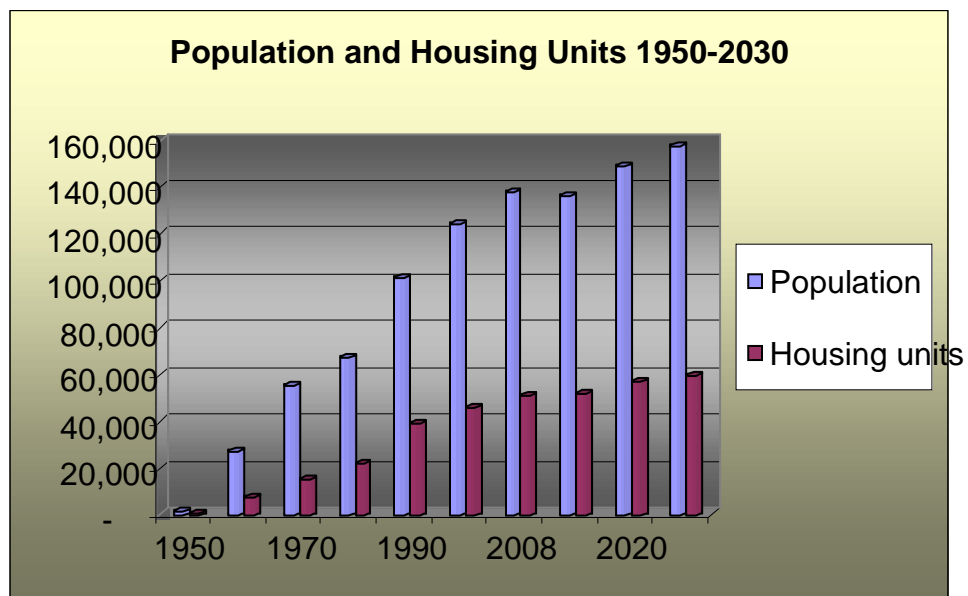
The population of Mesquite as of January 1, 2008 was estimated at 137,539, an increase of 10.4% from the 2000 Decennial U.S. Census. Projections show moderate growth is likely over the next 20 to 30 years. However, as shown in Figure 2, the estimated population by 2008 is slightly higher than projected for 2010 (projections were done by the North Central Texas Council of Governments). The 2010 projection shows a 9.4% increase from the 2000 Census figure, while the 2008 estimate is a 10.5% increase from 2000. Although population growth rates will likely stay well below that of the late 20<sup>th</sup> century, estimates suggest that the rate may be higher than previously projected. With the annexation of 2.2 square miles of land in 2006 and approximately 19 square miles of ETJ, land is available to support continued population growth.

**Table 3: Population and Housing Units**

Year	Population	Population Change	Housing units
1950	1,696	0.0%	812
1960	27,526	1523.0%	8,004
1970	55,131	100.3%	15,289
1980	67,053	21.6%	22,248
1990	101,484	51.3%	39,251
2000	124,523	22.7%	46,245
2008	137,539	10.5%	50,663
**2010 est.	136,175	9.4%	51,972
2020 est.	149,262	9.6%	56,719
2030 est.	157,259	5.4%	59,543

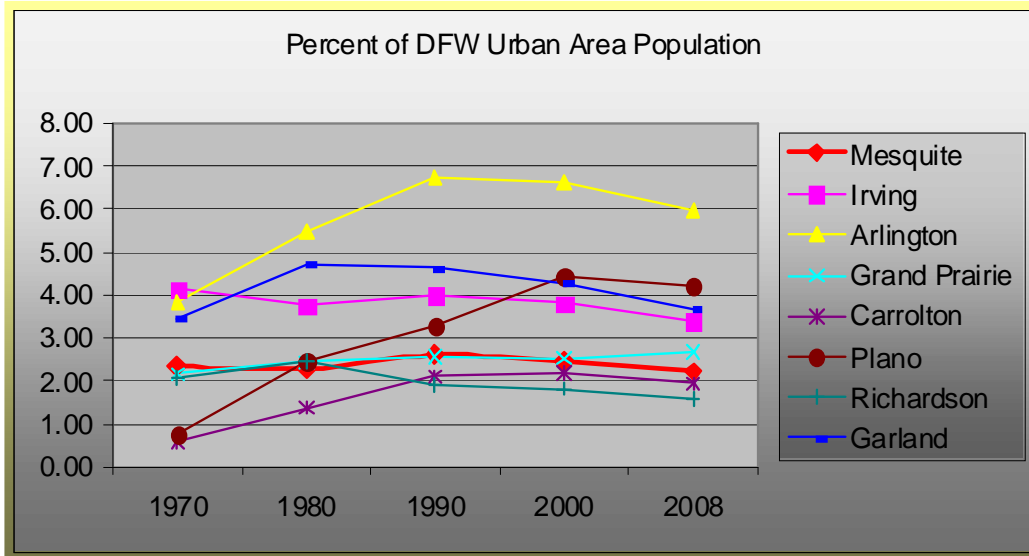
\*\* Population Change is over the 10 year period

**Figure 2**



Relative to the overall population of the Dallas/Fort Worth Area, Mesquite's population has remained comparatively constant. In 1970 Mesquite's population represented 2.38 percent of the Dallas/ Fort Worth Urban Area population, by 2008 that percentage was 2.22.

**Figure 3**





# Land Development

Although Mesquite is a first-ring suburb, it is not land-locked and can continue to grow in geographic area. Significant tracts in the city have yet to be developed and there are opportunities for redevelopment.

9,504 acres or 32% of Mesquite’s land area is vacant. Of that, 5,549 acres are developable (19% of Mesquite’s land area). This figure excludes the 19 square miles of land available for future annexation in the Extra-territorial Jurisdiction.

In the summer of 2008 the City of Mesquite adopted a Comprehensive Plan element for the 2.2-acre area annexed in 2006 and the ETJ. The award winning Plan establishes various growth sectors and community types for the area. These community types provide for sustainable development utilizing smart growth principles. Zoning based on the SmartCode has been established for the area to implement the Plan.

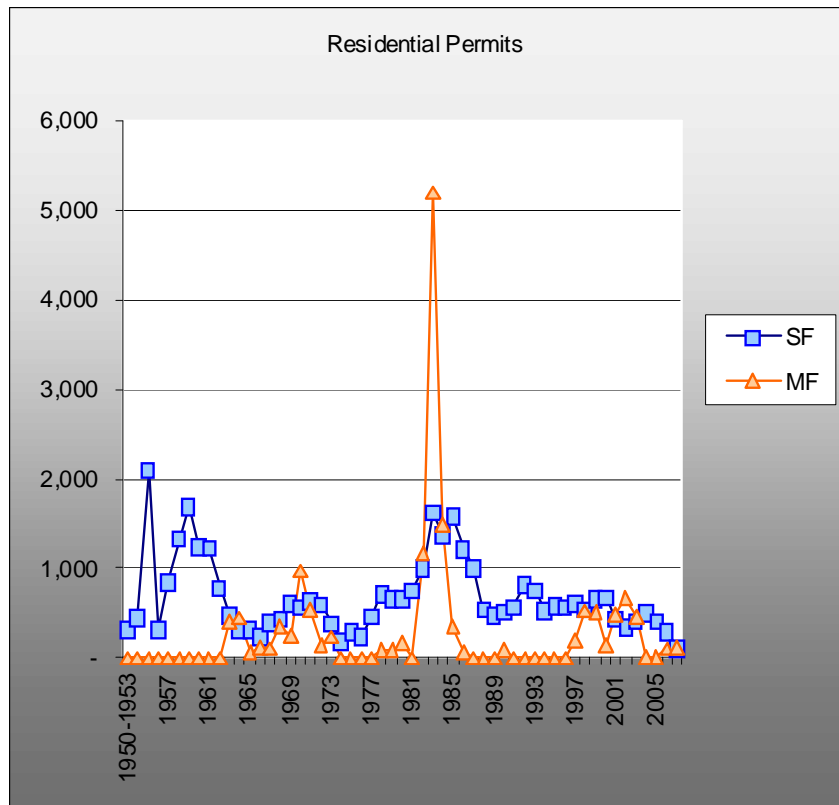
**Table 4: Land Development History**

Year	Acres Developed	Acres Vacant	% of Land Undeveloped
1970	9,686	17,061	64%
1980	11,111	15,636	58%
1990	15,661	11,086	41%
2000	18,106	8,641	32%
2008	19,972	9,503	32%

## Residential Construction

In 2007, permits for new single-family residential construction dropped to just over 100 homes, the lowest annual total since prior to 1950. Numbers for 2008 are expected to be similar to 2007. The slowed housing construction is reflective of nationwide issues related to the housing market.

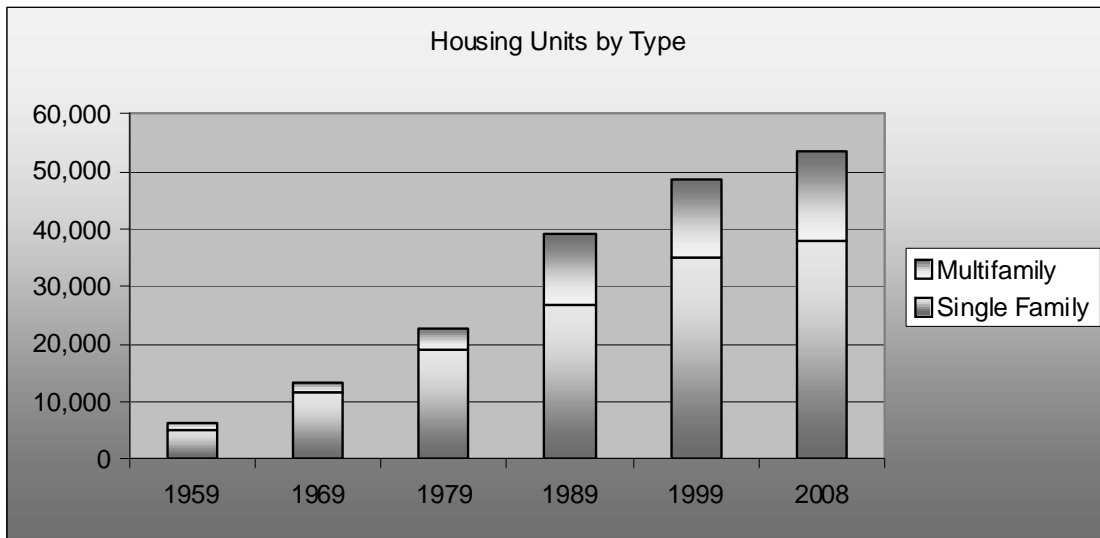
**Figure 4**



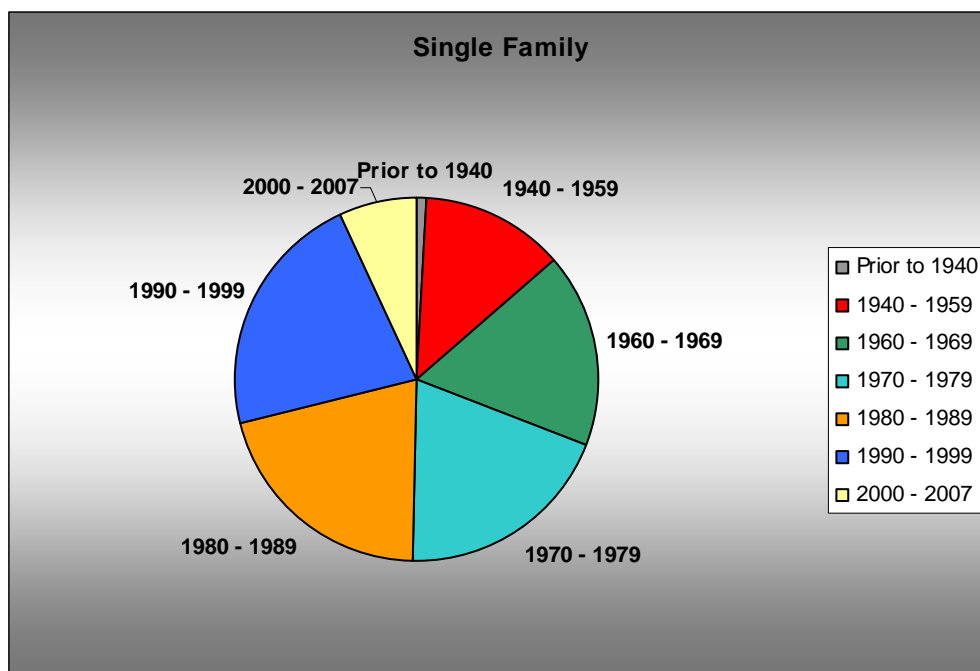


Over 70 percent of the single-family and nearly of 80% of the multi-family dwelling units in Mesquite are more than 20 years old. Through Project Renewal, the City is emphasizing the importance of maintaining and enhancing older neighborhoods and is proactively working to create opportunities for a variety of new housing types.

**Figure 5**



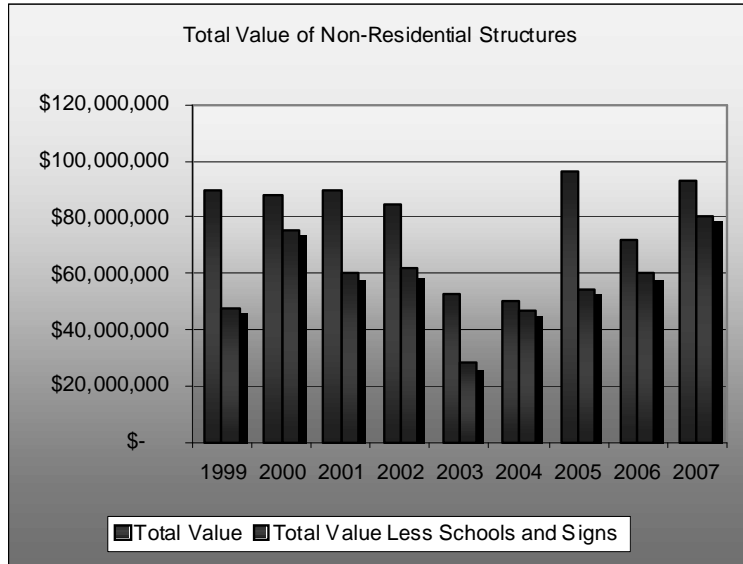
**Figure 6: Single-Family Homes by Year Built**



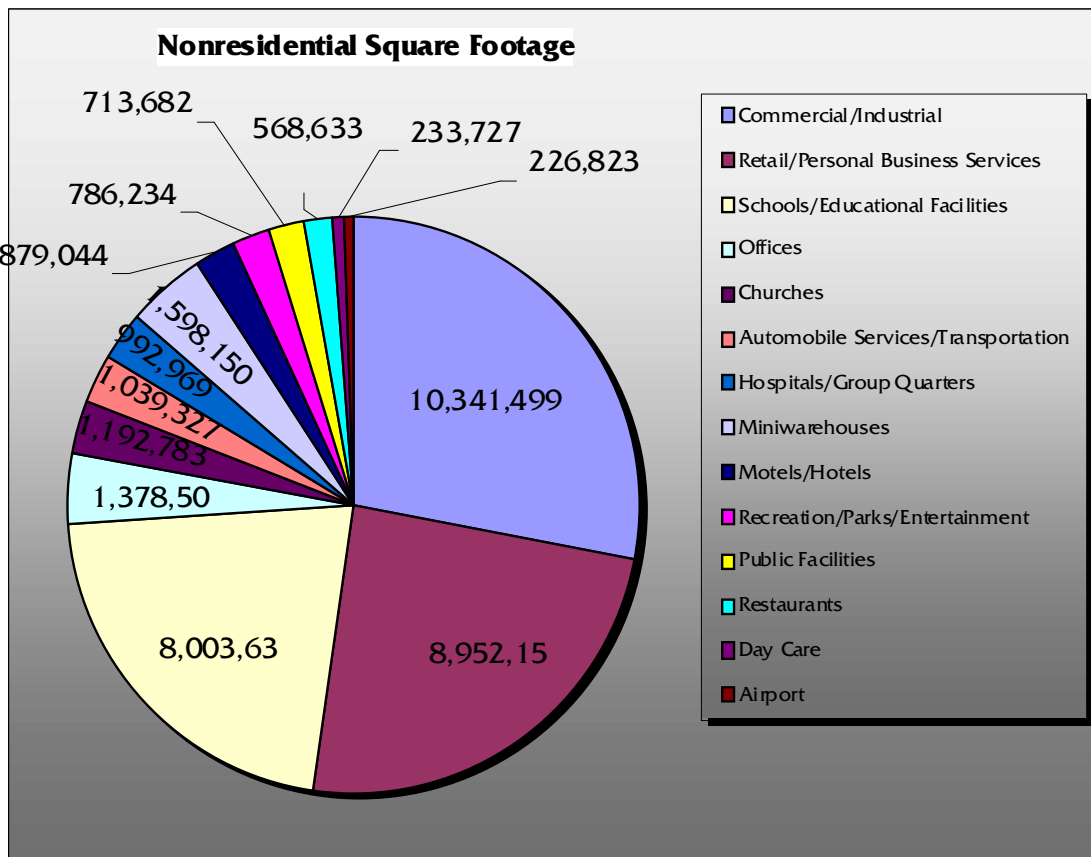
**Nonresidential Construction**

Nonresidential construction permit values have rebounded from lows in 2003 and 2004. In 2007, the Total Value of all Non-Residential new structure permits was the second highest of any year in Mesquite's history. Excluding schools and signs, the total value for 2007 was at an all time high.

**Figure 7**



**Figure 8**



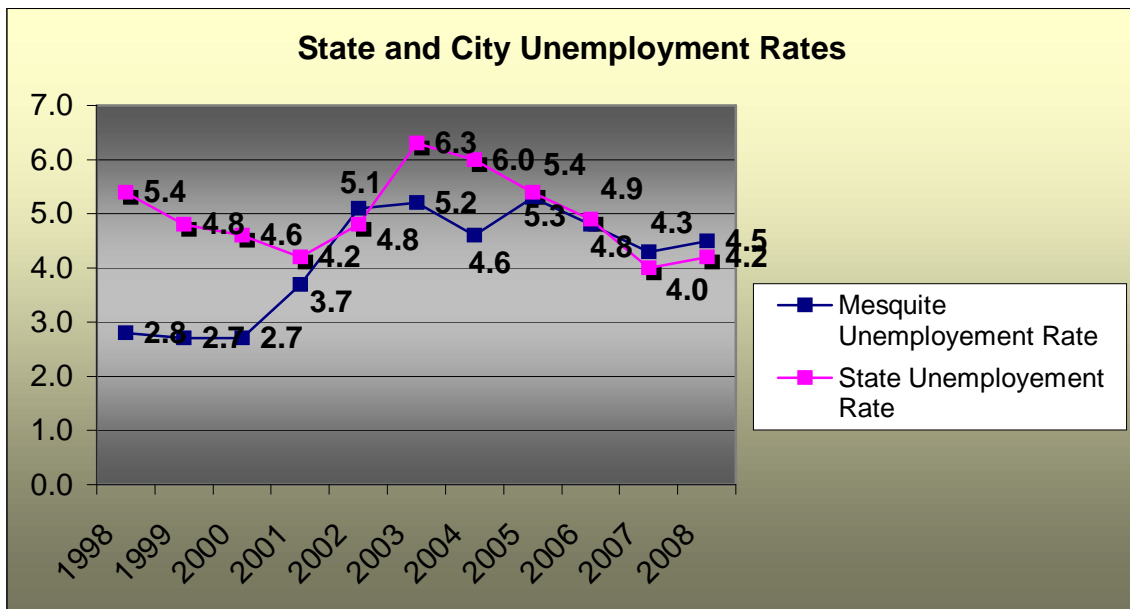
# Economic Indicators

Economic data for this report was compiled in September 2008. Several difficult economic issues affecting the nation as a whole are also reflected in the statistics for Mesquite. The housing market was experiencing a major slow down as mortgage lending declined and foreclosures were prevalent. In addition, huge increases in fuel prices had rippling effects on disposable income, transportation costs, the price of consumer goods, and construction costs. These economic factors caused significant changes in these economic indicators over a short time frame.

## Unemployment

Mesquite's Unemployment rate for June 2008 was 4.5%, 0.3% higher than the rate for the State of Texas. Over the past four years Mesquite's unemployment rate has closely mirrored that of the State as a whole, not differing by more than 0.3 percent.

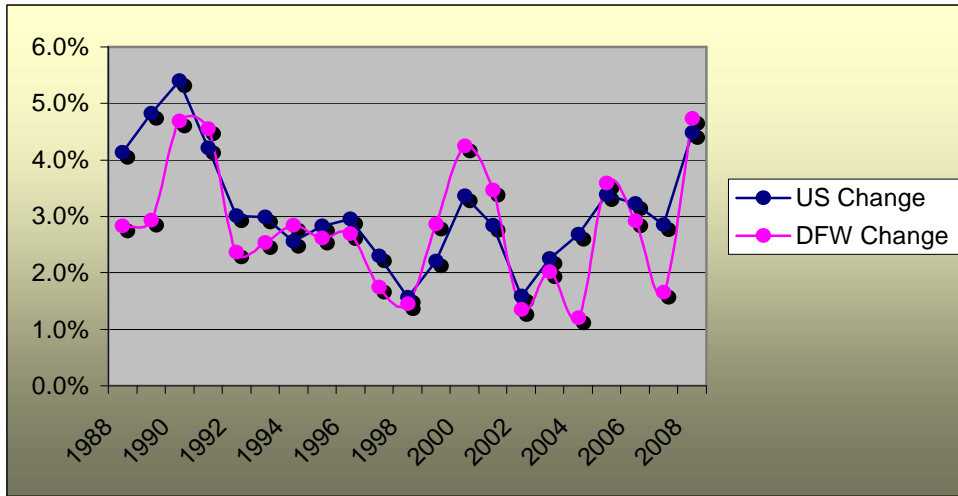
Figure 9



## Inflation

The DFW regional year-over-year inflation rate increased to 4.7% in 2008. This increased rate is consistent with the increase nationwide.

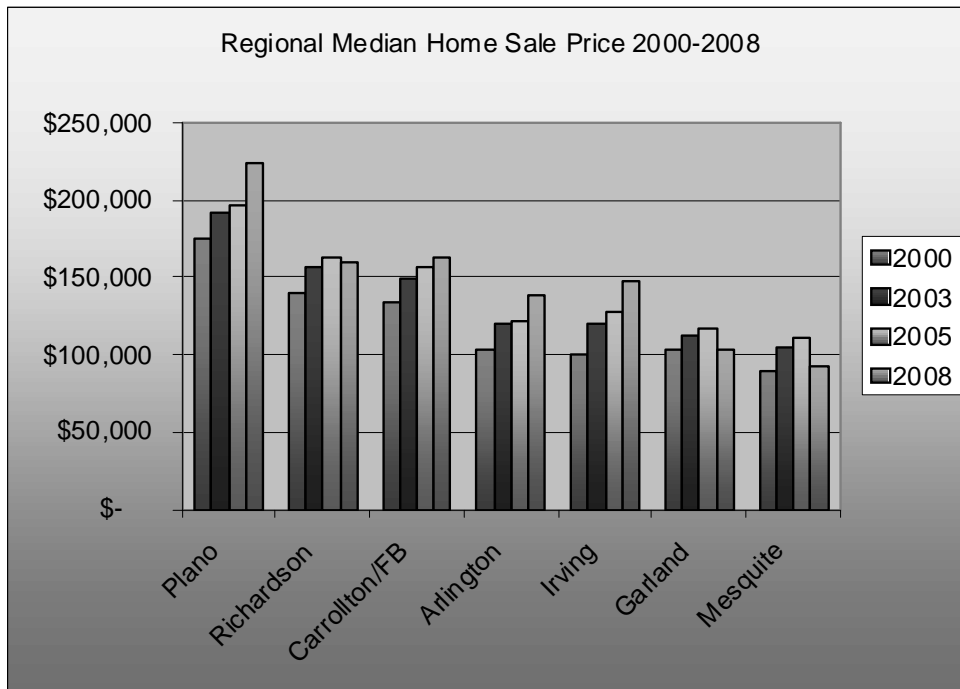
**Figure 10: National and Regional Inflation Rates (Annual Average)**



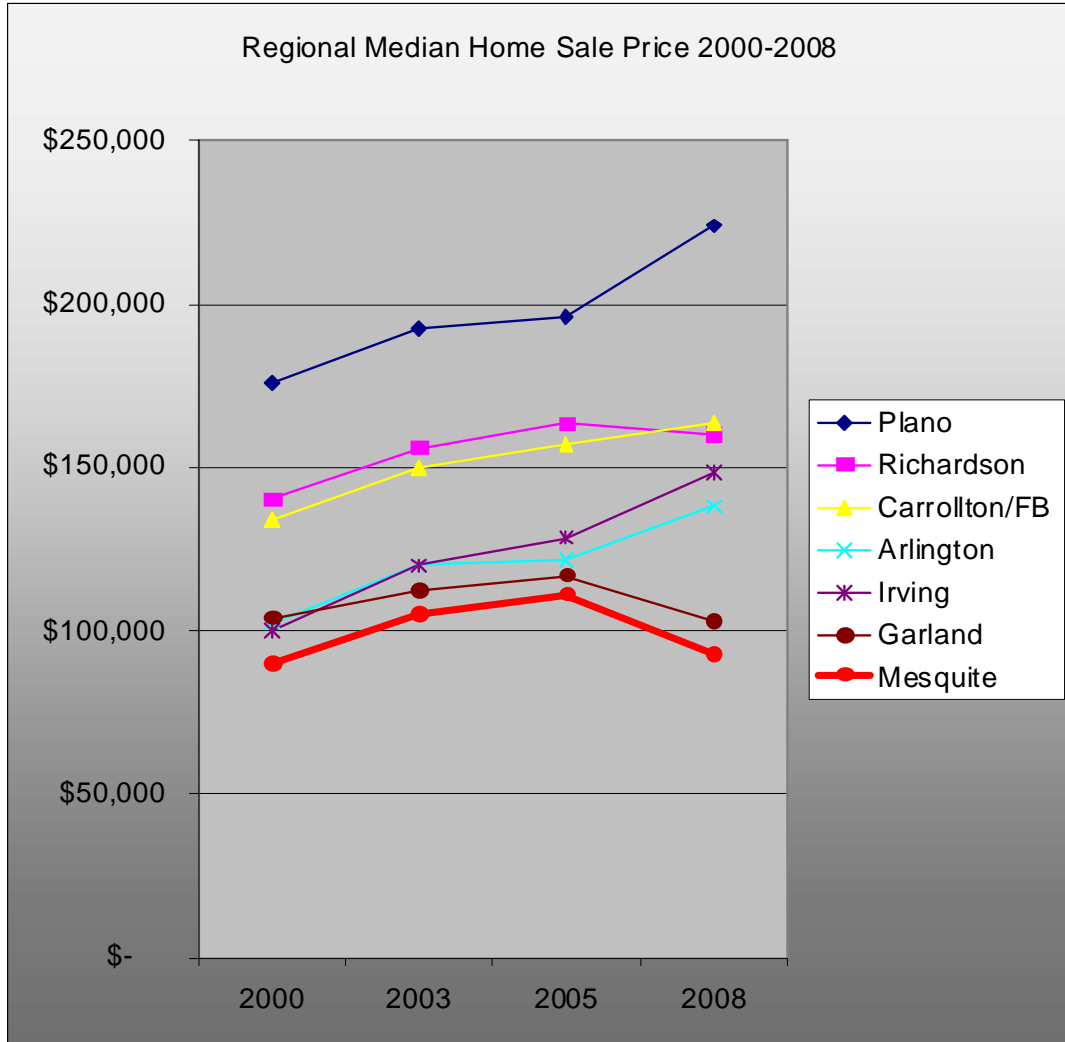
**Housing Prices**

The Median Home Sale Price in Mesquite remains lower than other comparable Metroplex cities. A few area cities, like Mesquite, have seen housing prices drop in 2008.

**Figure 11 A**



**Figure 11 B**



# Major Retail Areas

**Table 5: Major Retail Areas**

Retail Area	Square Feet
Town East Mall Area Retail	4,008,296
Subregional/Community Retail	2,768,419
<b>Total Retail SF (structures over 20k sf)</b>	<b>6,776,715</b>

Mesquite has been a hub for retail activity since Town East Mall opened in the 1970s. Located on the east side of Dallas County with access from multiple highways, the

Town East Retail and Restaurant Area (TERRA) has functioned as a super-regional retail center for eastern Dallas County as well as other counties further east. Regional retail competition and other factors have chipped away at Mesquite’s sales tax revenue in recent years. However, the TERRA continues to be a strong retail area. Also, *Project Renewal* initiatives are intended to revitalize retail and commercial areas in Mesquite.

**Table 6: Retail Space by Subarea**

Primary Retail Area	Retail Subarea	Square Feet
TERRA	Town East Mall	1,289,926
TERRA	West of LBJ Freeway	690,204
TERRA	Market East Shopping Center	552,843
SUBREGIONAL	Galloway-Belt Line/South of US 80	413,310
TERRA	North of Mall/Emporium	393,191
SUBREGIONAL	Belt Line/US 80	347,186
SUBREGIONAL	North Gus Thomasson Road	340,657
TERRA	Town East Centre	285,000
SUBREGIONAL	Galloway/North of US 80	284,884
SUBREGIONAL	Northeast Mesquite	263,000
TERRA	South of Mall	241,794
SUBREGIONAL	Galloway Crossing	197,776
TERRA	Independence Plaza	178,691
TERRA	East of Mall	164,269
TERRA	Galloway Plaza	160,000
SUBREGIONAL	Town East/Motley	156,530
TERRA	Town East Crossing	143,497
SUBREGIONAL	AMC 30 Theater	128,434
SUBREGIONAL	Pioneer Road	126,772
TERRA	Town Crossing	107,021
SUBREGIONAL	Big Town Exhibit Hall	101,439
SUBREGIONAL	Gross Road	70,650
SUBREGIONAL	Creek Crossing	47,187
TERRA	Driftwood Village	43,654
SUBREGIONAL	Peachtree Crossing/Military	25,400
SUBREGIONAL	Kearney Village Shopping Center	23,400



Note: TERRA = Town East Retail and Restaurant Area

# Appendix: Data Tables

## Population History

Population History		
Year	Population	Percent Increase
1900	405	0.00
1910	687	69.63
1920	647	-5.82
1930	729	12.67
1940	1,045	43.35
1950	1,696	62.30
1960	27,526	1523.00
1970	55,131	100.29
1971	57,609	4.49
1972	59,483	3.25
1973	60,688	2.03
1974	61,694	1.66
1975	62,009	0.51
1976	62,483	0.76
1977	62,885	0.64
1978	63,637	1.20
1979	64,915	2.01
1980	67,053	3.29
1981	69,250	3.28
1982	71,100	2.67
1983	72,750	2.32
1984	80,100	10.10
1985	89,967	12.32
1986	93,020	3.39
1987	97,800	5.14
1988	102,305	4.61
1989	103,500	1.17
1990	101,484	-1.95
1991	102,697	1.20
1992	104,315	1.58
1993	106,050	1.66
1994	107,300	1.18
1995	109,450	2.00
1996	111,550	1.92
1997	114,350	2.51
1998	117,950	3.15
1999	119,600	1.40
2000	124,523	4.12
2001	126,570	1.64
2002	127,800	0.97
2003	129,640	1.44
2004	131,600	1.51
2005	133,600	1.52
2006	136,100	1.87
2007	136,744	0.47
2008	137,539	0.58



### Residential Permit History

Year	SF	MF	Total
1950-1953	329	-	329
1954	454	-	454
1955	2,103	-	2,103
1956	333	-	333
1957	856	-	856
1958	1,338	-	1,338
1959	1,697	-	1,697
1960	1,248	-	1,248
1961	1,238	-	1,238
1962	790	-	790
1963	487	416	903
1964	308	444	752
1965	328	59	387
1966	251	107	358
1967	405	105	510
1968	442	352	794
1969	613	240	853
1970	573	976	1,549
1971	637	534	1,171
1972	605	148	753
1973	396	233	629
1974	197	-	197
1975	296	-	296
1976	251	-	251
1977	470	-	470
1978	715	84	799
1979	671	84	755
1980	662	160	822
1981	760	-	760
1982	1,006	1,177	2,183
1983	1,629	5,194	6,823
1984	1,381	1,489	2,870
1985	1,592	348	1,940
1986	1,222	70	1,292
1987	1,004	-	1,004
1988	549	-	549
1989	478	-	478
1990	520	93	613
1991	577	-	577
1992	827	-	827
1993	764	-	764
1994	535	-	535
1995	588	-	588
1996	578	-	578
1997	614	200	814
1998	550	523	1,073
1999	674	514	1,188

2000	686	144	830
2001	439	480	919
2002	347	666	1,013
2003	413	466	879
2004	503	12	515
2005	418	16	434
2006	297	103	400
2007	106	113	219
<b>Total</b>	<b>37,750</b>	<b>15,550</b>	<b>53,300</b>

### Age of Housing Units

Year Built	Single Family	Multifamily	Total Units
Prior to 1940	324	0	324
1940 - 1959	4,838	1,246	6,084
1960 - 1969	6,471	477	6,948
1970 - 1979	7,345	2,059	9,404
1980 - 1989	7,821	8,438	16,259
1990 - 1999	8,278	1,330	9,608
2000 - 2007	2,673	2,000	4,673
<b>TOTAL</b>	<b>37,750</b>	<b>15,490</b>	<b>53,240</b>

### Total Housing Units

Year	Single Family	Multifamily	Total Units	% SF
1959	5,162	1,246	6,408	81%
1969	11,633	1,723	13,356	87%
1979	18,978	3,782	22,760	83%
1989	26,799	12,220	39,019	69%
1999	35,077	13,550	48,627	72%
2007	37,750	15,610	53,360	71%

**Nonresidential Construction:  
Five Year Permit History – New Construction, Expansions and Remodels**

	2002	2003	2004	2005	2006	2007
<b>Commercial</b>						
Permits	197	176	166	202	152	149
Value	\$ 44,926,797	\$ 24,972,303	\$ 34,866,757	\$ 48,424,819	\$ 52,332,913	\$ 67,628,686
<b>Manufacturing</b>						
Permits	5	9	5	8	3	6
Value	\$ 8,878,610	\$ 1,759,811	\$ 895,436	\$ 1,682,928	\$ 4,388,140	\$ 9,769,042
<b>Hotel/Motel</b>						
Permits	5	3	0	0	1	1
Value	\$ 2,043,750	\$ 104,200	\$ -	\$ -	\$ 7,500	\$ 39,673
<b>Schools</b>						
Permits	38	26	17	47	24	32
Value	\$ 21,357,485	\$ 23,745,148	\$ 2,453,000	\$ 41,088,464	\$ 10,626,550	\$ 12,149,495
<b>Signs</b>						
Permits	468	318	350	351	378	273
Value	\$ 1,248,139	\$ 876,736	\$ 1,050,560	\$ 1,208,476	\$ 1,186,784	\$ 834,008
<b>Miscellaneous</b>						
Permits	24	21	21	20	34	45
Value	\$ 5,677,337	\$ 1,158,454	\$ 10,978,775	\$ 4,295,450	\$ 3,352,888	\$ 2,674,938
<b>Total Value</b>	\$ 84,132,118	\$ 52,616,652	\$ 50,244,528	\$ 96,700,137	\$ 71,894,775	\$ 93,095,842
<b>Total Value Less</b>	\$ 62,774,633	\$ 28,871,504	\$ 47,791,528	\$ 55,611,673	\$ 61,268,225	\$ 80,946,347
<b>Total Value Less</b>	\$ 61,526,494	\$ 27,994,768	\$ 46,740,968	\$ 54,403,197	\$ 60,081,441	\$ 80,112,339

**Nonresidential Structures (as of January 1, 2008)**

Type of Structure	Structures		Square Footage	
	#	% of Total	#	% of Total
Commercial/Industrial	412	22.3%	10,241,384	28.7%
Retail/Personal Business Services	384	20.8%	8,960,623	25.1%
Schools/Educational Facilities	138	7.5%	7,775,620	21.8%
Offices	160	8.6%	1,376,775	3.9%
Churches	130	7.0%	1,069,062	3.0%
Automobile Services/Transportation	220	11.9%	1,026,327	2.9%
Hospitals/Group Quarters	33	1.8%	940,119	2.6%
Miniwarehouses	26	1.4%	935,678	2.6%
Motels/Hotels	25	1.4%	879,044	2.5%
Recreation/Parks/Entertainment	69	3.7%	782,624	2.2%
Public Facilities	53	2.9%	677,188	1.9%
Restaurants	145	7.8%	545,348	1.5%
Day Care	48	2.6%	240,080	0.7%
Airport	7	0.4%	182,024	0.5%
<b>TOTAL</b>	<b>1,850</b>		<b>35,631,896</b>	

## Mesquite Labor Force

May/June

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
<b>Labor Force</b>	66,823	67,719	71,437	71,503	70,732	69,398	69,080	69,970	69,695	70,228	70,622
<b>Employment</b>	64,952	65,891	69,508	68,857	67,125	65,789	65,902	66,262	66,350	67,208	67,444
<b>Unemployment</b>	1,871	1,828	1,929	2,646	3,607	3,609	3,178	3,708	3,345	3,020	3,178
<b>Mesquite Unemployment Rate</b>	2.8	2.7	2.7	3.7	5.1	5.2	4.6	5.3	4.8	4.3	4.5
<b>State Unemployment Rate</b>	5.4	4.8	4.6	4.2	4.8	6.3	6.0	5.4	4.9	4	4.2

## Cost of Living Index (CPI-U)

Cost of Living Index (CPI-U)

(1982-1984=100)

Historic Annual Average	US	US % Change	DFW	DFW % change
1980	82.4	13.5%	81.5	16.9%
1981	90.9	10.3%	90.8	11.4%
1982	96.5	6.2%	96.0	5.7%
1983	99.6	3.2%	99.7	3.9%
1984	103.9	4.3%	104.3	4.6%
1985	107.6	3.6%	108.2	3.7%
1986	109.6	1.9%	109.9	1.6%
1987	113.6	3.6%	112.9	2.7%
1988	118.3	4.1%	116.1	2.8%
1989	124.0	4.8%	119.5	2.9%
1990	130.7	5.4%	125.1	4.7%
1991	136.2	4.2%	130.8	4.6%
1992	140.3	3.0%	133.9	2.4%
1993	144.5	3.0%	137.3	2.5%
1994	148.2	2.6%	141.2	2.8%
1995	152.4	2.8%	144.9	2.6%
1996	156.9	3.0%	148.8	2.7%
1997	160.5	2.3%	151.4	1.7%
1998	163.0	1.6%	153.6	1.5%
1999	166.6	2.2%	158.0	2.9%
2000	172.2	3.4%	164.7	4.2%
2001	177.1	2.8%	170.4	3.5%
2002	179.9	1.6%	172.7	1.3%
2003	184.0	2.3%	176.2	2.0%
2004	188.9	2.7%	178.3	1.2%
2005	195.3	3.4%	184.7	3.6%
2006	201.6	3.2%	190.1	2.9%
2007	207.3	2.8%	193.2	1.7%
2008	216.6	4.5%	202.4	4.7%
<b>Average (1983-2008)</b>		<b>3.2%</b>		<b>2.9%</b>

**Median MLS Sale Price in Select Market Areas, 2000, 2003, 2005, 2008**

<b>Area</b>	<b>2000</b>	<b>2003</b>	<b>2005</b>	<b>2008</b>
Plano	\$175,760	\$192,500	\$196,200	\$224,000
Richardson	\$140,250	\$156,000	\$163,300	\$159,900
Carrollton/FB	\$134,000	\$149,900	\$156,900	\$163,400
Arlington	\$102,600	\$120,000	\$121,700	\$138,000
Irving	\$99,900	\$120,000	\$128,500	\$148,320
Garland	\$103,925	\$112,500	\$117,000	\$103,000
Mesquite	\$89,900	\$105,000	\$111,200	\$93,040