

Walmart
Supercenter

MURPHY
USA

Lot 2

16,605 AADT '23

149
TEXAS

79

436
TEXAS

Carthage High
School

FOR SALE

Walmart Anchored Pad Site - Store #523

4609 NW Loop 436 | Carthage, TX

SRS

burkes
OUTLET

8,490 AADT '23

BUSINESS

Walmart Anchored Pad Site

4609 NW Loop 436 | Carthage, TX



FOR SALE

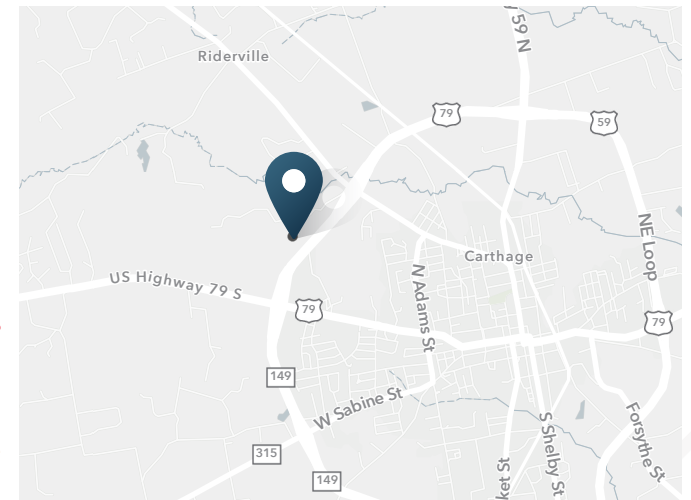
Lot 2: 0.97± AC
Available

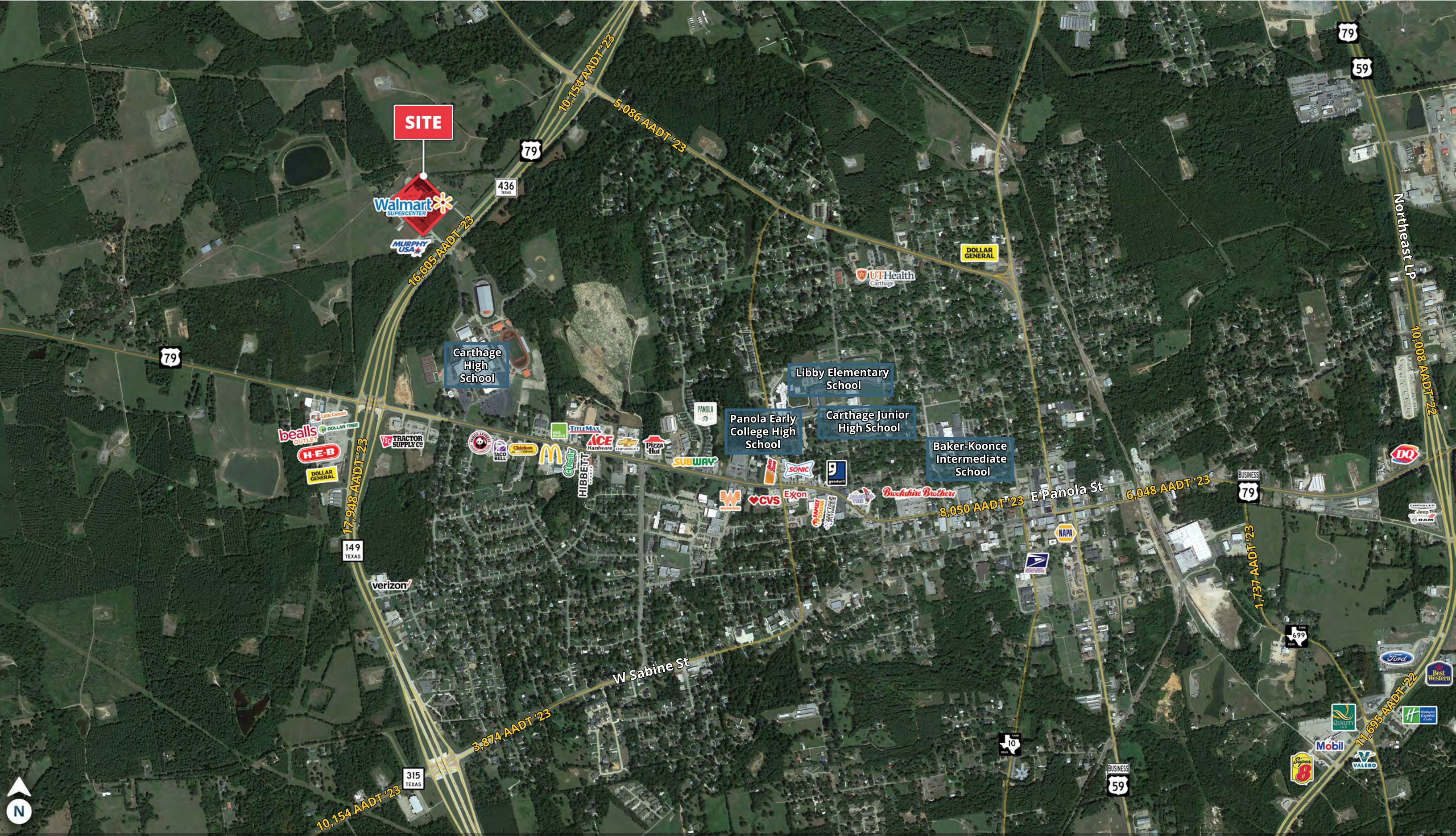
\$422,532
(\$10.00/PSF)
Price

ABOUT THE PROPERTY

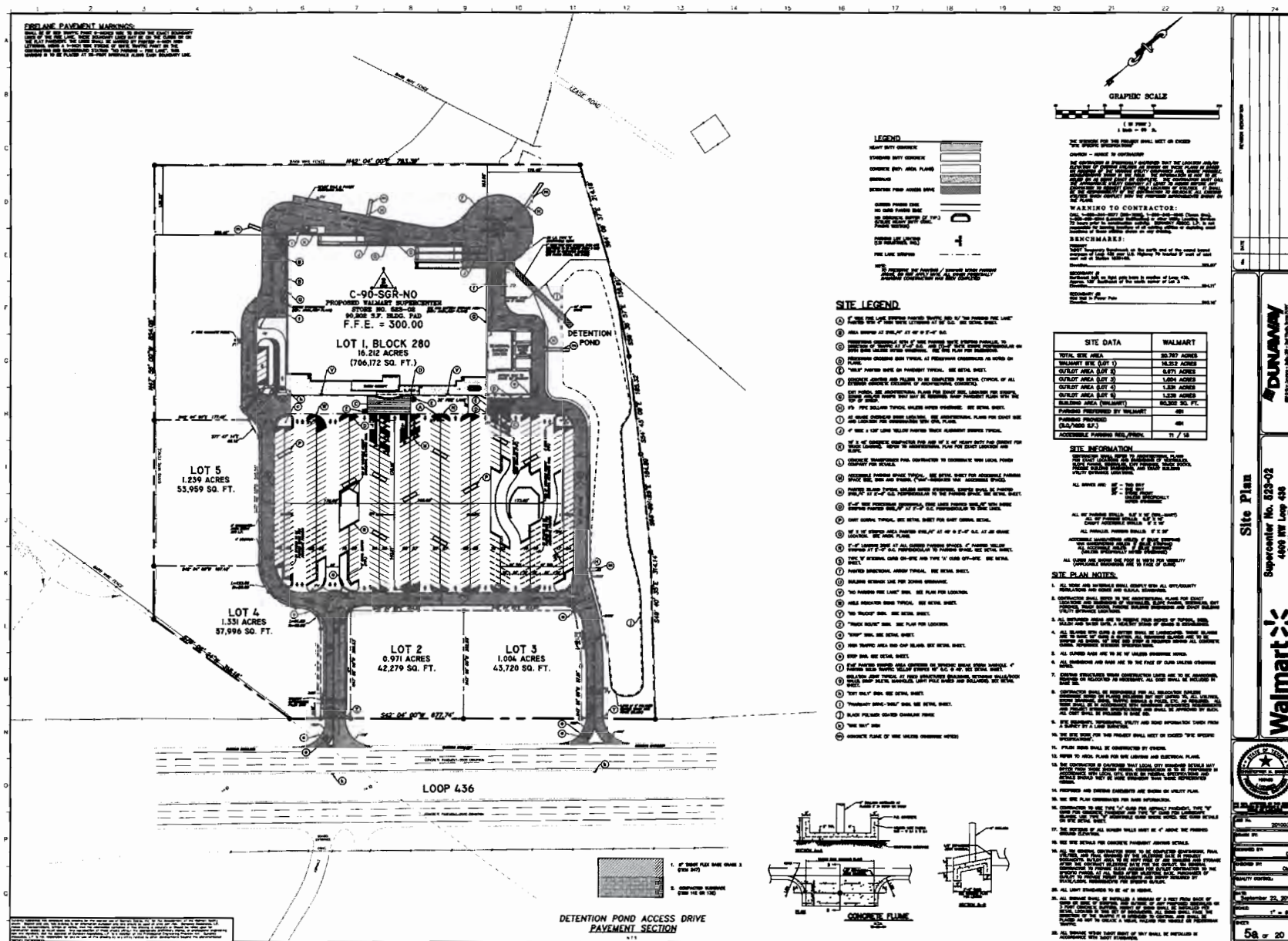
- 6,000 SF maximum size building
- Pad is anchored by Walmart Supercenter

JOIN THESE RETAILERS



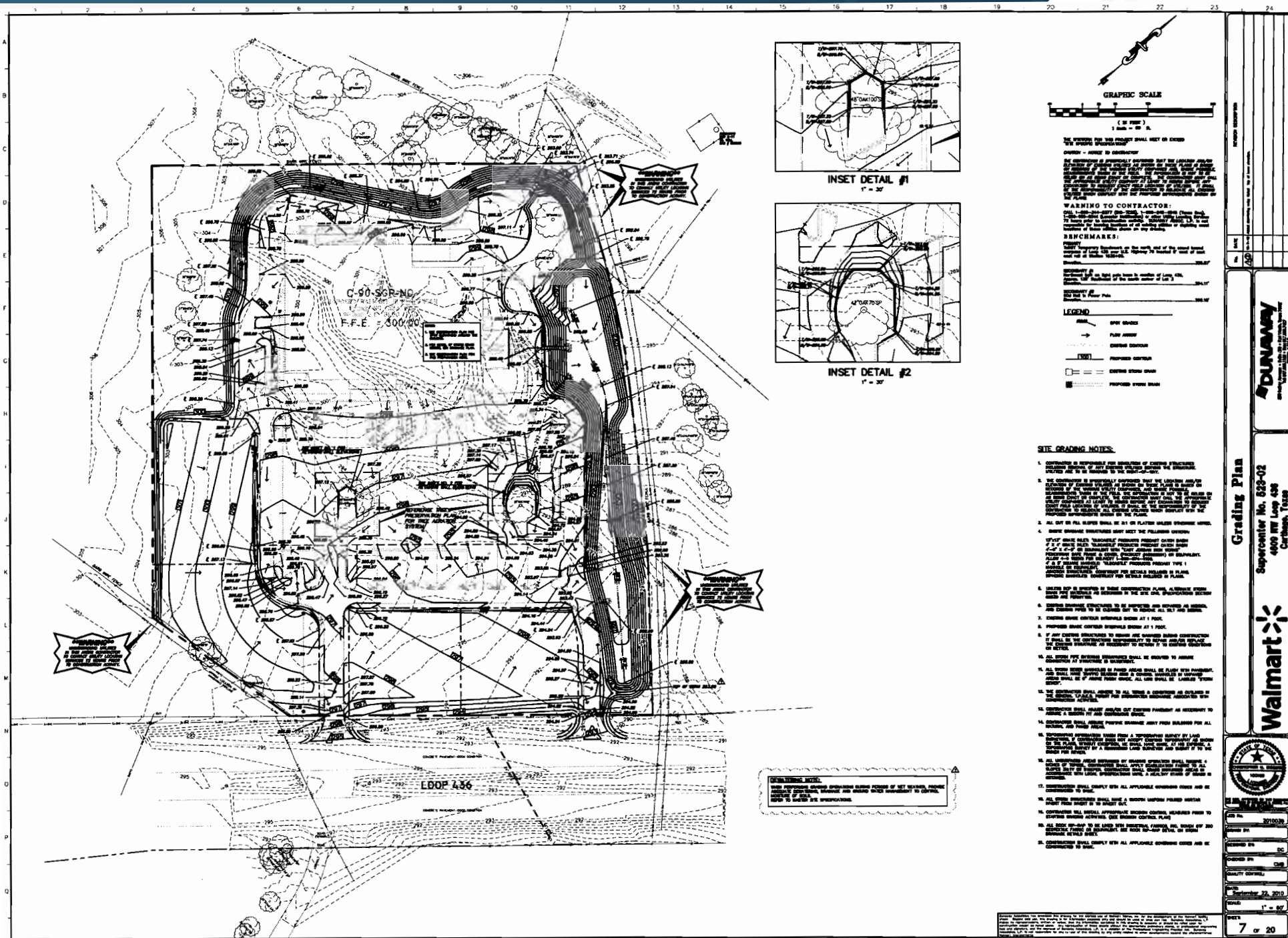


4609 NW Loop 436 | Carthage, TX



Grading Plan

4609 NW Loop 436 | Carthage, TX



Demographics

4609 NW Loop 436 | Carthage, TX



DEMOGRAPHIC HIGHLIGHTS

Population

	3 miles	5 miles	10 miles
2024 Estimated Population	8,285	10,108	15,377
2029 Projected Population	8,274	10,077	15,352
Projected Annual Growth 2024 to 2029	-0.03%	-0.06%	-0.03%

Daytime Population

2024 Daytime Population	11,133	12,696	16,932
Workers	6,166	6,648	7,714
Residents	4,967	6,048	9,218

Income

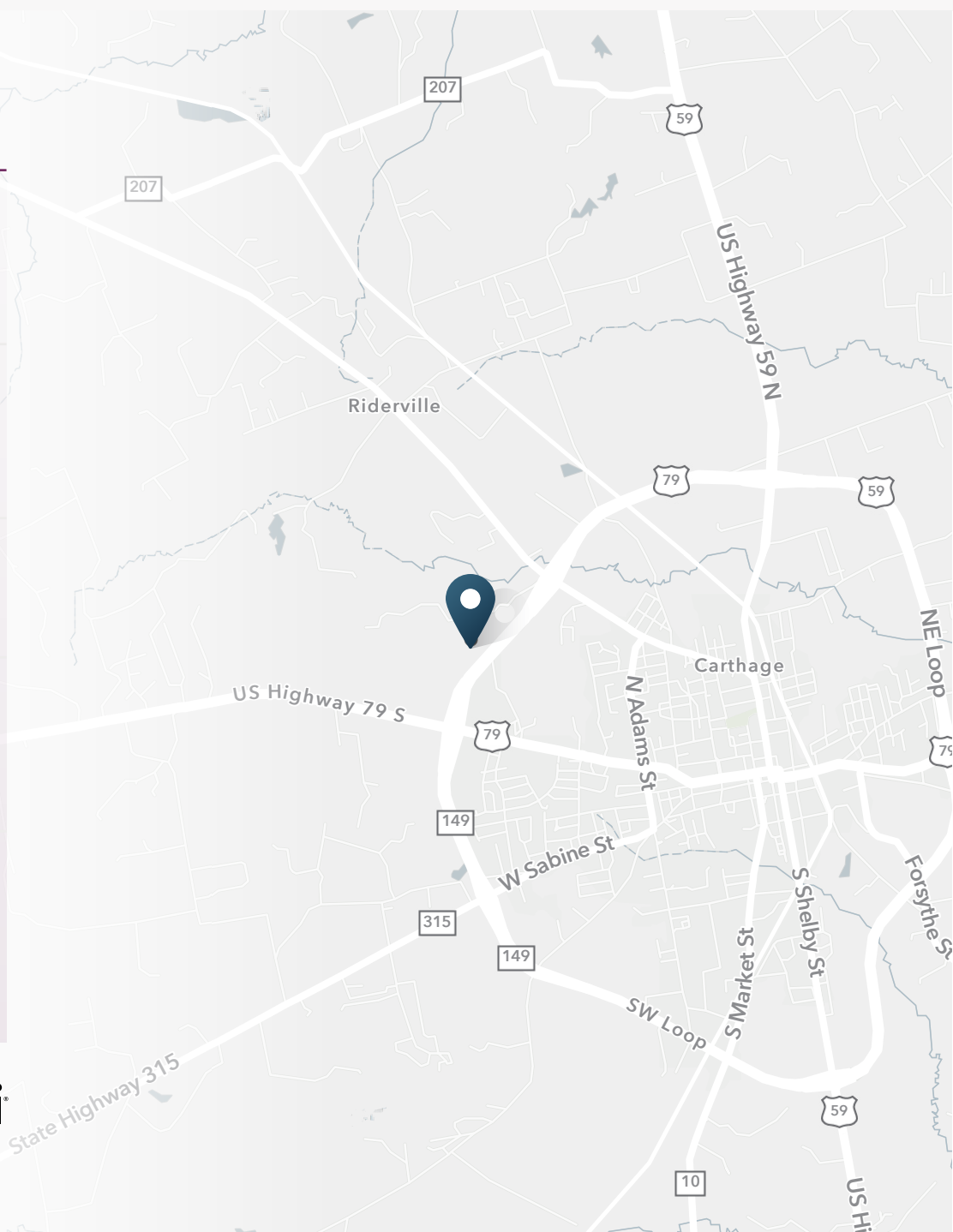
2024 Est. Average Household Income	\$99,167	\$98,119	\$98,763
2024 Est. Median Household Income	\$55,754	\$57,702	\$65,035

Households & Growth

2024 Estimated Households	3,302	4,037	6,035
2029 Estimated Households	3,321	4,051	6,053
Projected Annual Growth 2024 to 2029	0.11%	0.07%	0.06%

Race & Ethnicity

2024 Est. White	65%	65%	70%
2024 Est. Black or African American	18%	18%	15%
2024 Est. Asian or Pacific Islander	1%	1%	1%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	15%	15%	13%
2024 Est. Hispanic (Any Race)	16%	16%	13%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Dunaway Associates, LP

550 Bailey Avenue
Fort Worth, Texas 76107

Christopher Biggers, PE

(817) 335-1121

(817) 429-1370

cbiggers@dunaway-assoc.com

Location of Project: **Carthage, Texas**

Store Type: **Supercenter**

Size of the Store: **90 Proto** Store #: **523**

Date of this Report: **Friday, August 28, 2009**

<u>OUTLOT/EXCESS LAND</u>			<u>SETBACKS</u> Minimum building setbacks for each property				<u>ZONING</u> Current zoning
Lot #	Size (in Acres)	Square footage	Front	Left Side	Right Side	Back	Zoning
Lot 2	0.97 AC	42,297	0'	0'	0'	0'	GB-2, General Business
Lot 3	1.00 AC	43,734	0'	0'	0'	0'	GB-2, General Business
Lot 4	1.33 AC	57,978	0'	0'	0'	0'	GB-2, General Business
Lot 5	1.24 AC	53,971	0'	0'	0'	0'	GB-2, General Business

ZONING

1. Is there an Overlay District, PUD, etc. that impacts the development of the outlot/excess land?

No

2. If yes, please describe:

--

3. What Jurisdiction is the property in?

City of Carthage

4. Is a restaurant permitted?

Yes

5. Is patio seating permitted?

Yes

6. Is there a restriction prohibiting a drive thru (restaurant, bank, etc.)?

No

7. Please add any additional information/comments that impact the outlot/excess land regarding zoning:

--

PARKING REQUIREMENTS:

1. Wal-Mart's required parking ratio:

Restaurant	15 / 1,000
Retail	5 / 1,000

2. Is the City or County's parking requirement greater than Wal-Mart's

No

If Yes, what is the requirement?

Restaurant	
Retail	

SIGNAGE:

1. What type of signage is allowed for the outlots per local codes and/or ordinances?

Pylon

2. If other, please define:

3. What is the maximum height allowed for the signage?

Contact city of Carthage for signage requirements. Signs must comply with the International Building Code. Signs may not be taller than or block the Walmart Pylon sign at the west entrance and must be compatible with the character, quality architecture and/or aesthetics of the development in compliance with the ECR Agreement.

4. What is the maximum square footage allowed for the signage?

Contact city of Carthage for allowable square footage. Per ECR Agreement the signs on the outparcel may not block the Walmart pylon sign. Signs must comply with the International Building Code.

5. Explain how the square footage is calculated:

6. If *Other or No* signage is permitted explain why and give options to change the signage regulations:

7. Is roof signage permitted?

No

8. What is the maximum size?

9. Are wall logo's and/or signs permitted?

Yes

10. Is Neon signage permitted?

No

11. How long is the variance process for outlot signage and what is required?

12. Describe all reviews, hearings, variances and general requirements known at this time:

Signs located on the outparcel shall be reviewed and approved by Walmart.

PLATTING

1. Is the property (including the outlots/excess land) required to be platted?

Yes

1a. If no please explain:

1b. If yes, has the plat been recorded?

No

1c. What is the book, page or volume?

In process

1d. What was the date it was recorded?

In process

2. If the property has not been platted, please describe the process including who is responsible for the platting and timeframe for completion.

At the time of this report, the property is in the process of being platted. It has been submitted to the City for processing.

****Note: If platting is not required, a metes and bounds legal description for each parcel should be forwarded to the respective Wal-Mart Land Development Manager as soon as possible.**

STREET/HIGHWAY ACCESS AND TRAFFIC STUDY:

1. Who has Jurisdiction on this site?

Texas Dept. of Transportation / City of Carthage

2. Will the Jurisdiction allow direct access and/or curbcuts to the main street or highway?

No

3. If there is a concrete median in front of the property, will the Jurisdiction allow it to be cut?

No

****Note: Wal-Mart does not typically allow purchaser's direct access and/or curbcuts to the main street or highway. Access to the outlot/excess land is granted through the Wal-Mart access drive!**

4. Are there any future highway/street improvements anticipated that would impact the outlot/excess land?

No

4a. If yes, please describe along with the timeframe and location:

5. Are sidewalks required on the outlot/excess land?

Yes

5a. If yes, what type and size:

4' wide concrete sidewalk

6. Was a traffic study performed for the overall project?

No

6a. If yes, was the outlot(s)/excess land included?

Select Yes/No

6b. What was the estimated traffic count, peak hour trips, total trips, proposed use, etc. for each parcel?

6c. Will an additional traffic study be required for each purchaser?

No

6d. If yes, please explain why and any requirements including applicable timeframes:

6e. Does the traffic study, trips, etc. have an expiration date?

Select Yes/No

6f. If yes, please provide the expiration date and any other important information:

UTILITIES:

Water

1. Is water stubbed to the outlot(s)?

Yes

1a. If not, where is it located?

2. Is water stubbed to the excess land?

N/A

2a. If not, where is it located?

3. Who has Jurisdiction of the water line?

City of Carthage

4. What is the size of the water main?

14" (Lots 2 & 3) and 8" (Lots 4 & 5)

5. What is the normal pressure?

20.6 psig residual at 2000 gpm at Elev. 300'

6. Is there a Tap Fee?

Yes

7. Is there a Meter Fee?

Yes

8. Can the hose bibs & irrigation be on a separate meter?

Yes

9. What is the size of the line required?

As required for development

10. Are backflow preventer valves required for fire sprinkler lines?

Yes

11. Is the water line located in an existing easement?

Yes

12. Is there a current moratorium or a chance for one in the future?

No

13. Please add any additional information/comments regarding water:

Sanitary Sewer

1. Is sanitary sewer stubbed to the outlot(s)?

Yes

1a. If not, where is it located?

2. Is sanitary sewer stubbed to the excess land?

N/A

2a. If not, where is it located?

3. What is the size of the sewer line?

6" (Lots 2 & 3) and 8" (Lots 4 and 5)

4. Who has the Jurisdiction of the sanitary sewer line?

City of Carthage

5. Nearest manhole:

Lot 2	Rim El.	294.5	Inv.El.Out	287.41
Lot 3	Rim El.	294.5	Inv.El.Out	287.41
Lot 4	Rim El.	297.47	Inv.El.Out	285.62
Lot 5	Rim El.	297.01	Inv.El.Out	286.24

- | | |
|--|--------------------------------|
| 6. Is a grease trap required for a restaurant? | Yes |
| 7. Is there a Tap Fee? | Yes |
| 8. Are tap fees based on water useage? | Yes |
| 9. Is the tap to be made by the city or a local plumber? | Either as approved by the City |
| 10. Are there any special assessments? | No |
| 11. Is there a current moratorium or a chance for one in the future? | No |
| 12. Is the sanitary sewer line located in an existing easement? | Yes |
| 13. If sanitary sewer is not available, can a septic system be used? | N/A |

13a. What type?

N/A

13b. Additional Comments:

N/A

14. Can the septic field be paved over?

N/A

15. Has a percolation test been performed?

N/A

15a. When?

N/A

15b. What were the results? (1' in 30 minutes is required for a restaurant)

N/A

15c. If the test did not meet the above requirements, what are the alternative solutions?

N/A

****Note: Purchaser is responsible to perform their own percolation test on the outlot/excess land if a septic system is required.**

16. Please add any additional information/comments regarding sanitary sewer:

Storm Sewer:

1. Is storm sewer stubbed to the outlot?

Yes

2. Is storm sewer stubbed to the excess land?

N/A

3. If not, please explain how the storm sewer drainage will be addressed for each outlot/excess land:

- | | |
|---|---|
| 4. Has Wal-Mart's detention facility been sized to accept the drainage? | Yes |
| 5. Is the Wal-Mart detention pond encroaching on or included within the outlot/excess land property line? | No |
| 6. Who has the Jurisdiction of the storm sewer? | City of Carthage |
| 7. What is the size of the storm sewer? | Lot 2 & 4 = 24", Lot 3 = 18", Lot 5 = 30" |
| 8. What is the depth? | 4' below top of inlet |
| 9. What is the tap fee? | N/A |
| 10. Are catch basins required? | Yes |
| 11. Is the storm sewer located in an existing easement? | Yes |
| 12. Please add any additional information/comments regarding storm sewer: | |

Inlets have been provided in each outlot for developer to connect their proposed storm drain system into.

****Note: Purchaser will have to comply fully with any federal, state or local laws, regulations, ordinances, permits or other authorizations or approvals or other requirements relating to storm water discharges or the control or erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C.-1251 et seq., and the Storm Water General Permit for Discharges associated with Construction Activities (collectively the "Storm Water Requirements") including without limitation preparing a Storm Water Pollution Prevention Plan (if applicable) to avoid negatively impacting any erosion or sediment controls during earth-disturbing activities, if any.**

Electric

- | | |
|--|--|
| 1. Is electric stubbed to the outlot? | No |
| 1a. If not, where is it located? | Along west & south PL of Lots 4&5 and in ROW |
| 2. Is electric stubbed to the excess land? | N/A |
| 2a. If not, where is it located? | |
| 3. Is it overhead or underground? | Select One |
| 4. What is the voltage? | Adequate for development |
| 5. What is the phase? | Primary |
| 6. What is the wire? | Primary |
| 7. Who has Jurisdiction of the electricity? | SWEPCO |
| 8. Is underground service required? | No |
| 8a. If yes, will the power company bring conduit and wire to the transformer and/or building? | Select Yes/No |
| | |
| 8b. Is there a standard cost per LF for the installation? | determined based on development |
| 8c. Transformer location: | Based on development |
| 8d. Can the outlot/excess land be serviced with either a pole mounted or pad mounted transformer | Select One |
| 9. Is the primary service connected to the existing transformer? | No |
| 9a. Are there any service charges or connection fees? | Yes |
| 9b. What is the cost? | Depends on development |

10. Is the electric located in an existing easement? **Yes**

11. Please add any additional information/comments regarding electric:

Contact the power company prior to beginning construction to coordinate service requirements and cost.

Gas

1. Is gas stubbed to the outlot?

No

1a. If not, where is it located?

2. Is gas stubbed to the excess land?

N/A

2a. If not, where is it located?

3. What is the maximum amount available?

4. Who has Jurisdiction of the gas line?

Centerpoint

5. What type of commitment will the gas company give?

6. Will the gas company bring the line to the building?

Select Yes/No

6a. What is the estimated cost to do so?

6b. What is the size of the gas line?

6c. What is the pressure of the gas line?

6d. What is the BTU/CF rating?

6e. What is the specific gravity?

6f. Is a meter fee required?

Select Yes/No

Select Yes/No

7. Is the gas located in an existing easement?

8. Please add any additional information/comments regarding gas:

Gas service is not proposed for the Walmart site. Contact the B335gas company to coordinate specific development requirements if gas is required.

Telephone

1. Is telephone stubbed to the outlot?

No

1a. If not, where is it located?

West and south of lot 4 &5 and ROW

2. Is telephone stubbed to the excess land?

N/A

2a. If not, where is it located?

3. Is under ground service required?

No

4. Who is responsible for bringing telephone lines to the building?

Coordinate with telephone company

5. Is the telephone located in an existing easement?

Yes

6. Please add any additional information/comments regarding telephone:

Telephone service is provided by AT&T.

FEES:

1. Are there any unusually expensive fees or assessments relating to the future development of this property?

No

2. If yes, please describe in detail and attach a schedule if available:

BUILDING CODES:

1. What are the building codes by which the architectural plans must comply with on the outlot/excess land?

IBC 2003, IMC 2003, NEC 2005, IPC 2003, IFC 2003, IEC 2003, Texas Accessibility Standard

- 1a. What is the date they were adopted:

2. What is the building permit fee schedule?

***\$0.30 per sq. ft. of total area for the building
\$0.05 per sq. ft. of total area for each plumbing, electrical, and mechanical permit.***

3. Is the outlot/excess land located in a fire zone or district?

No

4. Are there any special fire department requirements in addition to standard plans?

No

SITE / LANDSCAPING:

1. Is there a landscaping ordinance in place?

No

2. Is there any special lighting requirements?

No

- 2a. If yes, please describe:

3. What type of solid waste disposal is permitted?

- 3a. Compaction:

Yes

- 3b. Bulk pick up:

Yes

- 3c. Front loader:

Yes

- 3d. Side loader:

Select Yes/No

- 3e. Rear loader:

Select Yes/No

- 3f. Who has the Jurisdiction of solid waste:

City of Carthage

- 3g. Is this adequate for Jurisdiction?

- 3h. Is a drain required in the trash area?

No

- 3i. Are hot and cold water hose bibs required in the trash area?

No

****Note: Wal-Mart requires a masonry trash enclosure for compactor, dumpster.**

SOILS / ENVIRONMENTAL:

1. Was the outlot(s) rough graded?
2. Was it compacted to Wal-Mart standard specifications?
3. Was the excess land rough graded, if applicable?
4. Was it compacted to Wal-Mart's specs?
5. Did the Phase 1 Environmental report indicate contamination?

Yes**Select Yes/No****N/A****Select Yes/No****No**

3a. Report prepared by:

Dunaway Associates, LP

3b. Dated:

2-Aug-10

3c. If yes, was the contamination located in close proximity to or within the outlot/excess land?

Select Yes/No

3d. If yes, was the contamination remediated as part of the overall project?

Select Yes/No

3e. Please provide any additional information/comments regarding the contamination:

--

6. Is any portion of the outlot/excess land located in a flood plan and/or wetland area?

No

6a. If yes, please describe:

--

TRAFFIC:

1. Average Daily Traffic:

v.p.d.

(year)

Civil Consultant: Please add any information and/or comments that you can think impact the development and/or title of the outlot/excess land:

--

The purpose of this "Fact Sheet" is to provide general information regarding the subject property. It is the prospective purchaser's obligation to perform the necessary due diligence to insure that the property is capable of meeting the intended use.

CONTACTS:

The last page should be all local contacts (from your cover sheet)

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

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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