

For Sale

2291 Tradewind Dr
Mesquite, TX 75150



- Asking - \$750,000
- Building size- 3,744 sqft
- Lot size- 0.79
- Year built- 1960
- Multifamily Residential Zoning
- SUP for Childcare
- Former Childcare building
- 5 Classrooms, Kitchen, Covered Patio & Large Playground
- Last licensed capacity- 64
- Located just off Hwy 80
- Surrounded by Apartments and Homes

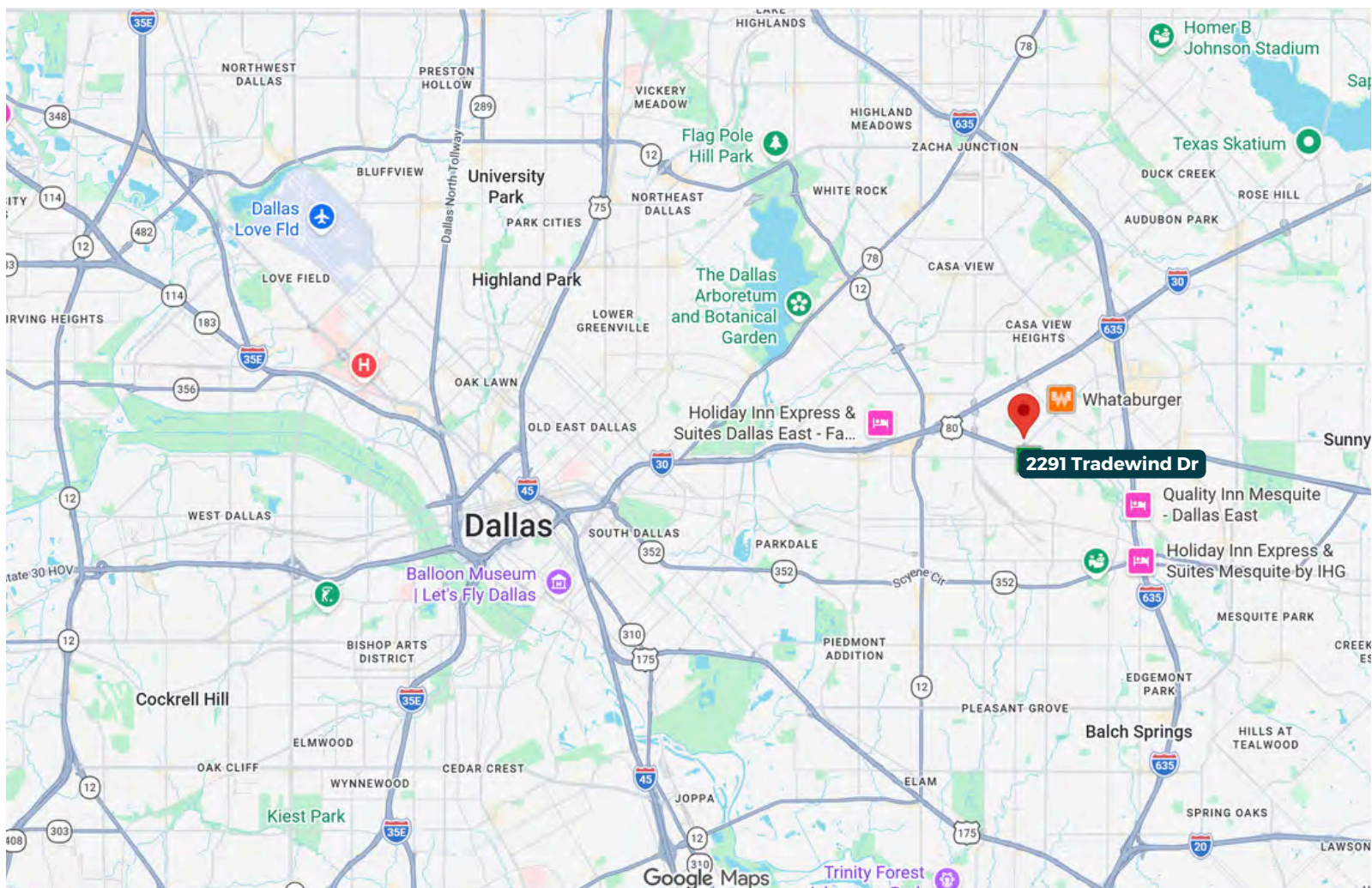
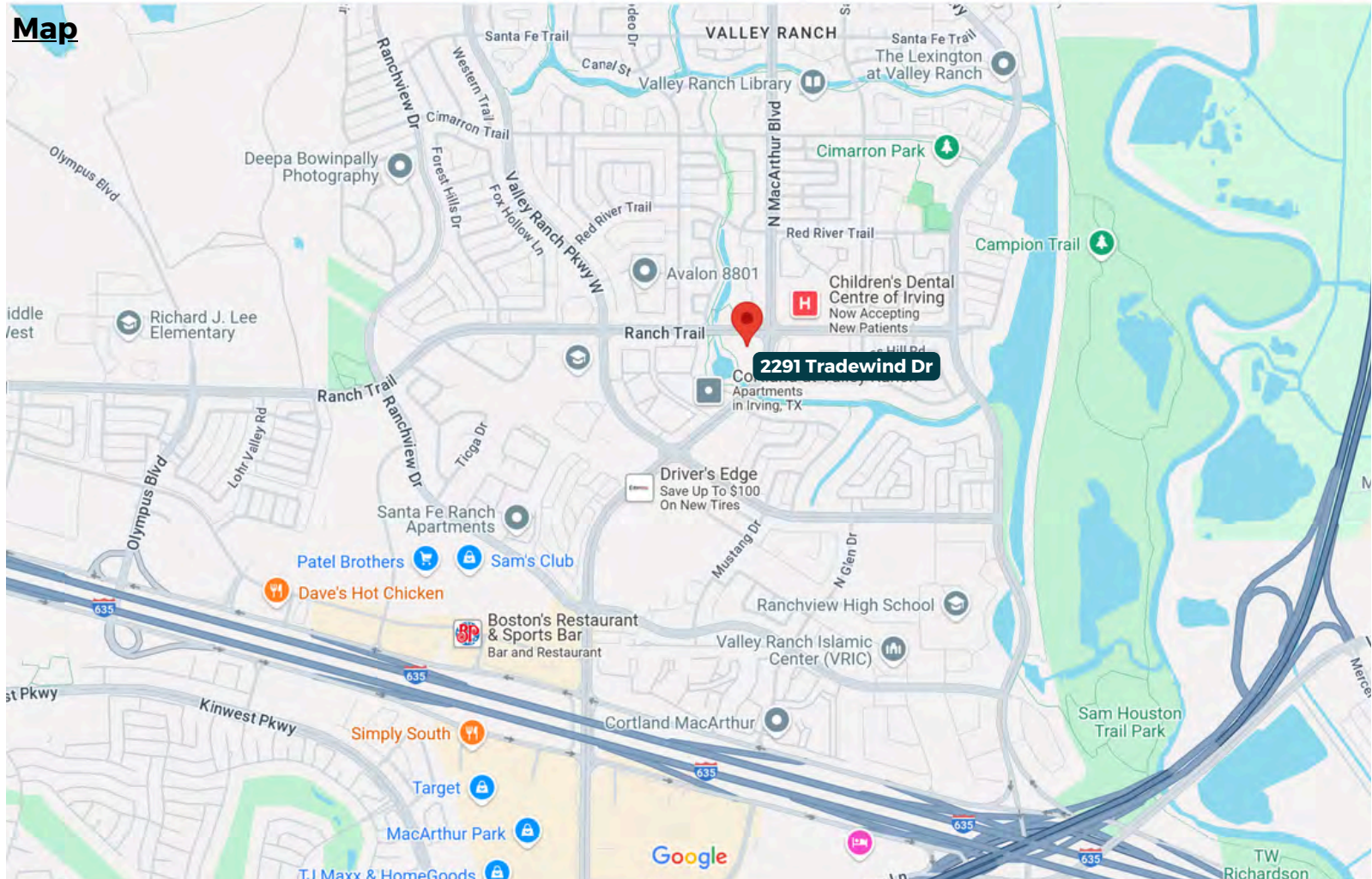


Neal Agrawal
972-804-0742
dfwneal@gmail.com
Crest Real Estate Advisors
www.preschoolexchange.com

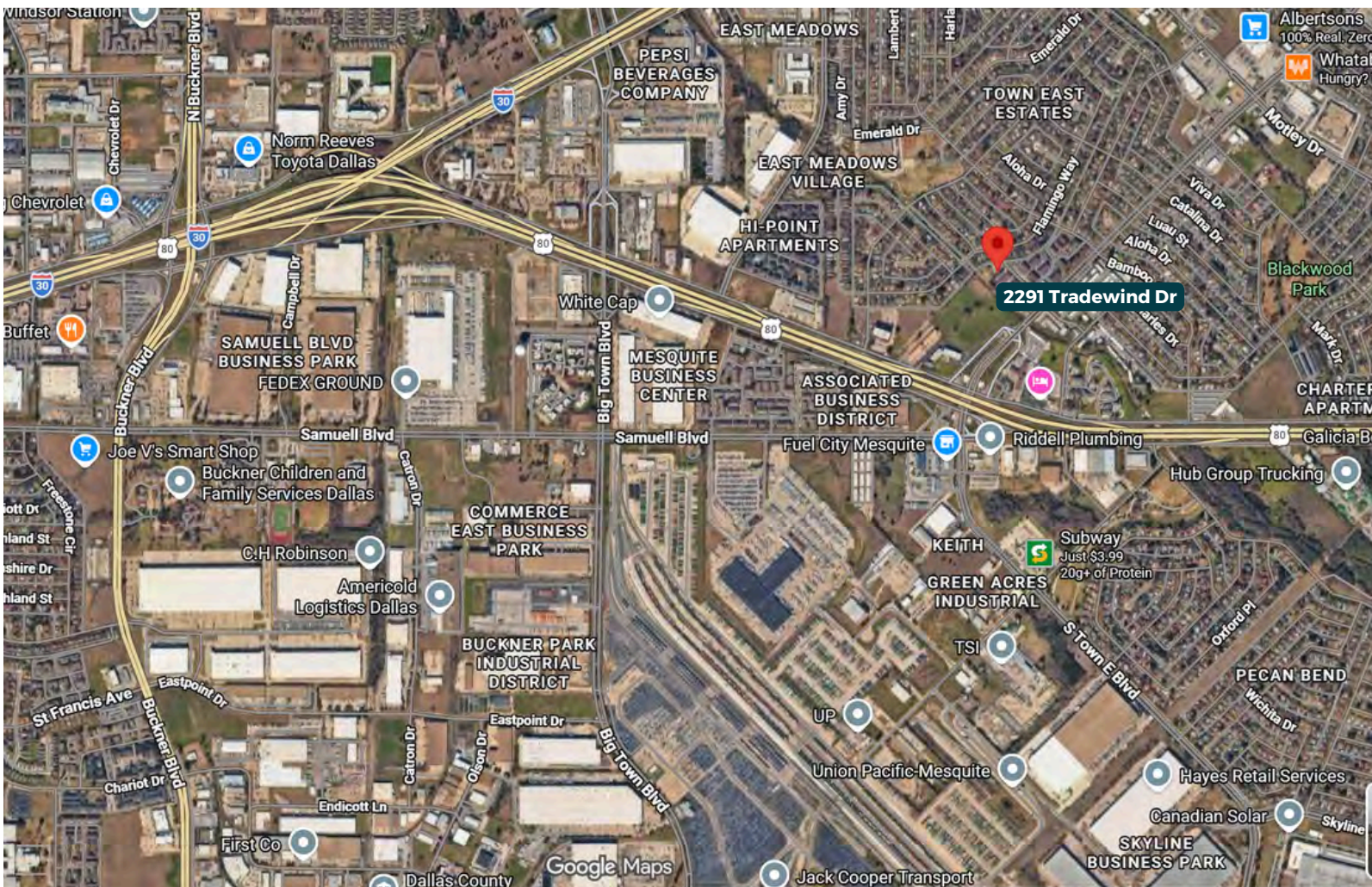
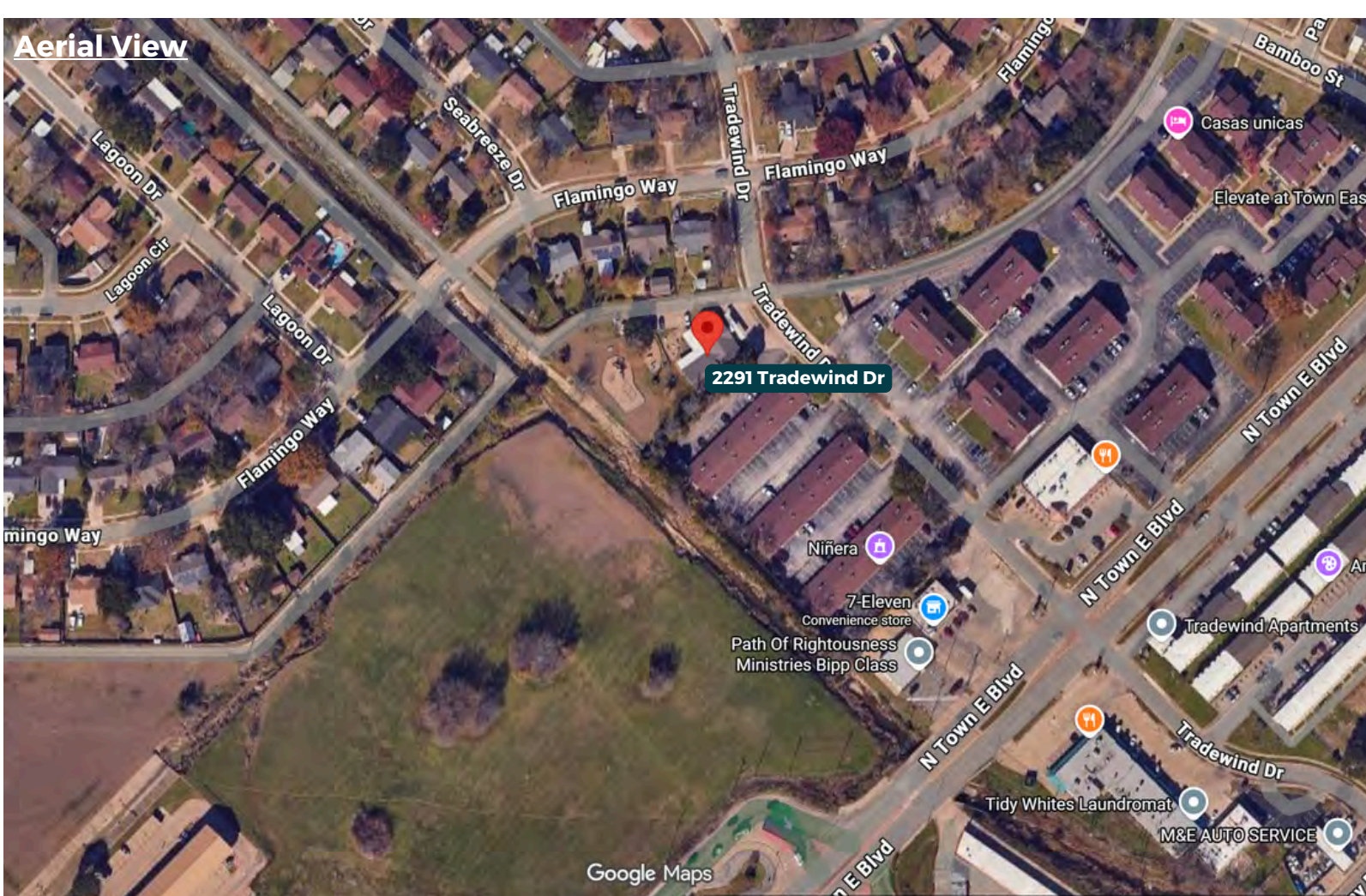
Pictures



Map



Aerial View



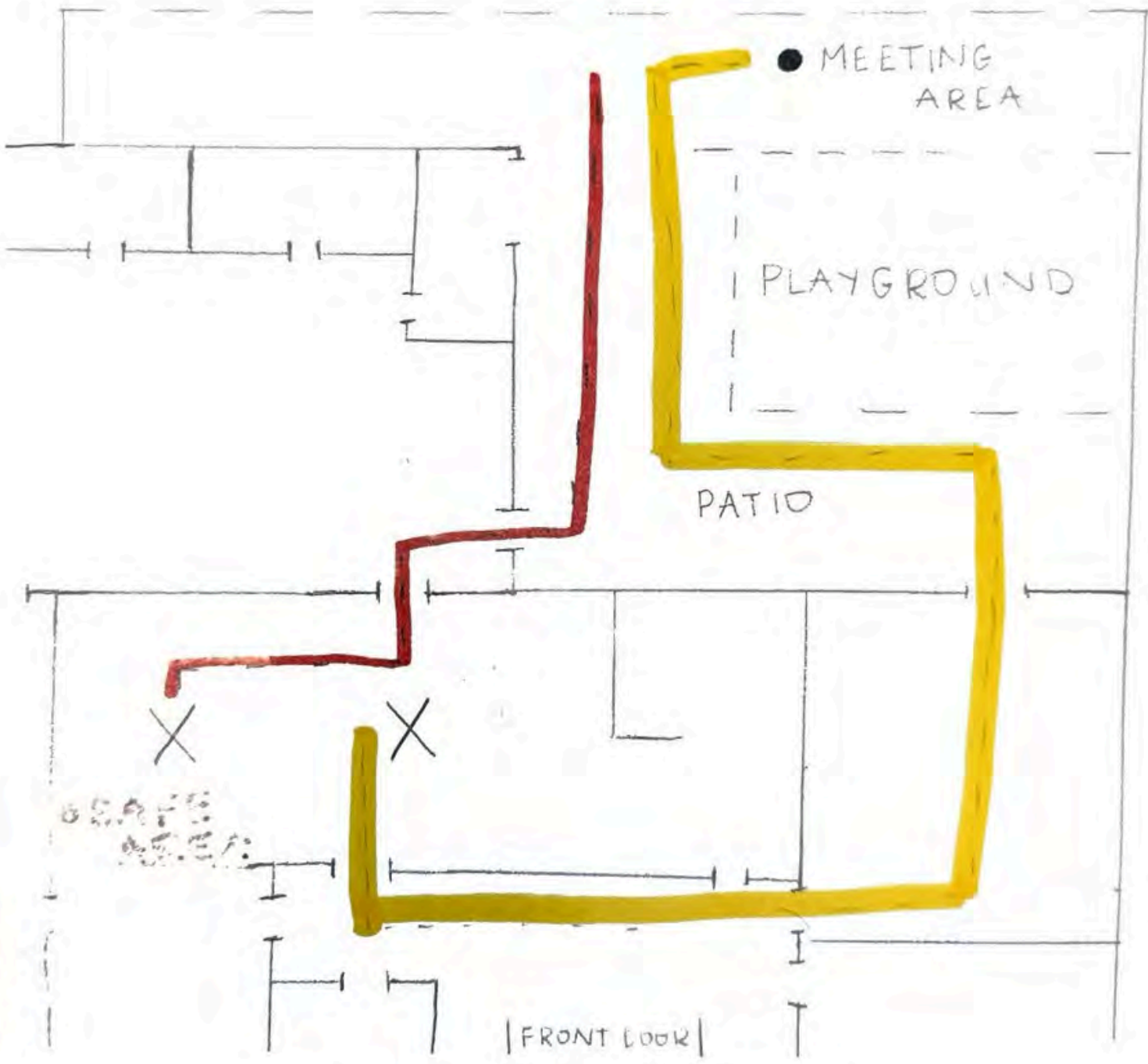
Preferred Route

Alternate Route

Emergency Plan

RELOCATION SITE FOR CHILDREN AND STAFF AFTER EVACUATING BUILDING IS THE BACK FENCE ON THE SCHOOLER PLAYGROUND

SAFE AREA IS FOR SEVERE WEATHER



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
GF NO. 210795-14 - SCHEDULE A:

BEING a 34,450.80 square foot (0.7908 acre) tract of land situated in the J. Foreman Survey, Abstract No. 483, in the City of Mesquite, Dallas County, Texas, and being part of Tract 4 of Town East Estates, Map Records, Dallas County, Texas, some being conveyed to A.C. & E.M., Inc., dba 5168 Kconnection, a Texas corporation, by deed recorded in Volume 93015, Page 1894, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the most Northern corner of a tract of land conveyed to Town East Estates, Ltd., a Texas limited partnership, by Certification Deed recorded in Volume 94091, Page 3243, Deed Records, Dallas County, Texas, on the Southwest right-of-way line of Tradewind Drive (a 50 foot right-of-way);

THENCE South 44 degrees 25 minutes 00 seconds West, along the Northwest line of said Town East Estates, Ltd., a distance of 15.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped DCA, INC. at the most Western corner of said Town East Estates, Ltd. tract on the Northeast line of a tract of land conveyed as Tract 3 to Bossi Barnes by judgment recorded in Volume 97105, Page 5866, Deed Records, Dallas County, Texas;

THENCE North 46 degrees 59 minutes 00 seconds West, along the Northwest line of said Bossi Barnes Tract, a distance of 195.81 feet to a 1/2 inch iron rod found at the most Northern corner of said Bossi Barnes tract on the East line of 15 foot alley;

THENCE North 43 degrees 08 minutes 00 seconds East, along the said 15 foot alley East line, a distance of 25.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped DCA, INC. at the most Northern corner of said Town East Estates, Ltd. tract on the East line of Tradewind Drive, a distance of 13.75 feet and a chord bearing and distance of North 62 degrees 33 minutes 00 seconds East, 76.88 feet;

THENCE around said curve to the right and continuing along said 15 foot alley East line, an arc length of 78.42 feet;

THENCE North 82 degrees 38 minutes 00 seconds East, continuing along said 15 foot alley East line, a distance of 183.16 feet to an "X" set at the intersection of said 15 foot alley East line with aforementioned Southwest right-of-way line of Tradewind Drive, said "X" found being in the non-tangent curve to the left having a central angle of 20 degrees 10 minutes 34 seconds, a radius of 112.50 feet and a chord bearing and distance of South 35 degrees 29 minutes 43 seconds East 59.12 feet;

THENCE around said curve to the left along said Southwest right-of-way line of Tradewind Drive, an arc length of 59.42 feet to an "X" found;

THENCE South 45 degrees 35 minutes 00 seconds East, continuing along said Southwest right-of-way line of Tradewind Drive, a distance of 0.56 feet to the POINT OF BEGINNING and containing 34,450.80 square feet or 0.7908 acres of

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
GF NO. 210795-14 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

9. Building lines and easements as set forth on the plat and dedication recorded in Volume 43, Page 151 of the Map Records of Dallas County, Texas.

(DOES AFFECT THE SUBJECT PROPERTY - HOWEVER, MATTERS ON THE AFOREMENTIONED PLAT ARE LARGELY ILLEGIBLE)

h. Driveway easement granted to John R. Gibson and wife, Josephine Gibson as set forth in instrument recorded in Volume 63159, Page 655, of the Deed Records of Dallas County, Texas, and being described and located therein.

(DOES AFFECT THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

SURVEYORS OBSERVATIONS:

Subject's concrete pavement appears to lie a maximum distance of 0.8 feet over the North boundary line.

Subject's chain link fence appears to lie a maximum distance of 7.1 feet over the Southeast boundary line.

Subject's concrete pavement appears to lie a maximum distance of 5.9 feet over the Southeast boundary line.

Subject's concrete pavement appears to lie a maximum distance of 5.9 feet over the Southeast boundary line.

milman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Milman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 300-520-1010
Fax: 330-342-0834
www.milmanland.com
landsurveyors@milmanland.com

ALTA/NSPS LAND TITLE
SURVEY PREPARED FOR:

**Somersault
Equities, LLC**
7150 Skillman Street, Suite 160
Dallas, Texas 75231
Phone: 469-243-0363

2291 Tradewind Drive
City of Mesquite
County of Dallas
State of Texas
75150

NORTH
GRAPHIC SCALE
1 INCH = 20 FT.

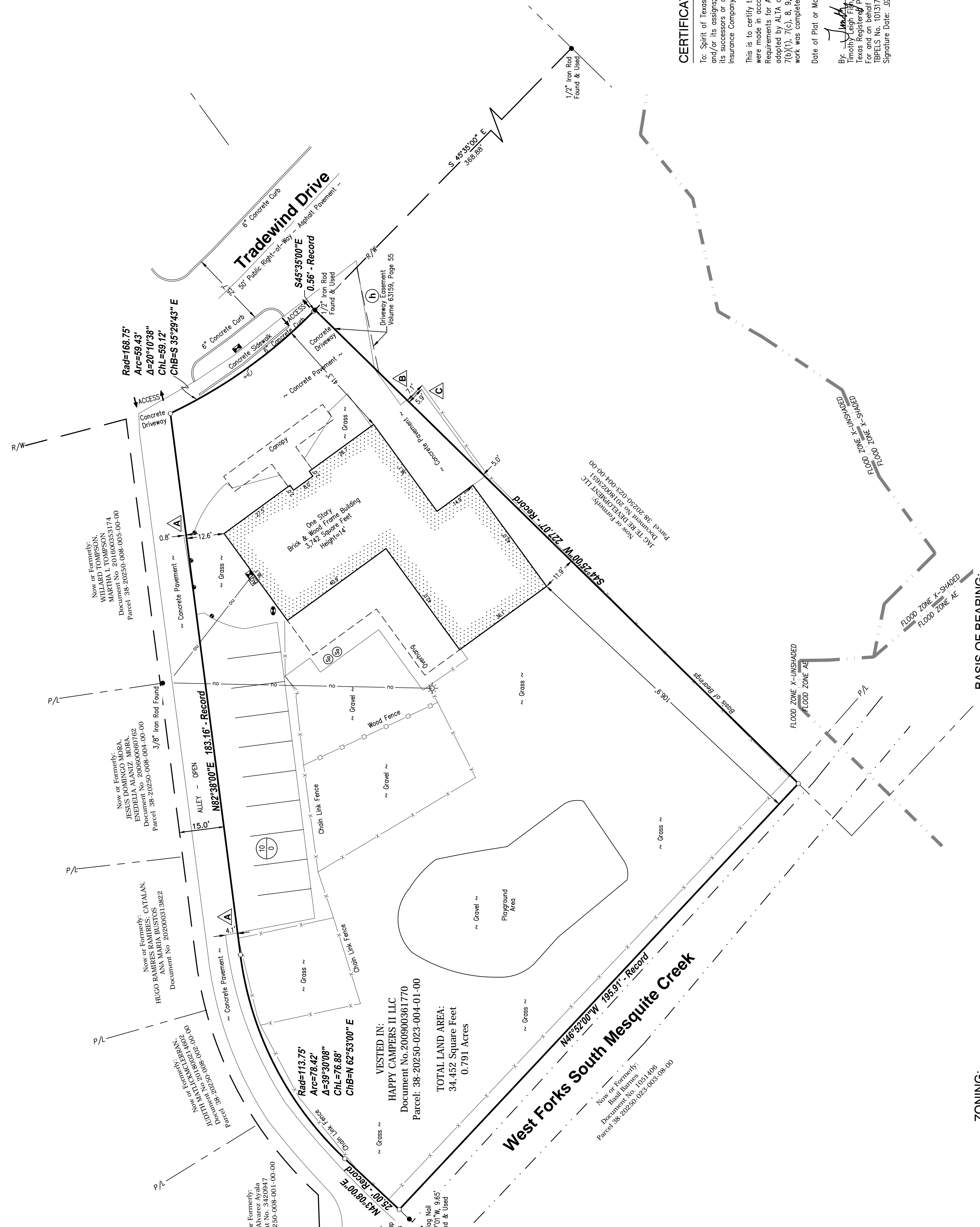
TIMOTHY LEIGH FISH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6880
STATE OF TEXAS
03-02-2022
Surveyor's Seal

Sheet No. **1** of **1**
MSI Project No. 52270
PC: AEW
PWI: JDJ
Drafter: BLA

VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

B/W	Right-of-Way
P/L	Adjacent Property Line
—	Ceiling
•	Monumentation Found as Noted
○	5/8" Iron Pin w/Cap Set
○	Stamped "MILMAN 3303420723"
○	No. of Regular Parking Spaces
○	No. of Handicap Parking Spaces
○	Sanitary Manhole
○	Water Meter
○	Ballot Post
○	Light Pole
○	Guardrail
○	Chain Link Fence (As Noted)
○	Wood Fence (As Noted)
○	Overhead Utilities
○	Well (As Noted)
○	No Parking Area
○	Building Area
○	Surveyor's Observation
○	Schedule B-Section II Item
○	Gas Meter
○	Air Condition Unit
○	Electric Meter



CERTIFICATION:

To: Spirit of Texas Bank, SSB and/or its assigns; SE Mesquite TX KCU, LLC and/or its assigns; Somersault Equities, LLC; Washington Federal Bank, and its successors or assigns; MBL Title; and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(G), 6(D), 7(G), 7(D)(1), 7(C), 8, 9, 10, 14, 16, 17, 18, 19, and 19 of Table A thereof. The field work was completed on December 27, 2021.

Date of Plat or Map: **JANUARY 14, 2022**

By:
Timothy Leigh Fish, PLS
Texas Registered Professional Land Surveyor No. 6880
For and on behalf of Milman Surveying, Inc.
MILMAN SURVEYING, INC.
Signature Date: **JANUARY 14, 2022**

REVISION HISTORY

BY:	DATE:	COMMENT:
RSM	1/17/2022	CLIENT COMMENTS
JDJ	1/21/2022	CLIENT COMMENTS
RSM	3/1/2022	CLIENT COMMENTS
RSM	3/2/2022	CLIENT COMMENTS

BASIS OF BEARING:

The basis for all bearings shown hereon is the East line of the subject property, known as being South 44°25'00" West, per Document No. 200900361770 of the Dallas County Records.

ZONING:

As of January 14, 2022, we have not yet received the current zoning information for the subject property.

MISCELLANEOUS NOTES:

- There is direct access to the subject property via Tradewind Drive, a public right-of-way.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- The posted address on site is 2291 Tradewind Drive, Mesquite, Texas 75150.
- There is no evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, pump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street construction or repairs.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Old Republic National Title Insurance Company GF No. 210795-14 with an effective date of December 12, 2021.
- Professional Liability Insurance Policy obtained by the Surveyor in the minimum amount of \$3,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.

TOTAL LAND AREA:
34,452 Square Feet
0.791 Acres

PARKING:
10 Parking Spaces
1 Handicapped Spaces
11 Total Parking Spaces

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Dallas, State of Texas, Community Panel No. 4811303370K, Effective Date July 7, 2014.

Demographic and Income Profile

2291 Tradewind Dr, Mesquite, Texas, 75150



Ring: 1 mile radius

Summary	Census 2020	2025	2030
Total Population	14,292	14,273	14,114
Total Households	4,889	4,864	4,822
Family Households	3,475	3,378	3,353
Average Household Size	2.92	2.93	2.92
Owner Occupied Housing Units	2,132	2,148	2,233
Renter Occupied Housing Units	2,757	2,716	2,589
Median Age	31.0	31.6	32.6

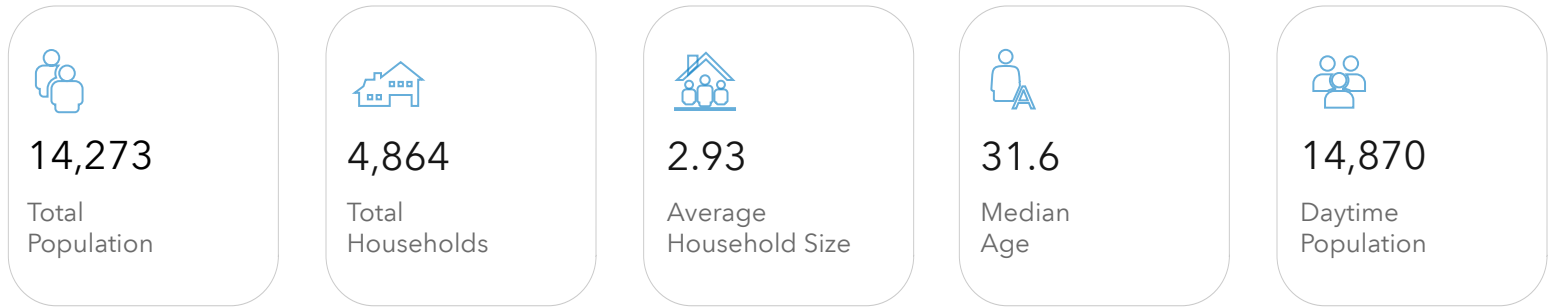
Trends 2025 - 2030	Area	State	National
Population	-0.2%	1.1%	0.4%
Households	-0.2%	1.4%	0.6%
Family Population	-0.1%	1.3%	0.5%
Owner Occupied Housing Units	0.8%	1.8%	0.0%
Median Household Income	1.7%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,098	7.7%	1,076	7.5%	1,050	7.4%
5-9	1,092	7.6%	1,059	7.4%	980	6.9%
10-14	1,276	8.9%	1,027	7.2%	996	7.1%
15-19	1,182	8.3%	1,149	8.1%	920	6.5%
20-24	1,132	7.9%	1,215	8.5%	1,190	8.4%
25-29	1,159	8.1%	1,239	8.7%	1,325	9.4%
30-34	1,049	7.3%	1,132	7.9%	1,145	8.1%
35-39	1,023	7.2%	958	6.7%	1,028	7.3%
40-44	942	6.6%	947	6.6%	876	6.2%
45-49	833	5.8%	882	6.2%	880	6.2%
50-54	795	5.6%	781	5.5%	808	5.7%
55-59	774	5.4%	688	4.8%	672	4.8%
60-64	626	4.4%	696	4.9%	623	4.4%
65-69	427	3.0%	507	3.5%	577	4.1%
70-74	344	2.4%	368	2.6%	441	3.1%
75-79	219	1.5%	250	1.8%	271	1.9%
80-84	183	1.3%	155	1.1%	181	1.3%
Age 85+	138	1.0%	144	1.0%	150	1.1%

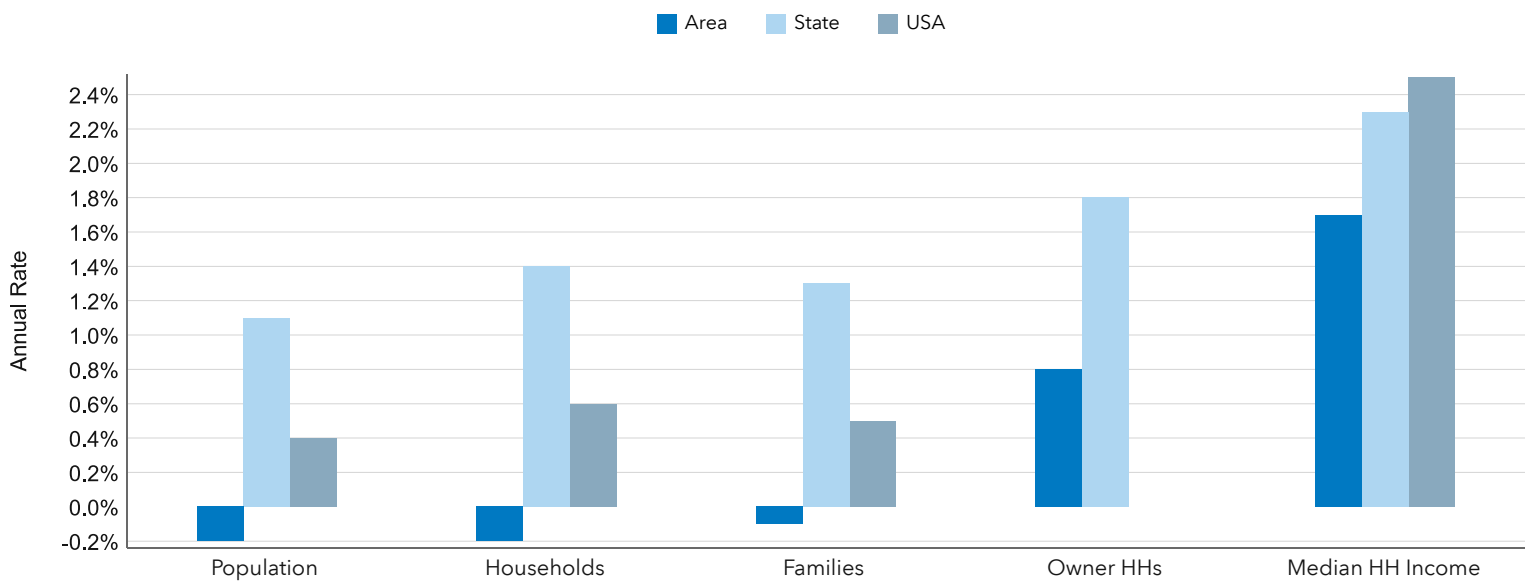
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	112	2.3%	95	2.0%
\$10,000-14,999	220	4.5%	186	3.9%
\$15,000-19,999	122	2.5%	96	2.0%
\$20,000-24,999	310	6.4%	255	5.3%
\$25,000-29,999	156	3.2%	125	2.6%
\$30,000-34,999	183	3.8%	161	3.3%
\$35,000-39,999	253	5.2%	235	4.9%
\$40,000-44,999	188	3.9%	182	3.8%
\$45,000-49,999	215	4.4%	210	4.4%
\$50,000-59,999	304	6.3%	279	5.8%
\$60,000-74,999	730	15.0%	678	14.1%
\$75000-99999	685	14.1%	696	14.4%
\$100,000-124,999	555	11.4%	608	12.6%
\$125,000-149,999	249	5.1%	282	5.8%
\$150000-199999	405	8.3%	490	10.2%
\$200,000-249,999	70	1.4%	95	2.0%
\$250,000-299,999	35	0.7%	48	1.0%
\$300,000-399,999	38	0.8%	51	1.1%
\$400,000-499,999	11	0.2%	11	0.2%
\$500,000+	27	0.6%	39	0.8%
Median Household Income	\$66,644	-	\$72,530	-
Average Household Income	\$81,485	-	\$90,040	-
Per Capita Income	\$27,588	-	\$30,567	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,116	28.8%	3,802	26.6%	3,491	24.7%
Black Alone	3,218	22.5%	3,167	22.2%	3,025	21.4%
American Indian	270	1.9%	284	2.0%	288	2.0%
Asian Alone	134	0.9%	134	0.9%	131	0.9%
Pacific Islander	6	0.0%	6	0.0%	6	0.0%
Some Other Race	3,767	26.4%	3,984	27.9%	4,186	29.7%
Two or More Races	2,781	19.5%	2,896	20.3%	2,987	21.2%
Hispanic (Any Race)	7,906	55.3%	8,306	58.2%	8,665	61.4%

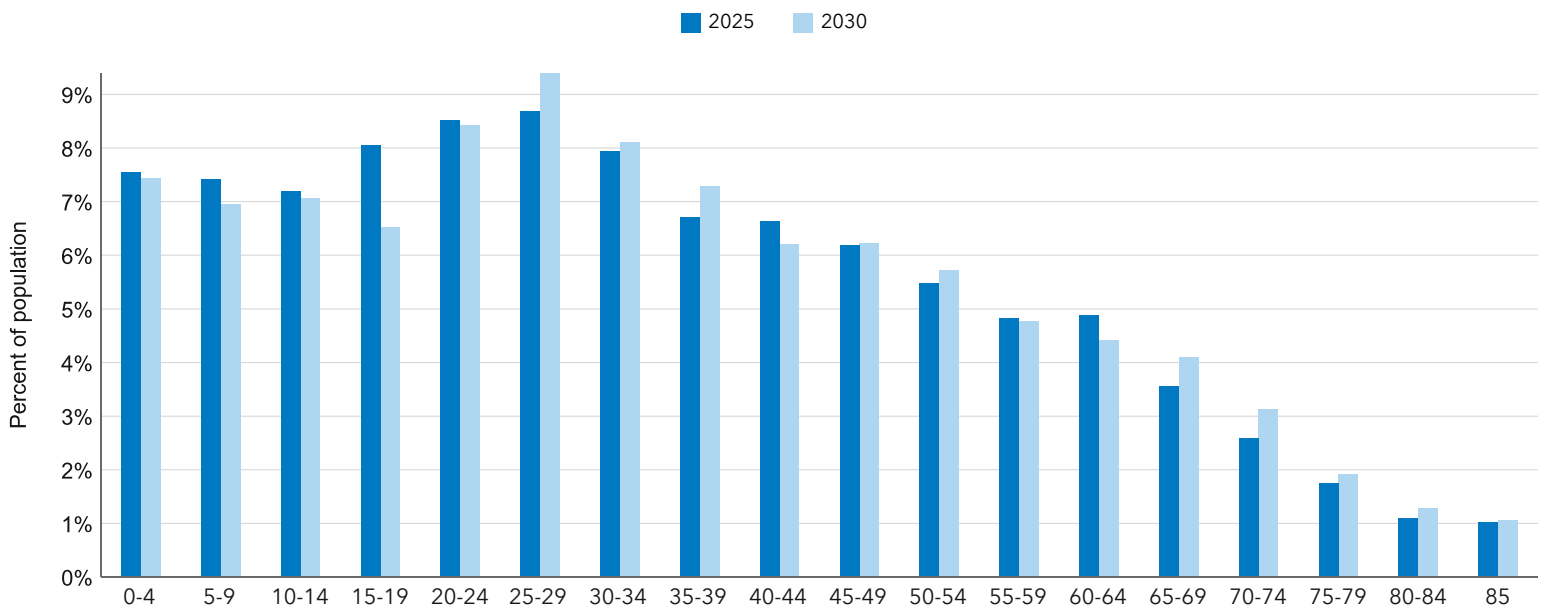
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



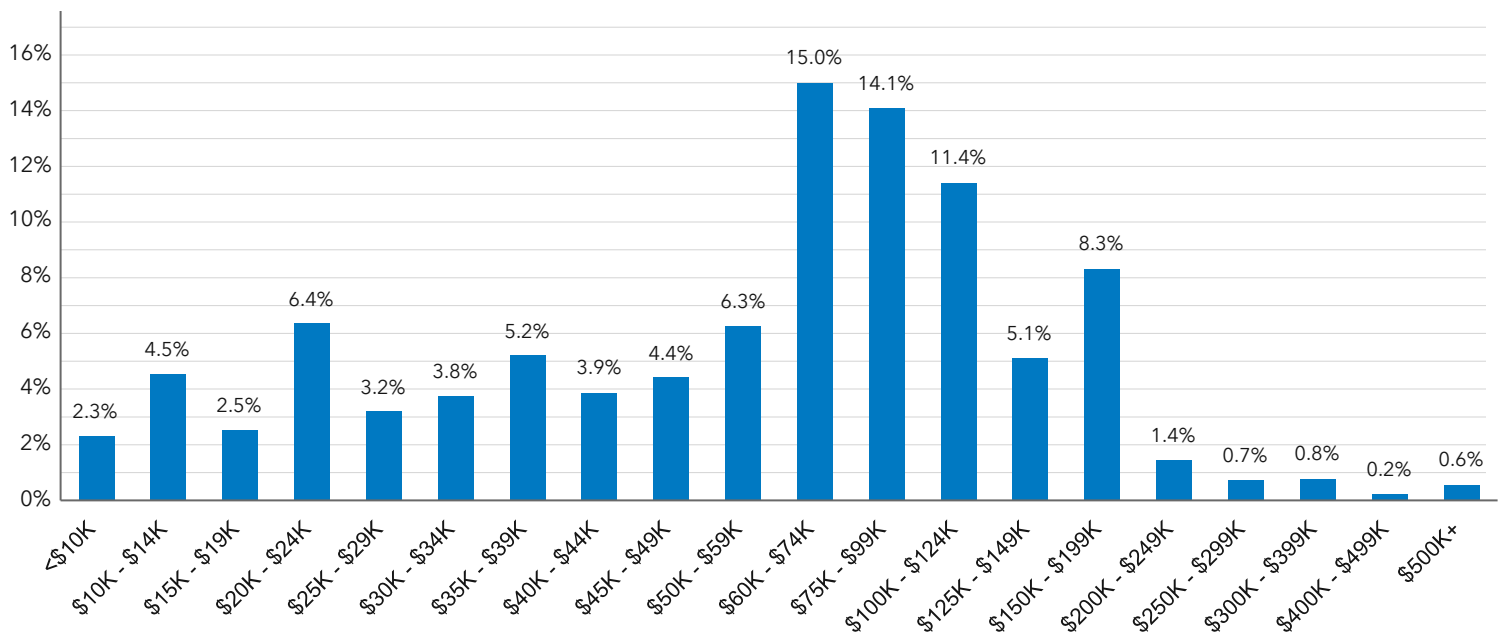
Population by Age



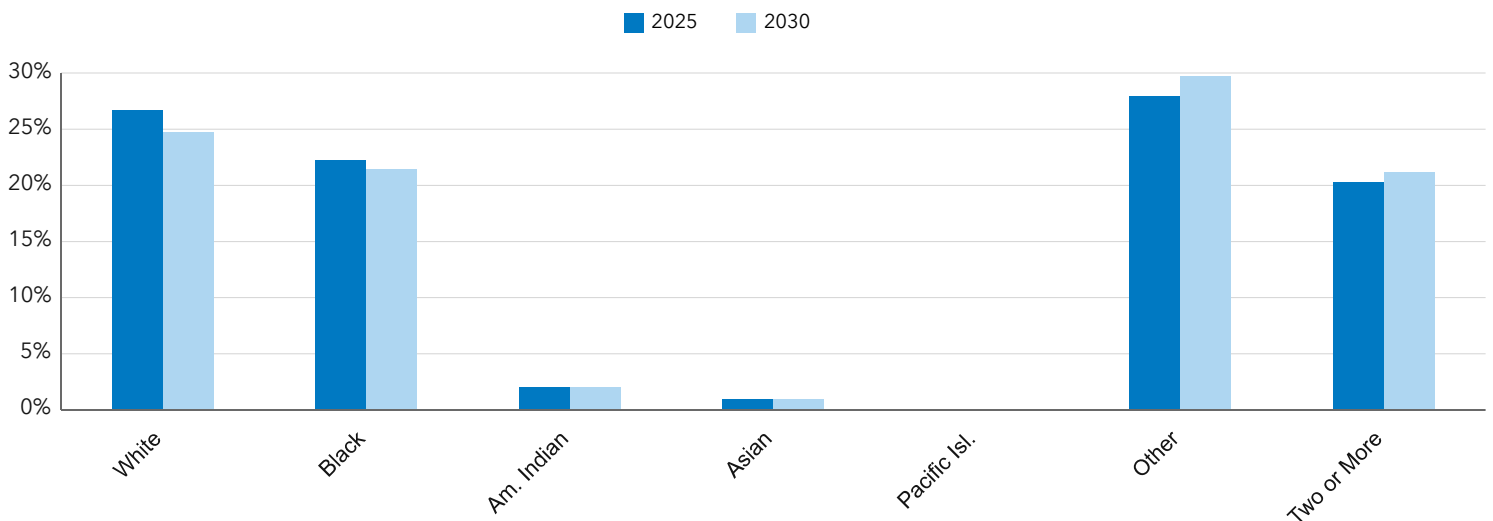
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

2291 Tradewind Dr, Mesquite, Texas, 75150



Ring: 3 mile radius

Summary	Census 2020	2025	2030
Total Population	137,663	136,487	134,538
Total Households	46,614	46,651	46,253
Family Households	32,435	31,702	31,461
Average Household Size	2.94	2.91	2.90
Owner Occupied Housing Units	21,864	22,395	23,129
Renter Occupied Housing Units	24,750	24,256	23,124
Median Age	32.4	33.2	34.1

Trends 2025 - 2030	Area	State	National
Population	-0.3%	1.1%	0.4%
Households	-0.2%	1.4%	0.6%
Family Population	-0.2%	1.3%	0.5%
Owner Occupied Housing Units	0.6%	1.8%	0.0%
Median Household Income	1.7%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	9,972	7.2%	9,611	7.0%	9,304	6.9%
5-9	10,593	7.7%	9,718	7.1%	8,935	6.6%
10-14	11,621	8.4%	9,754	7.2%	9,035	6.7%
15-19	11,025	8.0%	10,706	7.8%	9,026	6.7%
20-24	10,210	7.4%	11,233	8.2%	11,123	8.3%
25-29	10,474	7.6%	10,686	7.8%	11,728	8.7%
30-34	10,355	7.5%	10,217	7.5%	9,916	7.4%
35-39	9,851	7.2%	9,550	7.0%	9,348	7.0%
40-44	9,179	6.7%	9,222	6.8%	8,897	6.6%
45-49	8,238	6.0%	8,461	6.2%	8,472	6.3%
50-54	7,975	5.8%	7,759	5.7%	7,823	5.8%
55-59	7,685	5.6%	7,039	5.2%	6,843	5.1%
60-64	6,759	4.9%	6,736	4.9%	6,278	4.7%
65-69	5,041	3.7%	5,811	4.3%	5,873	4.4%
70-74	3,521	2.6%	4,223	3.1%	4,933	3.7%
75-79	2,215	1.6%	2,801	2.0%	3,438	2.6%
80-84	1,524	1.1%	1,572	1.1%	2,040	1.5%
Age 85+	1,427	1.0%	1,388	1.0%	1,526	1.1%

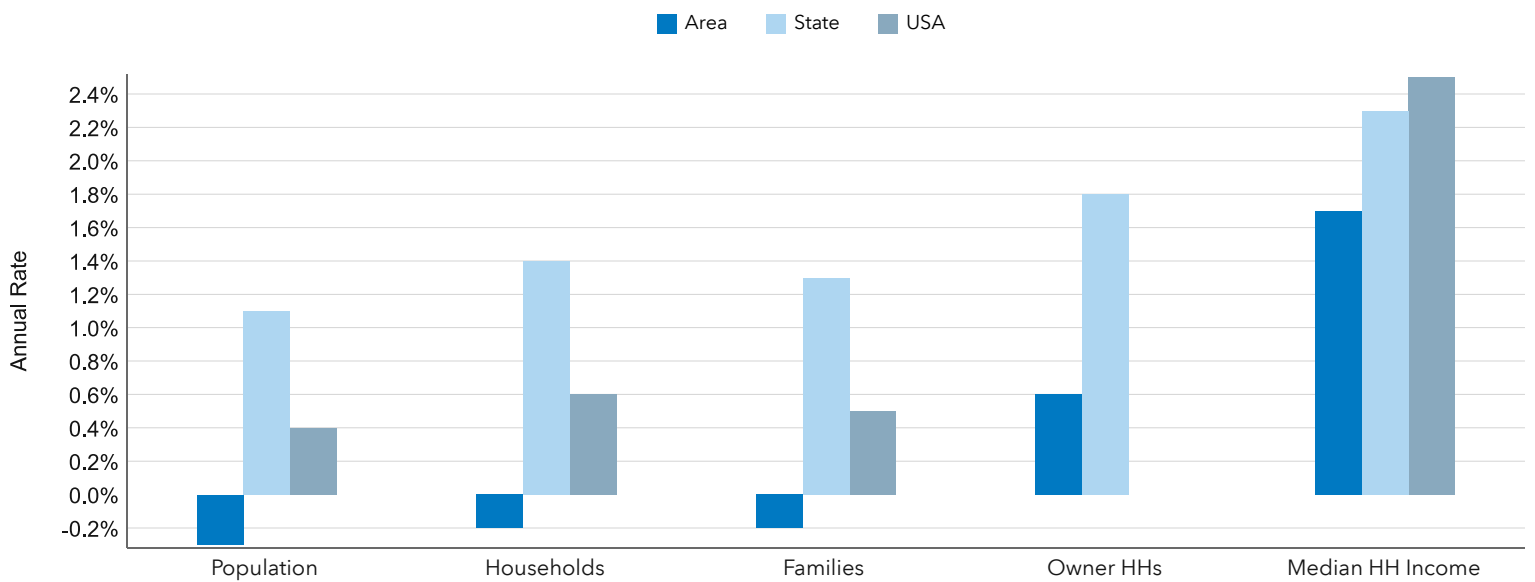
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	2,475	5.3%	2,156	4.7%
\$10,000-14,999	1,674	3.6%	1,432	3.1%
\$15,000-19,999	1,371	2.9%	1,079	2.3%
\$20,000-24,999	2,078	4.5%	1,696	3.7%
\$25,000-29,999	1,536	3.3%	1,255	2.7%
\$30,000-34,999	2,028	4.3%	1,780	3.9%
\$35,000-39,999	1,981	4.3%	1,791	3.9%
\$40,000-44,999	2,173	4.7%	2,008	4.3%
\$45,000-49,999	1,966	4.2%	1,825	4.0%
\$50,000-59,999	4,131	8.9%	3,932	8.5%
\$60,000-74,999	6,189	13.3%	5,999	13.0%
\$75000-99999	6,446	13.8%	6,439	13.9%
\$100,000-124,999	5,007	10.7%	5,467	11.8%
\$125,000-149,999	2,928	6.3%	3,420	7.4%
\$150000-199999	2,891	6.2%	3,586	7.8%
\$200,000-249,999	696	1.5%	943	2.0%
\$250,000-299,999	262	0.6%	368	0.8%
\$300,000-399,999	235	0.5%	315	0.7%
\$400,000-499,999	103	0.2%	106	0.2%
\$500,000+	478	1.0%	656	1.4%
Median Household Income	\$63,867	-	\$69,652	-
Average Household Income	\$80,051	-	\$89,287	-
Per Capita Income	\$27,449	-	\$30,799	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	39,969	29.0%	37,011	27.1%	34,271	25.5%
Black Alone	33,301	24.2%	32,868	24.1%	31,458	23.4%
American Indian	1,919	1.4%	1,937	1.4%	1,918	1.4%
Asian Alone	2,432	1.8%	2,457	1.8%	2,430	1.8%
Pacific Islander	100	0.1%	101	0.1%	99	0.1%
Some Other Race	35,010	25.4%	36,472	26.7%	38,042	28.3%
Two or More Races	24,932	18.1%	25,640	18.8%	26,319	19.6%
Hispanic (Any Race)	72,795	52.9%	75,244	55.1%	77,994	58.0%

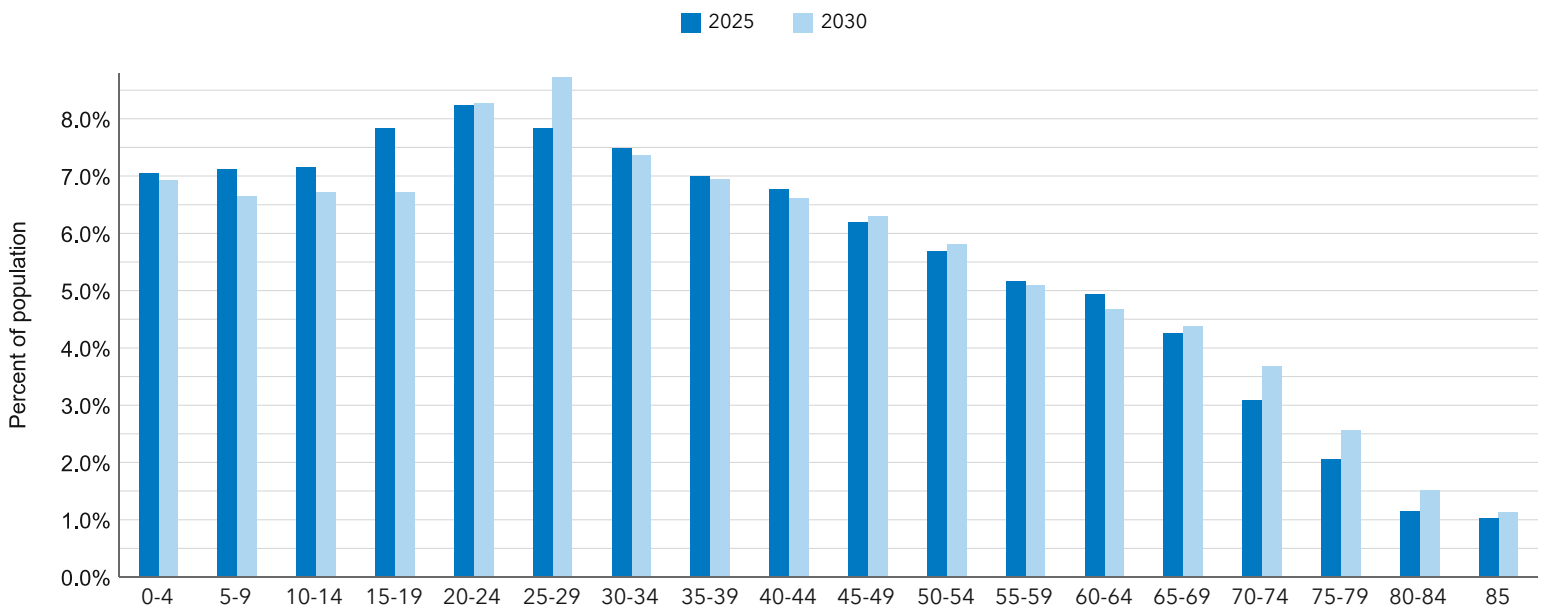
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



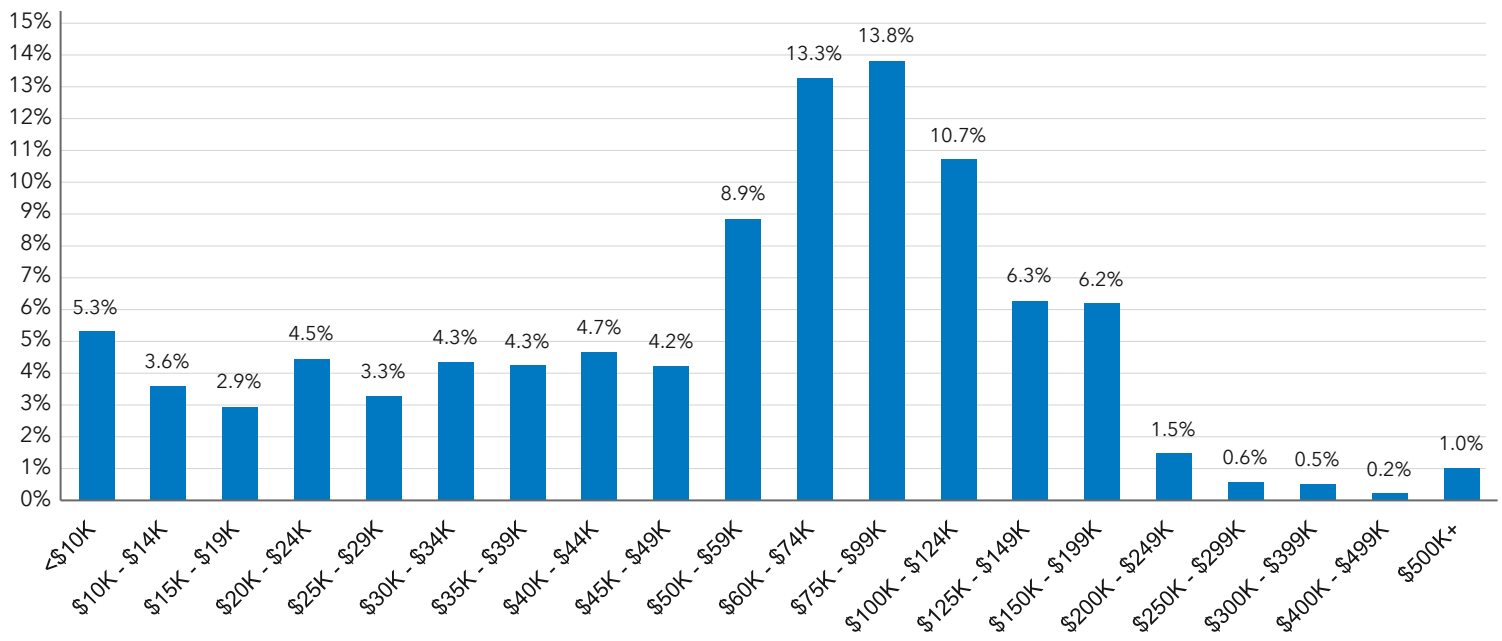
Population by Age



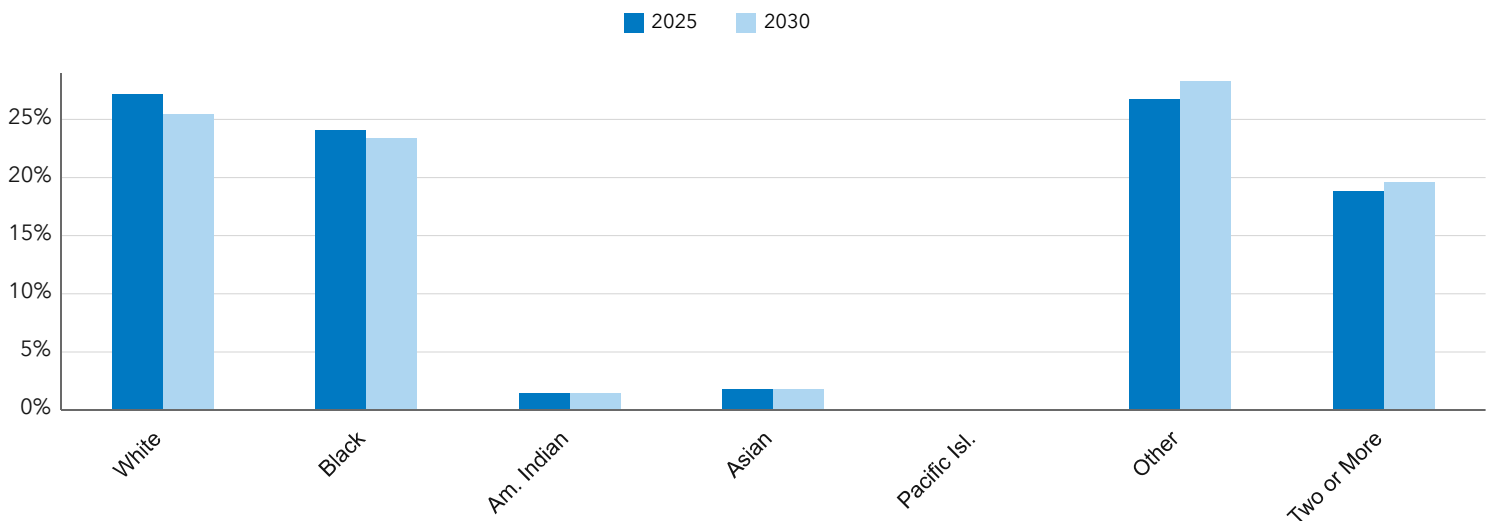
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

2291 Tradewind Dr, Mesquite, Texas, 75150



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	345,274	342,024	338,913
Total Households	117,746	118,098	117,973
Family Households	82,105	80,357	80,205
Average Household Size	2.92	2.88	2.86
Owner Occupied Housing Units	61,284	62,545	64,402
Renter Occupied Housing Units	56,462	55,553	53,571
Median Age	33.5	34.4	35.3

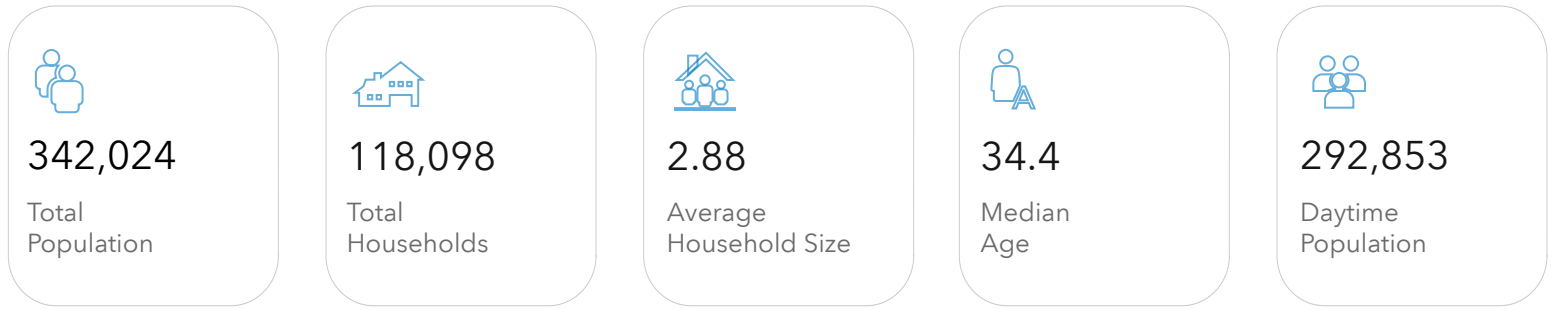
Trends 2025 - 2030	Area	State	National
Population	-0.2%	1.1%	0.4%
Households	0.0%	1.4%	0.6%
Family Population	0.0%	1.3%	0.5%
Owner Occupied Housing Units	0.6%	1.8%	0.0%
Median Household Income	2.0%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	23,945	6.9%	23,000	6.7%	22,411	6.6%
5-9	25,660	7.4%	23,411	6.8%	21,614	6.4%
10-14	28,000	8.1%	23,861	7.0%	22,135	6.5%
15-19	26,602	7.7%	25,815	7.5%	22,261	6.6%
20-24	24,952	7.2%	26,473	7.7%	26,340	7.8%
25-29	25,753	7.5%	26,303	7.7%	28,100	8.3%
30-34	25,515	7.4%	25,353	7.4%	24,950	7.4%
35-39	24,581	7.1%	23,658	6.9%	23,538	7.0%
40-44	22,585	6.5%	23,243	6.8%	22,471	6.6%
45-49	21,471	6.2%	20,971	6.1%	21,704	6.4%
50-54	20,498	5.9%	20,278	5.9%	19,534	5.8%
55-59	19,841	5.8%	18,272	5.3%	18,131	5.3%
60-64	17,832	5.2%	17,405	5.1%	16,395	4.8%
65-69	14,021	4.1%	15,511	4.5%	15,479	4.6%
70-74	9,844	2.9%	11,859	3.5%	13,325	3.9%
75-79	6,340	1.8%	7,980	2.3%	9,854	2.9%
80-84	4,002	1.2%	4,759	1.4%	6,103	1.8%
Age 85+	3,833	1.1%	3,872	1.1%	4,568	1.4%

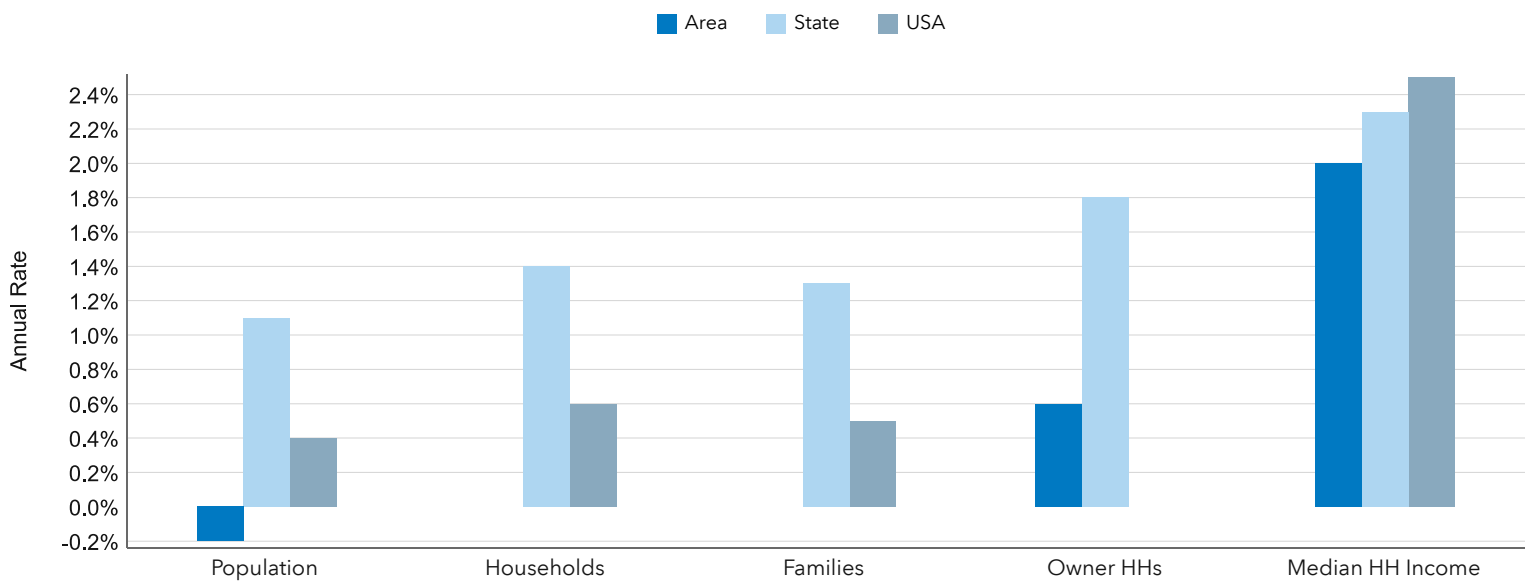
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	5,547	4.7%	4,799	4.1%
\$10,000-14,999	3,840	3.3%	3,248	2.8%
\$15,000-19,999	3,269	2.8%	2,553	2.2%
\$20,000-24,999	4,694	4.0%	3,877	3.3%
\$25,000-29,999	3,757	3.2%	3,075	2.6%
\$30,000-34,999	5,009	4.2%	4,344	3.7%
\$35,000-39,999	4,624	3.9%	4,111	3.5%
\$40,000-44,999	4,954	4.2%	4,576	3.9%
\$45,000-49,999	4,793	4.1%	4,371	3.7%
\$50,000-59,999	9,838	8.3%	9,378	8.0%
\$60,000-74,999	15,034	12.7%	14,727	12.5%
\$75000-99999	16,290	13.8%	16,403	13.9%
\$100,000-124,999	12,686	10.7%	13,706	11.6%
\$125,000-149,999	7,688	6.5%	8,861	7.5%
\$150000-199999	7,711	6.5%	9,375	8.0%
\$200,000-249,999	3,446	2.9%	4,439	3.8%
\$250,000-299,999	1,206	1.0%	1,605	1.4%
\$300,000-399,999	1,078	0.9%	1,399	1.2%
\$400,000-499,999	594	0.5%	554	0.5%
\$500,000+	2,039	1.7%	2,573	2.2%
Median Household Income	\$67,825	-	\$74,908	-
Average Household Income	\$92,123	-	\$102,536	-
Per Capita Income	\$31,720	-	\$35,591	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	111,317	32.2%	104,269	30.5%	97,595	28.8%
Black Alone	70,924	20.5%	69,690	20.4%	67,140	19.8%
American Indian	4,965	1.4%	5,025	1.5%	5,015	1.5%
Asian Alone	7,926	2.3%	8,237	2.4%	8,419	2.5%
Pacific Islander	234	0.1%	237	0.1%	232	0.1%
Some Other Race	86,176	25.0%	89,110	26.1%	93,016	27.4%
Two or More Races	63,731	18.5%	65,456	19.1%	67,495	19.9%
Hispanic (Any Race)	182,555	52.9%	187,677	54.9%	194,901	57.5%

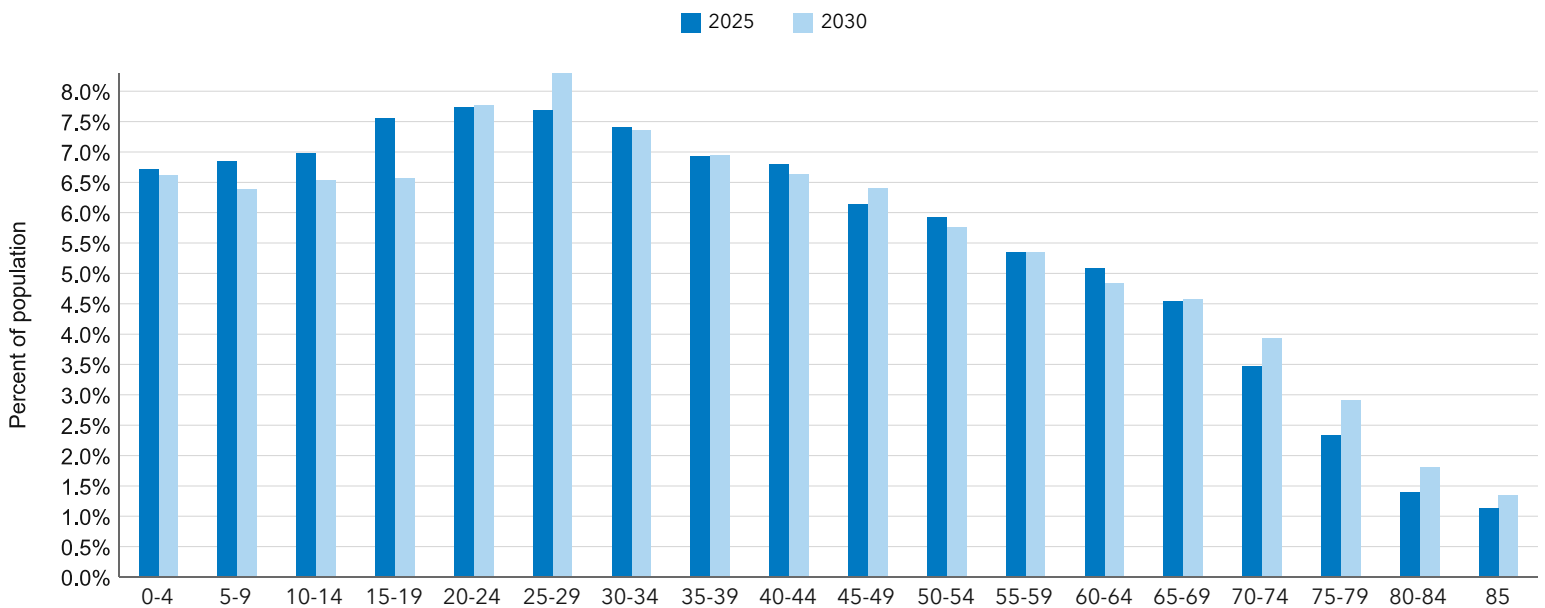
Key Indicators for 2025



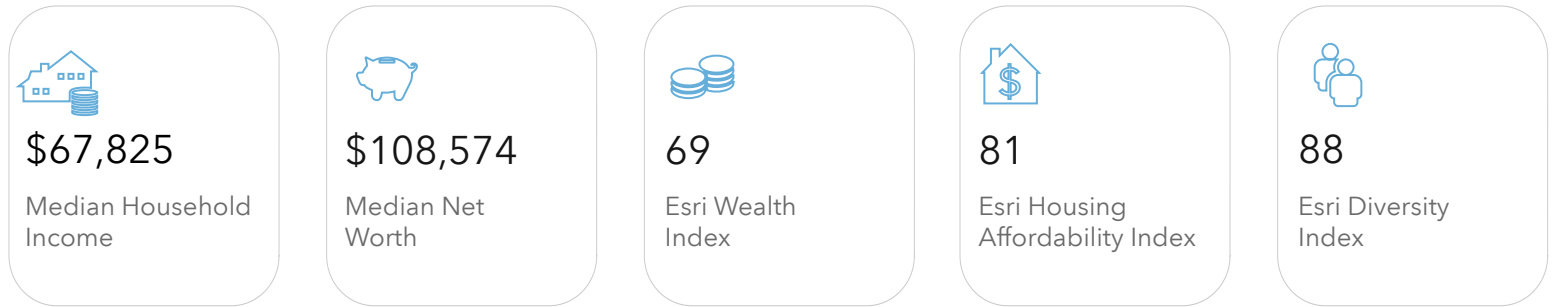
Trends: 2025 - 2030 Annual Rate



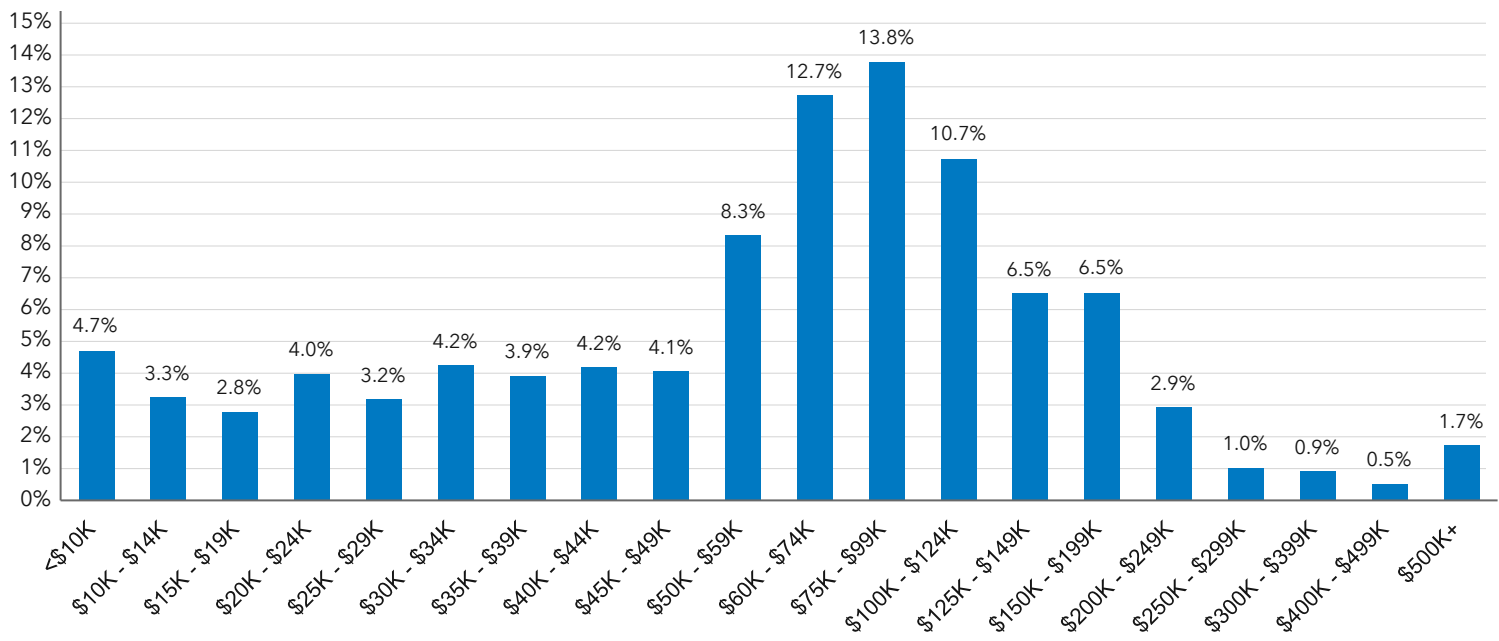
Population by Age



Key Indicators for 2025



Households by Income for 2025



Population by Race

