

±3.97 ACRE RETAIL TRACT AVAILABLE

I-30 & NORTHWEST DR, MESQUITE, TX 75150



SITE

SLJ

COMPANY, LLC

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

Exclusively Offered By:

Ty Underwood

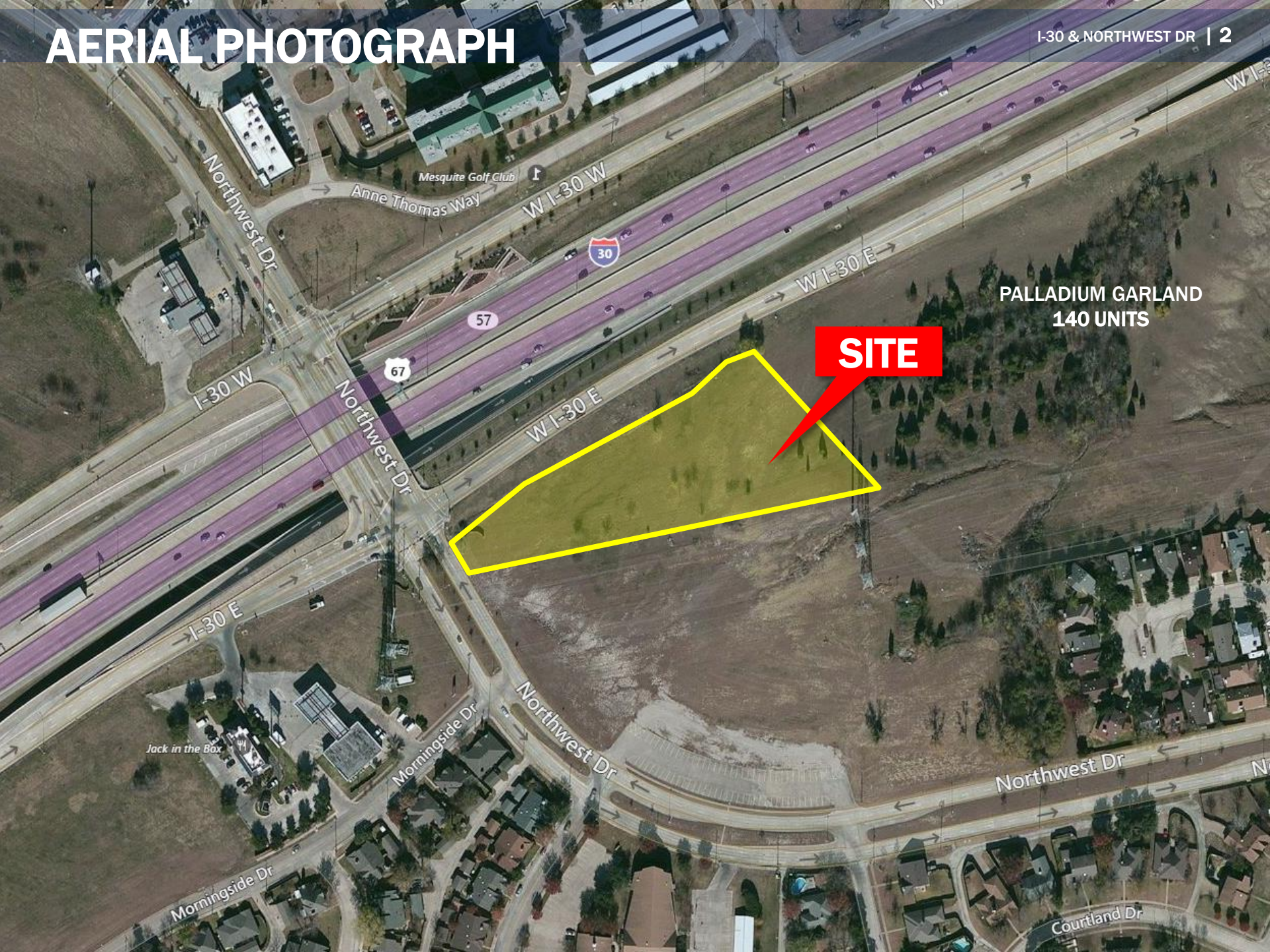
214-520-8818 ext. 4

Fax: 214-520-8815

tyunderwood@sljcompany.com

AERIAL PHOTOGRAPH

I-30 & NORTHWEST DR | 2



PALLADIUM GARLAND
140 UNITS

SITE

Jack in the Box

Mesquite Golf Club

Anne Thomas Way

Northwest Dr

W I-30 W

30

57

67

W I-30 E

I-30 W

Northwest Dr

W I-30 E

I-30 E

Morningside Dr

Northwest Dr

Northwest Dr

Morningside Dr

Courtland Dr

PROPERTY PROFILE

LOCATION

The subject property is located at the southeast corner of I-30 and Northwest Dr, in Mesquite, Texas 75150.

LAND AREA

Approximately 3.97 Acres (172,933.2 Square Feet)

LOT DIMENSIONS

Frontage on I-30: Approximately 565 Feet
Frontage on Northwest Dr: Approximately 63 Feet
Maximum Depth: Approximately 303 Feet

ZONING

Planned Development – General Retail (PD-GR)
Maximum Height: 35 Feet
Minimum Front & Side Setbacks: 25 Feet
Maximum Lot Coverage: 30%
Primary Uses: Retail, Restaurant, Office, Business Services, Repair, Medical Office, and Mini-Warehouse

TRAFFIC COUNTS

Interstate-30: 174,452 VPD
Northwest Dr: 16,048 VPD

MINERALS

None

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2015 Population	10,402	116,231	283,955
2015 Avg. HH Income	\$71,206	\$64,642	\$63,107
2015 Daytime Population	8,374	95,016	250,999

SITE

LEGAL DESCRIPTION

Being 13.25 acres of land situated in the Josiah Phelps Survey, Abstract No. 1157, the S. A. & M.G.R.R. Survey, Abstract No. 1461 and the T. Thomas Survey, Abstract No. 1461, in the cities of Dallas, Garland and Mesquite, Dallas County, Texas and being part of that same tract of land as conveyed to I.H. 30 Associates, Ltd. and recorded in Volume 93076, Page 2541, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the intersection of the easterly right-of-way line of Northwest Drive (a 100 foot right-of-way) with the southerly right-of-way line of Interstate Highway No. 30 (a variable width right-of-way), said point being the northwest corner of said I.H. 30 tract;

THENCE North 49°21'41" East, along the southerly right-of-way line of said Interstate Highway No. 30 and the north line of said I.H. 30 tract a distance of 190.26 feet to a 5/8-inch iron rod with cap (stamped PETIT-RLS 4087) set for corner, said point being the southwest corner of a 0.2311 acre tract conveyed to the State of Texas as recorded in Volume 93167, Page 5614 of said deed records;

THENCE North 82°30'46" East, along the new common line of said Interstate Highway No. 30 and said I.H. 30 tract a distance of 399.59 feet to a 5/8-inch iron rod set with cap (stamped PETIT-RLS 4087) set for corner;

THENCE North 49°15'59" East, continuing along the new common line of said Interstate Highway No. 30 and said I.H. 30 tract a distance of 105.38 feet to a 5/8-inch iron rod set with cap (stamped PETIT-RLS 4087) set for corner in the southerly right-of-way line of said Interstate Highway No. 30, the north line of said I.H. 30 tract, said point being in a non-tangent curve to the right having a radius of 11,269.16 feet and a chord that bears North 64°29'07" East a distance of 270.81 feet;

THENCE in a northerly direction continuing along the southerly right-of-way line of said Interstate Highway No. 30 and the north line of said I.H. 30 tract through a central angle of 01°22'37" arc distance of 270.89 feet to a 5/8-inch iron rod set with cap (stamped PETIT-RLS 4087) set for corner;

THENCE North 65°01'25" East, continuing along the southerly right-of-way line of said Interstate Highway No. 30 and the north line of said I.H. 30 tract a distance of 72.43 feet to a 5/8-inch iron rod with cap (stamped PETIT-RLS 4087) set for corner, said point being the most westerly corner of a 0.5762 acre tract as conveyed to the State of Texas as recorded in Volume 93167, Page 5614 of said deed records;

THENCE North 84°17'07" East, along the new common line of said Interstate Highway No. 30 and said I.H. 30 tract a distance of 249.84 feet to a 5/8-inch iron rod set with cap (stamped PETIT-RLS 4087) set for corner;

THENCE North 85°01'25" East, continuing along the new common line of said Interstate Highway No. 30 and said I.H. 30 tract a distance of 50.00 feet to a 5/8-inch iron rod set with cap (stamped PETIT-RLS 4087) set for corner;

THENCE North 48°45'45" East, continuing along the new common line of said Interstate Highway No. 30 and said I.H. 30 tract a distance of 280.35 feet to a 5/8-inch iron rod with cap (stamped PETIT-RLS 4087) set for corner in the southerly right-of-way line of said Interstate Highway No. 30, the north line of said I.H. 30 tract;

THENCE North 66°35'36" East, continuing along the southerly right-of-way line of said Interstate Highway No. 30 and the north line of said I.H. 30 tract a distance of 143.85 feet to a 1/2-inch iron rod found for corner, said point being the northwest corner of Lot 3, Block A of Palos Verdes Landing addition, an addition to the City of Garland, Texas, as recorded in Volume 82240, Page 4166, of said Deed Records;

I. THOMAS SURVEY
ABSTRACT NO. 1461

INTERSTATE HIGHWAY 30
(U.S. HWY. NO. 67 - A VARIABLE WIDTH R.O.W.)

THENCE South 23°06'00" East, leaving the southerly right-of-way line of said Interstate Highway No. 30 and along the common line of said Interstate Highway No. 30 and said Palos Verdes Addition a distance of 587.51 feet to a 1/2-inch iron rod found for the southeast corner of said Universal tract, said point being in the north line of a 175-foot D.P. & L. Co. right-of-way;

THENCE South 78°37'00" West, along the south line of said Universal tract and the north line of a 175-foot D.P. & L. Co. right-of-way a distance of 1,751.43 feet to a 1/2-inch iron rod found for the southwest corner of said Universal tract, said point being in the easterly right-of-way line of said Northwest Drive; I.H. 30


THENCE North 29°52'07" West, along the easterly right-of-way line of said Northwest Drive a distance of 63.35 feet to the POINT OF BEGINNING and containing 13.25 acres of land more or less.

Basis of Bearings is the south line (South 78°37'00" West) of said I.H. 30 Associates tract as recorded in Volume 93076, Page 2541, Deed Records, Dallas County, Texas.

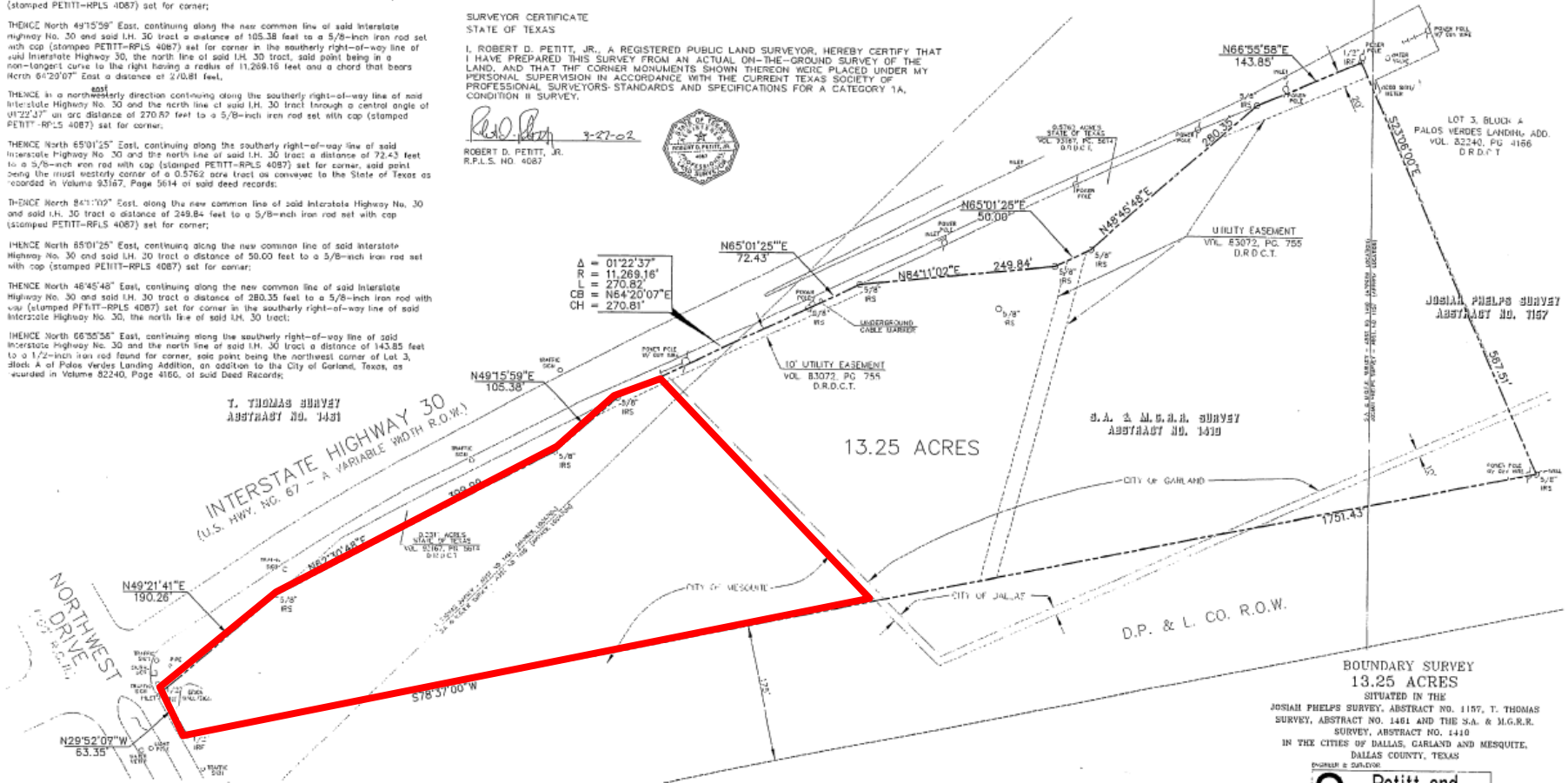
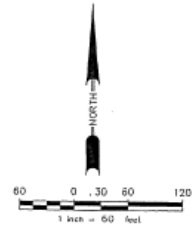
SURVEYOR CERTIFICATE
STATE OF TEXAS

I, ROBERT D. PETIT, JR., A REGISTERED PUBLIC LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS SURVEY FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

Robert D. Petit, Jr.
ROBERT D. PETIT, JR.
R.P.L.S. NO. 4087



Δ = 01°22'37"
R = 11,269.16'
L = 270.89'
CB = N84°20'07"E
CH = 270.81'



13.25 ACRES

BOUNDARY SURVEY
13.25 ACRES

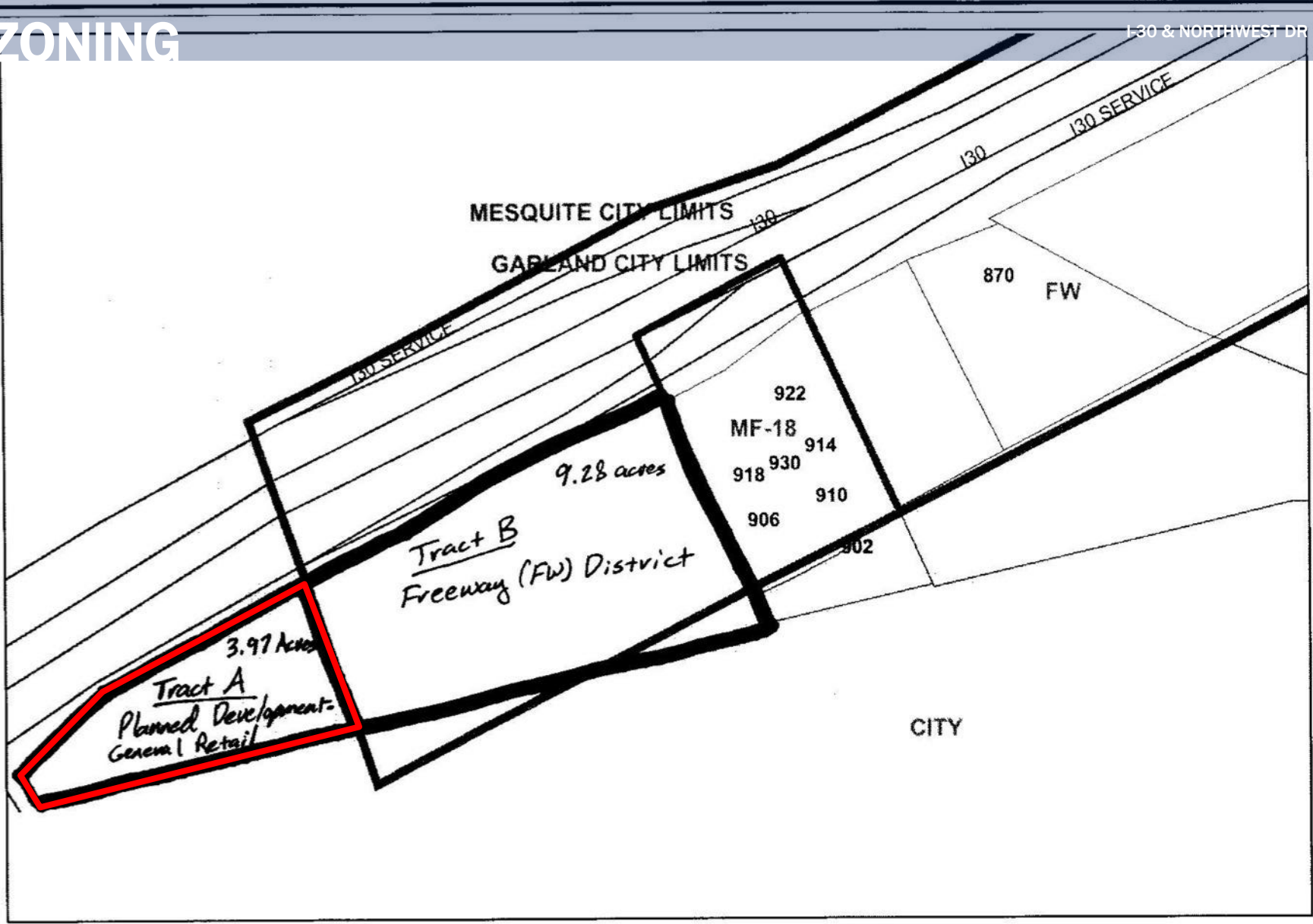
SITUATED IN THE
JOSIAH PHELPS SURVEY, ABSTRACT NO. 1157, T. THOMAS
SURVEY, ABSTRACT NO. 1461 AND THE S.A. & M.G.R.R.
SURVEY, ABSTRACT NO. 1461
IN THE CITIES OF DALLAS, GARLAND AND MESQUITE,
DALLAS COUNTY, TEXAS

Prepared & Surveyed by
P Petitt and Associates, Inc.
INCORPORATED IN TEXAS

NOTE: 1. ALL IRON ROD SET ARE WITH CAP (PETIT-RLS 4087).
2. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

WORK PROVIDED TO YOU BY: 13232 HAZEL ROAD, SUITE 218, FORT WORTH, TEXAS 76134
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MAIL: (972) 772-1282 8406 HUNTER ST. SUITE 218, FORT WORTH, TEXAS 76116

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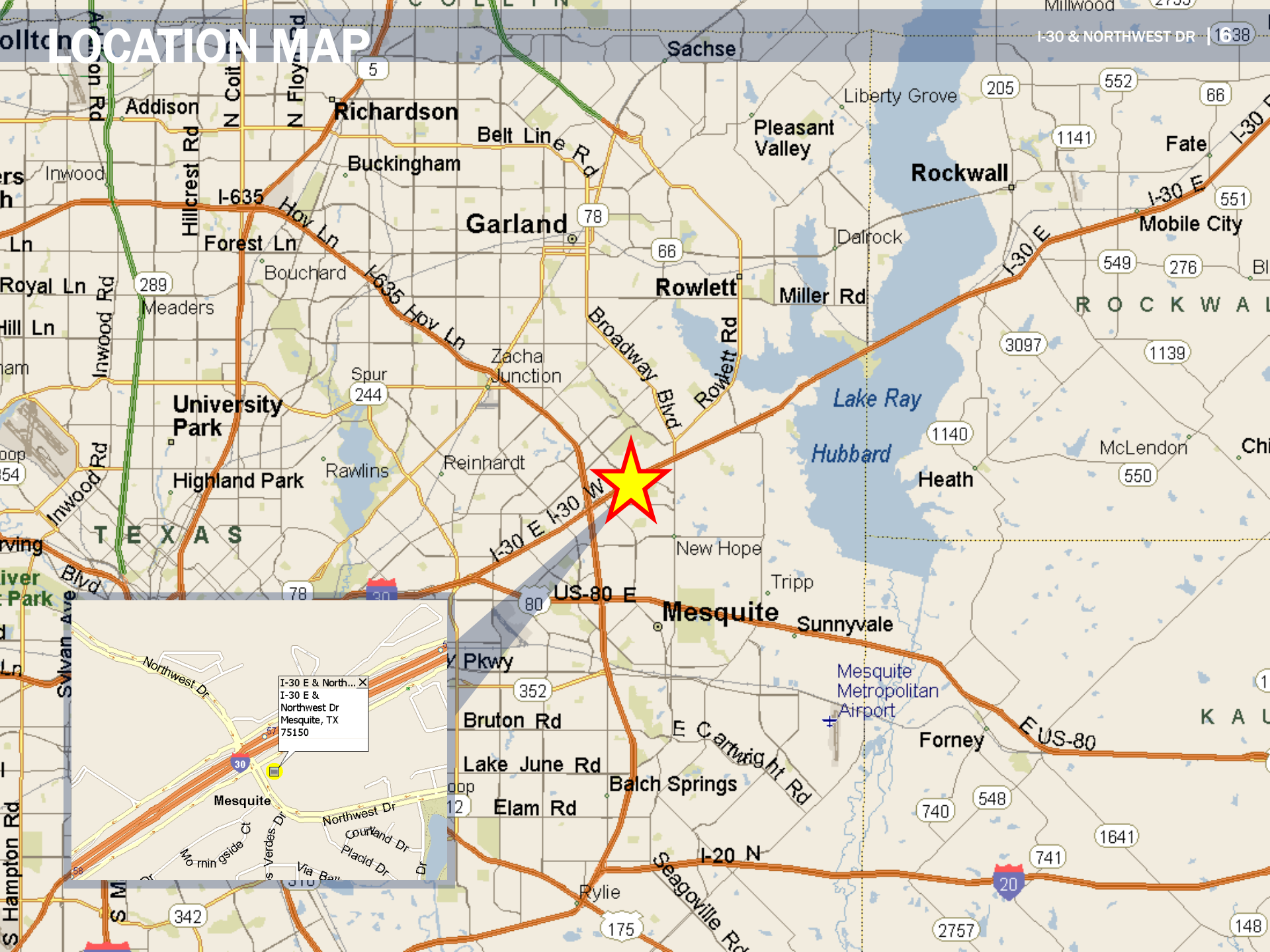


Scale: 1:3,841

This map is a user generated static output from an Intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes: 990 West Interstate Highway 30

LOCATION MAP



I-30 E & North... X
I-30 E &
Northwest Dr
Mesquite, TX
75150

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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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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