

16.49 ACRE DEVELOPMENT SITE

2749 INTERSTATE 30, MESQUITE, TEXAS 75150



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

SLJ Company, LLC
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www.sljcompany.com

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EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer 16.49 Acre Development Site in Mesquite, Texas (the "Property"). The Property is located near the northwest corner of Interstate 30 and Gus Thomasson Rd in the White Rock submarket. The Property is in close proximity to Eastfield College, Texas A&M University – Commerce Mesquite Metroplex Center, and the vibrant retail corridor surrounding Town East Mall. The Property offers the opportunity to develop within Mesquite's unique North Gus Thomasson Corridor District, which allows a variety of pedestrian friendly mixed-use, residential, retail, and office uses.





PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

Located near the northwest corner of Interstate 30 and Gus Thomasson Rd, the Property enjoys highway visibility. The Property benefits from exposure to traffic counts over 119,000 vehicles per day on I-30 and an additional 23,500 vehicles per day on Gus Thomasson Rd. The Property offers easy access to Interstate 30, LBJ Freeway (I-635) and other major thoroughfares in the area. The Property is in close proximity to Eastfield College, Texas A&M University – Commerce Mesquite Metroplex Center, and the vibrant retail corridor surrounding Town East Mall.

PRIME DEVELOPMENT SITE

The Property's adjacency to established residential neighborhoods and proximity to numerous traffic drivers make this a prime development site. With over 1,300 feet of width and over 600 feet of depth, the Property's large footprint is ideal for mixed-use, residential, retail or office development. Additionally, the Property offers 100 feet of frontage on Gus Thomasson Rd, intended to be an extension of neighboring Live Oak Drive.

MIXED-USE, RESIDENTIAL, RETAIL & OFFICE ZONING

The Property is located in Mesquite's unique North Gus Thomasson Corridor District. This district is intended to be pedestrian friendly, incorporate civic and green spaces, and utilize form-based design. This liberal zoning district allows a variety of uses including Mixed-Use Blocks, Apartment Buildings, Rowhouses, Live-Work Units, Office Buildings, Lodging, and Retail, just to name a few.

IMPRESSIVE DEMOGRAPHICS

With a population of approximately 17,760 and 138,285 living within a 1 and 3 mile radii of the property respectively, the Property benefits from a large pool of consumers in close proximity. The 2023 population is projected to have 18,605 living within a 1 mile radius of the Property.



PROPERTY PROFILE

ADDRESS

2749 IH 30, Mesquite, TX 75150

LOCATION

The subject property is located near the northwest corner of Interstate 30 and Gus Thomasson Rd in Mesquite, Texas.

LOT DIMENSIONS

Frontage on Gus Thomasson Rd:	Approximately 100 Feet
Maximum Width:	Approximately 1,370 Feet
Maximum Depth:	Approximately 605 Feet

LAND AREA

Approximately 16.49 Acres (718,652 Square Feet)

ZONING

North Gus Thomasson Corridor District (NGTC)

Primary Uses: Mixed-Use, Residential, Office, Retail

TRAFFIC COUNTS

Moon Dr:	3,440 VPD (2017)
Gus Thomasson Rd:	23,500 VPD (2017)
Interstate 30:	119,821 VPD (2017)

ZONING INFORMATION

BUILDING FUNCTION

Residential:	Open Use
Lodging:	Open Use
Office:	Open Use
Retail:	Open Use

USES PERMITTED BY RIGHT

Residential:	Mixed-Use Block, Flex Building, Apartment Building, Live-Work Unit, Rowhouse
Lodging:	Hotel (no room limit), Inn (up to 12 rooms), Bed & Breakfast (up to 5 rooms), School Dormitory
Office:	Office Building, Live-Work Unit, Religious Assembly
Retail:	Open-Market Building, Retail Building (e.g. grocery store, personal services), Display Gallery, Restaurant, Kiosk
Other:	Indoor Amusement, Movie Theater, Elementary School, Childcare Center

BLOCK SIZE

Block Perimeter:	2,000 Feet Max
Block Face:	600 Feet max

LOT OCCUPATION

Lot Width:	18 Feet Minimum, 180 Feet Maximum
Lot Coverage:	80% Maximum

BUILDING HEIGHT

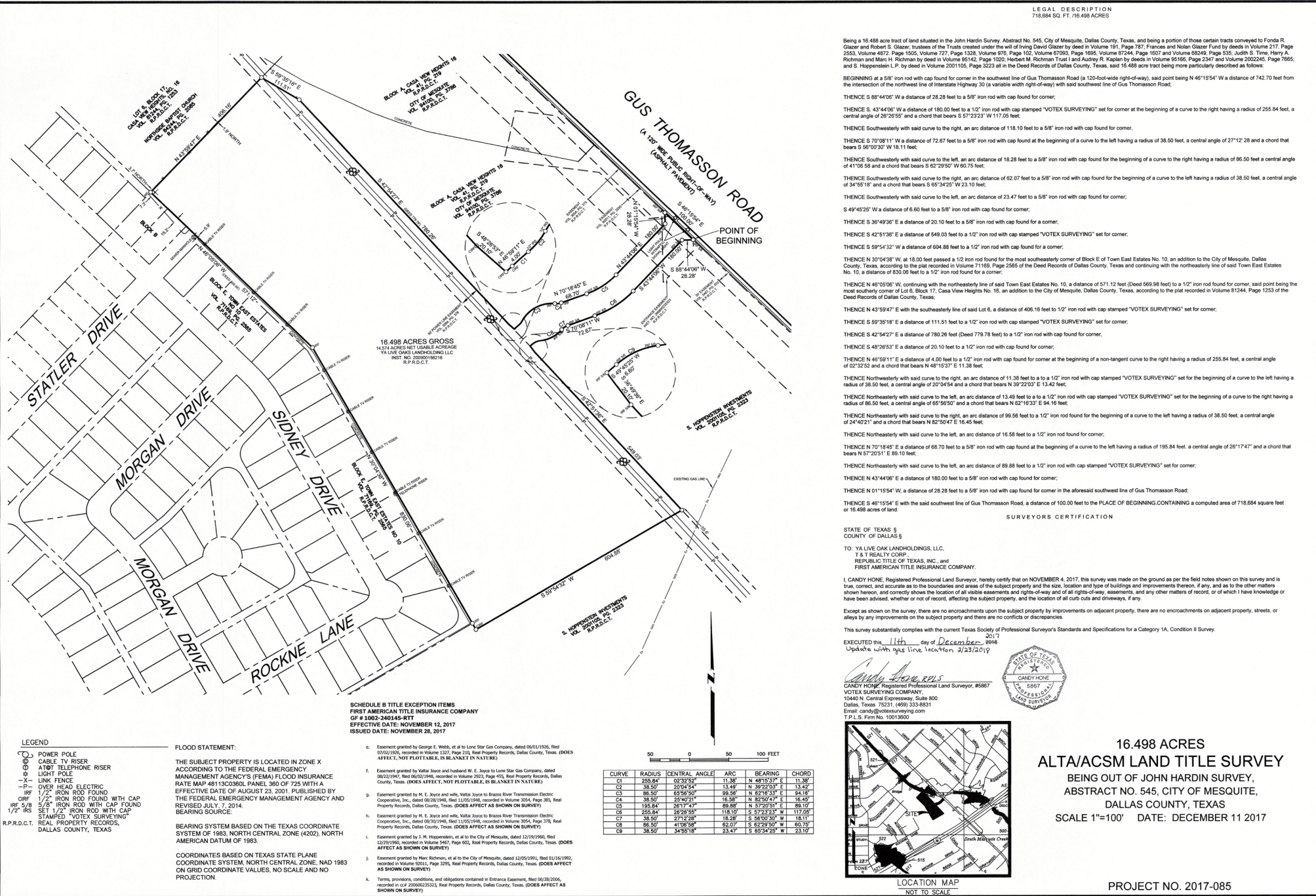
Principal Building:	2 Stories Minimum, 3 Stories maximum
Outbuilding:	2 Stories Maximum

BUILDING DISPOSITION

Rearyard:	Permitted
Front Setback:	0 Feet Minimum, 12 Feet Maximum
Side Setback:	0 Feet Minimum, 24 Feet Maximum



SURVEY



LEGAL DESCRIPTION
718,684 SQ. FT. 16.498 ACRES

Being a 16.488 acre tract of land situated in the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas, and being a portion of those certain tracts conveyed to Fonda R. Glazer and Robert S. Glazer, Trustees of the Trusts created under the will of Irving David Glazer by deed in Volume 191, Page 787; Frances and Nolan Glazer Fund by deeds in Volume 217, Page 2553, Volume 4872, Page 1505, Volume 727, Page 1328, Volume 978, Page 1695, Volume 87244, Page 1607 and Volume 88249, Page 535, Judith S. Time, Harry A. Richman and Marc H. Richman by deed in Volume 89142, Page 1020; Herbert M. Richman Trust and Audrey R. Kaplan by deeds in Volume 95166, Page 2347 and Volume 2002245, Page 7665; and S. Hoppertan L.P. by deed in Volume 2001105, Page 2223 all in the Deed Records of Dallas County, Texas, said 16.488 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap found for corner in the southwest line of Gus Thomasson Road (a 120-foot-wide right-of-way), said point being N 46°15'54" W a distance of 742.70 feet from the intersection of the northwest line of Interstate Highway 30 (a variable width right-of-way) with said southwest line of Gus Thomasson Road;

THENCE S 88°44'06" W a distance of 28.28 feet to a 5/8" iron rod with cap found for corner;

THENCE S 43°44'06" W a distance of 180.00 feet to a 1/2" iron rod with cap stamped "VOTEX SURVEYING" set for corner at the beginning of a curve to the right having a radius of 255.84 feet, a central angle of 26°28'55" and a chord that bears S 57°23'23" W 117.05 feet;

THENCE Southwesterly with said curve to the right, an arc distance of 118.10 feet to a 5/8" iron rod with cap found for corner;

THENCE S 70°18'11" W a distance of 72.67 feet to a 5/8" iron rod with cap found at the beginning of a curve to the left having a radius of 38.50 feet, a central angle of 27°12'28" and a chord that bears S 56°00'30" W 18.11 feet;

THENCE Southwesterly with said curve to the left, an arc distance of 18.28 feet to a 5/8" iron rod with cap found for the beginning of a curve to the right having a radius of 86.50 feet a central angle of 41°08'58" and a chord that bears S 62°29'50" W 60.75 feet;

THENCE Southwesterly with said curve to the right, an arc distance of 62.07 feet to a 5/8" iron rod with cap found for the beginning of a curve to the left having a radius of 38.50 feet, a central angle of 34°58'18" and a chord that bears S 65°34'25" W 23.10 feet;

THENCE Southwesterly with said curve to the left, an arc distance of 23.47 feet to a 5/8" iron rod with cap found for corner;

S 49°45'25" W a distance of 6.60 feet to a 5/8" iron rod with cap found for corner;

THENCE S 36°49'36" E a distance of 20.10 feet to a 5/8" iron rod with cap found for a corner;

THENCE S 42°51'30" E a distance of 549.03 feet to a 1/2" iron rod with cap stamped "VOTEX SURVEYING" set for corner;

THENCE S 59°54'32" W a distance of 604.88 feet to a 1/2" iron rod with cap found for a corner;

THENCE N 30°04'38" W, at 18.00 feet passed a 1/2" iron rod found for the most southeasterly corner of Block E of Town East Estates No. 10, an addition to the City of Mesquite, Dallas County, Texas, according to the plat recorded in Volume 71169, Page 2562 of the Deed Records of Dallas County, Texas and continuing with the northeasterly line of said Town East Estates No. 10, a distance of 830.05 feet to a 1/2" iron rod found for a corner;

THENCE N 46°15'06" W, continuing with the northeasterly line of said Town East Estates No. 10, a distance of 571.12 feet (Deed 569.98 feet) to a 1/2" iron rod found for corner, said point being the most southeasterly corner of Lot 6, Block 17, Casa View Heights No. 16, an addition to the City of Mesquite, Dallas County, Texas, according to the plat recorded in Volume 81244, Page 1253 of the Deed Records of Dallas County, Texas;

THENCE N 43°59'47" E with the southeasterly line of said Lot 6, a distance of 406.16 feet to 1/2" iron rod with cap stamped "VOTEX SURVEYING" set for corner;

THENCE S 59°39'18" E a distance of 111.51 feet to a 1/2" iron rod with cap stamped "VOTEX SURVEYING" set for corner;

THENCE S 42°54'27" E a distance of 780.26 feet (Deed 779.78 feet) to a 1/2" iron rod with cap found for corner;

THENCE S 48°26'53" E a distance of 20.10 feet to a 1/2" iron rod with cap found for corner;

THENCE S 46°59'11" E a distance of 4.00 feet to a 1/2" iron rod with cap found for corner at the beginning of a non-tangent curve to the right having a radius of 255.84 feet, a central angle of 02°33'52" and a chord that bears N 48°15'34" E 11.38 feet;

THENCE Northwesterly with said curve to the right, an arc distance of 11.38 feet to a 1/2" iron rod with cap stamped "VOTEX SURVEYING" set for the beginning of a curve to the left having a radius of 38.50 feet, a central angle of 20°54'54" and a chord that bears N 39°22'03" E 13.42 feet;

THENCE Northwesterly with said curve to the left, an arc distance of 13.49 feet to a 1/2" iron rod with cap stamped "VOTEX SURVEYING" set for the beginning of a curve to the right having a radius of 86.50 feet, a central angle of 03°50'50" and a chord that bears N 62°18'33" E 84.19 feet;

THENCE Northwesterly with said curve to the right, an arc distance of 39.59 feet to a 1/2" iron rod found for the beginning of a curve to the left having a radius of 38.50 feet, a central angle of 24°40'21" and a chord that bears N 82°50'43" E 16.45 feet;

THENCE Northwesterly with said curve to the left, an arc distance of 99.56 feet to a 1/2" iron rod found for the beginning of a curve to the left having a radius of 38.50 feet, a central angle of 26°17'43" and a chord that bears N 57°20'54" E 89.10 feet;

THENCE Northwesterly with said curve to the left, an arc distance of 16.58 feet to a 1/2" iron rod found for corner;

THENCE N 70°18'45" E a distance of 58.70 feet to a 5/8" iron rod with cap found at the beginning of a curve to the left having a radius of 195.84 feet, a central angle of 26°17'43" and a chord that bears N 57°20'54" E 89.10 feet;

THENCE Northwesterly with said curve to the left, an arc distance of 89.88 feet to a 1/2" iron rod with cap stamped "VOTEX SURVEYING" set for corner;

THENCE N 43°44'06" E a distance of 180.00 feet to a 5/8" iron rod with cap found for corner;

THENCE N 01°15'54" W, a distance of 28.28 feet to a 5/8" iron rod with cap found for corner in the aforesaid southwest line of Gus Thomasson Road;

THENCE S 46°15'54" E with the said southwest line of Gus Thomasson Road, a distance of 100.00 feet to the PLACE OF BEGINNING CONTAINING A COMPUTED AREA OF 718,684 square feet or 16.498 acres of land.

SURVEYORS CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

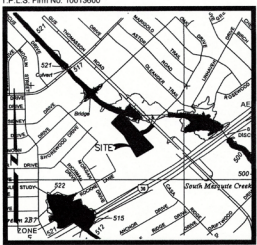
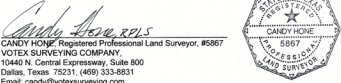
TO: YALIVE OAK LANDHOLDINGS, LLC,
T & T REALTY CORP.,
REPUBLIC TITLE OF TEXAS, INC. and
FIRST AMERICAN TITLE INSURANCE COMPANY.

I, CANDY HONE, Registered Professional Land Surveyor, hereby certify that on NOVEMBER 4, 2017, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curbs and driveways, if any.

Except as shown on the survey, there are no encroachments on the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property and there are no conflicts or discrepancies.

This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1A, Condition II Survey.

EXECUTED this 11th day of December 2017
Update with gas line location 2/23/2019



16.498 ACRES
ALTA/ACSM LAND TITLE SURVEY
BEING OUT OF JOHN HARDIN SURVEY,
ABSTRACT NO. 545, CITY OF MESQUITE,
DALLAS COUNTY, TEXAS
SCALE 1"=100' DATE: DECEMBER 11 2017

PROJECT NO. 2017-085



2018 DEMOGRAPHICS

1 MILE

OF
BUSINESSES

546

OF
EMPLOYEES

4,802

CONSUMER
SPENDING
(\$000S)

126,991

3 MILE

EMPLOYED
POPULATION

66.1%

COLLEGE
EDUCATED
POPULATION

50.6%

POPULATION
<30 MINUTE
COMMUTE

52.3%

5 MILE

POPULATION

331K

HOUSEHOLDS

116K

MEDIAN AGE

33.3

AVERAGE
HOUSEHOLD
INCOME

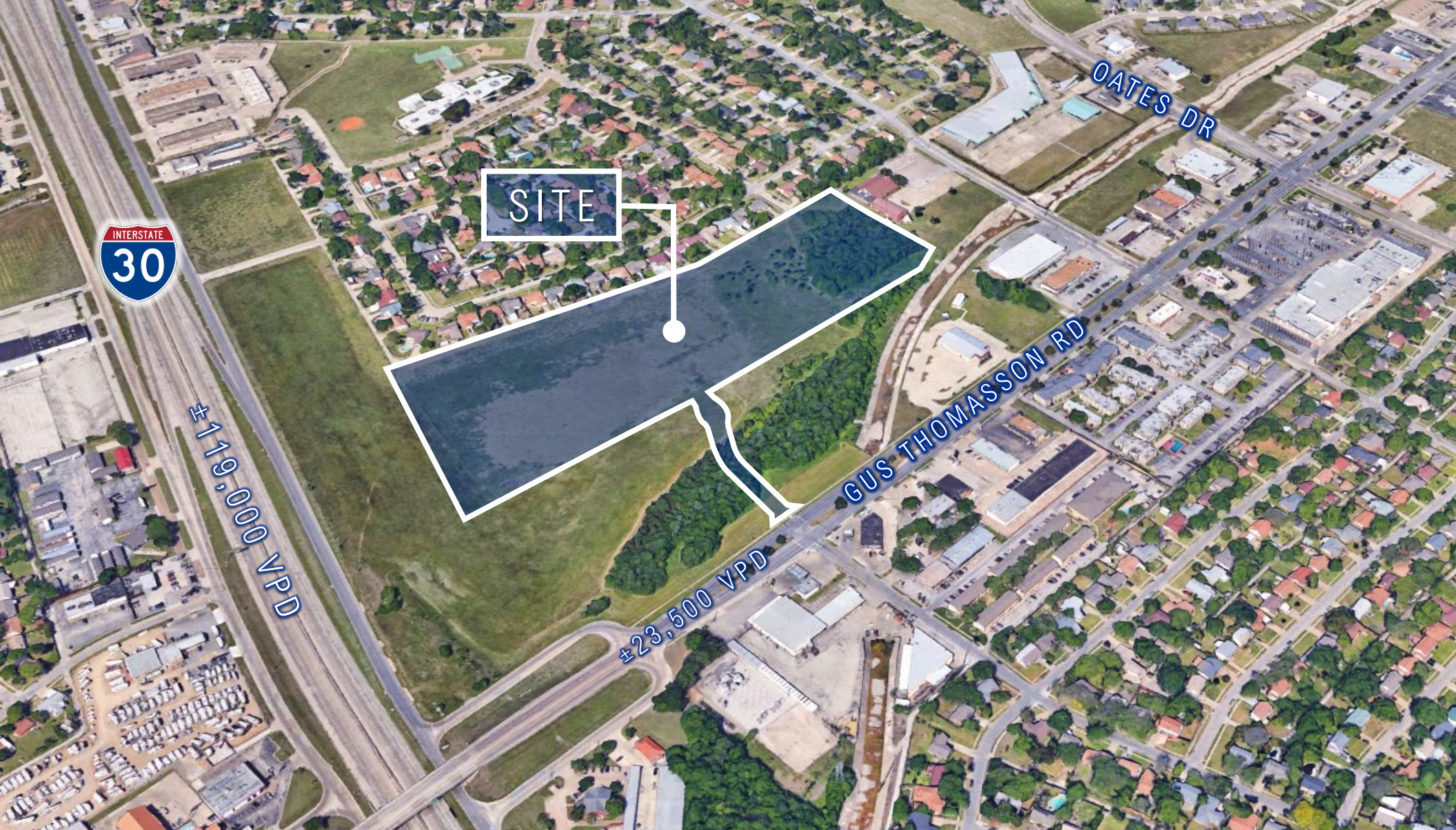
\$64K

MEDIAN
HOME
VALUE

\$138K

PROJECTED
POP. GROWTH
2018-2023

4.77%



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SLJ

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Disclaimer: 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 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 representatives 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.

<u>SLJ Company, LLC</u>	<u>419172</u>	<u>llebowitz@msn.com</u>	<u>214-520-8818</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Louis Harold Lebowitz</u>	<u>171613</u>	<u>llebowitz@msn.com</u>	<u>214-520-8818</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Charles Titus Underwood III</u>	<u>488370</u>	<u>tyunderwood@sljcompany.com</u>	<u>214-520-8818</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>William Robert Claycombe</u>	<u>576326</u>	<u>robert@claycombegroup.com</u>	<u>214-404-5129</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date