

OFFERING MEMORANDUM



**PRATT
INDUSTRIES**

partners

2.88 ACRES

Future Loop 9



1511 S J Elmer Fwy

Cedar Hill, TX 75104

LIST PRICE:
\$4.00 PSF AT \$501,812.00

LISTED BY:

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MAJOR CITIES

Grand Prairie
14 MILES

Irving
18 MILES

Dallas
19 MILES

JAG Hydraulic & Pneumatic LLC

Superstar Collision

Professional Coating Tech

Compass Self Storage

JCPenney Warehouse

Stanley Restoration, L.L.C.

Lucas Industrial

WAC Lighting

Stanley Restoration, L.L.C.

 PRATT INDUSTRIES

2.88 ACRES

PROPERTY DETAILS

- Utilities are off-site
- Zoned industrial (permit needed for outdoor storage)
- Water line and an electricity line along HWY 67

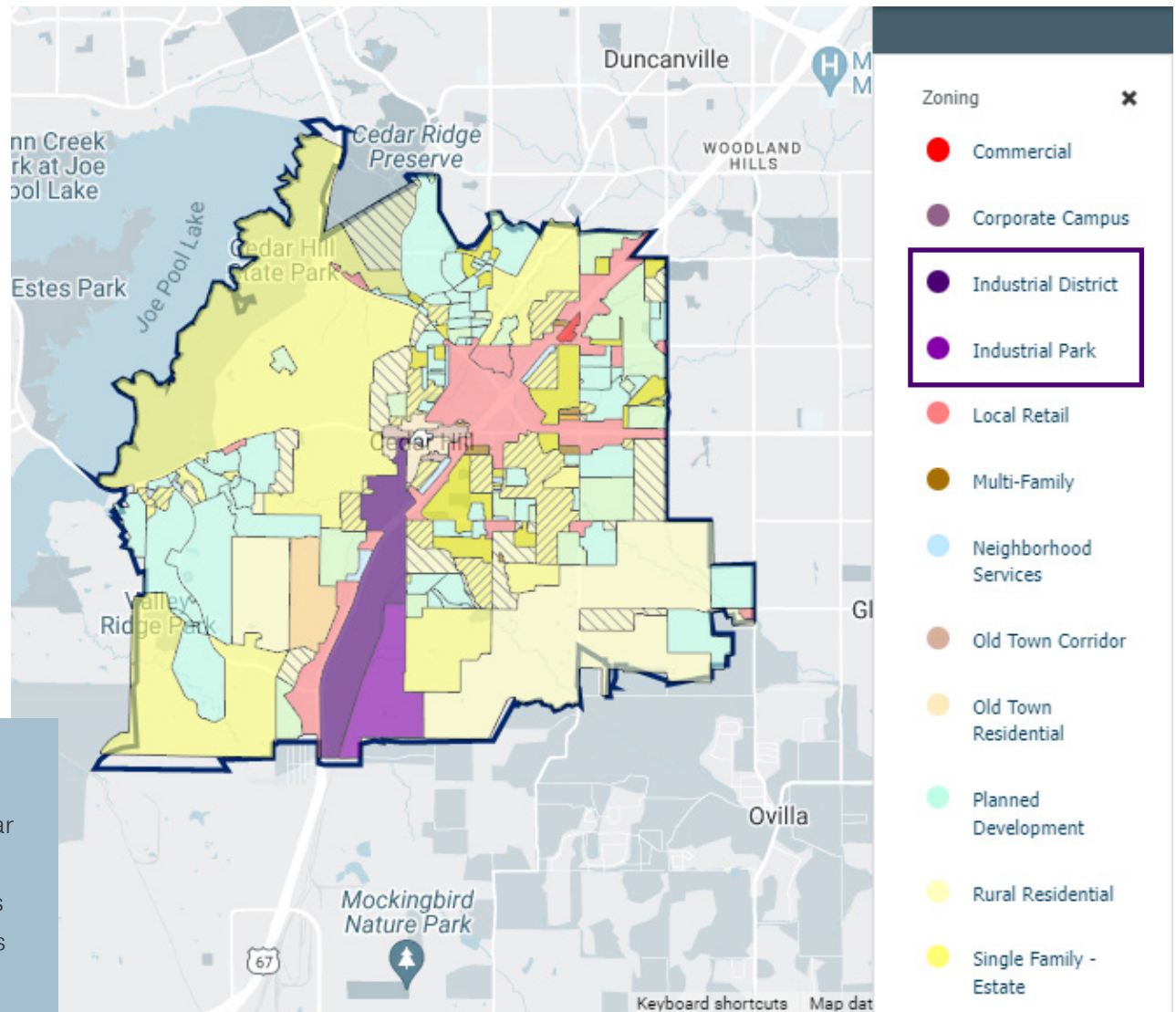
CEDAR HILL, TX

THE INDUSTRIAL MARKET

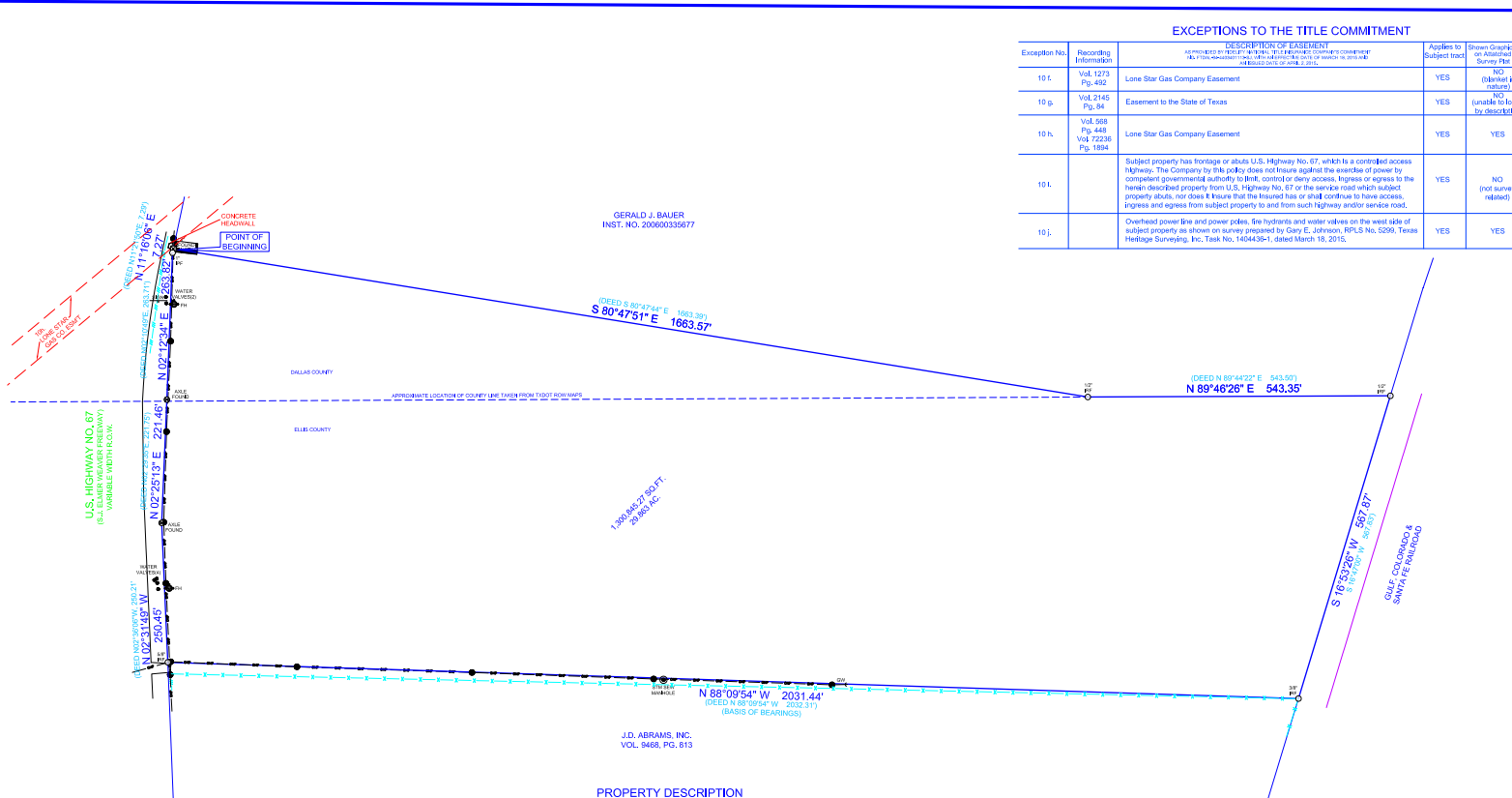
Cedar Hill, TX, is rapidly emerging as a hub for industrial real estate, attracting significant attention from investors and businesses alike. This thriving community offers a strategic location with excellent connectivity to major highways, making it an ideal spot for warehousing, distribution, and manufacturing operations. Recent developments have seen a surge in state-of-the-art industrial facilities, catering to the growing demand for logistics and supply chain solutions. With competitive property prices and a pro-business environment, Cedar Hill is poised to become a key player in the industrial real estate market, promising robust growth and a bright economic future.

LOCATION

Industrial areas in Cedar Hill are located on or near U.S. Highway 67, a four-lane divided highway that merges with IH-35 to the north and south. IH-45 is nearby as well, and easy access to IH-20 provides a major east/west thoroughfare. Rail service to the business park and other industrial properties is provided by Burlington Northern Santa Fe Railroad.



SURVEY



EXCEPTIONS TO THE TITLE COMMITMENT				
Exception No.	Recording Information	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
10 L	Vol. 1273 Pg. 492	Lone Star Gas Company Easement	YES	NO (Shown by reference)
10 G	Vol. 2145 Pg. 84	Easement to the State of Texas	YES	NO (unable to locate by description)
10 H	Vol. 568 Pg. 448 Vol. 7228 Pg. 1894	Lone Star Gas Company Easement	YES	YES
10 L		Subject property has frontage or abuts U.S. Highway No. 67, which is a controlled access highway. The Company by this policy does not insure against the exercise of power by competent governmental authority to limit, control or deny access, ingress or egress to the herein described property from U.S. Highway No. 67 or the service road which subject property abuts, nor does it insure that the insured has or shall continue to have access, ingress and egress from subject property to and from such highway and/or service road.	YES	NO (not survey related)
10 J		Overhead power line and power poles. Be hydrants and water valves on the west side of subject property as shown on survey prepared by Gary E. Johnson, RPLS No. 5299, Texas Heritage Surveying, Inc., Task No. 1404436-1, dated March 18, 2015.	YES	YES

REVISIONS		
No.	Revision/Issue	Date
1.	Add seller to certification	3/25/15
2.	Updated title commitment	4/6/15

LEGEND	
	HANDICAPPED SPACE
	PAVING SPACE
	IRON ROD FOUND
	IRON ROD SET
	IRON PIPE FOUND
	FENCE POST CORNER
	"X" FOUND / SET
	SANITARY SEWER MANHOLE COVER
	LIGHT POLE
	POWER POLE
	BRICK COLUMN
	A/C AIR CONDITIONING
	FIRE HYDRANT
	ELECTRIC METER
	ASPHALT PAVING
	CHAIN LINK FENCE
	WOOD FENCE
	WIRE FENCE
	IRON FENCE
	PIPE FENCE
	COVERED PORCH, DECK OR CARPORT
	CONCRETE PAVING
	GRAVEL/ROCK ROAD OR DRIVE
	OVERHEAD ELECTRIC SERVICE
	OVERHEAD POWER LINE
	SANITARY SEWER LINE

GENERAL NOTES

1) According to the F.J.R.M. No. 48130615 K and 481300050 F, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

2) Bearings are based on the recorded plat thereon.

TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 tsh@heritage.com
 ETRM #10193300

CATEGORY 1A, CONDITION II SURVEY
 1511 S.J. ELMER WEAVER FREEWAY
 CEDAR HILL, TEXAS 75104
OUT OF HUGH ROBINSON SURVEY,
ABSTRACT NO. 1218, DALLAS COUNTY
& I.R. WATSON SURVEY,
ABSTRACT NO. 1134, ELLIS COUNTY

Task No. 1404436-1
 Drawn BY CHRIS
 Date 03/18/2015
 Scale 1"=100'

Gary E. Johnson
 Registered Professional Land Surveyor No. 5299
 State of Texas

PROPERTY DESCRIPTION

Being a tract of land situated in the Hugh Robinson Survey, Abstract No. 1218, Dallas County, Texas and the I.R. Watson Survey, Abstract No. 1134, Ellis County, Texas, and being the same tract of land conveyed to ALK Realty, Ltd., a Texas limited partnership, by Deed recorded in Instrument No. 20070357665, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found in the present East line of U.S. Highway No. 67 (variable width right-of-way), at the Southwest corner of a tract of land conveyed to Gerald J. Bauer, by Deed recorded in Instrument No. 2006335677, Deed Records, Dallas County, Texas;

THENCE South 80 degrees 47 minutes 51 seconds East, with the South line of said Bauer tract, a distance of 1,663.57 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 46 minutes 26 seconds East, continuing with the South line of said Bauer tract, a distance of 543.35 feet to a 1/2 inch iron rod found for corner in the West line of the Gulf, Colorado and Santa Fe Railroad;

THENCE South 16 degrees 53 minutes 26 seconds West, with the West line of said railroad, a distance of 567.87 feet to a 3/8 inch iron rod found for corner and being the Northeast corner of a tract of land conveyed to J.D. Abrams, Inc., by Deed recorded in Volume 9468, Page 613, Deed Records, Ellis County, Texas;

THENCE North 88 degrees 09 minutes 54 seconds West, along the North line of said J.D. Abrams tract, a distance of 2,031.44 feet to a 5/8 inch iron rod found for corner in the East line of said U.S. Highway No. 67;

THENCE North 02 degrees 31 minutes 49 seconds West, with said East line of said U.S. Highway No. 67, a distance of 250.45 feet to an axle found for corner;

THENCE North 02 degrees 25 minutes 13 seconds East continuing with the East line of said U.S. Highway No. 67, a distance of 221.46 feet to an axle found for corner;

THENCE North 02 degrees 12 minutes 34 seconds East continuing with the East line of said U.S. Highway No. 67, a distance of 263.82 feet to a 1 inch pipe found for corner;

THENCE North 11 degrees 16 minutes 06 seconds East, continuing with the East line of said U.S. Highway No. 67, a distance of 7.27 feet to the POINT OF BEGINNING and containing 1,300,845.27 square feet or 29.863 acres of land.

SURVEYOR'S CERTIFICATE

Certify To: Swordglisten Limited Partnership, ALK Realty, Ltd., a Texas limited partnership, Fidelity National Title Insurance Company in connection with the transaction referenced in GF No. FTDAL-34-4403401113-SJ

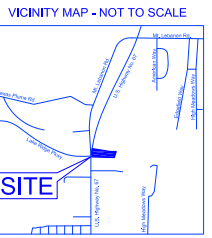
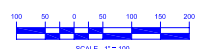
I hereby certify that on the 16th day of February, 2015, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if 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 curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon 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.

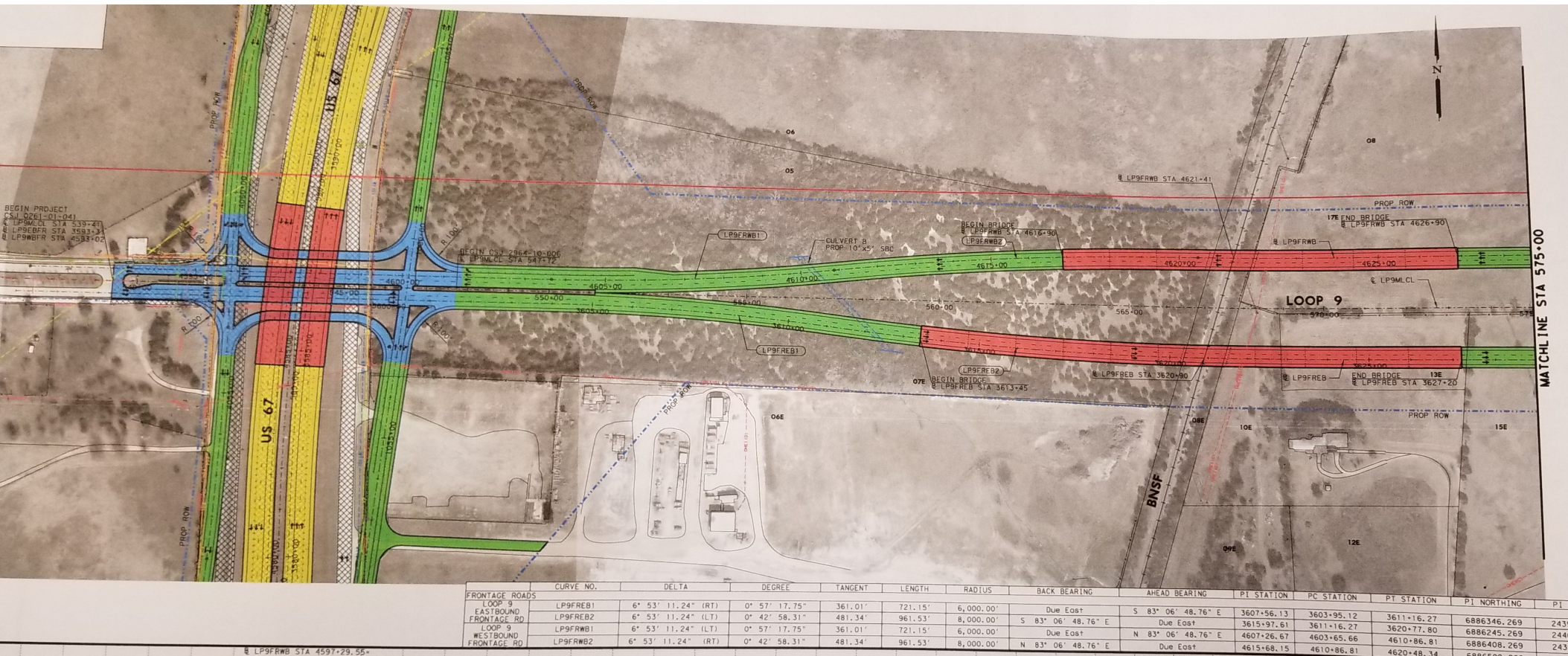
Both vehicular and pedestrian ingress to and egress from the subject property is provided by U.S. Highway No. 67 (S.J. Elmer Weaver Freeway), same being a paved, dedicated public right-of-way maintained by The City of Cedar Hill and the State of Texas, which abuts the subject property, and is physically open and being used.

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

Gary E. Johnson
 Registered Professional Land Surveyor No. 5299
 State of Texas



SURVEY



The logo for Partners Real Estate, featuring the word "partners" in a lowercase, sans-serif font. The letter "a" is stylized with a red dot above it. The background of the entire page is a long-exposure photograph of a city highway at night, showing light trails from cars and a prominent skyscraper illuminated with green neon lights in the distance.

partners

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