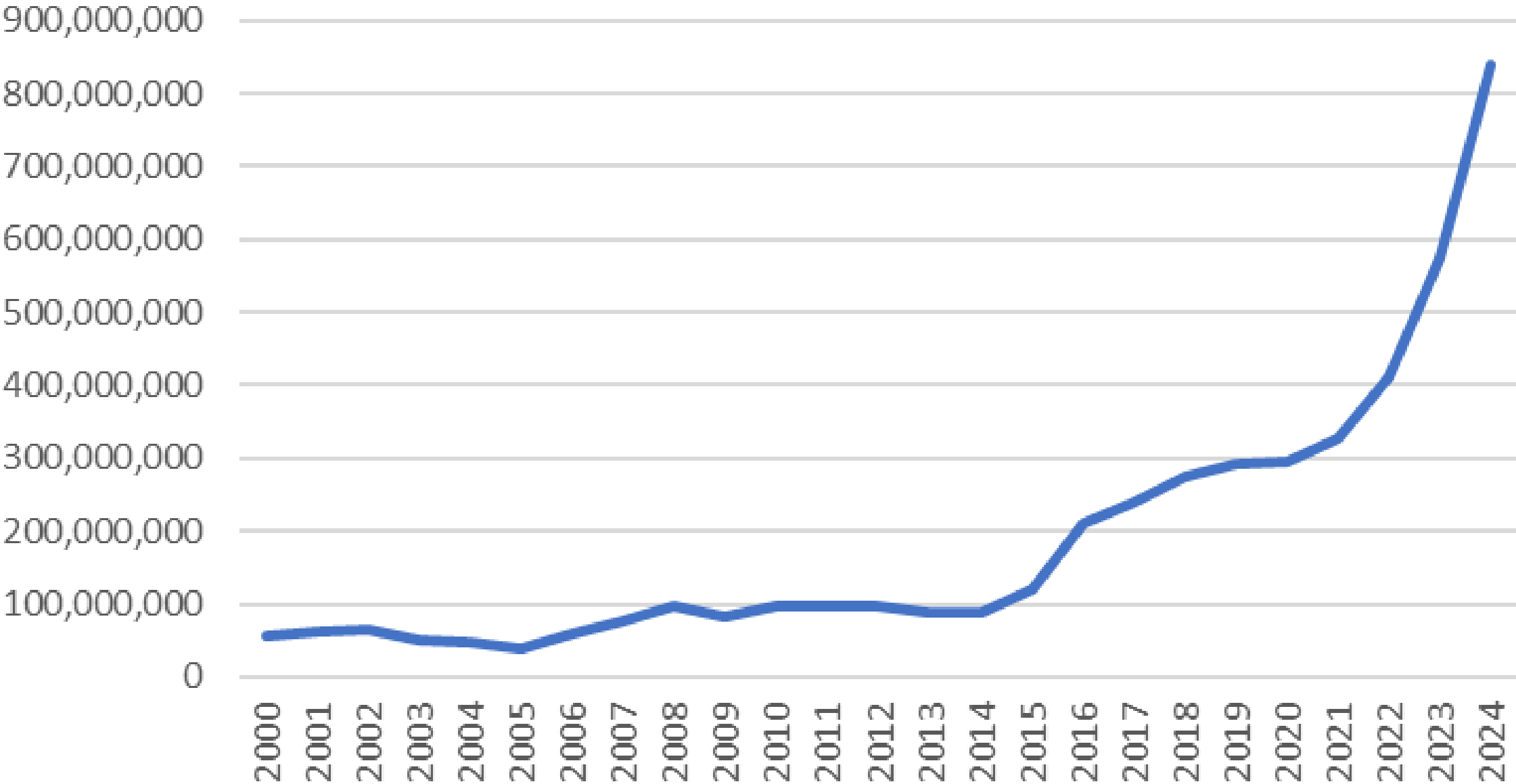


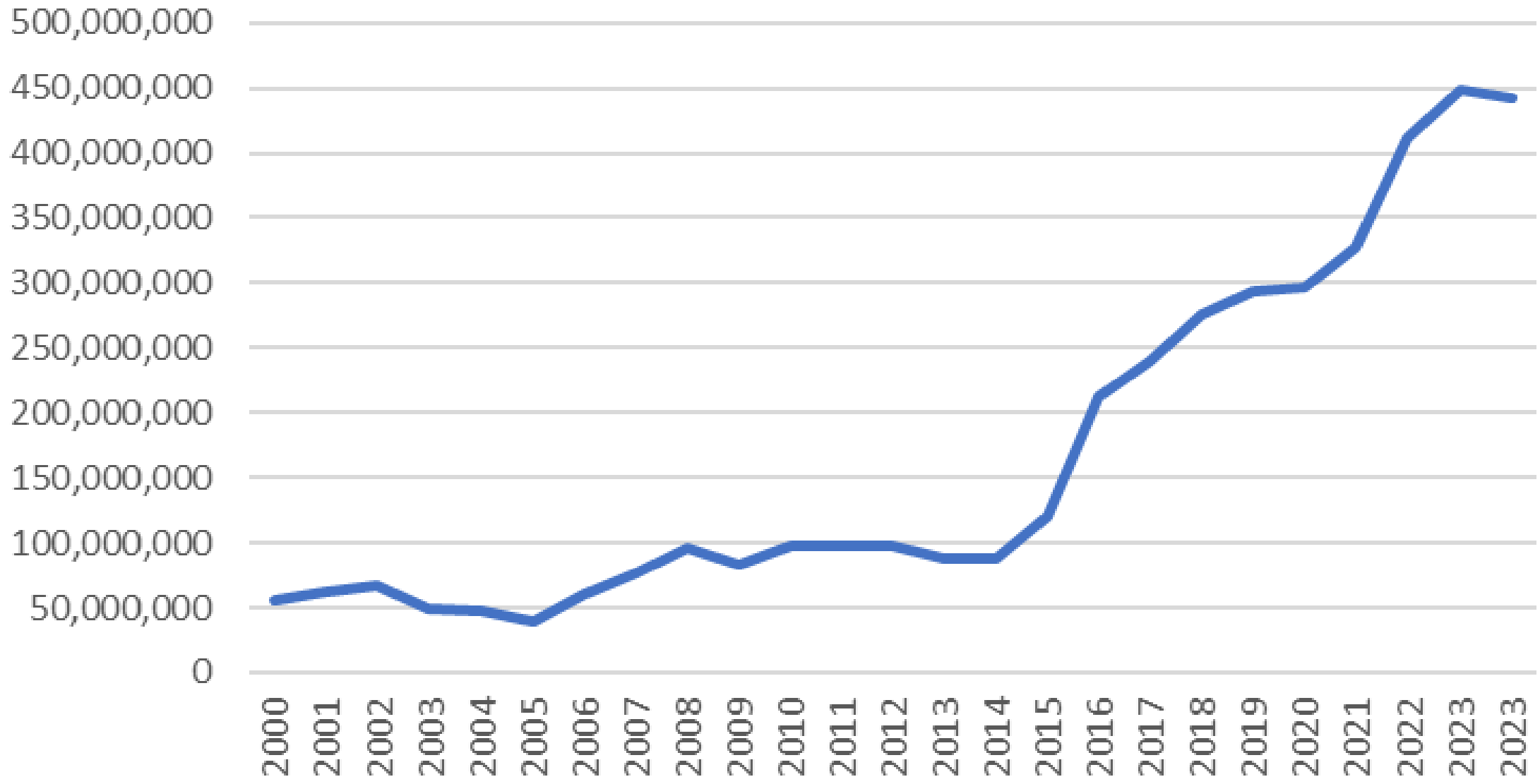


Hutchins EDC
UPDATE
June 9, 2026

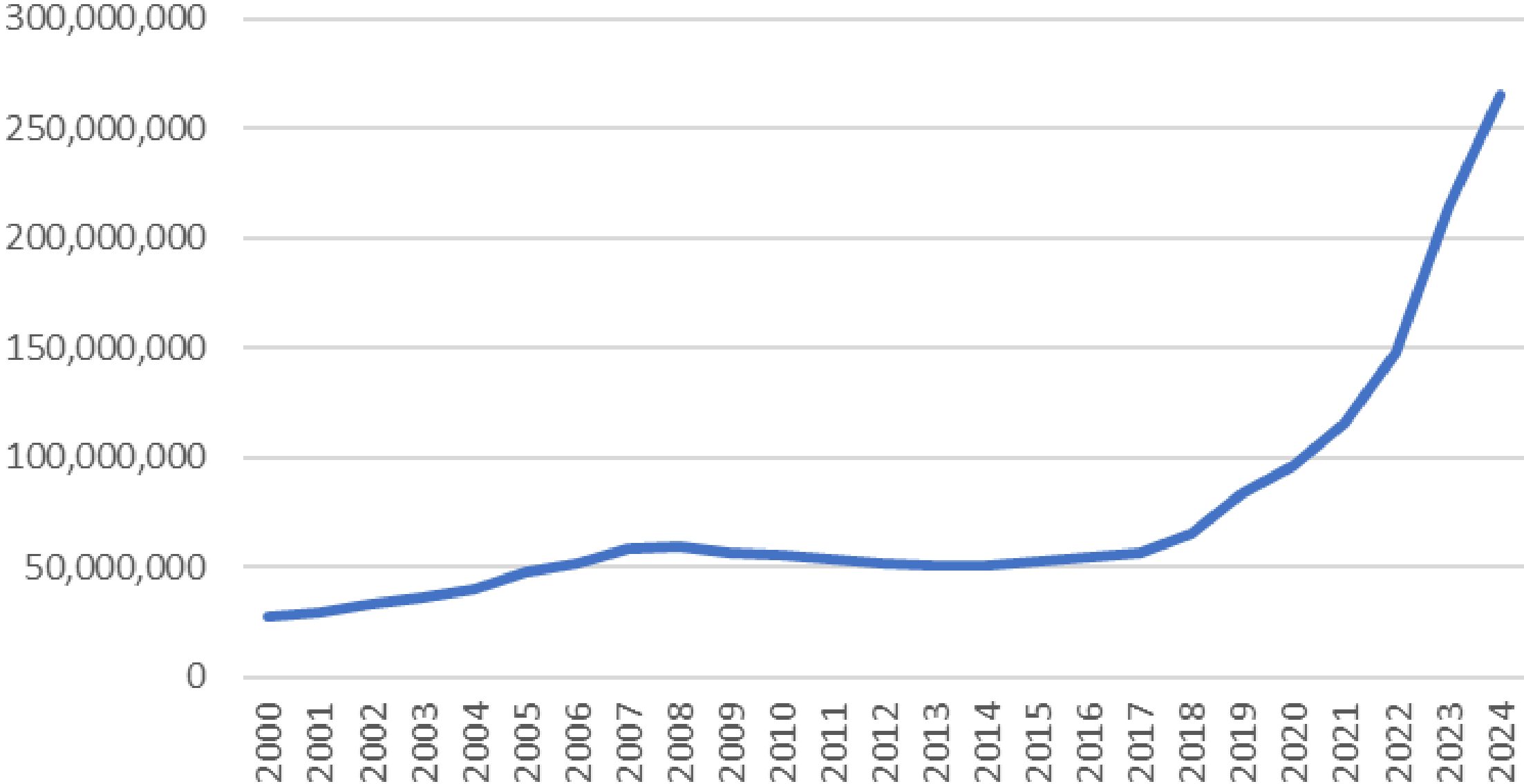
Real Property



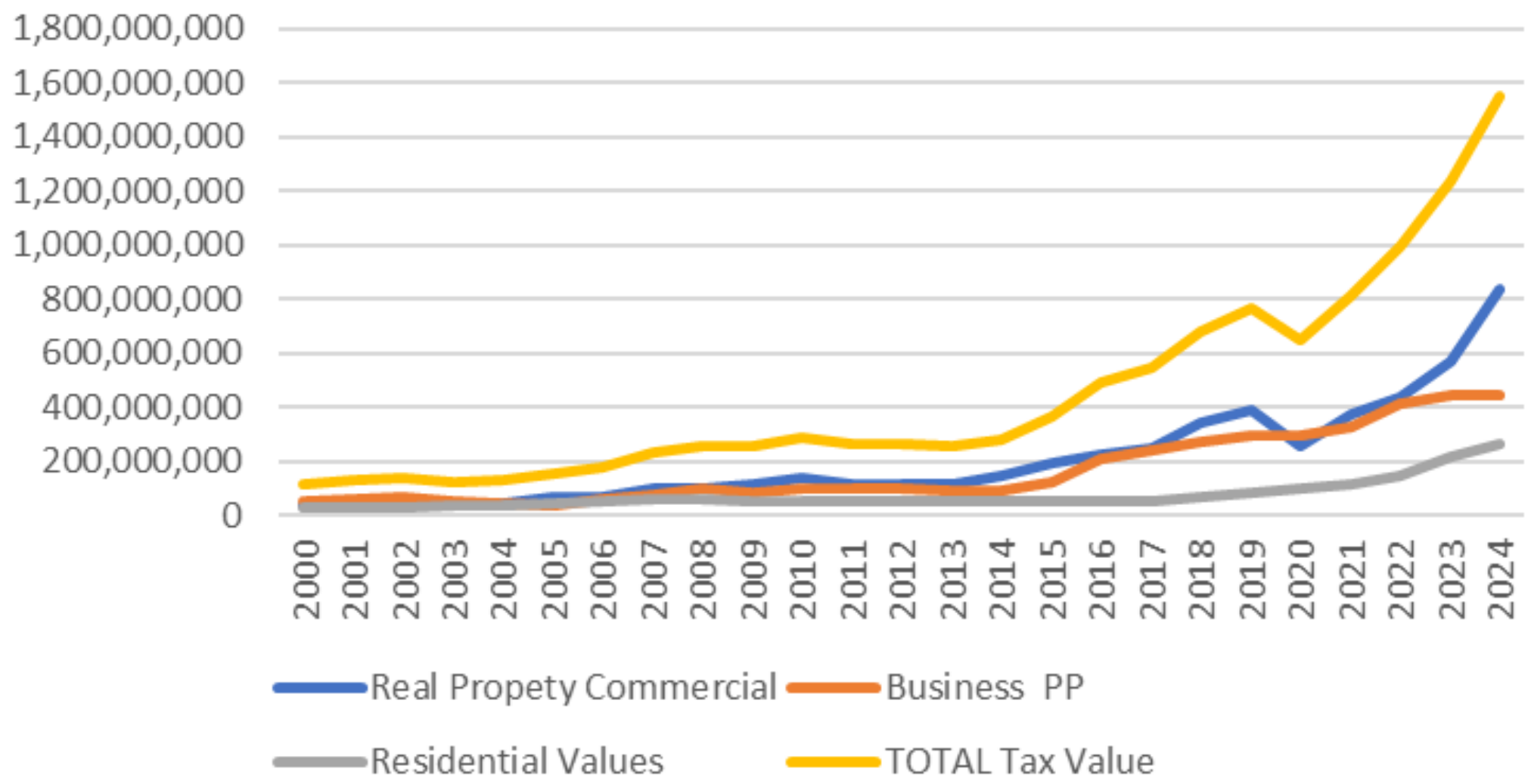
Business Personal Property



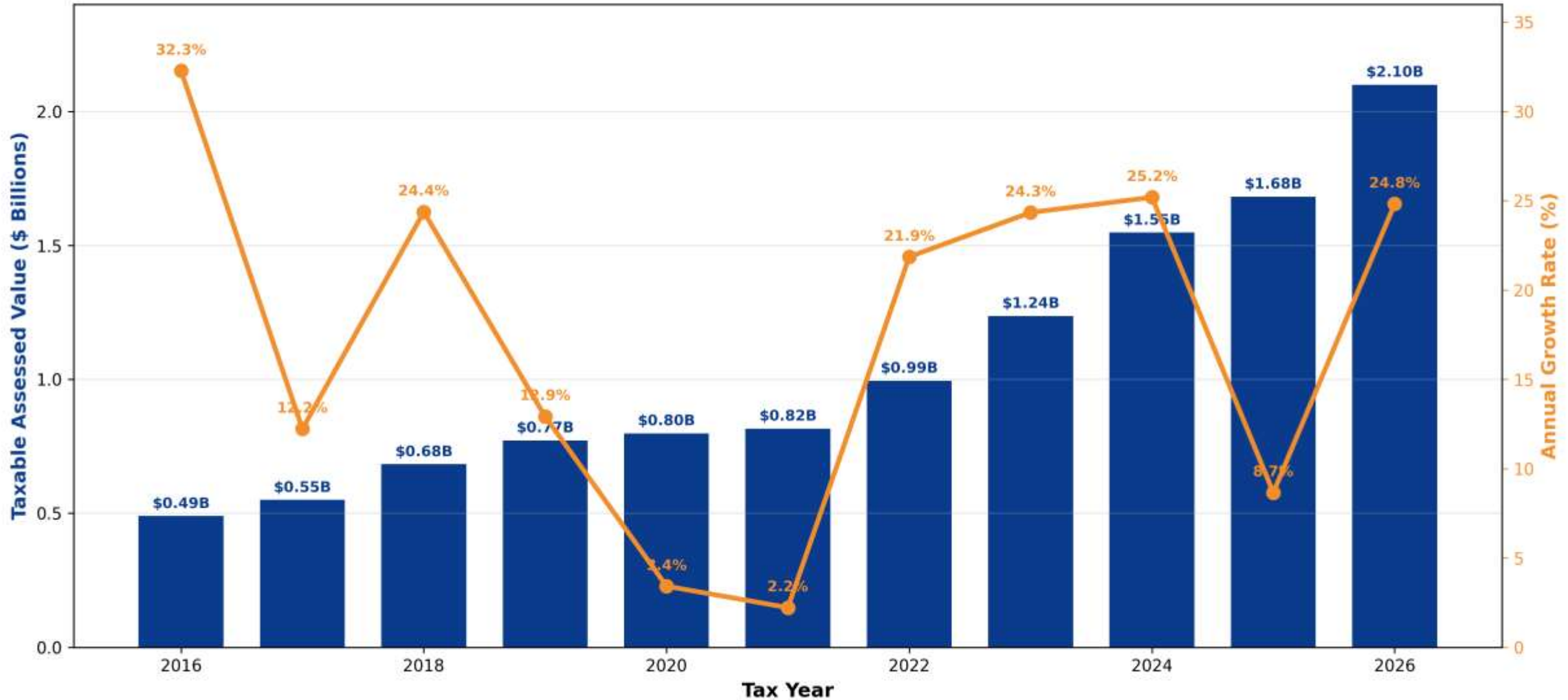
Residential



Property Values



Taxable Assessed Value Growth 2016-2026



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:

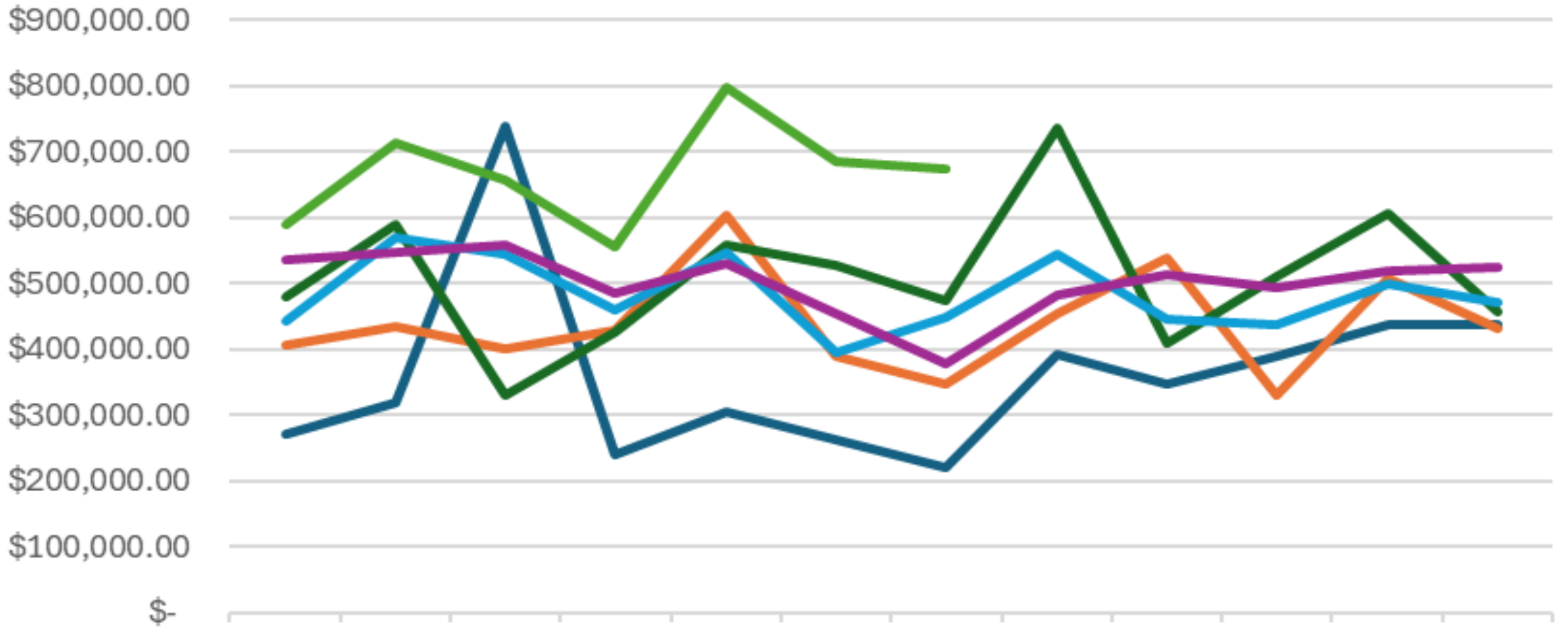
1) Black - actual value

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) Slide 4

| | 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



OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP

20-21 Collections 21-22 Collections 22-23 Collections
23-24 Collections 24-25 Collections 25-26 Collections

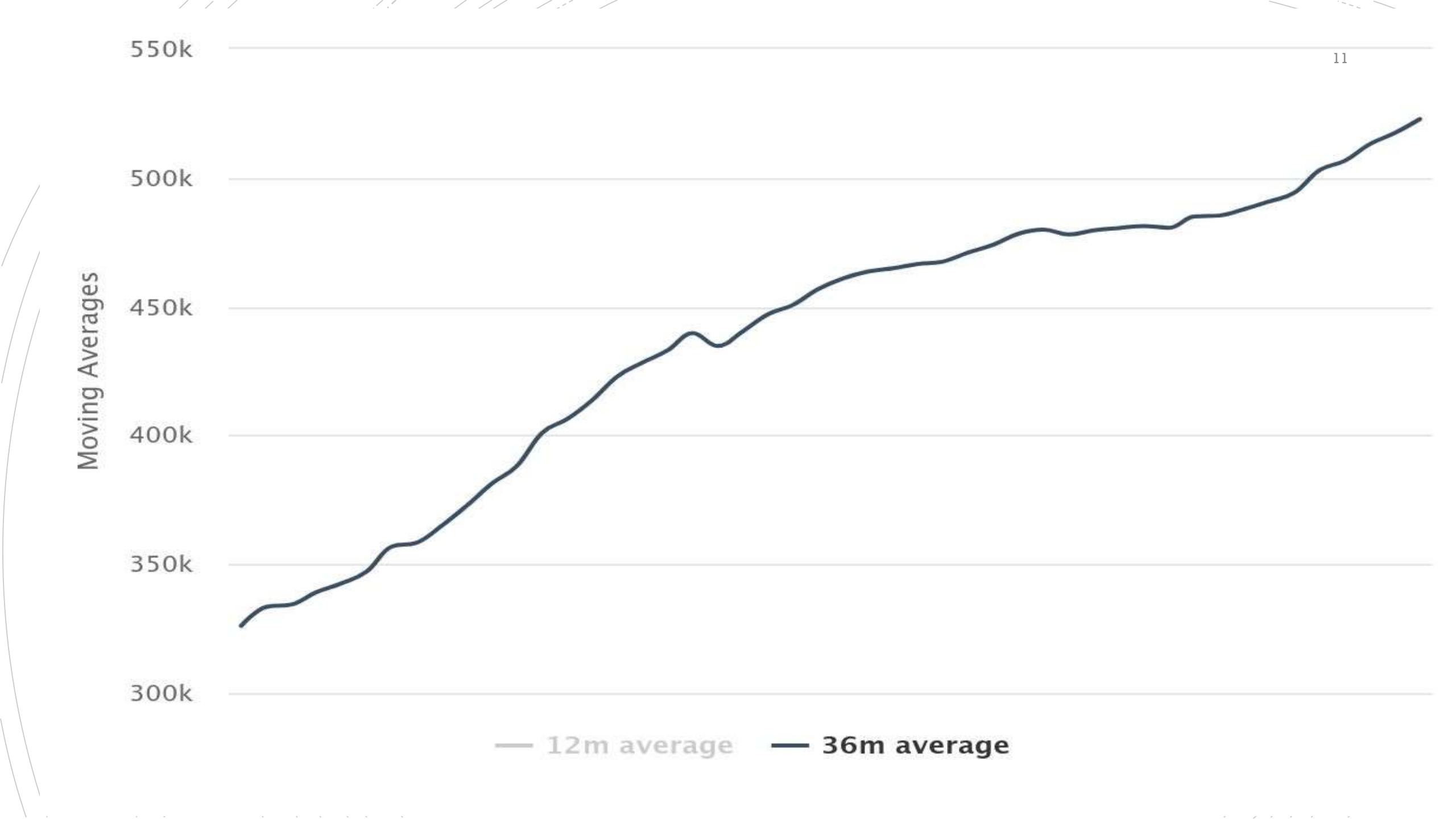
| | 20-21 Collections | 21-22 Collections | 22-23 Collections | 23-24 Collections | 24-25 Collections | 25-26 Collections |
|-----|------------------------------|--------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| 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

11

— 12m average — 36m average



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

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 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.



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 (Complete)**
 - **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

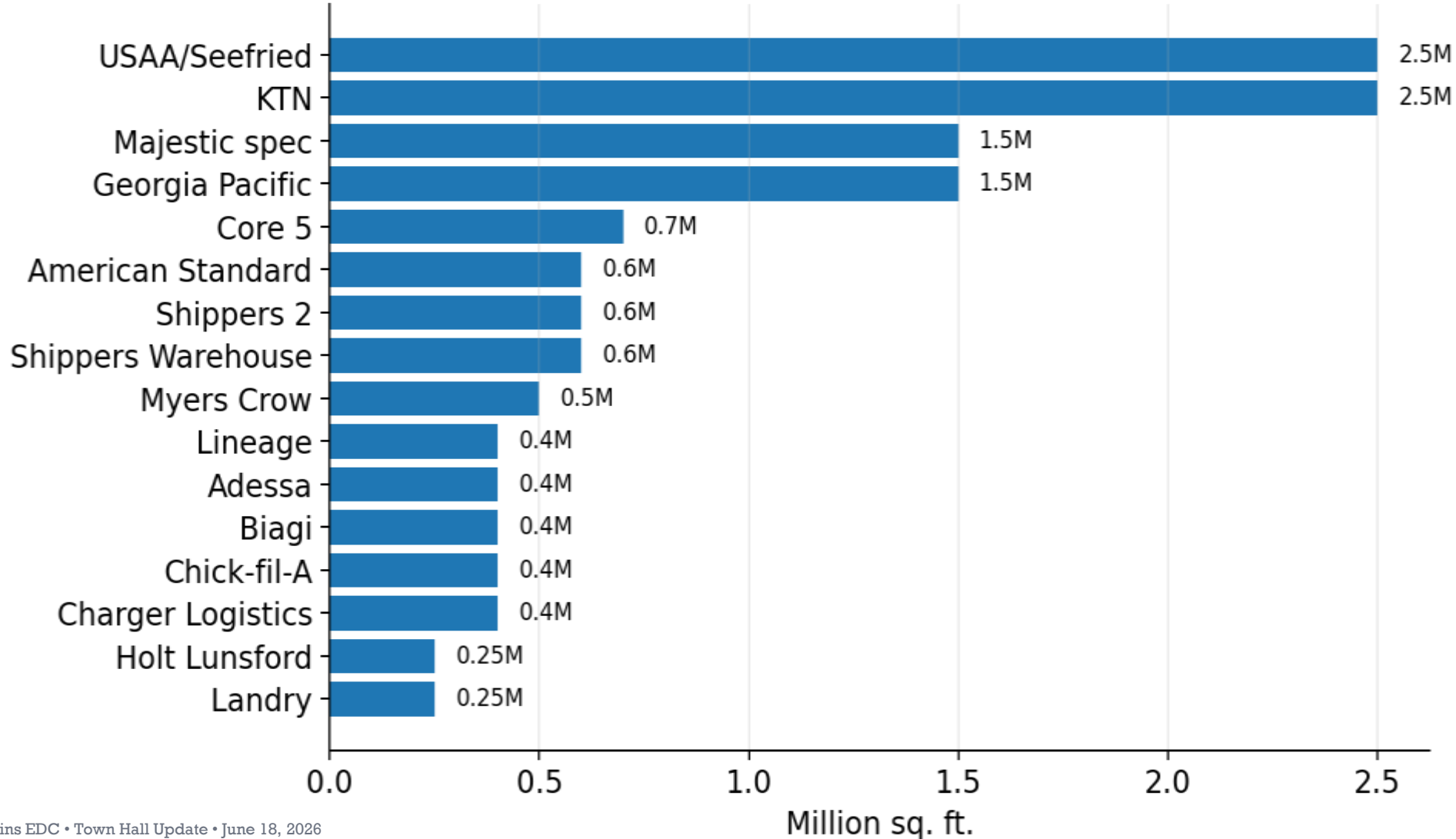
| | |
|--------------------------------------|--------------------------|
| ▪ Shippers Warehouse (Duke) | 600,000 Sq. Ft. |
| ▪ Shippers 2 (Duke) | 600,000 Sq. Ft. |
| ▪ American Standard (Duke) | 600,000 Sq. Ft. |
| ▪ Adessa (Allen) | 400,000 Sq. Ft. |
| ▪ Georgia Pacific (Hillwood) | 1,500,000 Sq.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

Approximately 21 Million Square Feet

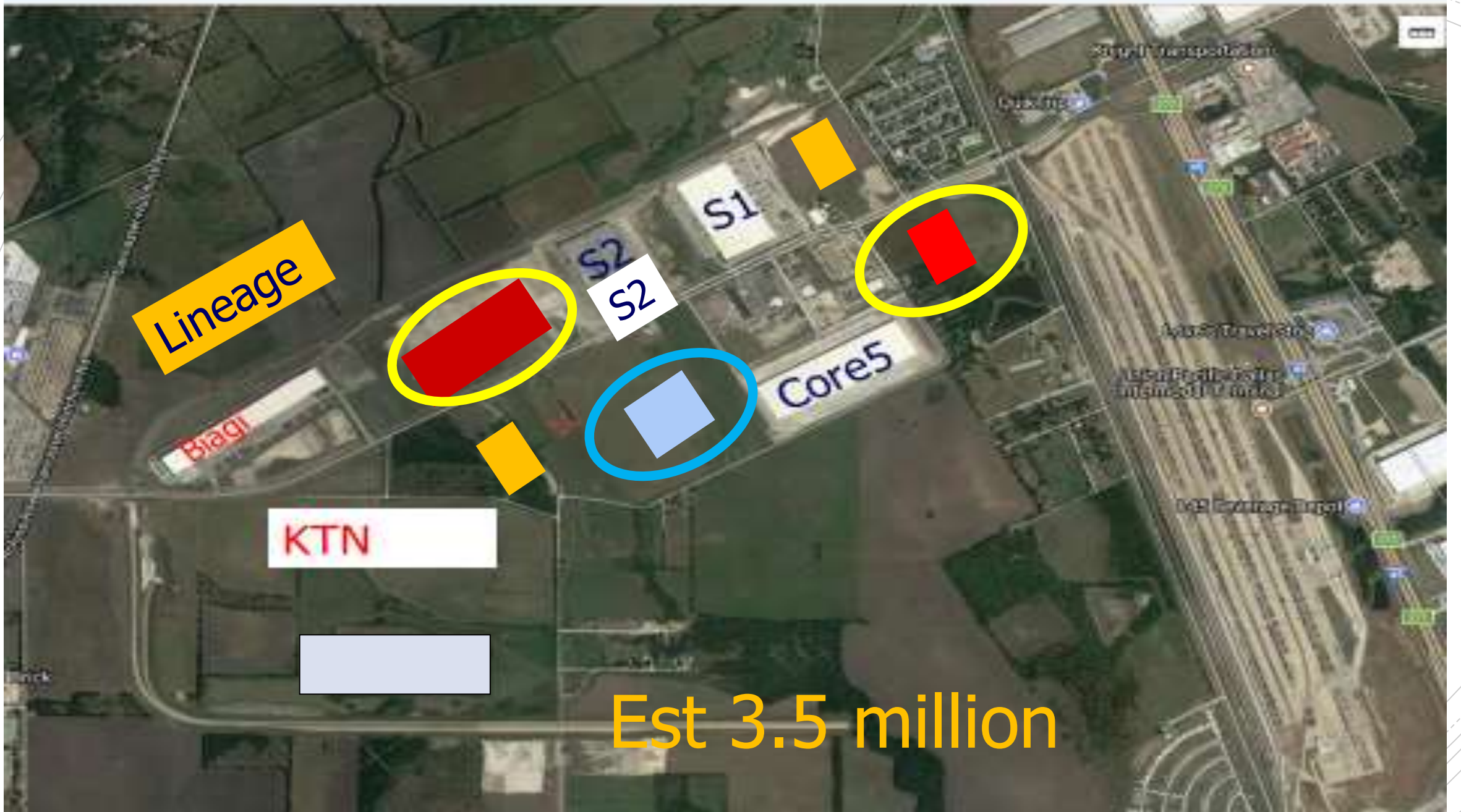
Commercial growth:

~21M SF

Industrial wins since 2012: scale by project







Lineage

Biagi

KTN

S1

S2

S2

Core5

Est 3.5 million



Lineage
2027

Biag

SHIPPERS 2

SHIPPERS 1

LANDRY

Chick Fil

KTN

KTN

KTN

Charger

Vacant
Land

MYERS
CROW

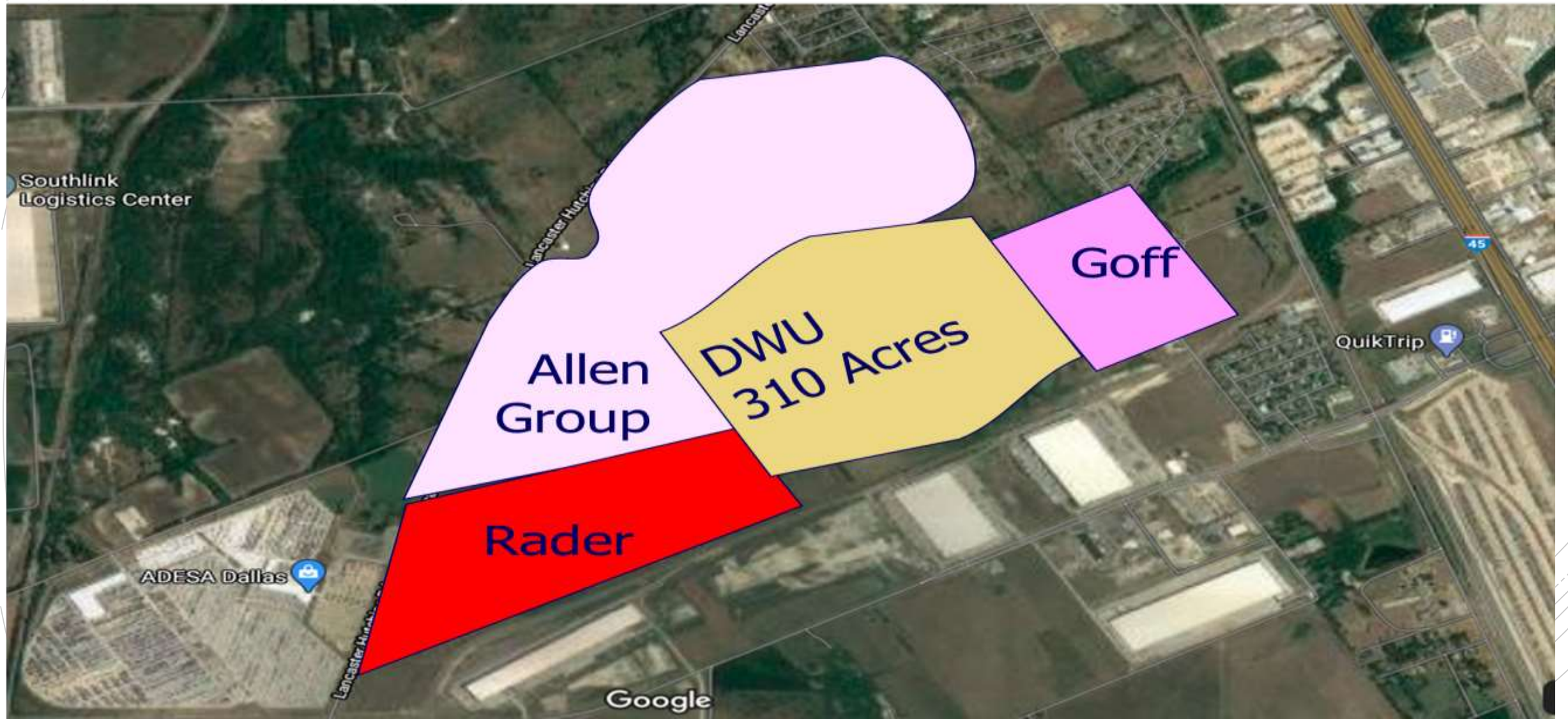
Core 5

Vacant
Land



Lancaster Hutchins Commercial

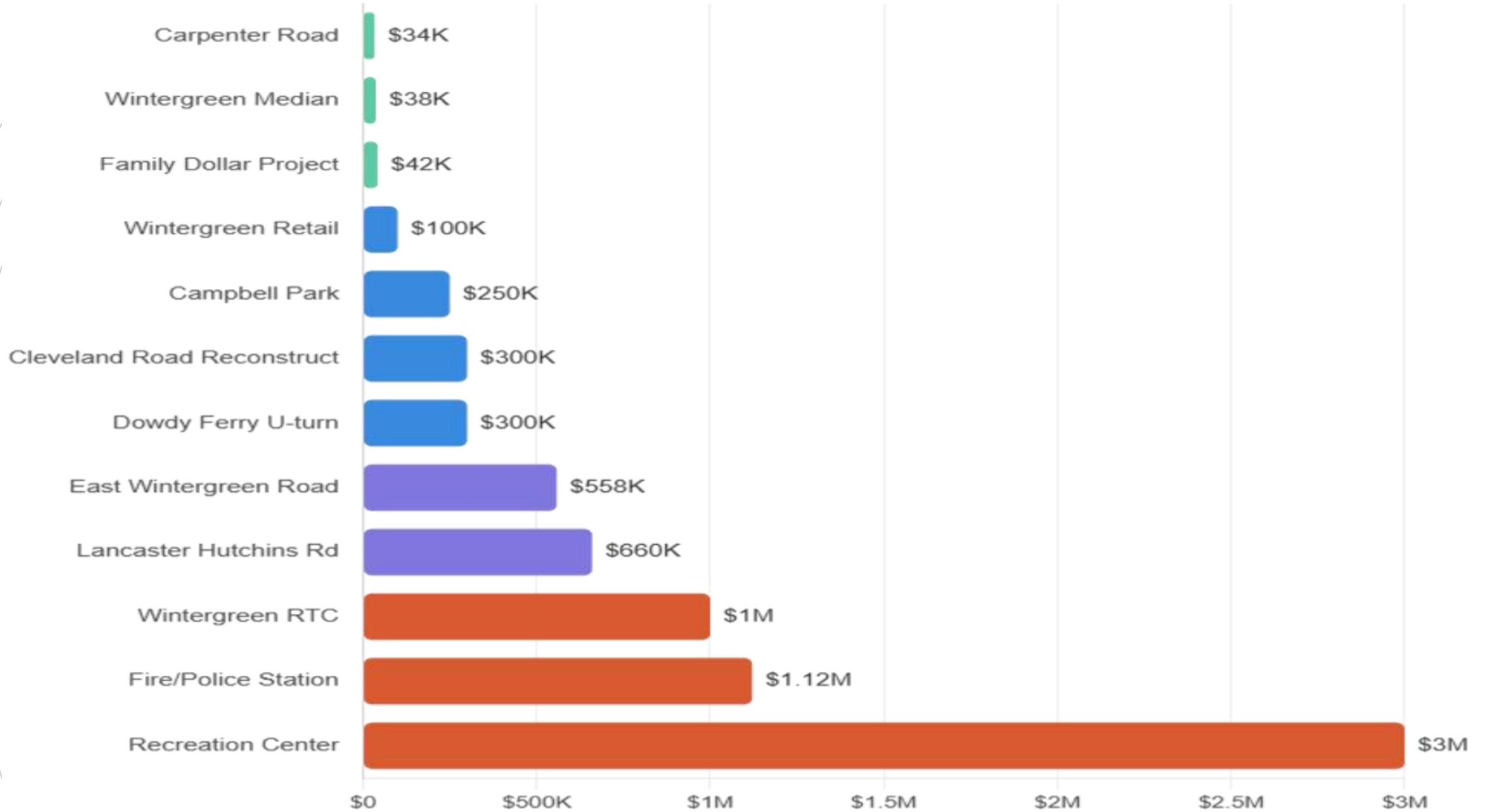
3 – 8 years



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



FIRE

Holt Lunsford



KTN



KTN



EDC Finances

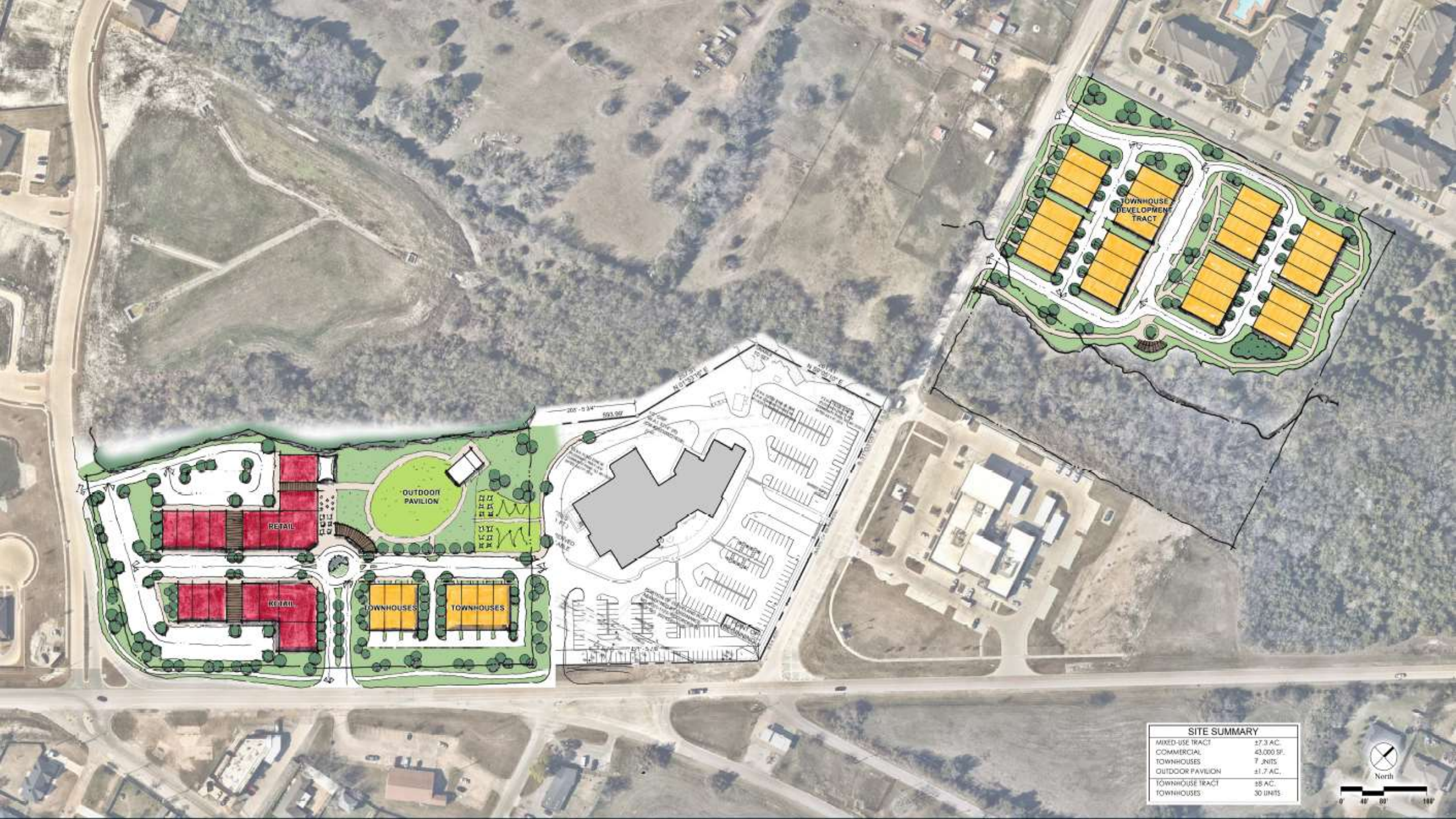
- **Cash of Hand May 2026**
 - \$3,500,000

- **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 | ±8 AC. |
| TOWNHOUSES | 30 UNITS |

