

WHITE ROCK TOWN CENTER FOR LEASE

11277 E NORTHWEST HWY, DALLAS, TX 75238



SLJ
COMPANY, LLC

4311 W. Lovers Lane, Suite 200
Dallas, TX 75209
214-520-8818

Exclusively Offered By:
Ty Underwood

214-520-8818 ext. 4

Fax: 214-520-8815

tyunderwood@sljcompany.com

AERIAL PHOTOGRAPH

11277 E NORTHWEST HWY | 2

6
TWELVE
TEN
at the pack

SITE



LOWE'S

21,980 VPD

**7
ELEVEN**

27,340 VPD

enterprise

TITLEMAX

E Northwest Hwy

SPUR
244

**Public
Storage**

Hertz

POPEYES

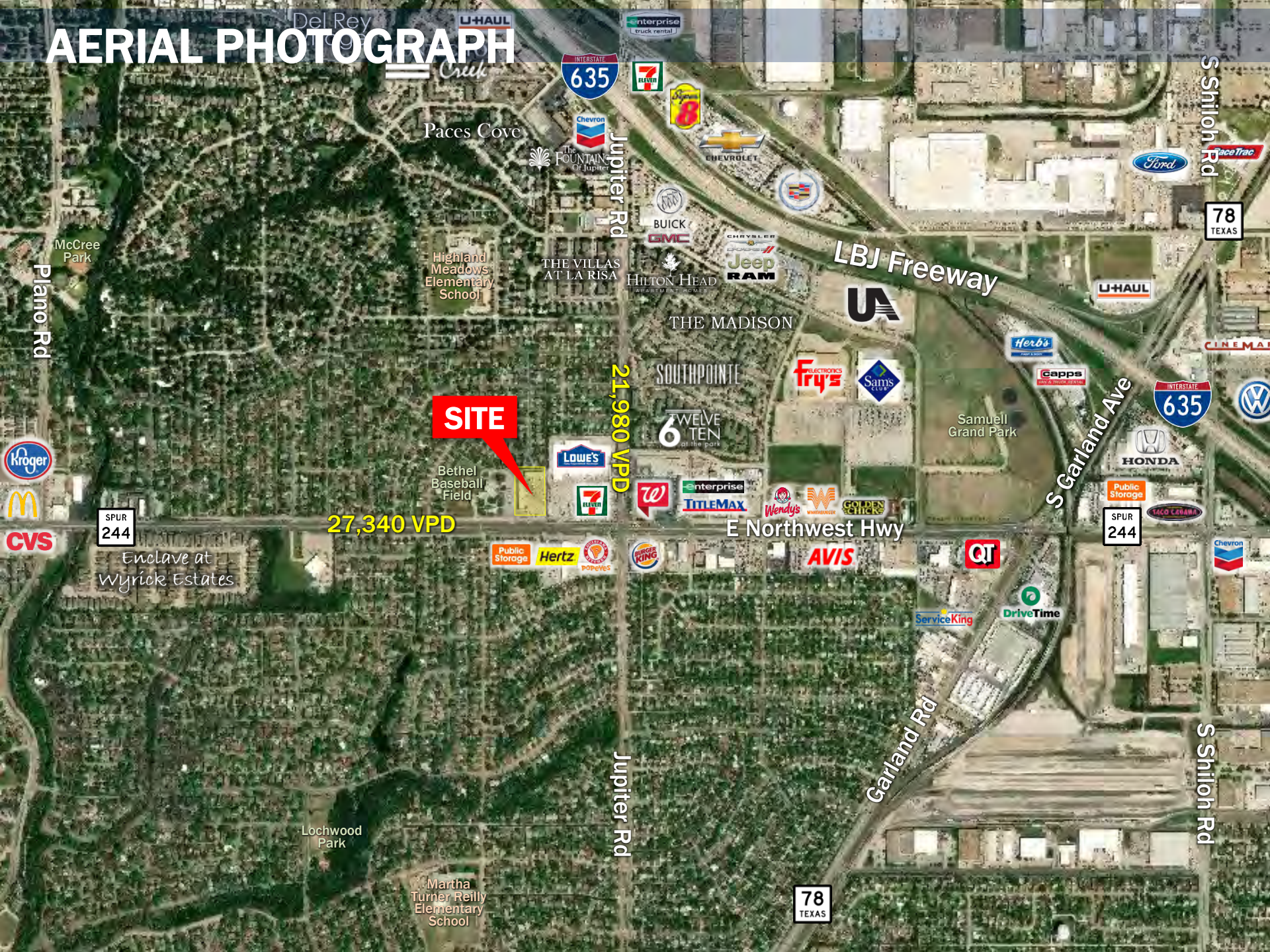
Jupiter Rd

**BURGER
KING**

**FRED LOYA
INSURANCE**

Bethel
Baseball
Field

AERIAL PHOTOGRAPH



AERIAL PHOTOGRAPH

Paces Cove

INTERSTATE 635

Jupiter Rd

Chevron

THE FOUNTAIN

THE VILLAS AT LA RISA

HILTON HEAD

THE MADISON

SOUTHPOINT

6 TWELVE TEN

E Northwest Hwy

LBJ Freeway

S Garland Ave

S Shiloh Rd

S Shiloh Rd

SITE

27,340 VPD

21,980 VPD

Bethel Baseball Field

Samuell Grand Park

Enclave at Wyrick Estates

Lochwood Park

Martha Turner Reilly Elementary School

Plano Rd

Jupiter Rd

Garland Rd

78 TEXAS

78 TEXAS

SPUR 244

SPUR 244

INTERSTATE 635

HONDA

Public Storage

TACO CARAMBA

Chevron

RaceTrac

CINEMA

VW

HONDA

Public Storage

TACO CARAMBA

Chevron

ServiceKing

DriveTime

CT

Wendy's

Golden Corral

Enterprise

7-Eleven

U-Haul

Ford

Enterprise truck rental

CHEVROLET

BUICK GMC

CHRYSLER Jeep RAM

THE MADISON

SOUTHPOINT

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Chevron

HIGHLIGHTS

- High traffic area with easy access to LBJ Freeway (I-635)
- Close proximity to national retailers and area traffic drivers
- Excellent access and high visibility
- Ample parking spaces
- Large pole sign

LOCATION

The subject property is located at 11277 E Northwest Hwy, between Plano Rd and Jupiter Rd, in Dallas, Texas 75238.

AVAILABLE SPACE

Suite 112:	4,225 Square Feet
Suite 150:	1,000 Square Feet
Suite 151:	1,950 Square Feet

LAND AREA

Approximately 2.656 Acres (114,369 Square Feet)

PARKING

Approximately 185 car parks

ZONING

Community Retail District (CR)

Primary Uses: Retail, Personal Service & Office

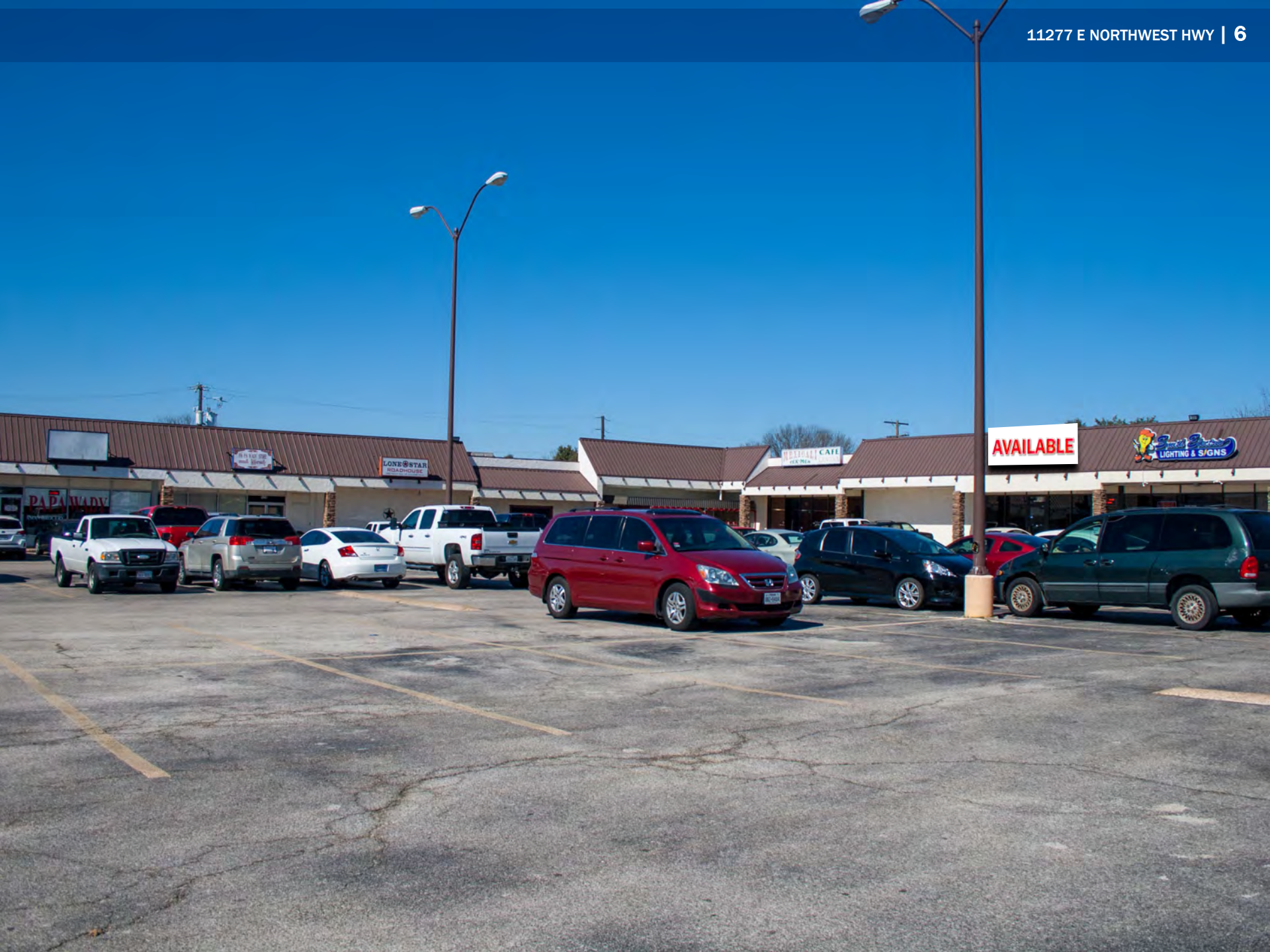
TRAFFIC COUNTS

E Northwest Hwy:	27,340 VPD (2017)
Jupiter Rd:	21,980 VPD (2017)

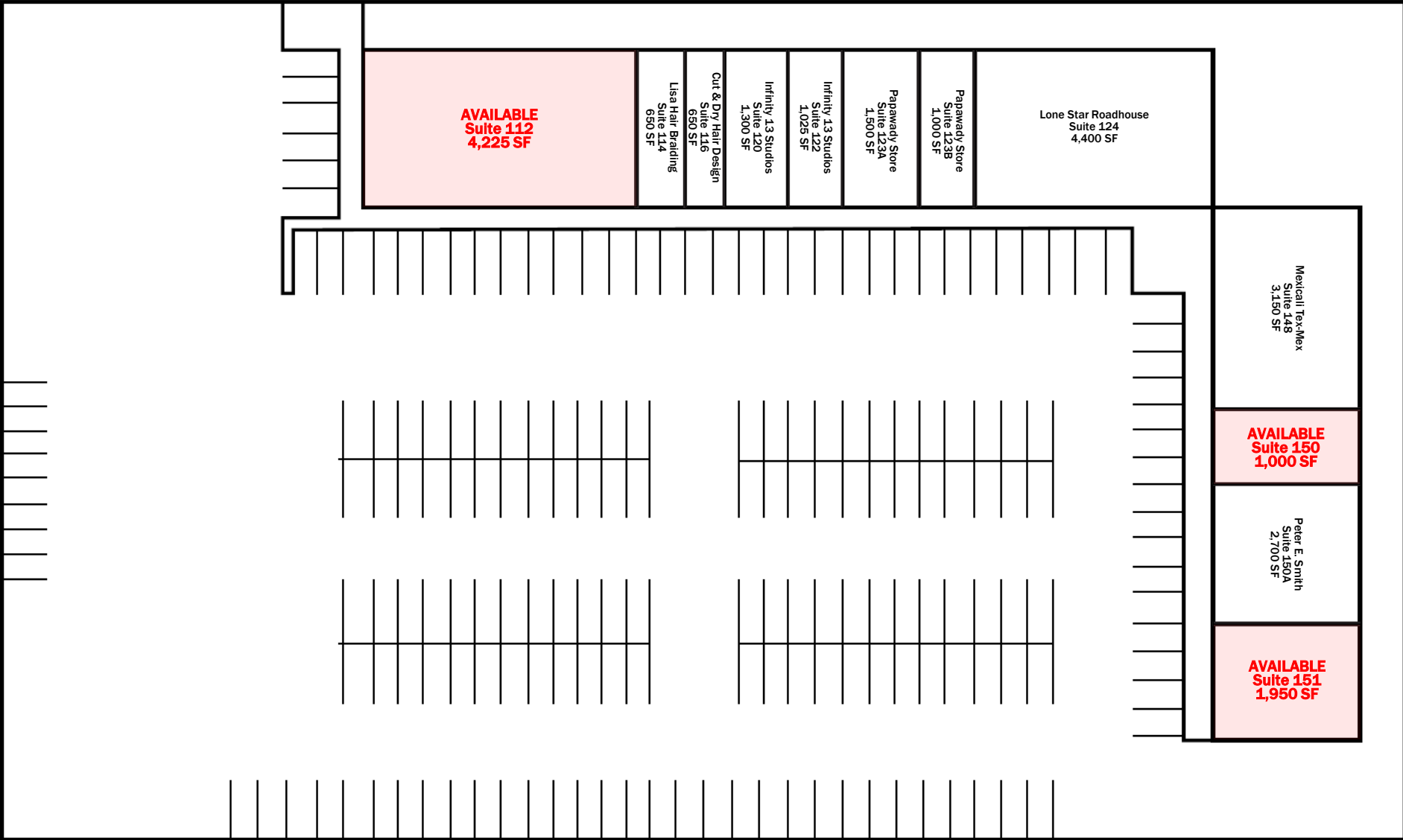
DEMOGRAPHICS

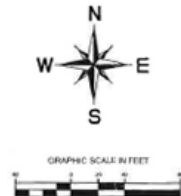
RADIUS	1 MILE	3 MILE	5 MILE
2018 Population	18,494	109,887	416,547
2018 Households	7,274	41,480	158,314
2018 Average Household Income	\$68,565	\$75,413	\$71,620











103a. The Right-of-Way for sanitary sewer main, water main and appurtenances recorded in Volume 75987, Page 584, Deed Records of Dallas County, Texas does affect the subject property and is shown here:

103a. The 1/2" easement to Dallas Power and Light Company and Southwestern Bell Telephone Company recorded in Volume 76136, Page 1155, Deed Records of Dallas County, Texas does affect the subject property and is shown here:

1. According to the City of Dallas website (www.dallascityhall.com) on 05/22/2008, the subject property has a base zoning classification of CR (Community Retail). The minimum setbacks, maximum building height and floor area ratios are as follows:

2. Underground utilities shown hereon are from record drawings obtained from the City of Colton and the engineer of record and the contractor cannot guarantee the locations of said utilities, except those that are shown at the surface at the time of this survey.

BURNS is listed of land in the Western Puffer Survey. Acreage No. 473, Eastern County, Texas, being part of a tract of and described in Western Deed Book 2, page 146, recorded in Volume 7, page 728 of the Deed Records of Eastern County, Texas and being more particularly described as follows:

BURNS is a 5/8th of an acre with oil and gas found in the west 1/4 of T. 1, Range 18N, East 10E Northeast, an addition to the City limits recorded in Volume 2004-136, page 44, Deed Records of Eastern County, Texas and Certified to the County recorded in Deed Number No. 2005-10014-14, Official Public Records of Eastern County, Texas, and in the north right-of-way line of Service Road is 50 feet wide north of right-of-way according to the Green, Avey & Rosewater Plat, recorded in Volume 45, page 155, Map Records of Eastern County, Texas, said joint being the northwest corner of a tract of land associated in Green & Rosewater by Kappa, Inc., recorded in Volume 2003-136, page 7953, of the Deed Records of Eastern County, Texas.

TruNCE along the north-right-of-way line of said Service Road, South 88°27'16" West, a distance of 270.80 feet to a 5/8" iron nail with "N95C" cap set for corner, said point being the southeast corner of a tract of said described in Warranty Deed to Bethel Lutheran Church recorded a Volume 68665, Page 106 of the Deed Records of Dallas County, Texas.

The NCE, depicting the east north-right-of-way line of said Servos Road and along the east line of said Luther Church tract, North 01°32'27" West, a distance of 423.89 feet to a 50° corner with 70°N cap set for corner in the south line of a 15-foot wide alley; said point being the northeast corner of said Luther Church tract; from said point a 2° line pole bound bears South 88°10' West, a distance of 1.4 feet.

TRINCE along the south line of said 15-foot wide alley, North 66° 23' 2" East, a distance of 268.21 feet to a 66° run rod with "NOA" cap set for corner the east-west line of Lot 1. (Block 67548) from said point a 112° run rod found bears North 01° 00' West, a distance of 0.9 feet.

TRINCE beginning the north line of said 15 foot wide alley and along the east-west line of Lot 1, Block A, (South 61°30'27" East), a distance of 424.75 feet to the **POINT OF BEGINNING** and containing 28298 acres or 114,260 square feet of land.

bearing system based on the finite state machine technique against, respectively, zone A23.

To:
PMM Insurance, Inc.,
Fidelity National Title Agency, Inc.,
Fidelity National Title Insurance Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Use Surveys," jointly established and adopted by ALTA and NPS in 2005, and includes Items 1, 2, 3, 4, 6, 8, 9, 10, 11(b), 12(b), 13, 14 & 15 of ALTA's Manual. Pursuant to the Accuracy Standards as adopted by ALTA and NPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Horizontal Accuracy of this survey does not exceed that which is specified herein.

Buyers' Choice May 21, 2000

Dana Brown
Registered Professional Land Surveyor No. 5338
Kinney-Helm and Associates, Inc.
6750 Genoa Court Suite 200
Frisco, Texas 75034



FLOOD STATEMENT: According to Map Number 40410C0200 K, Community Panel No. 490-71 0000 K, dated 08/01/05, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is within an identified special flood hazard area, the flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by chain events or regional surges. This flood statement shall not create liability on the part of the provider.

**Kimley-Horn
and Associates, Inc.**

Kimley-Horn & Associates, Inc. 200
N. 1st St., Suite 200
Portland, Oregon 97208
Tel: 503/224-1100 Fax: 503/224-1101

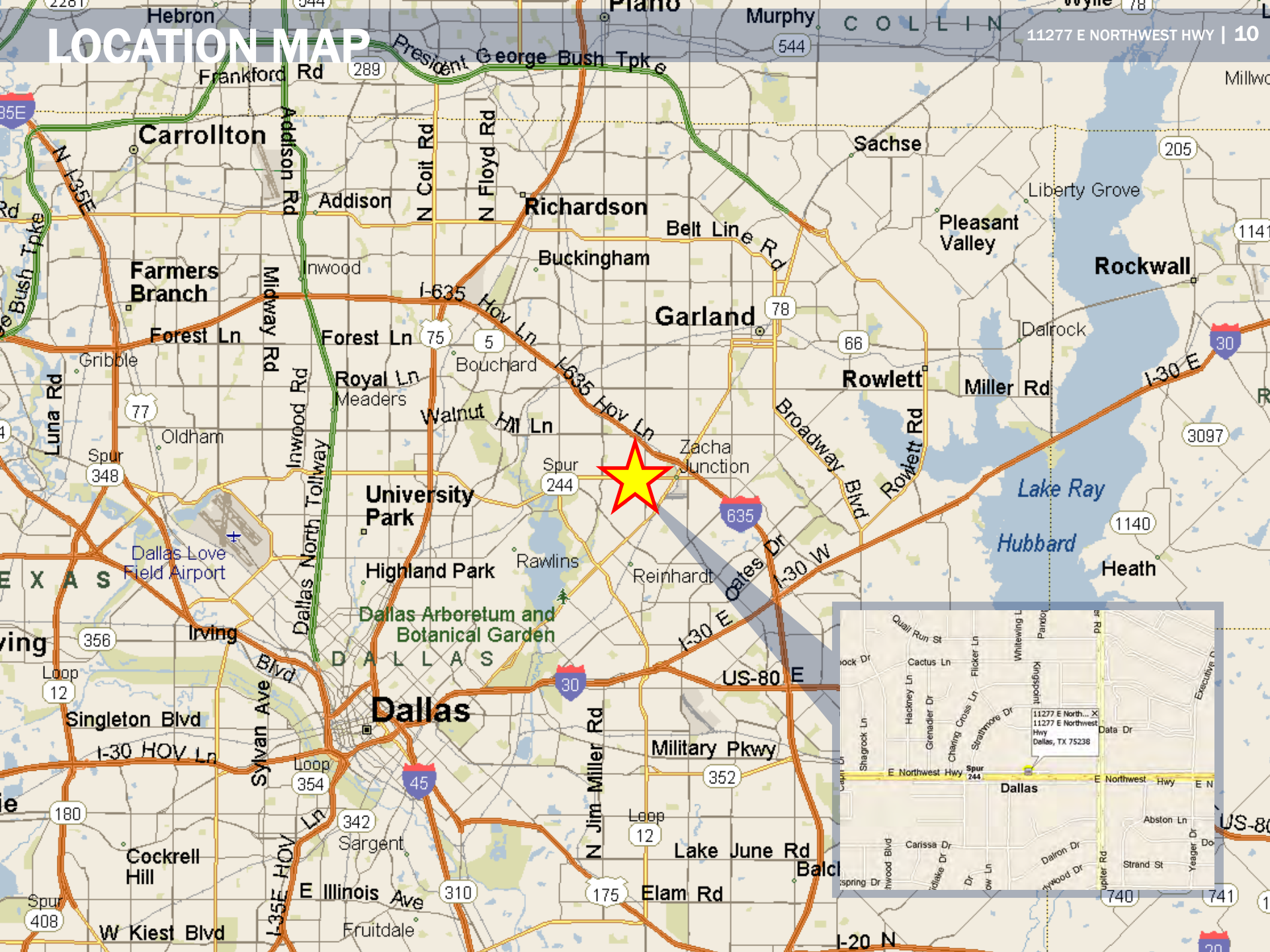
2.6256 ACRES

ALTA/ACSM
LAND TITLE SURVEY

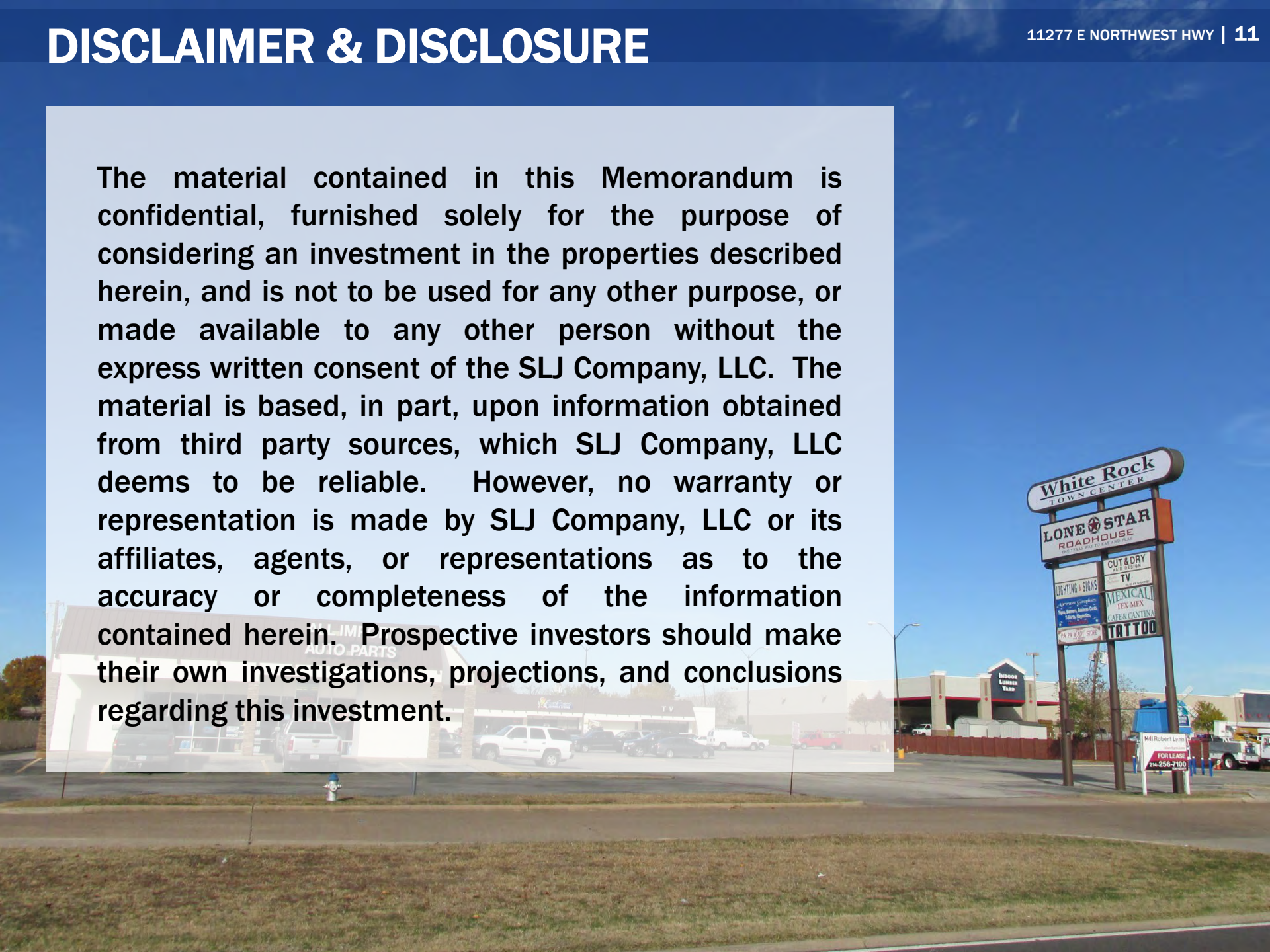
Date: 05/21/2009
Drawn by: SRD
Designed by: KHA
Checked by: DAB
Approved by: DAB
Project No. 063521022

SHEET
1 of 1

LOCATION MAP



The material contained in this Memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of the SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representations as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SLJ Company, LLC	419172	llebowitz@msn.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Robert Claycombe	576326	robert@claycombegroup.com	214-404-5129
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date