

CONFIDENTIAL OFFERING MEMORANDUM EXCLUSIVELY OFFERED BY

TY UNDERWOOD

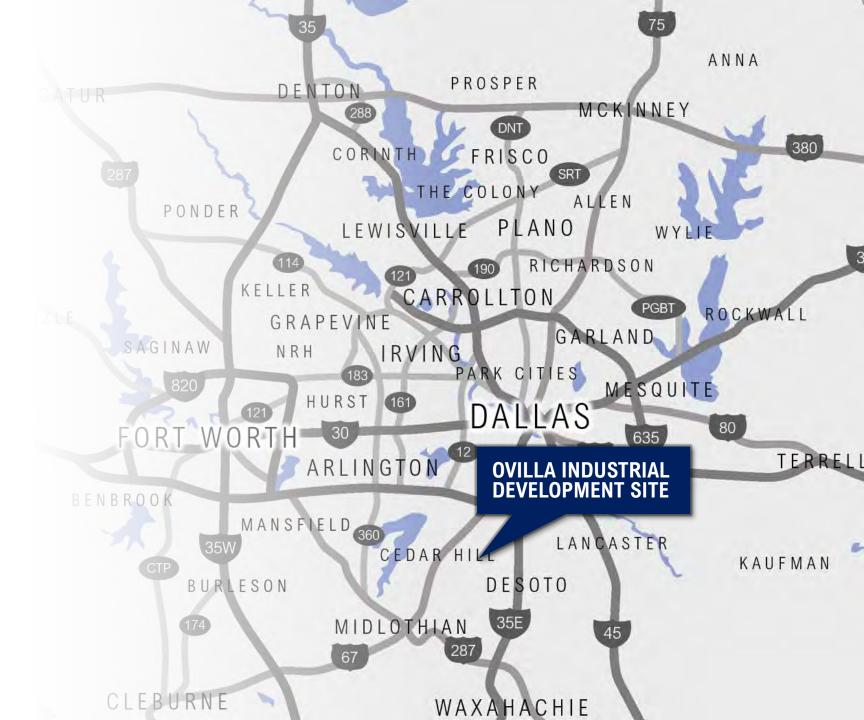
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Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of 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 representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.



PROPERTY HIGHLIGHTS



Located on Bear Creek Rd. between S Duncanville Rd. and S Cockrell Hill Rd., in Ovilla, Texas.



Less than four and a half miles from both I-35E & US-67



Approximately 19.34-acre tract in Ovilla's Industrial (I) zoning district allowing a wide variety of industrial and commercial uses.



Only industrial development site within Ovilla city limits.



Located adjacent to the proposed Loop 9 Segment A alignment which connects US-67 to I-35E along the Dallas and Ellis County border



Near new residential developments such as First Texas' Bear Creek and D.R. Horton's Stone Hill subdivisions.



The area population is expected to grow another 5.2% between 2024 and 2029.



The surge in population density makes this an ideal location for commercial development.



PROPERTY PROFILE

LOCATION

The Property is located at 1906 Bear Creek Rd., between S Duncanville Rd. and S Cockrell Hill Rd, in Ovilla, Texas 75154.

PRICING \$1,685,000 (\$2.00/SF)

LAND AREA

Total Area: ±1

±19.34 Acres (842,450 SF)

LOT DIMENSIONS

Frontage on Bear Creek Rd Maximum Depth:

TRAFFIC COUNTS

Bear Creek Rd: S Cockrell Hill Rd: ±842 Feet ±1,050 Feet

±3,099 VPD (2022) ±4,670 VPD (2022) ZONING Industrial (I) District

A P N Dallas County 65120219610030000

ZONING INFORMATION

PRIMARY USES

Manufacturing, Industrial, Commercial, Retail, Service, Professional, Automotive, and Medical uses, among others.

LINKS

Link to Zoning Map
Link to Zoning District Standards
Link to FEMA Floodplain Map
Link to Ovilla Tree Preservation Ord.

Link to Permitted Use Table
Link to Water/Wastewater Map
Link to DCAD Floodplain Map



LOOP 9 PROJECT



SURVEY PDF SURVEY BEAR CREEK RANCH PHASE 1 VOL. 1005017, P. 10 N 00'09'01" W 1,050.69 PONT OF BEGINNING 0 20 40 60 80 100 R = 1,129.05' L = 234.87' $\Delta = 11'54'32$ MICUEL MENDOZA & ULYSSES MENDOZA & LC - N 8202'58" E 234.25 RET. 201000042494 ≨ LEGAL DESCRIPTION m w SCONNIGO et e sourd 1/2 hoth steel rod in the south right of very size of Bear Creek Reck, a 20 hear vice public richer, at the northwest connect of the week reckers by Expelled Monroury Dead northwest in Volume 65000, Regs. 2022 of red Reck Property Records, on the bedy horn, to deprese 31 minutes 33 sections for Reck Property Records, one bedy horn, to deprese 31 minutes 33 sections for the Control of the Section Con TIL ァ DRDEC Morth 76 degrees 05 includes 42 seconds Eart, continuing along the south right-of-way Ear of soid Bear Crask Rood, 579,39 feet to a lound 1/2 both steel od 51 the imphirms at a purier to the right whose notice bear South 15 degrees 64 includes 16 excends Eart, 1113,02 feet. MIGUITA, MENDOZA, CECILLA MENDOZA & ULYSSES MENDOZA 8. THEORIC continuing strong the south fight-extraory fine of sold Bear Creak Road and damp and current to the fight, because a central angle of 01 dayses 20 million of the strong ~ 73 141 m THINKE South 00 degrees 35 minutes 62 seconds East along the west fine of the east portion of estd when truck 331.00 feet in a set 1/2 inch steel red; THEFACE South 66 degrees CS minutes DC seconds West along the north line of the middle person of sold Mison brest, 598.39 fast to a found 1/2 lach steel page N DIDNOT North CO degrees CS minutes DI seconds West stong the cost line of the seet portion of and bleen treet, 1000.50 (set is the Point of legislating, and containing 18.3436 cores (842,517 equans (set) of land, more or less. 0 7 Street Address: 1908 Bear Cresk Road O All assements not shoen, He part of the subject property has within the 100—year fixed picts exceeding to the FEMA map with the following designation: Zone X Community 451133 Famil 0830-X Uf. Octs 7-07-14R = 1,115.92'1 L = 28.10 A = 01'20'24" LC = N 70'45'54" E I hereby certify that this sketch of survey of the above described property is the result of an above-be-ground survey prepared under my direct supervisions, and that there are no introduces or professions, among its notes. John Advert III J. HUGO GARCIA & AZUCENA DARCIA 476.25 Date: March 8, 2018 PCX7, 2010000222019 Job No. 10933-18 F.H. 363, P. 61 CF No. JOHN A. GRANT, III Registered Professional Land Surveyor +151 S 00735'59" E 332.00 7 THEY ARLENE WIRICK VOL. \$3175, P. 4940 5 49"21"52" W T JRACT AREA 842,617 Square Feet 19,3436 Acres DENNIS ALLEN VANHUSS ROBERT R. & JEAN ANNE WILSON PAST. 2009/00236262 VSC. 88030. P. 3278 Grant Engineering, Inc. | Fogiscery | Surveyors | Plasmers | 3244 | Hemphill Street | Fort Worth, Texas 76110-4014 | 817-923-3131 OVILLA INDUSTRIAL DEVELOPMENT SITE | 8



2024 DEMOGRAPHICS

MILE	# 0 F BUSINESSES 2 9	# OF EMPLOYEES 125	CONSUMER SPENDING (\$000S)
<p< th=""><td>AVER HOUSE INCO \$ 13</td><td>HOLD HON</td><td>И E U E</td></p<>	AVER HOUSE INCO \$ 13	HOLD HON	И E U E
3 MILE	EMPLOYED POPULATION 67.9%	COLLEGE EDUCATED POPULATION 68.7%	POPULATION < 30 MINUTE COMMUTE 44.8%
5 MILE	POPULATION 134K	HOUSEHOLDS 45K	MEDIAN AGE 37.9



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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.

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tena	ant/Seller/Land	lord Initials Date	