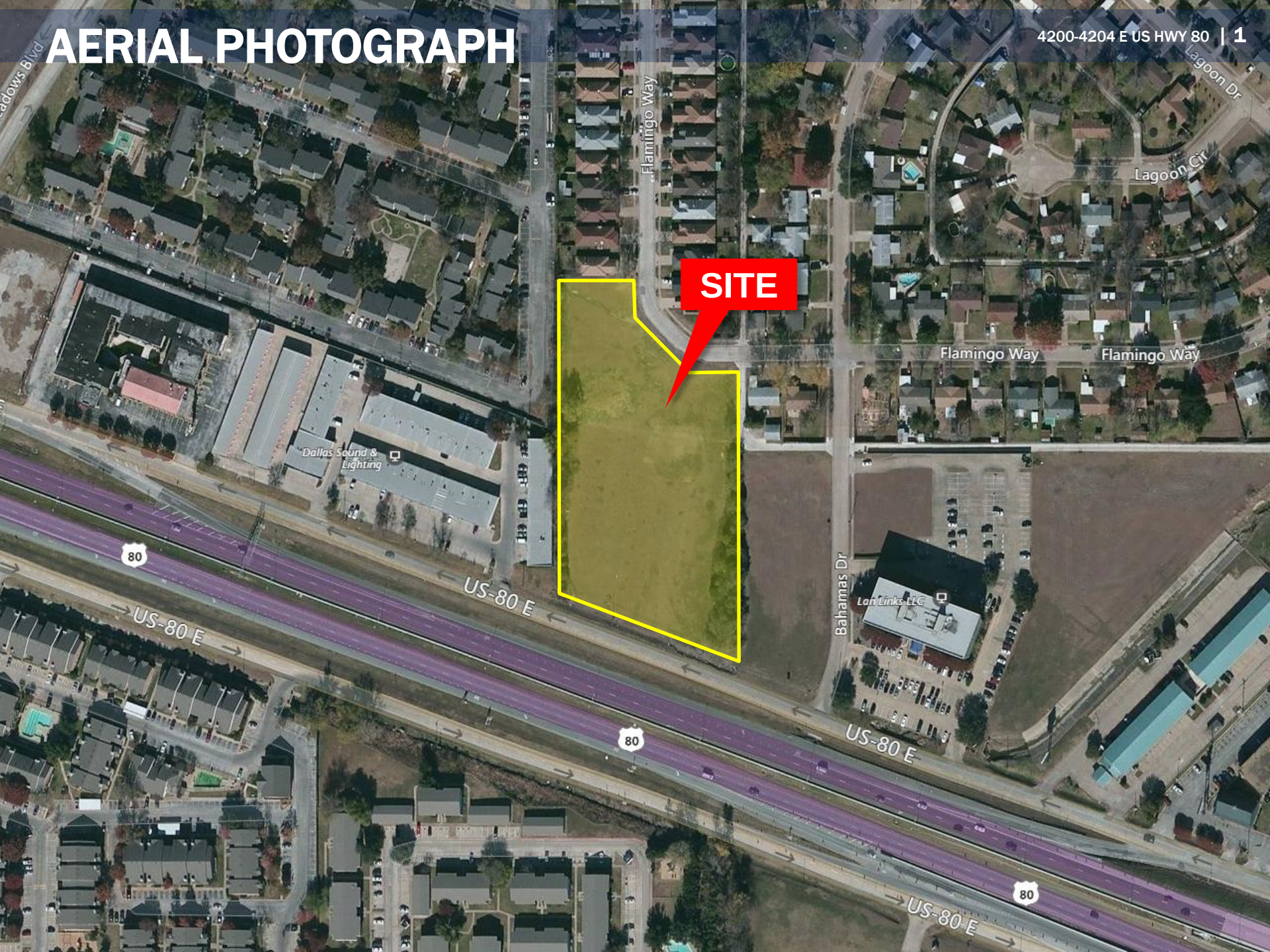
±3.59 ACRE DEVELOPMENT SITE AVAILABLE

4200-4204 E U.S. HIGHWAY 80, MESQUITE, TX 75150

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



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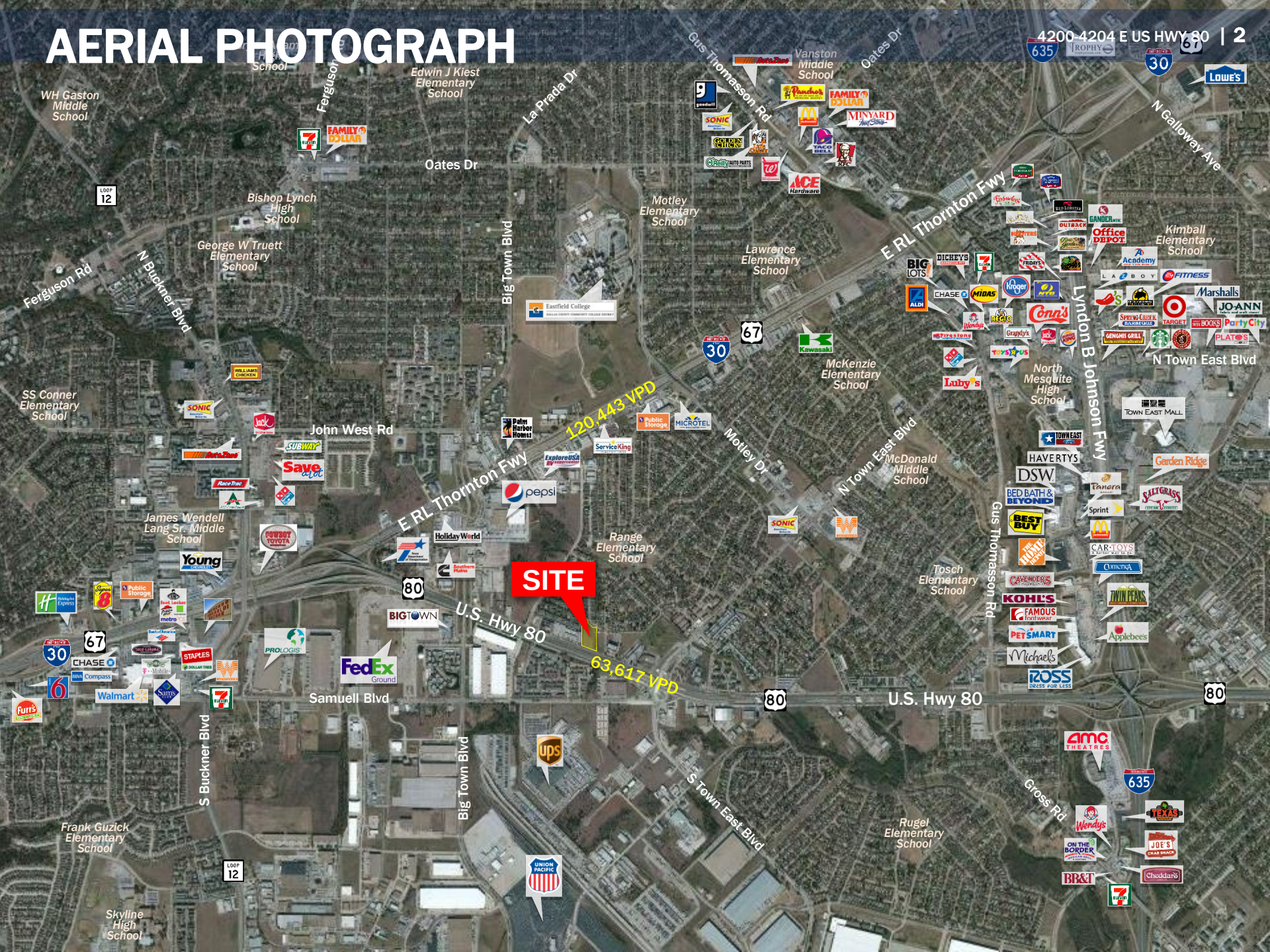


PROPERTY PROFILE

LOCATION

The subject property is located at 4200 & 4204 E U.S. Highway 80, between East Meadows Blvd and N Town East Blvd, in Mesquite, Texas. The Property is less than one mile south of Interstate 30 and offers exposure to high traffic counts.

LAND AREA

Approximately 3.59 Acres (156,227 SF)

LOT DIMENSIONS

Frontage on E US Hwy 80:	Approximately 325 Feet
Maximum Depth:	Approximately 531 Feet

ZONING

C – Commercial District (Skyline Logistics Hub Overlay District)

Maximum Lot Coverage:	50%
Maximum Height:	75 Feet (Increased height permitted with increased setbacks)
Primary Uses:	Retail, Restaurant, Bank, Personal & Business Service, Lodging, Office and Medical

TRAFFIC COUNTS

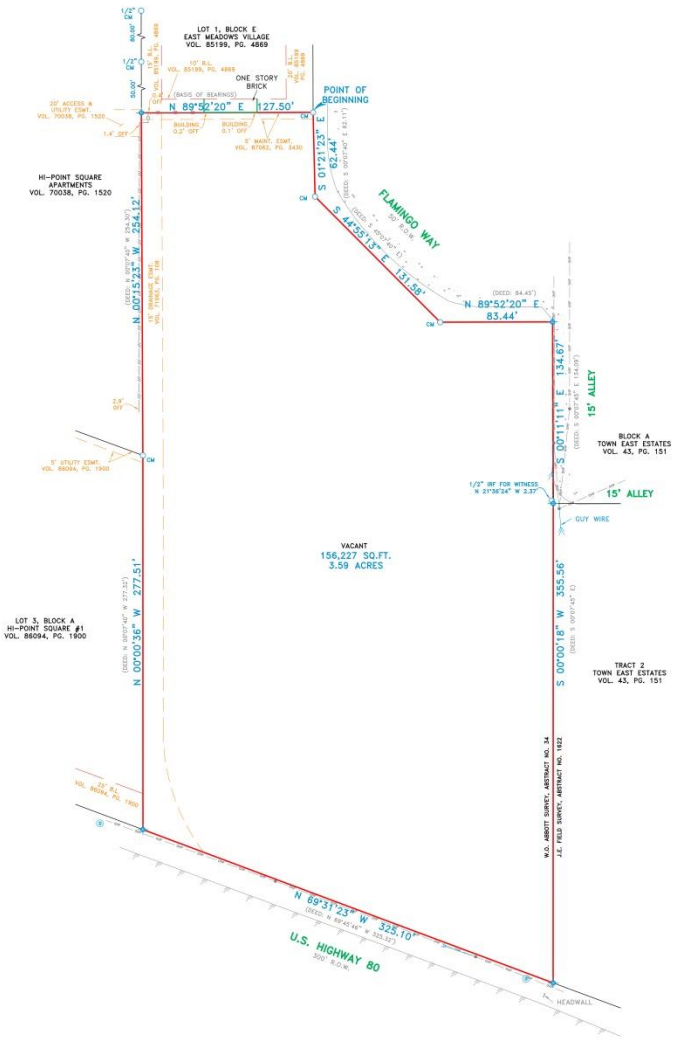
U.S. Highway 80:	63,617 VPD

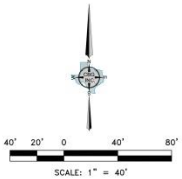
MINERALS

None

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2015 Population	9,303	132,051	330,639
2015 Average Household Income	$50,267	$54,532	$59,309
2015 Daytime Population	10,818	122,664	281,294





4200 & 4204 U.S. Highway 80

Being a tract of land situated in the W.O. Abbott Survey, Abstract No. 34, City of Mesquite, Dallas County, Texas, being that same tract of land conveyed to Don Valk, described as Tract 0, by Special Warranty Deed recorded in Volume 93248, Page 5951, 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 Southeast corner of Lot 1, Block E of East Meadows Village, an Addition to the City of Mesquite, Dallas County, Texas, according to the map recorded in Volume 85199, Page 4869, Map Records, Dallas County, Texas, said point being on the West right-of-way line of Flamingo Way (50 foot right-of-way);

THENCE traversing along the right-of-way line of said Flamingo Way as follows:

South 01 degrees 21 minutes 23 seconds East, a distance of 62.44 feet to a 1/2 inch iron rod found for corner;

South 44 degrees 55 minutes 13 seconds East, a distance of 131.58 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 52 minutes 20 seconds East, a distance of 83.44 feet to a point for corner at the intersection of the South right-of-way line of said Flamingo Way and the West right-of-way line of a 15 foot alley;

THENCE South 00 degrees 11 minutes 11 seconds East, along said West right-of-way line of alley, a distance of 134.67 feet to a point for corner at the Northwest corner of Tract 2 of Town East Estates, an Addition to the City of Mesquite, Dallas County, Texas, from which a 1/2 inch iron rod found bears North 21 degrees 36 minutes 24 seconds West 2.37 feet;

THENCE South 00 degrees 00 minutes 18 seconds West, along the West line of said Tract 2, a distance of 355.56 feet to a point for corner at the Southwest corner of said Tract 2, said point being on the Northeast right-of-way line of U.S. Highway 80 (300 foot right-of-way);

THENCE North 69 degrees 31 minutes 23 seconds West, along said Northeast right-of-way line of U.S. Highway 80, a distance of 325.10 feet to a point for corner at the Southeast corner of Lot 3, Block A of Hi-Point Square #1, an Addition to the City of Mesquite, Dallas County, Texas, according to the map recorded in Volume 86094, Page 1900, Map Records, Dallas County, Texas;

THENCE North 00 degrees 00 minutes 36 seconds West, along the East line of said Lot 3, Block A, a distance of 277.51 feet to a 1/2 inch iron rod found at the common Northeast corner of said Lot 3, Block A and Southeast corner of Hi-Point Square Apartments, an Addition to the City of Mesquite, Dallas County, Texas, according to the map recorded in Volume 70038, Page 1520, Map Records, Dallas County, Texas;

THENCE North 00 degrees 15 minutes 23 seconds West, along the East line of said Hi-Point Square Apartments, a distance of 254.12 feet to a point for corner at the Southwest corner of aforementioned Lot 1, Block E;

THENCE North 89 degrees 52 minutes 20 seconds East, along the South line of said Lot 1, Block E, a distance of 127.50 feet to the POINT OF BEGINNING and containing 156,227 square feet or 3.59 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Republic Title of Texas, Inc. in connection with the transaction described in GF# 1002-224706-RTT. The undersigned Registered Professional Land Surveyor, Bryan Connally, hereby certifies to Wintergreen/HS Partners, Ltd., Republic Title of Texas, Inc. and First American Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 4200 & 4204 E. Highway 80 described in Volume 93248, Page 5951, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X (N.F.H.A.) and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C370K, with a date of 07/07/2014) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Wintergreen/HS Partners, Ltd., Republic Title of Texas, Inc. and First American Title Insurance Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 20th day of June, 2017.

Bryan Connally
Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
REGISTERED
BRYAN CONNALLY
5513
PROFESSIONAL LAND SURVEYOR

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 875, PG. 210

NOTES:
Bearings based on Deed recorded in Volume 93248, Page 5951, Deed Records, Dallas County, Texas.

REPUBLIC TITLE

Texas811 Know what's below. Call 811 Before You Dig

REVISIONS		
DATE	BY	NOTES
06/22/17	MC	COMMENTS
07/20/17	MC	COMMENTS

LEGEND

CM CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
1" IRON PIPE FOUND
FENCE POST CORNER
"X" FOUND / SET
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
PE POOL EQUIPMENT
BRICK COLUMN
AC AIR CONDITIONING
FIRE HYDRANT
ASPHALT PAVING
GRAVEL/ROCK ROAD OR DRIVE
CHAIN LINK FENCE
WOOD FENCE
8.5' WIDE TYPICAL BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH/DECK OR CARPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE
CONCRETE PAVING

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbgsinc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=40'	06/20/17	1711204	SEE CERT	MC

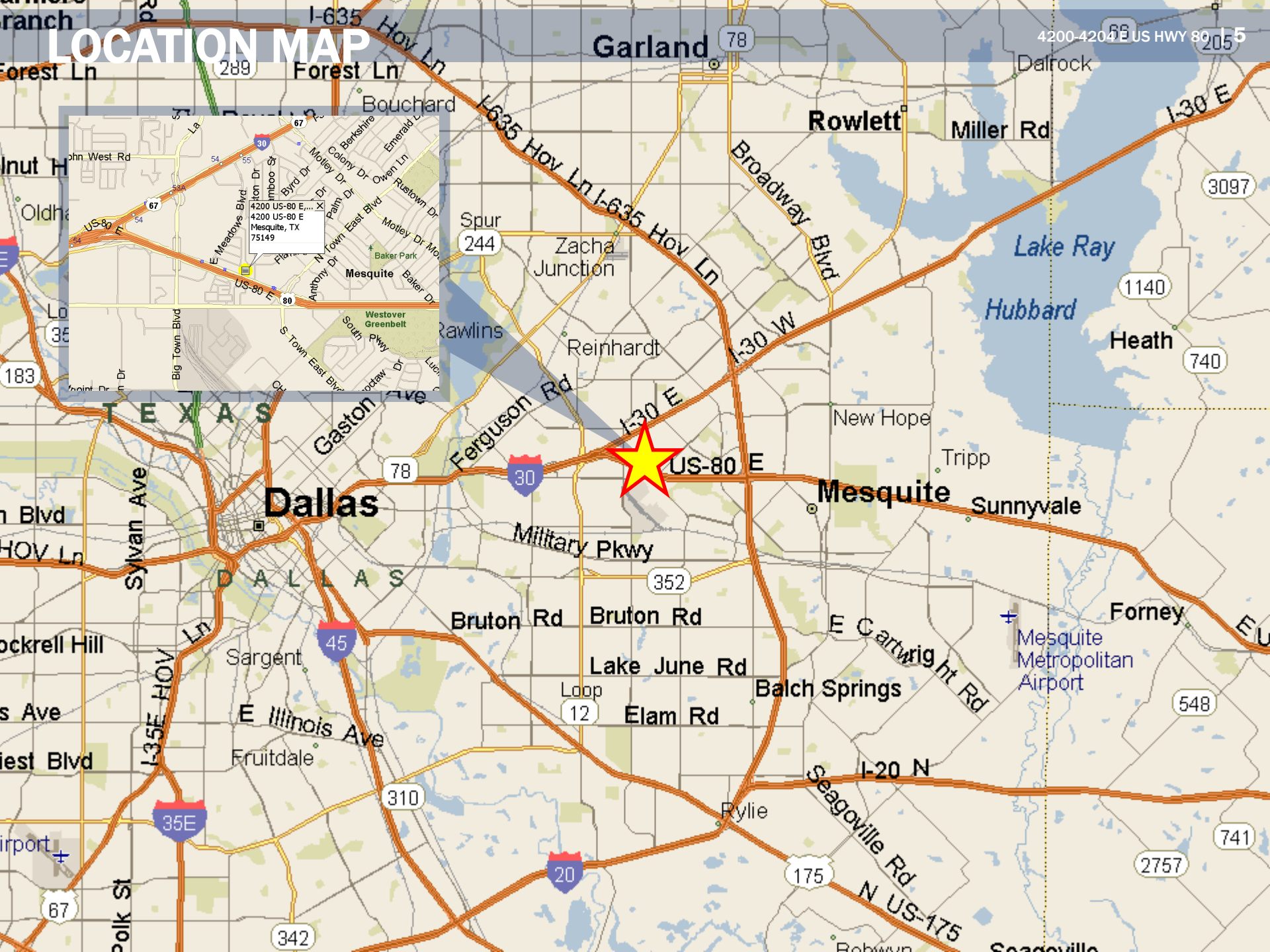
TEXAS LAND TITLE SURVEY

W.O. ABBOTT SURVEY, ABSTRACT NO. 36

CITY OF MESQUITE, DALLAS COUNTY, TEXAS

4200 & 4204 U.S. HIGHWAY 80

LOCATION MAP



DISCLAIMER & DISCLOSURE

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.

11-2-2015

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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
Louis Harold Lebowitz	171613	llebowitz@msn.com	214-520-8818
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