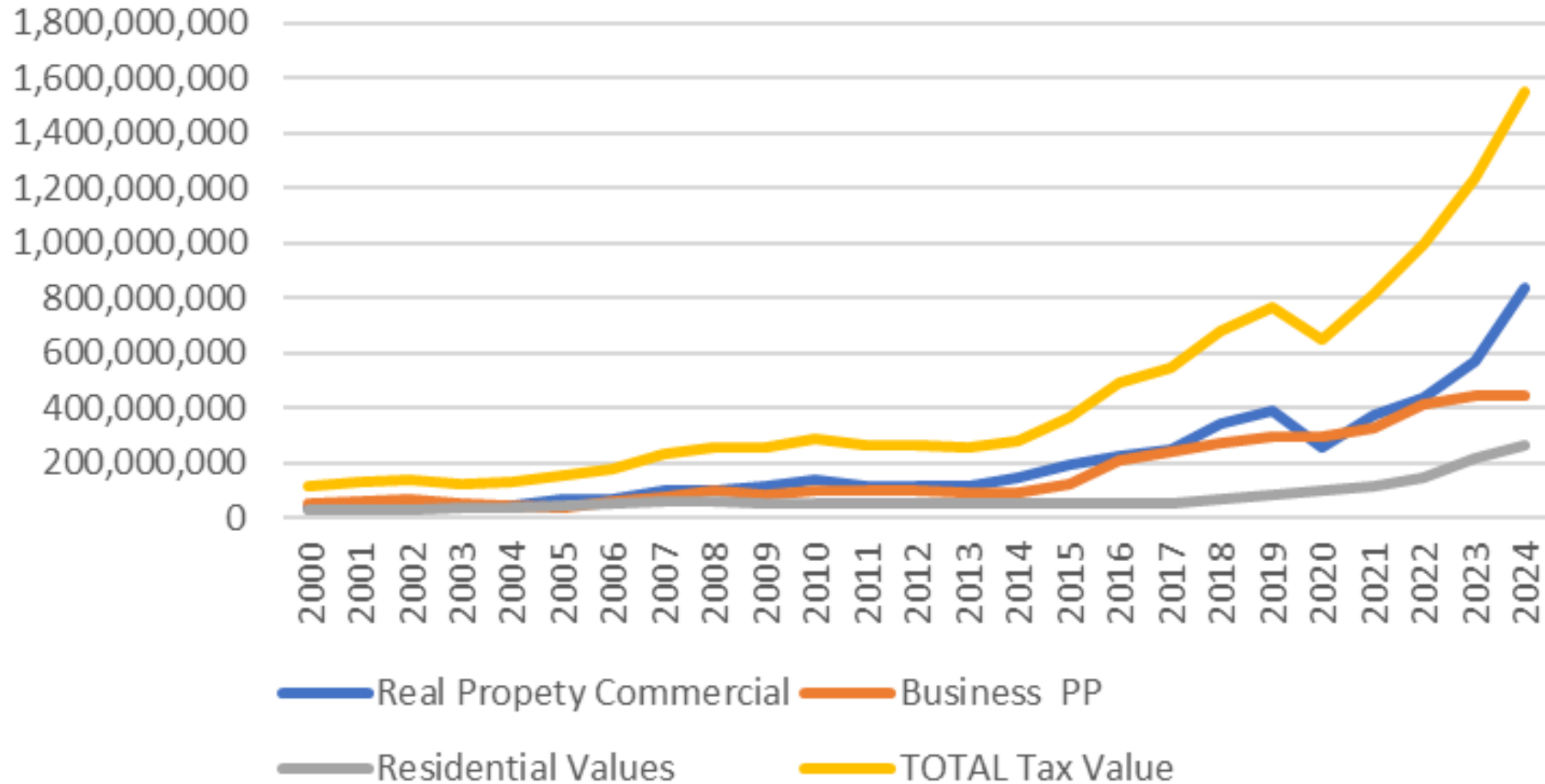




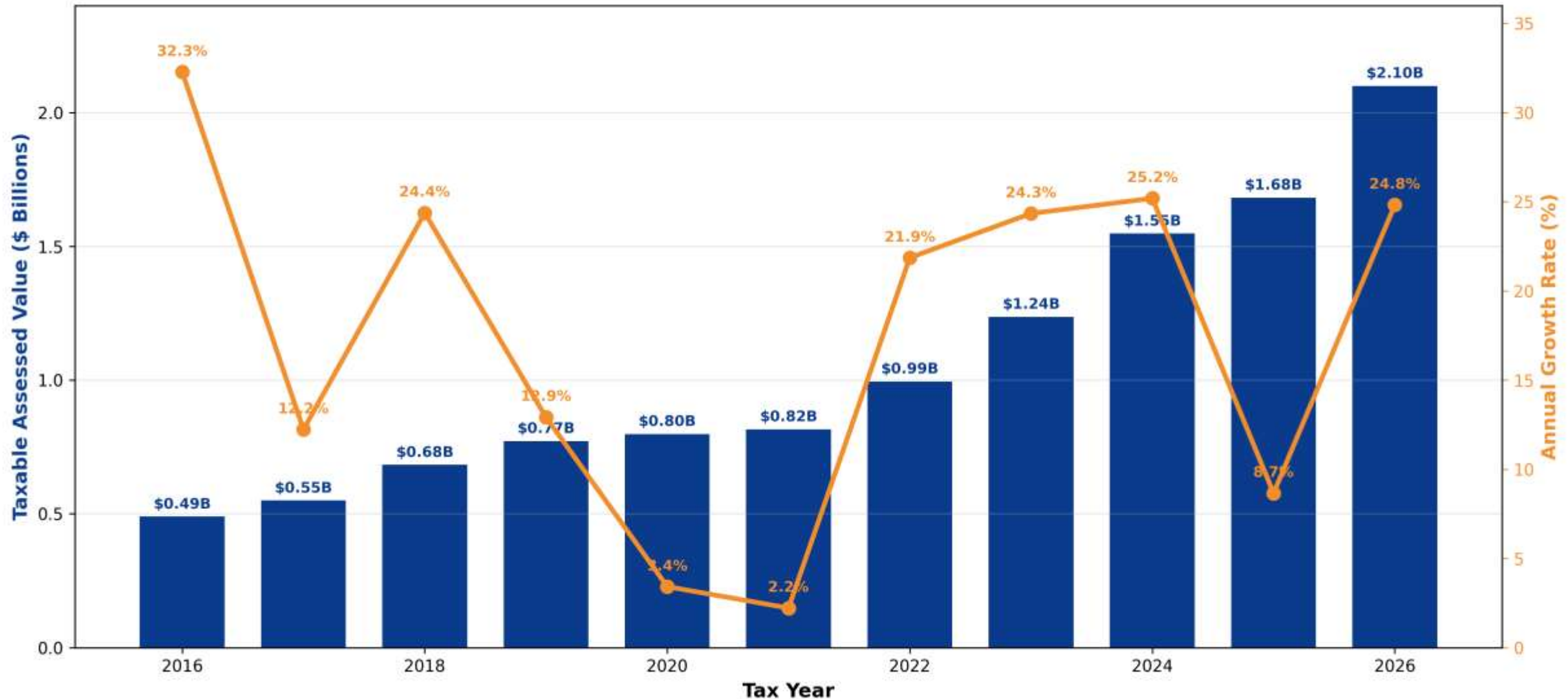
Hutchins EDC
UPDATE
September 24, 2026

Property Values



Taxable Assessed Value Growth 2016-2026

3



Taxable Assessed Value increased from 490M to 2.10B (329% total growth over the period)

Taxable Assessed Value

Tax Year	Fiscal Year	Taxable Assessed Value ^{(1) (2)}	Taxable Assessed Value Growth ^{(1) (2)}			
			Annual			
			\$	%		
2026	2027	\$2,099,723,359	\$417,533,681	24.82%	3-Year Average	
2025	2026	\$1,682,189,678	\$134,131,201	8.66%	\$	%
2024	2025	\$1,548,058,477	\$311,453,206	25.19%	\$287,706,029	19.56%
2023	2024	\$1,236,605,271	\$242,073,471	24.34%		
2022	2023	\$994,531,800	\$178,398,575	21.86%	5-Year Average	
2021	2022	\$816,133,225	\$17,687,632	2.22%	\$	%
2020	2021	\$798,445,593	\$26,427,349	3.42%	\$256,718,027	20.97%
2019	2020	\$772,018,244	\$88,303,489	12.92%		
2018	2019	\$683,714,755	\$133,967,954	24.37%	10-Year Average	
2017	2018	\$549,746,801	\$59,894,756	12.23%	\$	%
2016	2017	\$489,852,045	\$119,510,948	32.27%	\$160,987,131	16.00%

Footnotes:

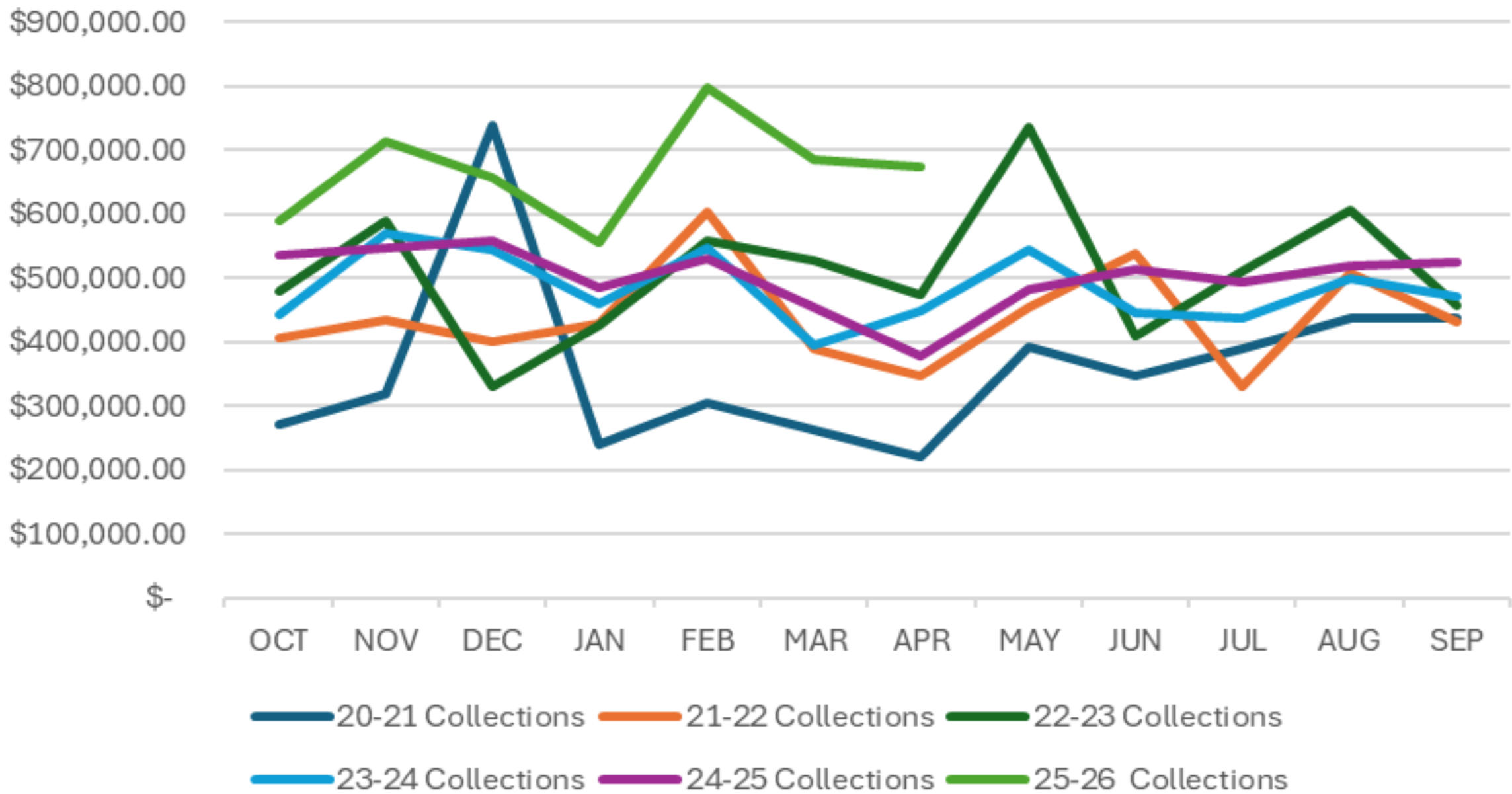
1) Black - actual value

2) Purple - preliminary values from Dallas CAD indicate \$2,257,767,053 for Tax Year 2026.

(93% capture of Preliminary 2026/2027 Taxable Assessed Value as of 5/12/2026, subject to change as protests are received, total certified on July 25, 2026)

	20-21 Collections	21-22 Collections	22-23 Collections	23-24 Collections	24-25 Collections	25-26 Collections
	\$	\$	\$	\$	\$	\$
OCT	271,554.95	405,519.75	479,032.75	443,476.47	535,623.54	590,385.26
	\$	\$	\$	\$	\$	\$
NOV	319,272.43	435,000.44	589,442.31	568,246.72	545,687.22	713,277.26
	\$	\$	\$	\$	\$	\$
DEC	737,713.51	399,621.00	331,224.33	544,178.74	558,160.15	656,762.37
	\$	\$	\$	\$	\$	\$
JAN	240,778.81	429,257.11	427,003.10	458,894.14	485,163.03	556,355.15
	\$	\$	\$	\$	\$	\$
FEB	304,021.19	602,295.04	559,562.22	546,372.92	529,084.29	798,580.47
	\$	\$	\$	\$	\$	\$
MAR	262,580.02	390,348.06	526,426.83	394,798.86	452,653.23	684,351.18
	\$	\$	\$	\$	\$	\$
APR	221,276.46	345,948.26	473,708.09	447,363.86	378,576.23	673,723.87
	\$	\$	\$	\$	\$	
MAY	391,909.51	453,929.51	734,638.13	544,191.60	481,040.60	
	\$	\$	\$	\$	\$	
JUN	347,321.57	539,257.00	409,592.11	445,379.51	514,507.48	
	\$	\$	\$	\$	\$	
JUL	389,623.57	330,368.23	510,366.09	436,467.70	493,872.65	
	\$	\$	\$	\$	\$	
AUG	438,330.54	507,298.35	607,185.43	499,613.78	518,143.55	
	\$	\$	\$	\$	\$	
SEP	436,992.11	431,600.16	455,790.21	470,451.17	524,758.41	

Chart Title



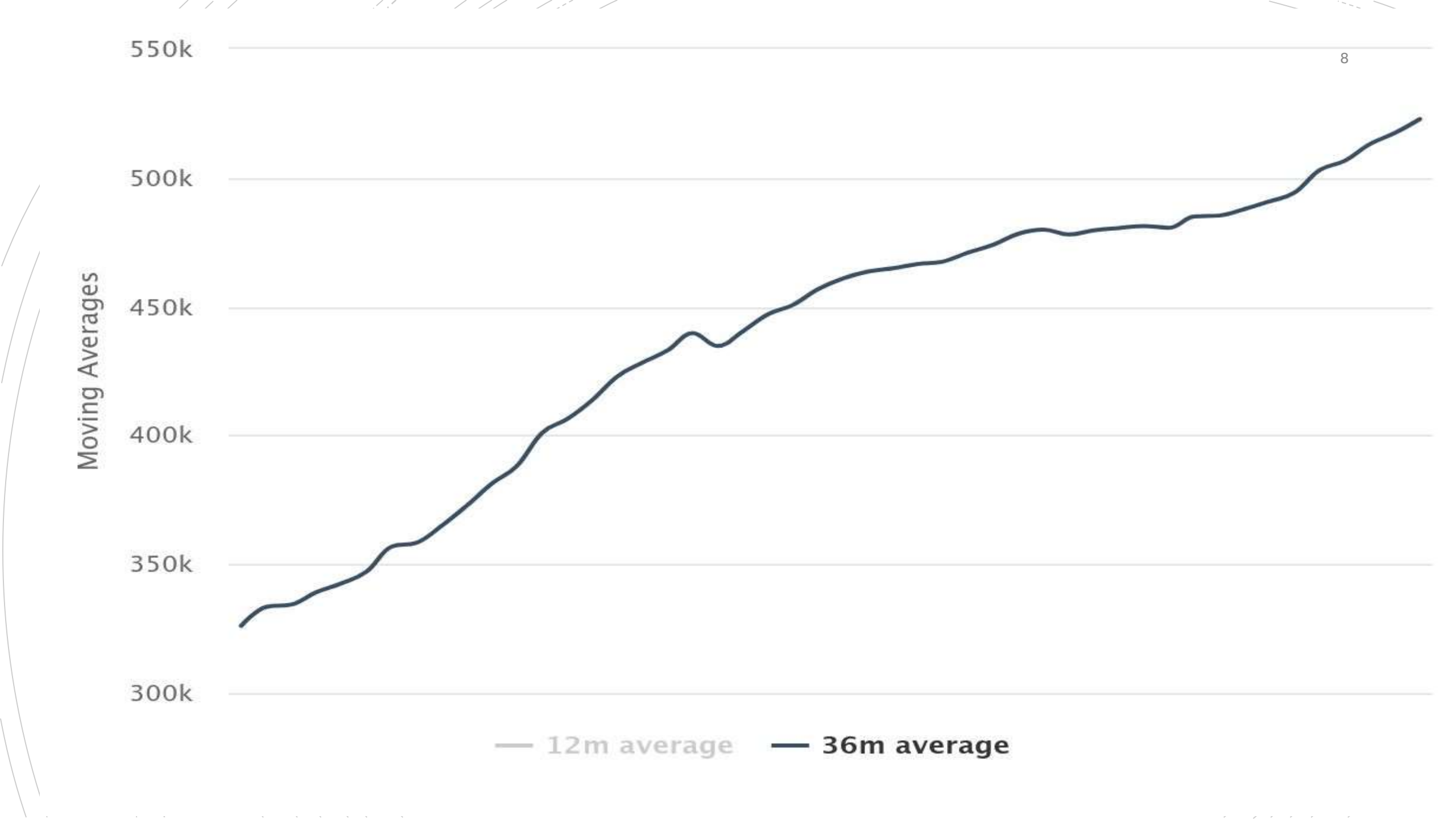
	20-21 Collections	21-22 Collections	22-23 Collections	23-24 Collections	24-25 Collections	25-26 Collections
OCT	-13.02	49.68	17.71	-7.19	20.42	10.25
NOV	38.33	36.47	35.18	-3.66	-3.58	30.31
DEC	158.99	-45.11	-15.97	61.91	2.43	17.92
JAN	37.1	70.98	-0.83	8.35	5.65	14.74
FEB	12.72	97.79	-7	-2.21	-3.01	50.27
MAR	23.16	49.8	33.58	-24.52	14.16	51.18
APR	0.46	56.16	36.88	-5.99	-14.84	77.32
MAY	49.85	16.29	61.46	-25.66	-11.67	
JUN	57.89	54.37	-22.59	7.51	14.86	
JUL	64.21	-13.95	51.95	-14.11	13.2	
AUG	63.28	15.18	20.15	-17.66	3.87	
SEP	67.12	-0.89	5.93	2.66	11.38	
	41.08%	32.31%	17.54%	(1.94)%	3.46%	36.00%

Moving Averages

550k
500k
450k
400k
350k
300k

— 12m average — 36m average

8



Sales Tax Revenue

Tax Year	Fiscal Year	City Sales Tax Collections ⁽¹⁾	City Sales Tax Collections Growth ⁽¹⁾			
			Annual			
			\$	%		
2025	2026	\$4,084,933 ⁽²⁾	\$1,170,087 ⁽³⁾	40.14%	3-Year Average	
2024	2025	\$4,421,896	\$159,526	3.74%	\$	%
2023	2024	\$4,262,370	(\$223,694)	-4.99%	\$368,640	12.97%
2022	2023	\$4,486,064	\$612,209	15.80%		
2021	2022	\$3,873,855	\$670,826	20.94%	5-Year Average	
2020	2021	\$3,203,029	\$1,030,346	47.42%	\$	%
2019	2020	\$2,172,683	\$69,043	3.28%	\$477,791	15.13%
2018	2019	\$2,103,640	\$160,806	8.28%		
2017	2018	\$1,942,835	\$86,962	4.69%	10-Year Average	
2016	2017	\$1,855,873	\$111,443	6.39%	\$	%
2015	2016	\$1,744,430	\$92,292	5.59%	\$384,755	14.57%

Footnotes:

1) Includes 1 cent City sales tax and ½ cent property tax reduction sales tax collections.

2) Collections as of May 2026 as reported by Texas Comptroller.

3) Growth rate over the same period in Fiscal Year 2026.

CITY SALES TAX REVENUE GROWTH

A DECADE OF CONSISTENT GROWTH DRIVING A STRONGER COMMUNITY

CITY SALES TAX COLLECTIONS & ANNUAL GROWTH



2026 Revenue

\$4.08M

40.14%

YEAR-OVER-YEAR GROWTH

GROWTH RATE



134%

REVENUE GROWTH
SINCE 2015

From \$1.74M to \$4.08M



\$4.08M

SALES TAX REVENUE
IN 2025

Highest Collection on Record



40.14%

YEAR-OVER-YEAR
GROWTH (2025)

Strongest Growth Since 2020



AVERAGE ANNUAL GROWTH

3-YEAR
12.97%

5-YEAR
15.13%

10-YEAR
14.57%



SALES TAX REVENUE HAS GROWN FROM
\$1.74 MILLION TO **\$4.08 MILLION** OVER THE LAST DECADE.

This represents an additional
\$2.34 MILLION in annual revenue
to support City services, infrastructure, and community priorities.

FOOTNOTES

- 1) Includes 1 cent City sales tax and 1/2 cent property tax reduction sales tax collections.
- 2) Collections as of May 2026 as reported by Texas Comptroller.
- 3) Growth rate over the same period in Fiscal Year 2026.

Source: Texas Comptroller
City of Dallas Financial Reports



How Long Until Substantial Commercial Buildout?

- Industrial Sites Specific
- Two Phases
 - Cleveland Road
 - Majestic Site (Complete)
 - Seefried Sites (Complete)
 - Wintergreen
 - Site E (Myers Crow) (Complete)
 - Site F (Jones Development Charger Logistics (Compete)
 - Site G (Chick Fil A) (Complete)
 - 4 – 8 year
 - Lancaster Hutchins
 - Allen Group (300 Acres)
 - Dallas Water Utilities (313 Acres)

Retail/Commercial Buildout

- 1 – 3 years
 - Hutchins Plaza (85% Occupied)
 - Property North of Loves
 - Hotels Near Quik Trip (listed for sale)
- 3 – 8 years
 - 15 Acres North of McDonalds (Myron Goff and Family)

20 Square Foot Shopping Center

New Restaurants

- Pete's
- Big Moose BBQ
- Unbelievabowl
- Chu Chu's
- Main Steet Wings



Business Locations 2014- Present

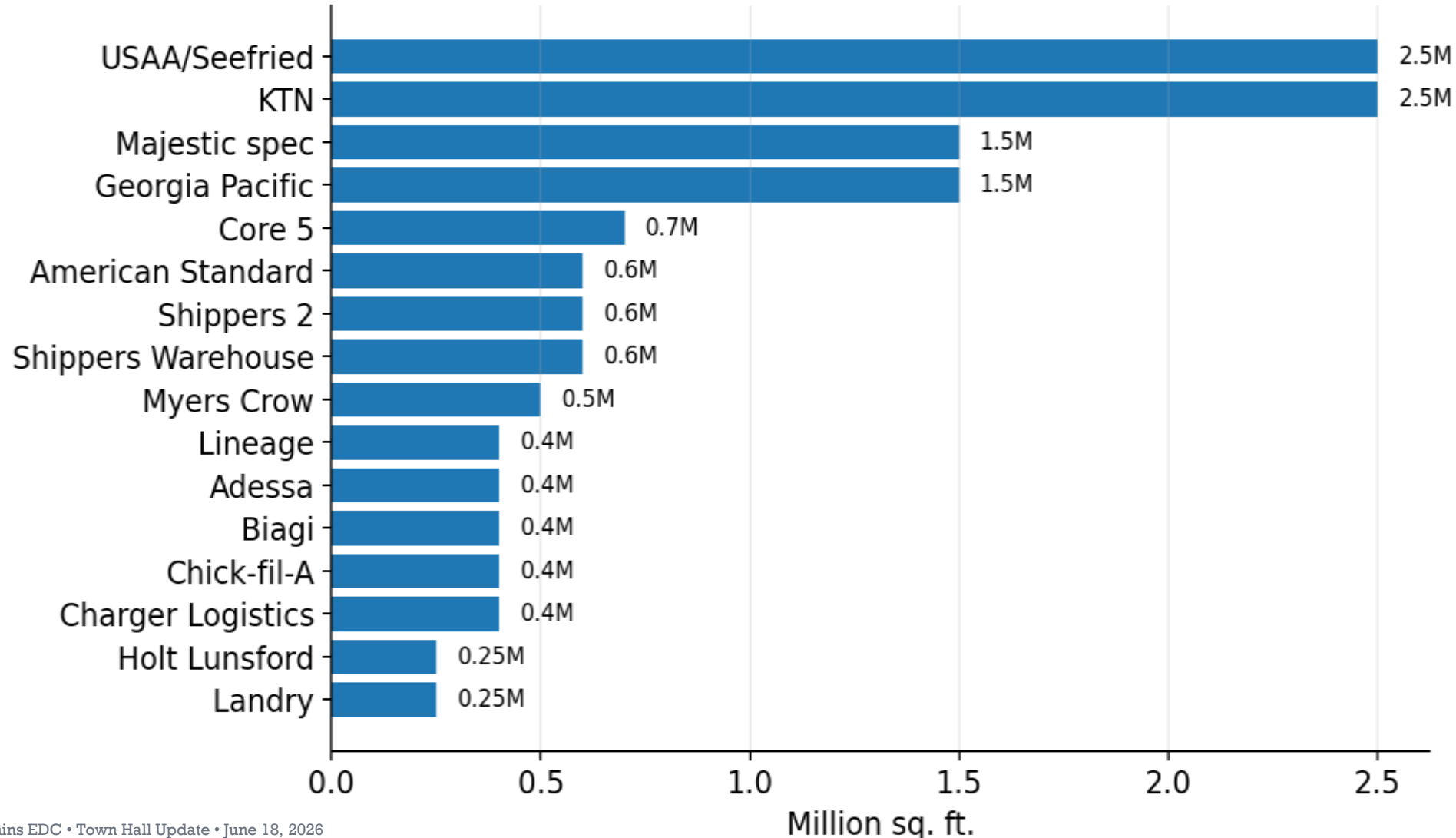
■ Shippers Warehouse (Duke)	600,000 Sq. Ft.
■ Shippers 2 (Duke)	600,000 Sq. Ft.
■ American Standard (Duke)	600,000 Sq. Ft.
■ Adessa (Allen)	400,000 Sq. Ft.
■ Georgia Pacific (Hillwood)	1,500,000 Sq. Ft.
■ Core 5	700,000 Sq. Ft.
■ Biagi (Scannell)	400,000 Sq. Ft.
■ Chick Fil A (CFA)	400,000 Sq. Ft.
■ 2 Spec Buildings (Majestic)	1,500,000 Sq. Ft.
■ KTN	2,500,000 Sq Ft
■ Charger Logistics	400,000 Sq. Ft.
■ Landry	250,000 Sq Ft
■ USAA/Seefried	2,500,000 Sq. Ft
■ Myers Crow	500,000 Sq Ft.
■ Lancaster Hutchins Refrigerated	300,0000 Sq Ft
■ Holt Lunsford (Dowdy Ferry)	250,000 Sq Ft.

Approximately 21 Million Square Feet

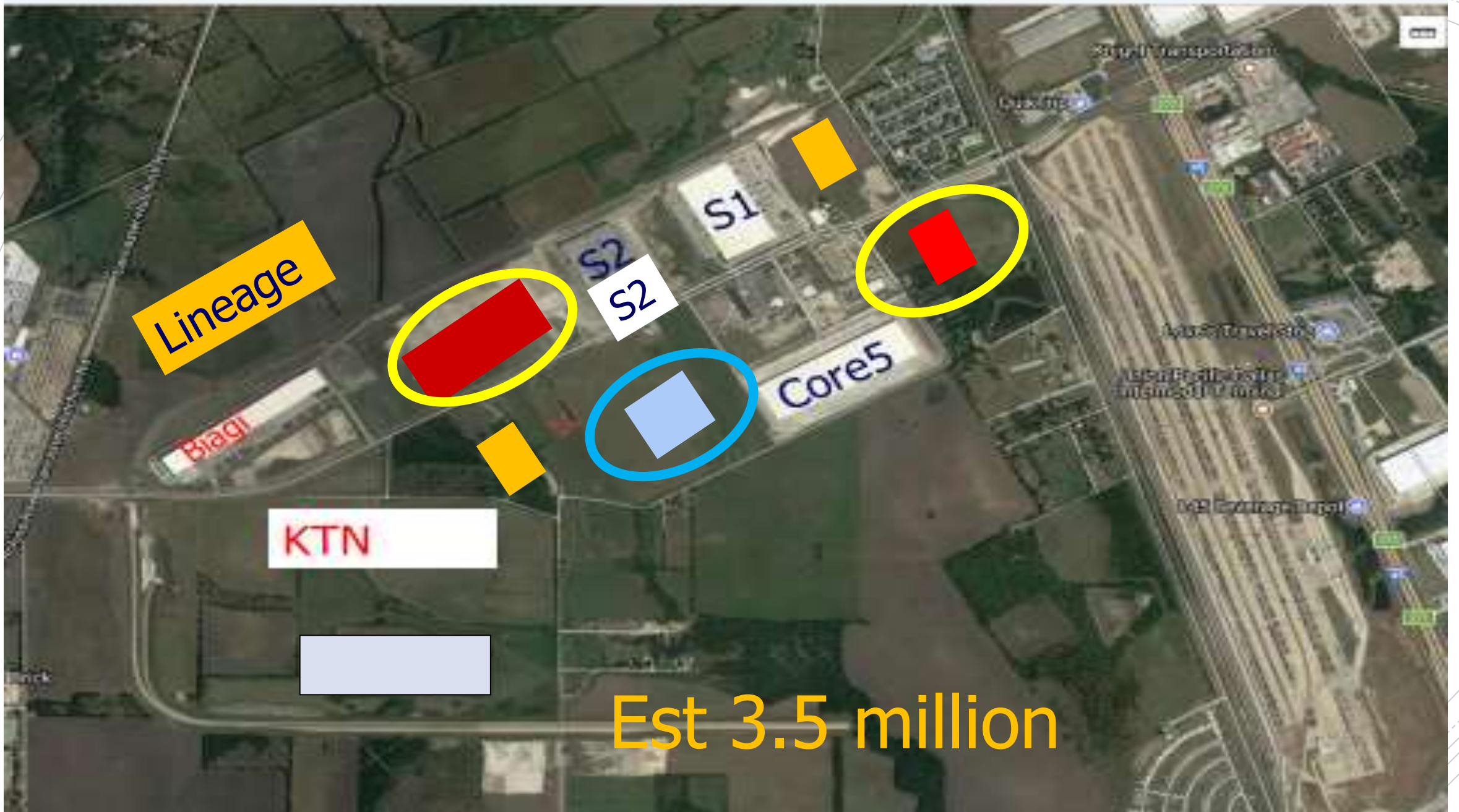
Commercial growth:

~21M SF

Industrial wins since 2012: scale by project





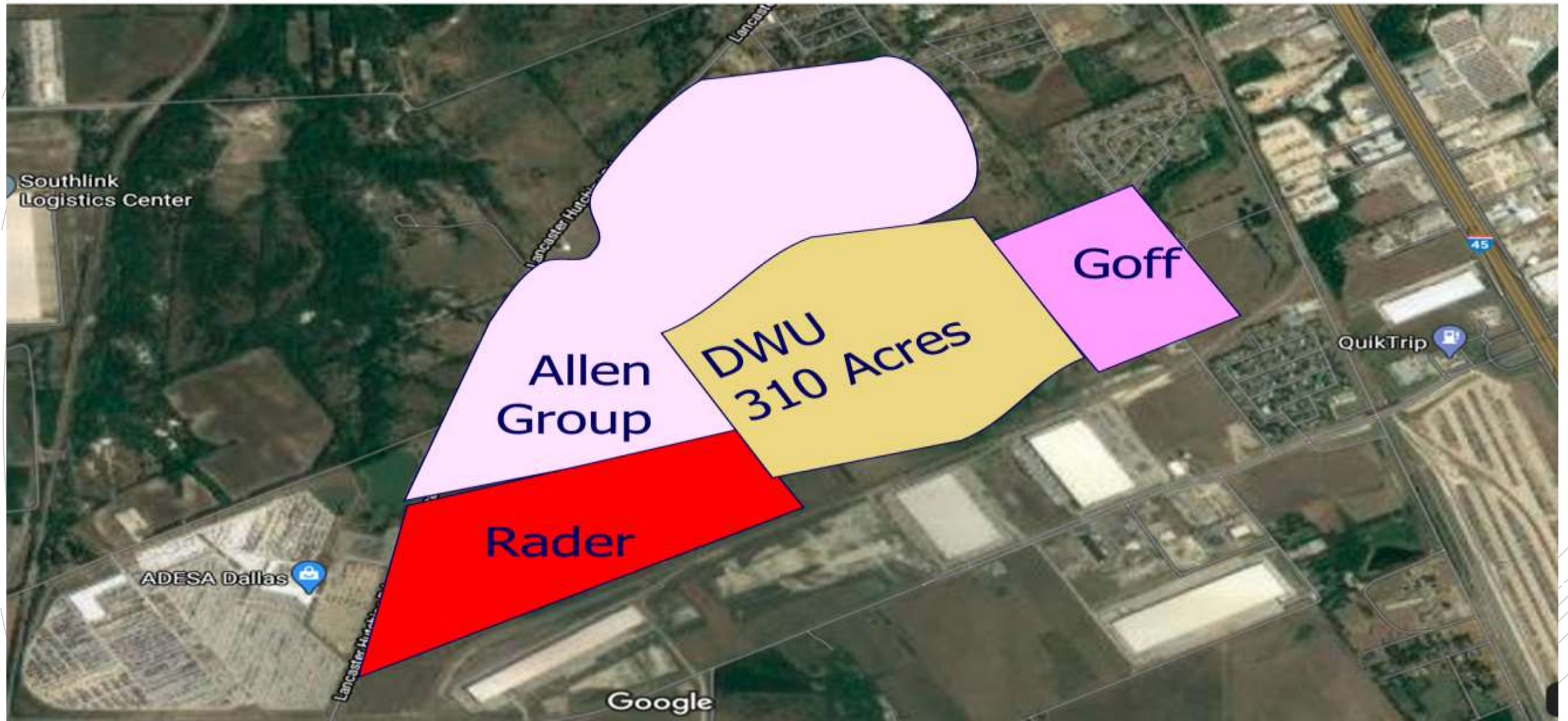






Lancaster Hutchins Commercial

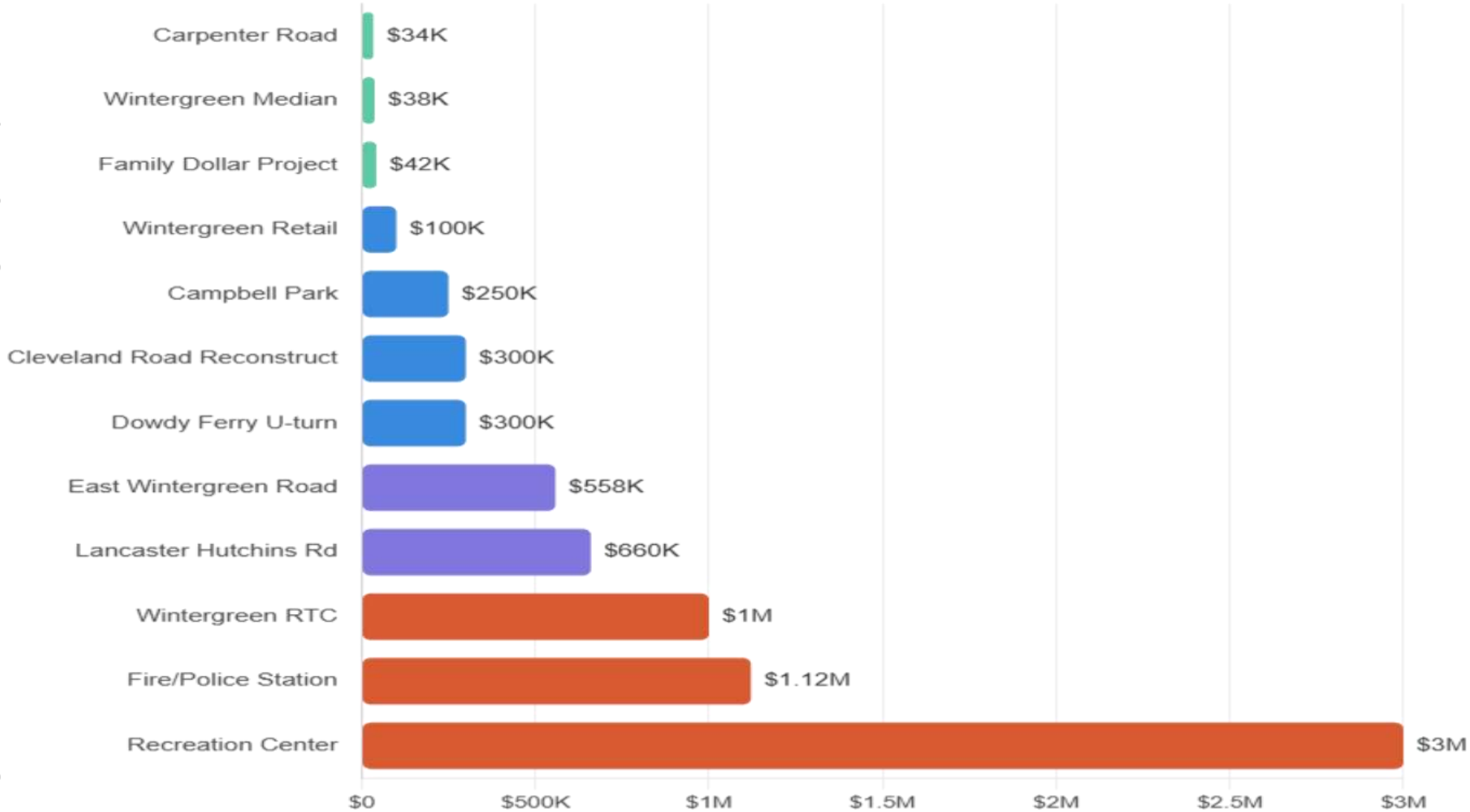
3 – 8 years



Overview of
recent HEDC
Projects
7.9 Million since
2015

■ Carpenter Road	\$33,650
■ Family Dollar Project	\$42,249
■ Wintergreen Median Project	\$38,000
■ Wintergreen RTC Project	\$1,000,000
■ Cleveland Road Reconstruct	\$300,000
■ Wintergreen Retail Project	\$100,000
■ Fire/Police Station	\$1,120,942
■ East WINTERGREEN ROAD	\$558,000*
■ Campbell Park	\$250,000'
■ Dowdy Ferry U-turn	\$300,000'
■ Lancaster Hutchins Road	\$660,000''
■ Recreation Center	\$3,000,000''

Under \$100K \$100K – \$499K \$500K – \$999K \$1M+



Lineage



Lineage



Lineage



Holt Lunsford



Holt Lunsford



Holt Lunsford



KTN

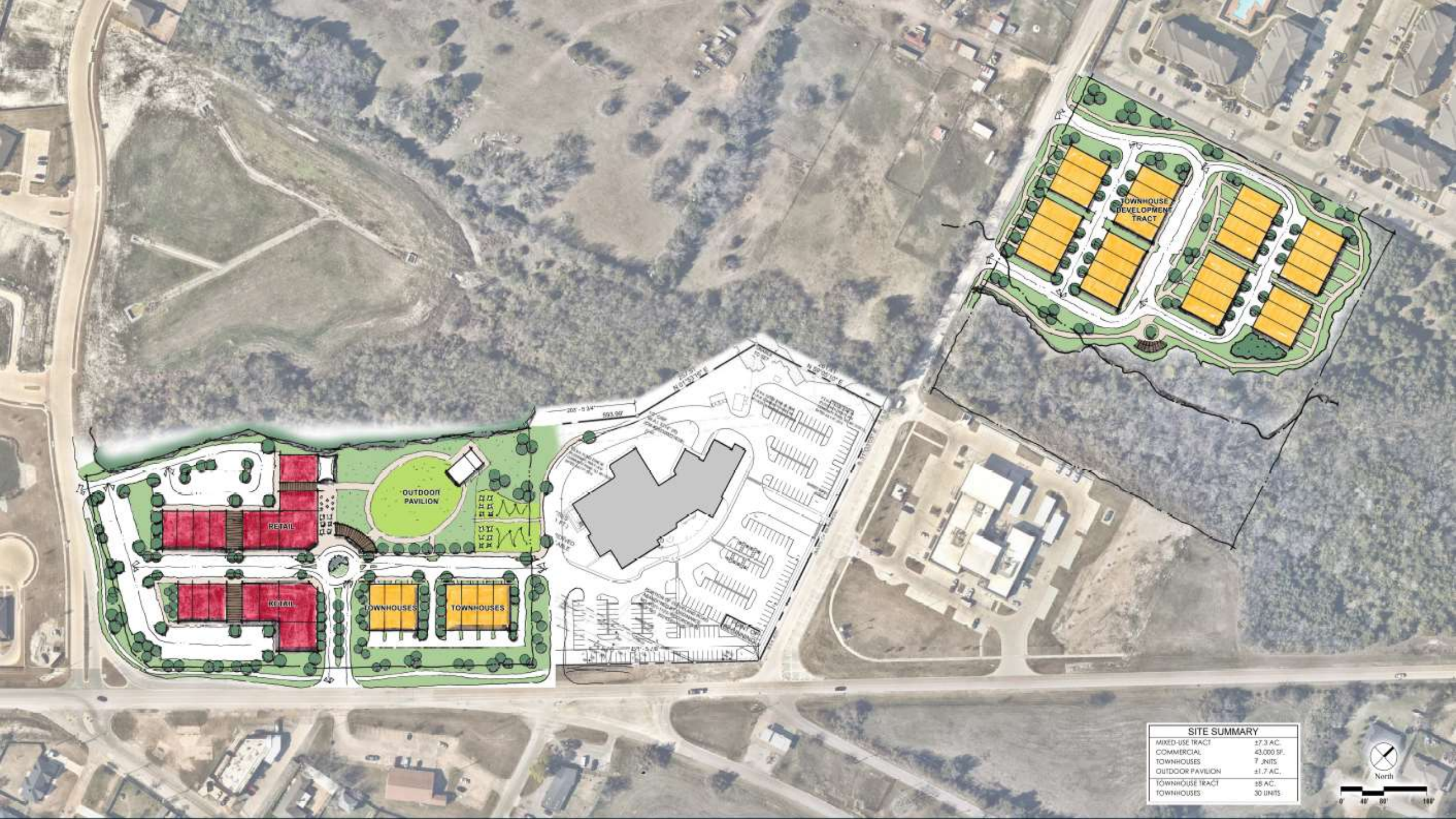


KTN



EDC Finances

- **Cash of Hand May 2026**
 - \$3,500,000
- **Annual Sales Tax**
 - \$1,650,000
- **EDC Operations**
 - \$300,000
- **Amount that could be applied to Town Square**
 - \$1,200,000 Annually
- **\$8 Million for Town Square**
 - Design
 - Infrastructure
 - Lighting
 - Sidewalks
 - Street Scapes



SITE SUMMARY	
MIXED-USE TRACT	27.3 AC.
COMMERCIAL	43,000 SF.
TOWNHOUSES	7 UNITS
OUTDOOR PAVILION	±1.7 AC.
TOWNHOUSE TRACT	88 AC.
TOWNHOUSES	30 UNITS

