

# INDUSTRIAL DEVELOPMENT SITE

±13.8 ACRES | HIGHWAY FRONTAGE

8001 SOUTH CENTRAL EXPRESSWAY, DALLAS, TEXAS 75216



EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

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**SLJ**

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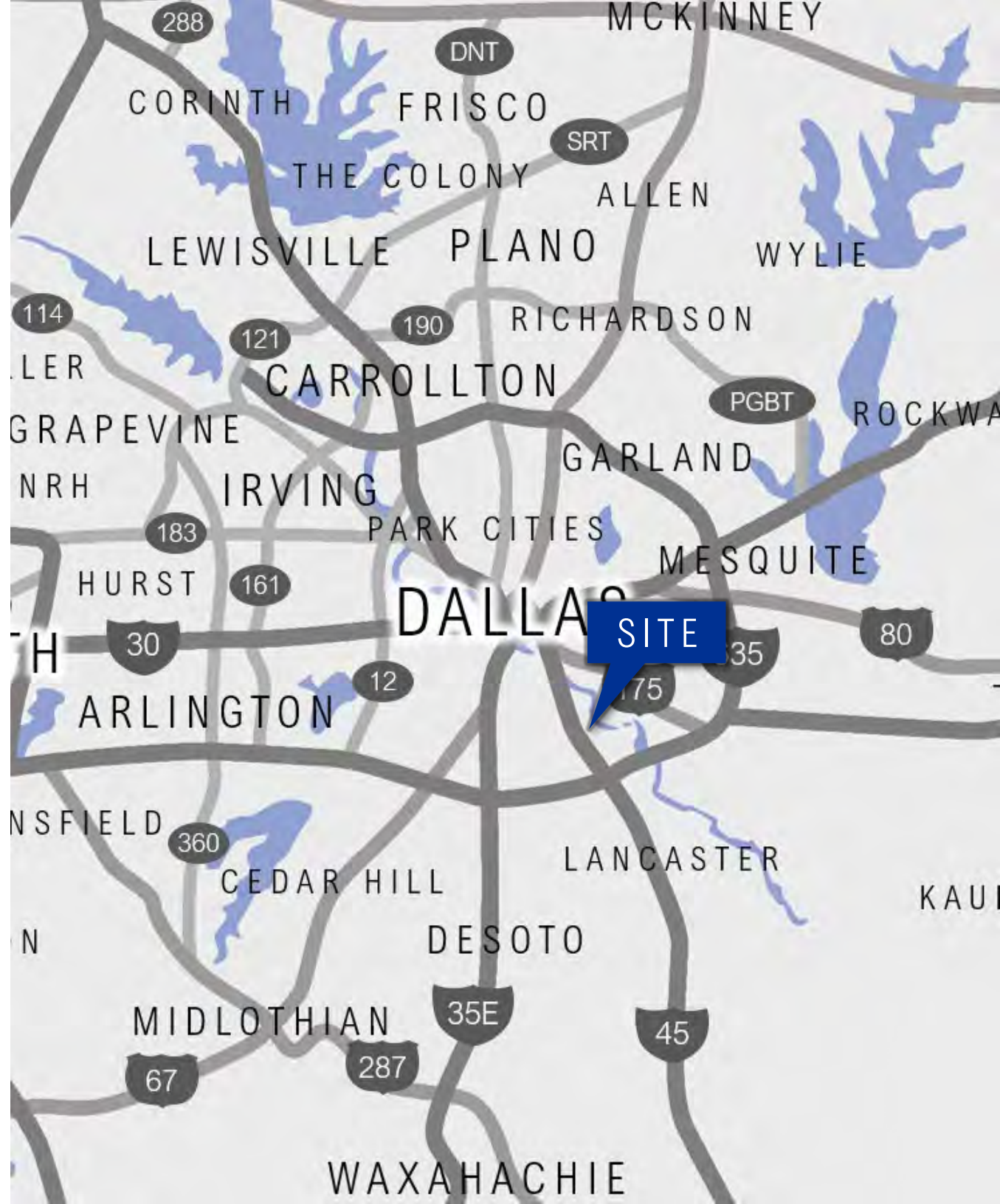
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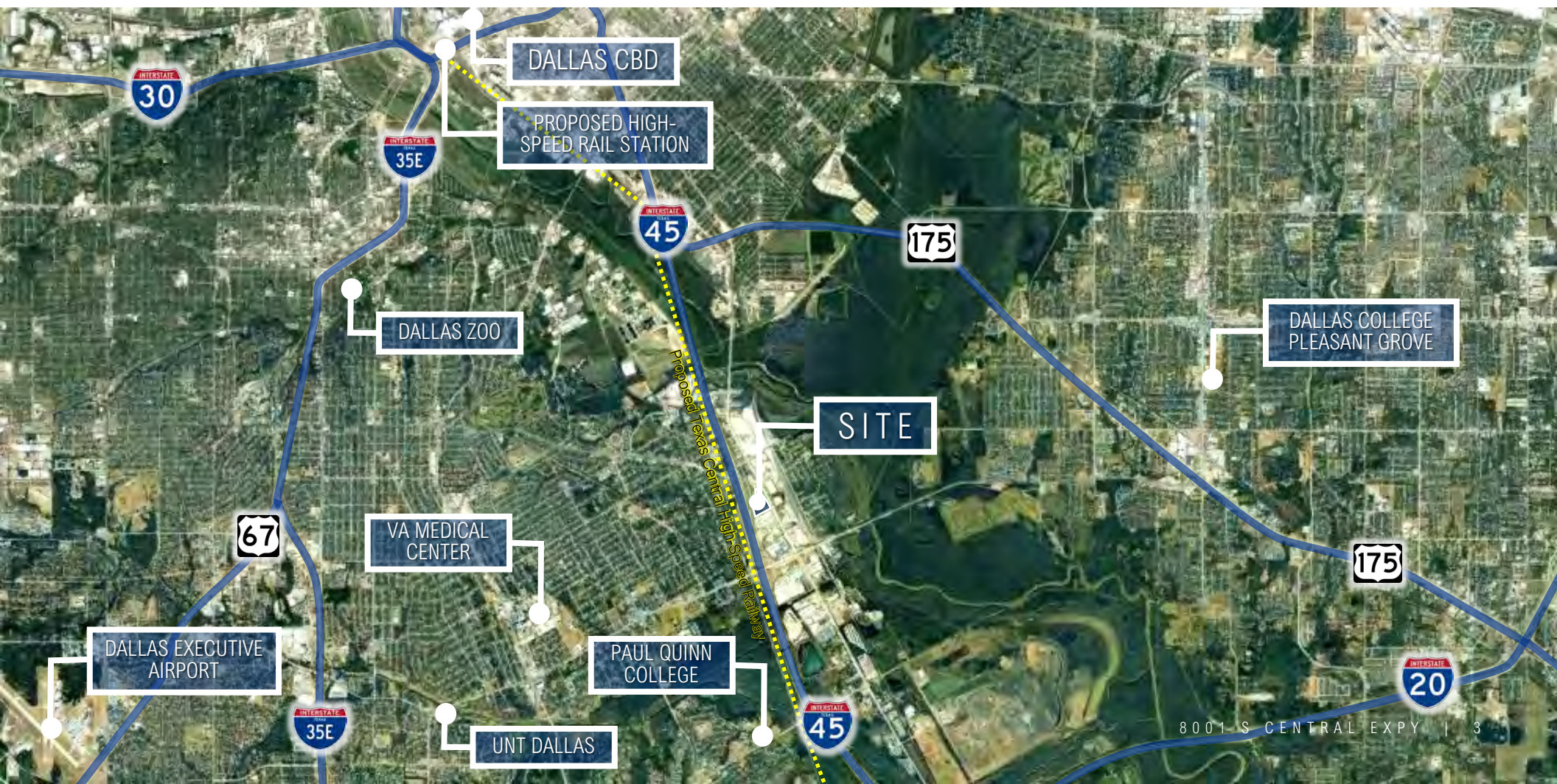




# EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer 8001 S Central Expy, an approximately 13.8 acre industrial development site, located along S Central Expy (SH 310), between Illinois Ave and Loop 12, in Dallas, Texas. Positioned along I-45, the Property enjoys excellent access, highway visibility and frontage and liberal zoning. The Property is also adjacent to the proposed Texas Central High-Speed Railway alignment.

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# PROPERTY HIGHLIGHTS

## EXCELLENT LOCATION

The Property is located along S Central Expy (SH 310), between S Illinois Ave and Loop 12. With the western boundary of the Property being the I-45 service road, the Property is well-positioned for heavy traffic. The Property offers ease of access to Interstate 20, Interstate 35E and US Highway 175, as well as many other area thoroughfares. The Property is also adjacent to the proposed Texas Central High-Speed Railway alignment which will be capable of making the 240-mile trip from Dallas to Houston in 90 minutes.

## PRIME DEVELOPMENT SITE

The Property offers many advantages as an industrial development site including, large  $\pm 13$  acre size, liberal zoning, excellent access, highway frontage, and proximity to area traffic drivers. The liberal Industrial Research zoning district allows for a variety of uses including industrial, wholesale distribution and storage, & research and development.

## ABUNDANT LABOR POOL

The population within a 10 mile radius of the Property is over 990,000 and is expected to grow nearly 3% by 2025.

## HIGH TRAFFIC COUNTS

The Property's frontage on S Central Expy and I-45 service road, offers excellent exposure to vehicular traffic with over 104,000 vehicles per day passing by the Property.





## PROPERTY PROFILE

### LOCATION

The subject property is located southwest of the intersection of E Illinois Ave and S Central Expy, just west of I-45, in Dallas, Texas 75216.

### LAND AREA

±13.883 Acres (604,739 SF)

\*No minerals are included in the proposed transaction

### ZONING

IR – Industrial Research

### LOT DIMENSIONS

Frontage on S Central Expy:	±1,241 Feet
Maximum Depth:	±876 Feet

### TRAFFIC COUNTS

S Central Expy:	±23,000 VPD (2017)
E Illinois Ave:	±23,600 VPD (2019)
I-45 Service Road:	±6,500 VPD (2018)
Interstate 45:	±81,200 VPD (2020)



# ZONING INFORMATION

## PRIMARY USES

Industrial, Wholesale Distribution & Storage, Supporting Office & Retail

## MAXIMUM LOT COVERAGE

80%

## MAXIMUM FLOOR AREA RATIO

2.0 FAR Overall

0.75 FAR Office/Retail

0.5 FAR Retail

## MINIMUM FRONT YARD

15 Feet

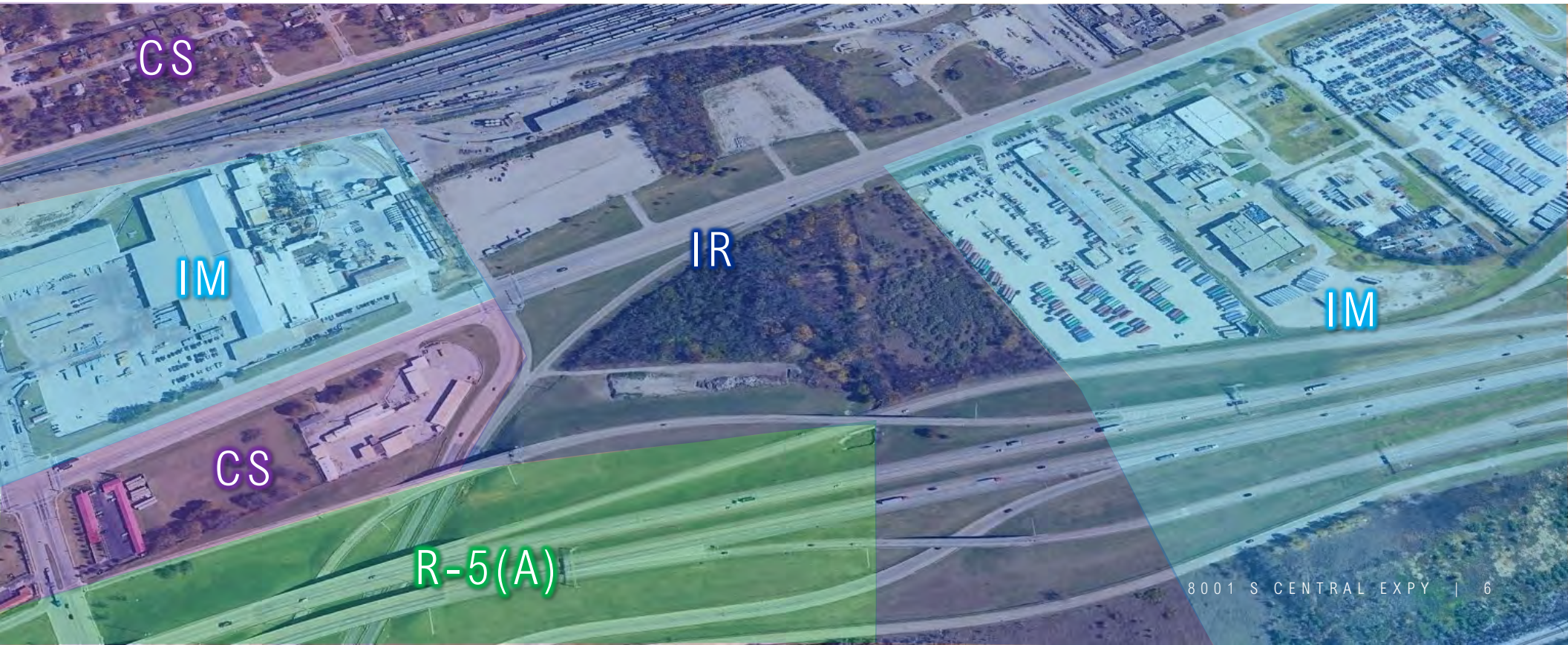
## MINIMUM SIDE & REAR YARD

30 Feet adjacent to certain residential districts; None in all other cases

## MAXIMUM HEIGHT

200 Feet; 15 Stories

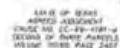
[Link to Dallas Zoning District Standards](#)



# SURVEY



LEGEND		
1	100% (solid black)	100%
2	80% (solid black)	80%
3	60% (solid black)	60%
4	40% (solid black)	40%
5	20% (solid black)	20%
6	10% (solid black)	10%
7	5% (solid black)	5%
8	2.5% (solid black)	2.5%
9	1.25% (solid black)	1.25%
10	0.625% (solid black)	0.625%
11	0.3125% (solid black)	0.3125%
12	0.15625% (solid black)	0.15625%
13	0.078125% (solid black)	0.078125%
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Federal Emergency Management Agency, U.S. Dept. of HHS, Washington, D.C. 20548-0001; E-mail: [fema@fema.dhs.gov](mailto:fema@fema.dhs.gov); FEMA Web Site: [www.fema.gov](http://www.fema.gov)

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(1981) The W182 at Wm. and Eleanor's residence in Bridge Hill, Page 485 and assigned to Harry, Isaac, and 1981 Census. (2) Volume 5186, Page 225, is a telegram received that appears to quote the subject properly.

(125) The World at War and Expanded in Time Series and other Concepts presented in Volume 2002, Page 444, is not 100% and will proceed in determining its own situation. The measures of it will also establish how long each of the already time. The

5115) The Flight of the Earl of Desmond to the limits of the  
reign of Henry VIII, page 10, is about 1514.

Figs. 1-6 are prepared by means of a 1000-fold magnification.

Break up if it's Agreed (optional) (uses the 11 not-dying and returns to home state,  $P_{\text{end}} = 0$ )

SAUNDERS, J. L. 1997. *Journal of Great Lakes Research* 23: 1-10.

19. *Smith, J. M.* "Nonlinear Regression on Functional Data." *Journal of the American Statistical Association*, 1997, 92, 1033-1041. This article studies a functional regression model with a nonlinear relationship between the observed data and the functional predictor. The authors discuss several properties of the nonlinear functional regression model, and they give the generalized likelihood ratio test for the nonlinear relationship. The authors also give the asymptotic properties of the maximum likelihood estimator of the nonlinear relationship. The authors also give the asymptotic properties of the maximum likelihood estimator of the nonlinear relationship.

*[Signature]*

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## 2021 DEMOGRAPHICS

1 MILE

# OF  
BUSINESSES

77

# OF  
EMPLOYEES

542

CONSUMER  
SPENDING  
(\$000S)

30,347

3 MILE

EMPLOYED  
POPULATION

46.2%

COLLEGE  
EDUCATED  
POPULATION

33.6%

POPULATION  
<30 MINUTE  
COMMUTE

46.3%

5 MILE

POPULATION

192K

HOUSEHOLDS

60K

MEDIAN AGE

32.5

AVERAGE  
HOUSEHOLD  
INCOME

\$45K

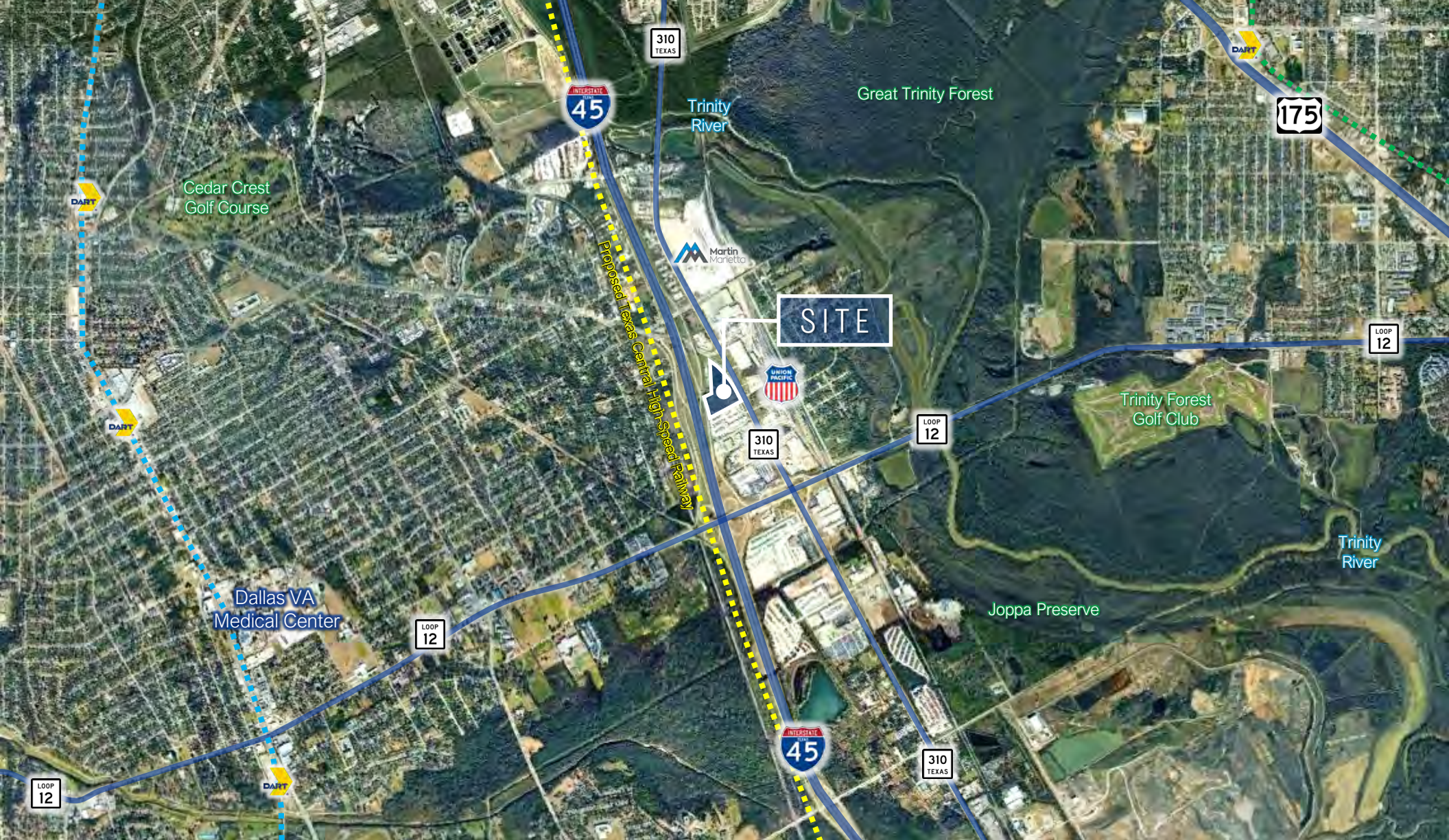
MEDIAN  
HOME  
VALUE

\$103K

POPULATION  
GROWTH  
2010-2021

4.90%





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## 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.

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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