BIG TOWN EXHIBITION HALL
AVAILABLE
2323 BIG TOWN BLVD, MESQUITE, TX 75149

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

Exclusively Offered By:
Ty Underwood
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Fax: 214-520-8815
tyunderwood@sljcompany.com

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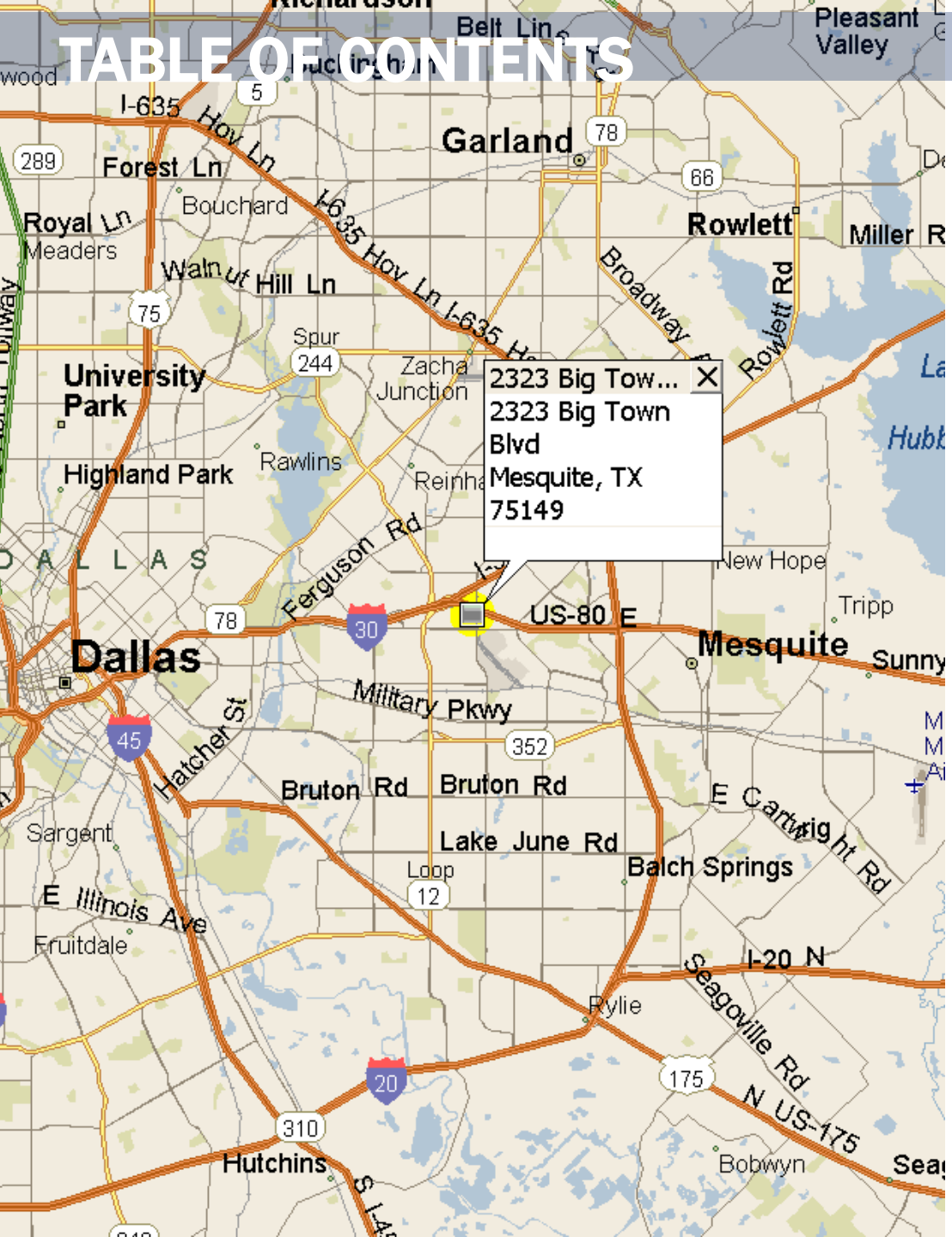

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AERIAL PHOTOGRAPH

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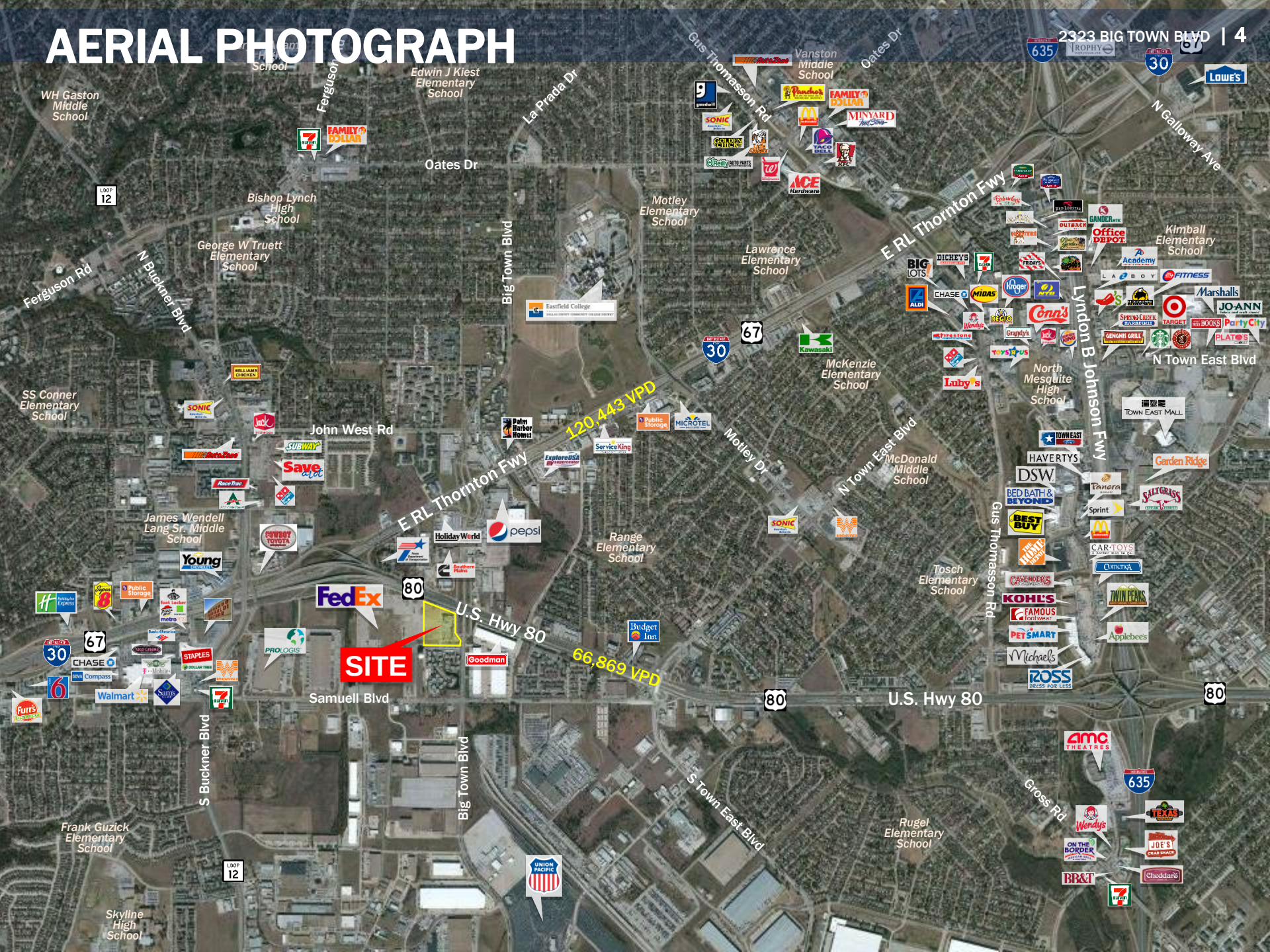


PROPERTY PROFILE

LOCATION
The subject property is located at 2323 Big Town Blvd, at the southwest corner of U.S. Highway 80 and Big Town Blvd, in Mesquite, Texas 75149.

BUILDING AREA
Approximately 100,000 Square Feet

DIVISIBLE
Yes

LAND AREA
9.8 Acres (426,888 Square Feet)

FRONTAGE
U.S. Highway 80:	Approximately 671.71’
Big Town Blvd:	Approximately 709.55’

CAR PARKS
Ample

TRAFFIC COUNTS
U.S. Highway 80:	66,869 VPD
Big Town Blvd:	21,352 VPD
Samuell Blvd:	10,075 VPD

ZONING
Commercial District (C) Skyline Logistics Hub Overlay

Maximum Building Height:	75 feet
Maximum Lot Coverage:	50%
Minimum Setbacks:	25 feet
Primary Uses:	Retail, Financial and Service Uses

MINERALS
None

EXECUTIVE SUMMARY & HIGHLIGHTS

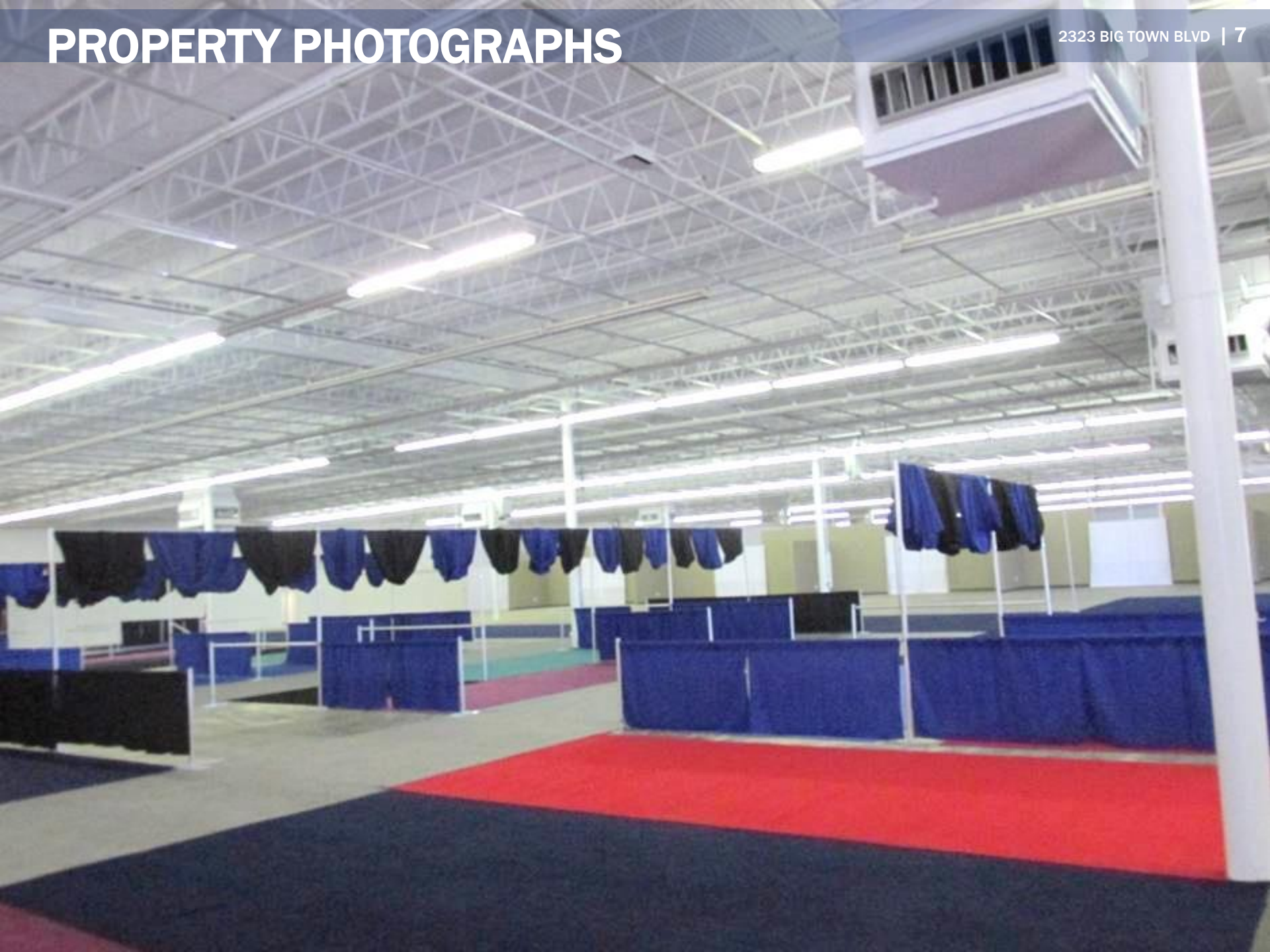
EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer 2323 Big Town Blvd, an approximately 100,000 square foot exhibition hall located at the southwest corner of U.S. Highway 80 and Big Town Blvd in Mesquite, Texas. The subject property encompasses approximately 9.8 acres of land with extensive frontage along U.S. Highway 80 and Big Town Blvd. Originally a portion of the site of the "Big Town Mall" constructed in 1959, all of the improvements except for the Exhibit Hall were demolished in 2006. The Exhibition Hall was substantially renovated in 2013, and contains approximately 100,000 square feet on the ground floor plus a mezzanine. Approximately $2,200,000 was spent on improvements that included replacement of all HVAC, plumbing and most of the electrical service to the building, and other expensive improvements required by the City of Mesquite in order to bring the building into compliance with current codes and ordinances. The Property enjoys a large billboard, large pylon sign, highway visibility, and ample parking spaces. The Property would lend itself to any type of retail or commercial uses.

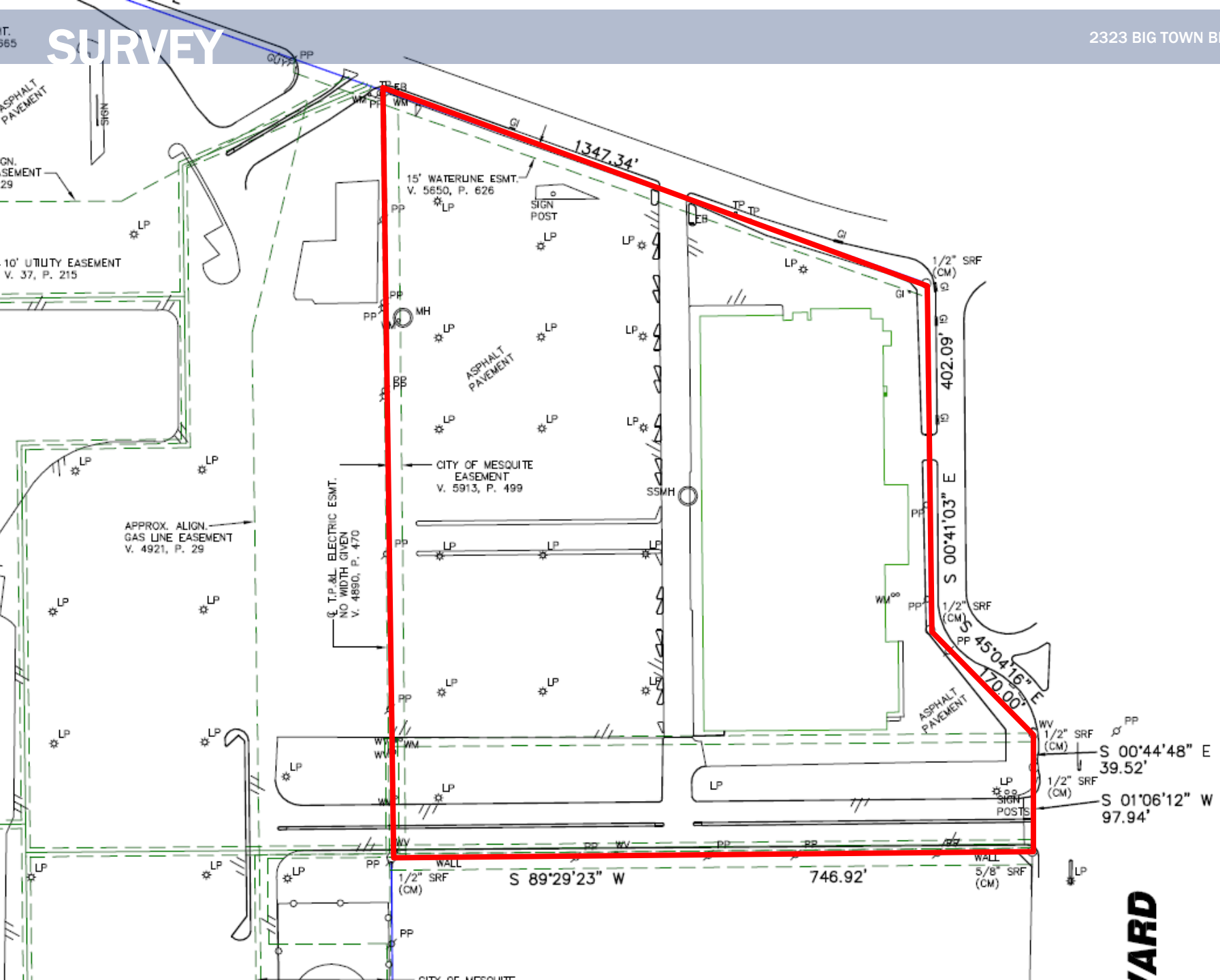
PROPERTY HIGHLIGHTS

- *Approximately $2,200,000 spent on renovations including replacement of all HVAC, plumbing and most of the electrical service to the building*
- *Property enjoys a large billboard and large pylon sign with highway visibility, ample parking spaces and excellent access*
- *Extensive frontage along U.S. Highway 80 and Big Town Blvd*
- *Great location for an Exhibition Hall, Sports Complex, or Event Center*
- *High traffic area near I-30E and U.S. Highway 80 which enjoys a car count in excess of 66,000 vehicles per day*
- *Close proximity to busy regional shopping centers, Town East Mall and the Union Pacific Intermodal Terminal*

PROPERTY PHOTOGRAPHS



SURVEY


1347.34'
15' WATERLINE ESMT.
V. 5650, P. 626
SIGN POST
10' UTILITY EASEMENT
V. 37, P. 215
MH
ASPHALT PAVEMENT
CITY OF MESQUITE EASEMENT
V. 5913, P. 499
SSMH
APPROX. ALIGN. GAS LINE EASEMENT
V. 4921, P. 29
T.P.&L. ELECTRIC ESMT.
NO WIDTH GIVEN
V. 4890, P. 470
1/2" SRF (CM)
402.09'
S 00°41'03" E
S 45°04'16" E
170.00'
S 00°44'48" E
39.52'
S 01°06'12" W
97.94'
S 89°29'23" W
746.92'
5/8" SRF (CM)
WALL
SIGN POSTS

DEMOGRAPHICS

POPULATION

RADIUS	1 MILE	3 MILE	5 MILE
2015 Total Population	5,873	130,967	340,045
2015 Daytime Population	6,475	116,986	287,733
2015 Estimated Households	2,218	42,781	111,911

AGE

RADIUS	1 MILE	3 MILE	5 MILE
2015 Median Age Estimate	29	31	32

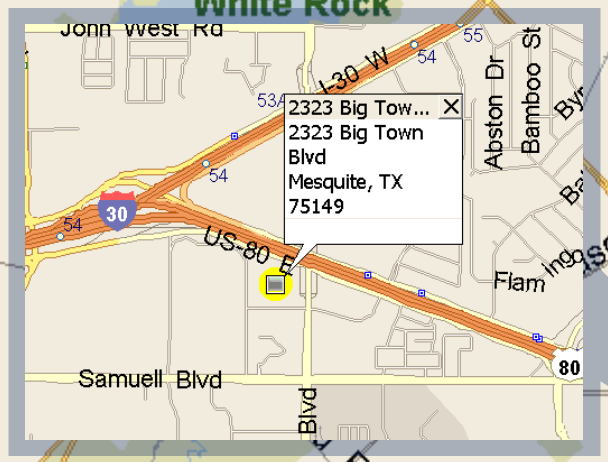
INCOME

RADIUS	1 MILE	3 MILE	5 MILE
2015 Avg Household Income	$46,131	$55,424	$60,690

POPULATION BY ETHNICITY

RADIUS	1 MILE	3 MILE	5 MILE
2015 White	37.78%	49.11%	51.12%
2015 Black	38.91%	24.68%	22.29%
2015 Native American	0.99%	0.89%	0.79%
2015 Asian	3.44%	1.49%	2.10%
2015 Pacific Islander	0.17%	0.04%	0.05%
2015 Two or More Races	3.92%	3.15%	3.18%
2015 Hispanic	36.73%	48.80%	47.54%
2015 Non-Hispanic	63.27%	51.20%	52.46%

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

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