



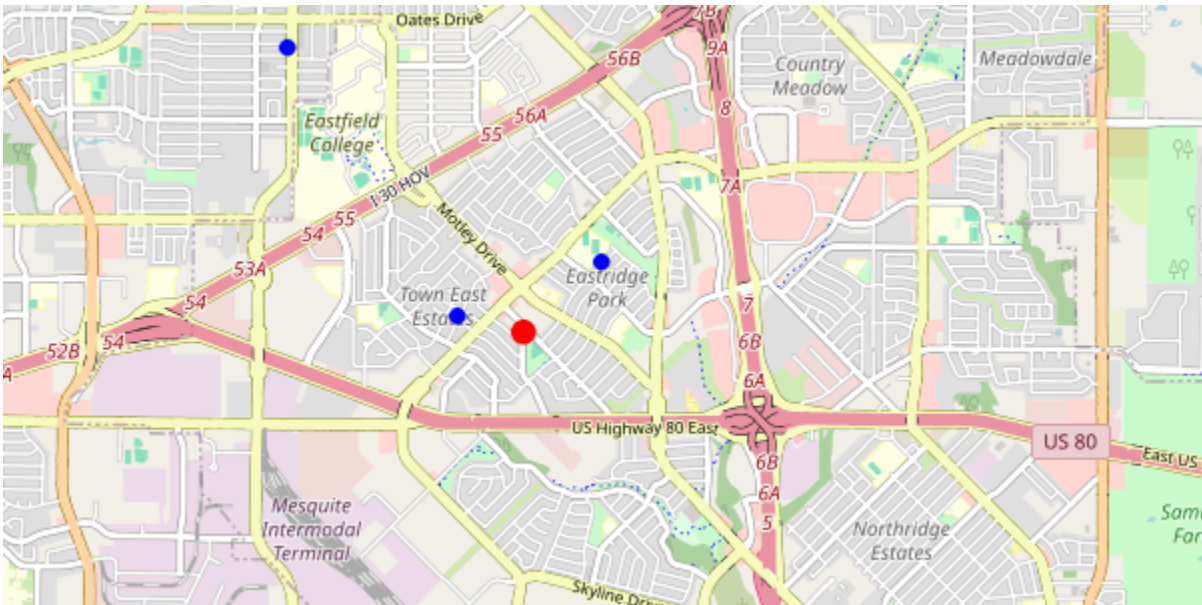
2908 Nelson Drive, Mesquite, TX 75150

Comparative Market Analysis • Saved on January 11, 2026 at 07:50 PM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
\$1,959/month	\$1,850/month
Based on 25 comparable properties	Advanced AI analysis of market trends
Confidence: N/A	AI Confidence: 85.0%

Property Details	Comparable Properties Summary
Address2908 Nelson Drive, Mesquite, TX 75150	Total Comparables25
Bedrooms3	High Correlation Properties3
Bathrooms2.0	Average Comp Rent\$1,962
Square Feet1,246	Rent Range\$1,802 - \$2,115
Property TypeSingle Family	

Property Location Map



Subject property location shown on map. [View the web version for an interactive map with all comparable properties.](#)

Comparable Properties (25)

3611 Palm Dr, Mesquite, TX 75150	Single Family	\$1,845	3BR/2BA	0	0.34 mi	100%
2824 Lockhart Ave, Dallas, TX 75228	Single Family	\$1,725	3BR/1.5BA	0	1.84 mi	93%
2529 Belhaven Dr, Mesquite, TX 75150	Single Family	\$1,899	3BR/2BA	0	0.52 mi	90%

6918 Overlook Dr, Dallas, TX 75227	Single Family	\$1,649	3BR/2BA	0	3.82 mi	89%
1144 Paintbrush St, Mesquite, TX 75149	Single Family	\$2,015	3BR/2BA	0	4.17 mi	89%
2719 Briarbank Cir, Dallas, TX 75227	Single Family	\$1,650	3BR/2BA	0	2.70 mi	89%
5309 Preston Trl, Garland, TX 75043	Single Family	\$1,975	3BR/2BA	0	4.26 mi	89%
1215 Tosch Ln, Mesquite, TX 75149	Single Family	\$2,200	3BR/1.5BA	0	4.20 mi	89%
1527 Charleston Cv, Mesquite, TX 75149	Single Family	\$2,099	3BR/2BA	0	4.53 mi	89%
417 Antietam Way, Mesquite, TX 75149	Single Family	\$1,850	3BR/2BA	0	4.76 mi	89%
1602 Develon Dr, Mesquite, TX 75149	Single Family	\$2,400	3BR/2BA	0	3.70 mi	89%
5328 Waterford Dr, Mesquite, TX 75150	Single Family	\$1,869	3BR/2BA	0	2.68 mi	89%
5214 Spring Lake Dr, Garland, TX 75043	Single Family	\$1,850	3BR/2BA	0	3.83 mi	89%
3840 Scarsdale Ln, Dallas, TX 75227	Single Family	\$1,850	3BR/2BA	0	2.15 mi	89%
10879 Cassandra Way, Dallas, TX 75228	Single Family	\$2,300	3BR/2BA	0	3.24 mi	89%
10204 San Juan Ave, Dallas, TX 75228	Single Family	\$2,500	3BR/2BA	0	2.99 mi	89%
9849 San Lea Dr, Dallas, TX 75228	Single Family	\$1,500	3BR/1BA	0	1.92 mi	88%
3251 Rosebank Dr, Dallas, TX 75228	Single Family	\$2,000	3BR/2BA	0	1.93 mi	86%
2321 Blyth Dr, Dallas, TX 75228	Single Family	\$1,700	3BR/1BA	0	2.03 mi	84%
916 Wilkinson Dr, Mesquite, TX 75149	Single Family	\$1,595	3BR/1BA	0	4.30 mi	84%
2510 Blyth Dr, Dallas, TX 75228	Single Family	\$2,200	4BR/2BA	0	1.86 mi	83%
4418 Sherwood Dr, Mesquite, TX 75150	Single Family	\$2,300	4BR/2BA	0	1.92 mi	83%
9918 Hustead St, Dallas, TX 75217	Single Family	\$1,675	3BR/2BA	0	3.53 mi	82%
11425 Lochwood Blvd, Dallas, TX 75218	Single Family	\$2,700	3BR/2BA	0	4.37 mi	82%
304 Candlewood Ln, Garland, TX 75041	Single Family	\$1,700	3BR/2BA	0	4.91 mi	82%

Note: Comparables are ranked by correlation score (90%+ = high correlation). Properties with higher correlation scores are more similar to the subject property.

Blue Atlas Realty | Professional Property Management

Data Source: BA Algorithm with RentCast Comparables | Analysis Date: January 11, 2026

This report is for informational purposes only and should not be considered as a formal appraisal.