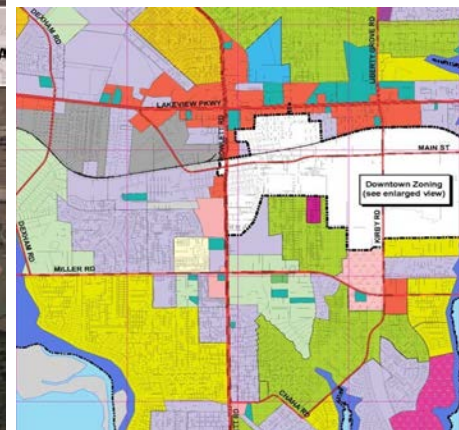
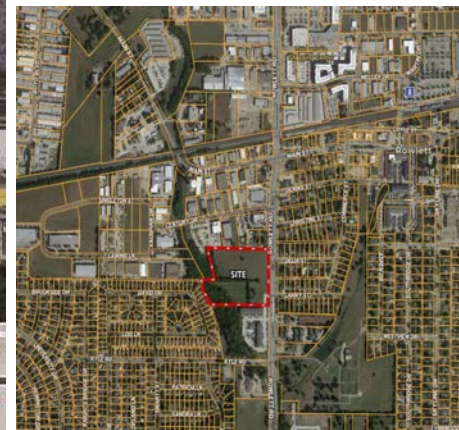


10 acres Rowlett



4217 ROWLETT RD
Rowlett, TX 75088



10 acres Rowlett

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Demographic Charts

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304 Sonterra Blvd, Ste 100
Jarrell, TX 76537

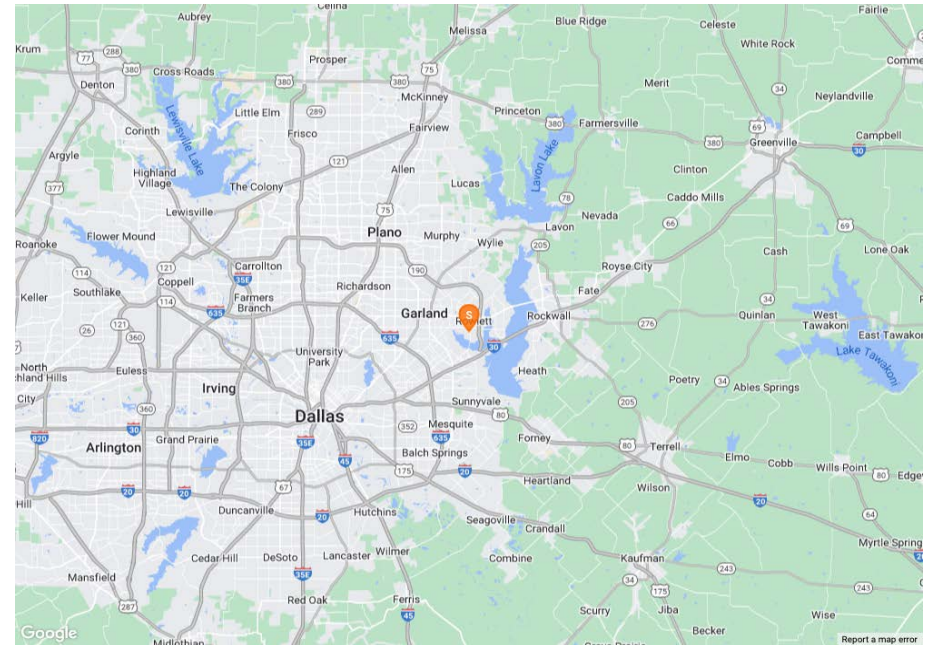
Location summary

- Located on Rowlett Road next to The Residences of Long Branch apartments, South of Lakeview Road and minutes from President George Bush Highway and I-30. Close to the Village of Rowlett downtown and the DART station, which provides for quick access to DFW area. Near beautiful Lake Ray Hubbard. The City of Rowlett has a population of over 65,000 and has grown steadily the past decade.

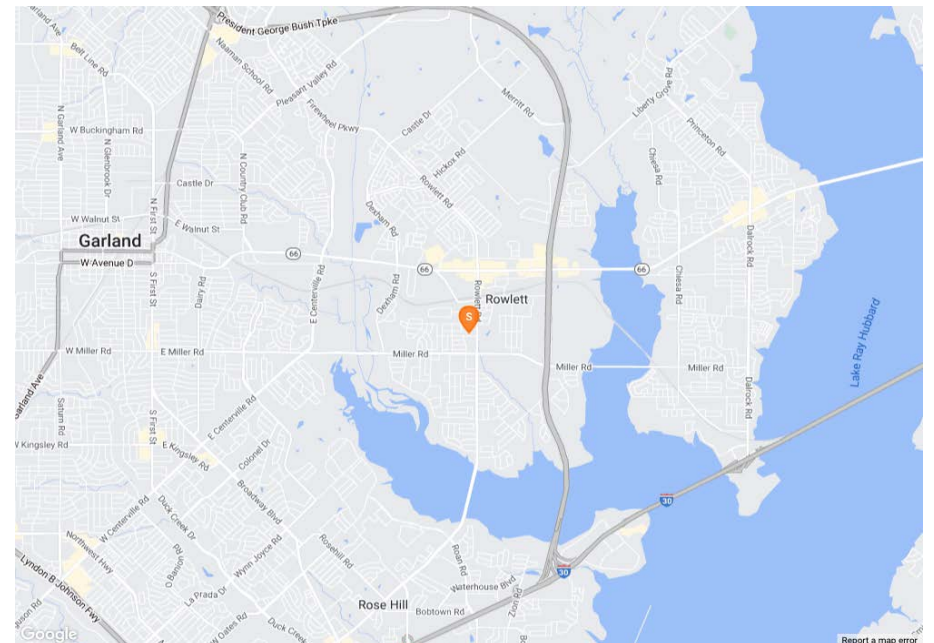
Property

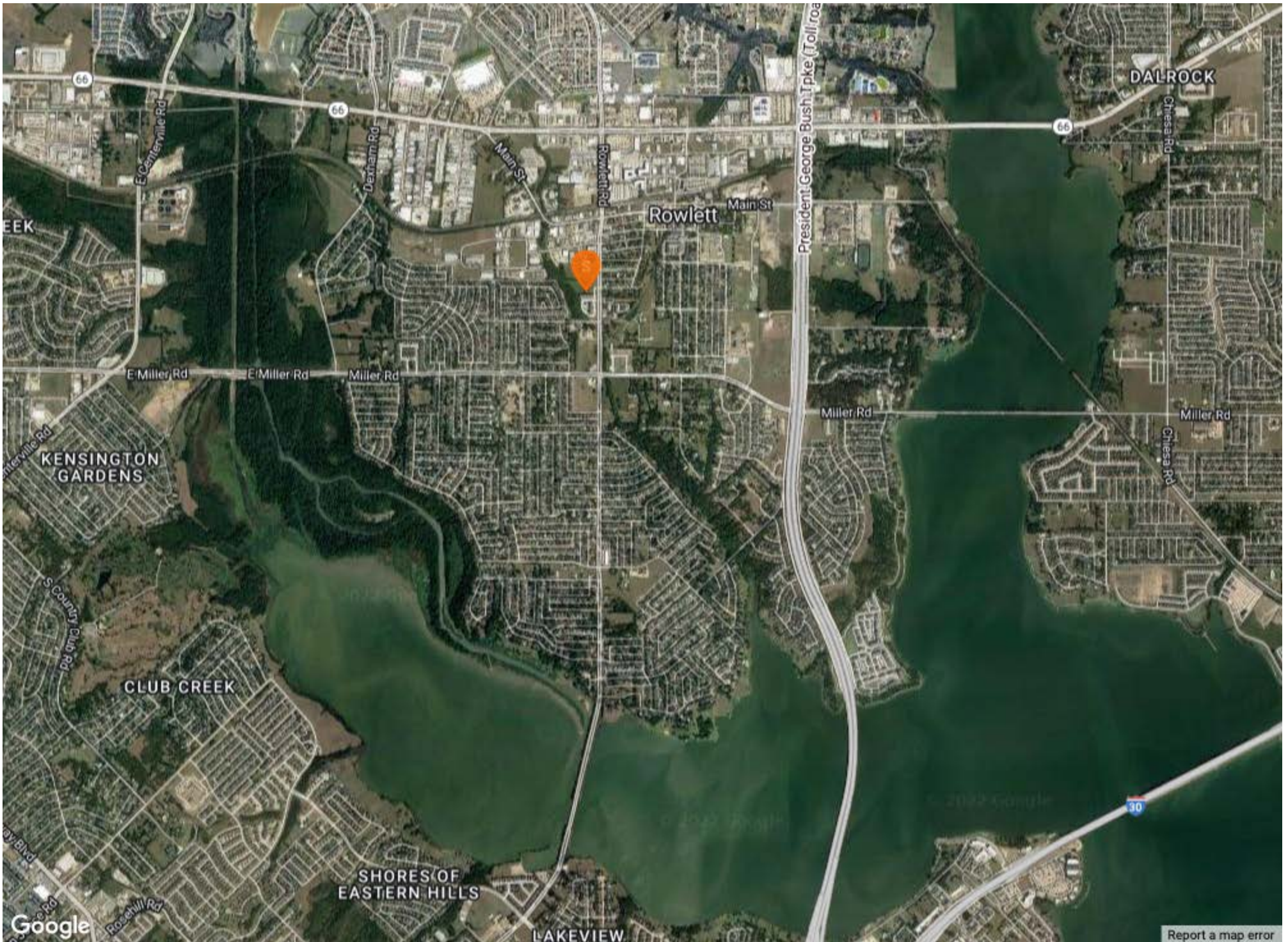
- Zoned C-1, with all utilities in the street. Uses* include Retirement Home, Nursing Home, Assisted Living, Daycare, Bank, Restaurant, Office, Strip Center, Medical, Veterinarian, Convenience Store, Auto Service, Hotel, etc. Great Visibility.

Regional Map

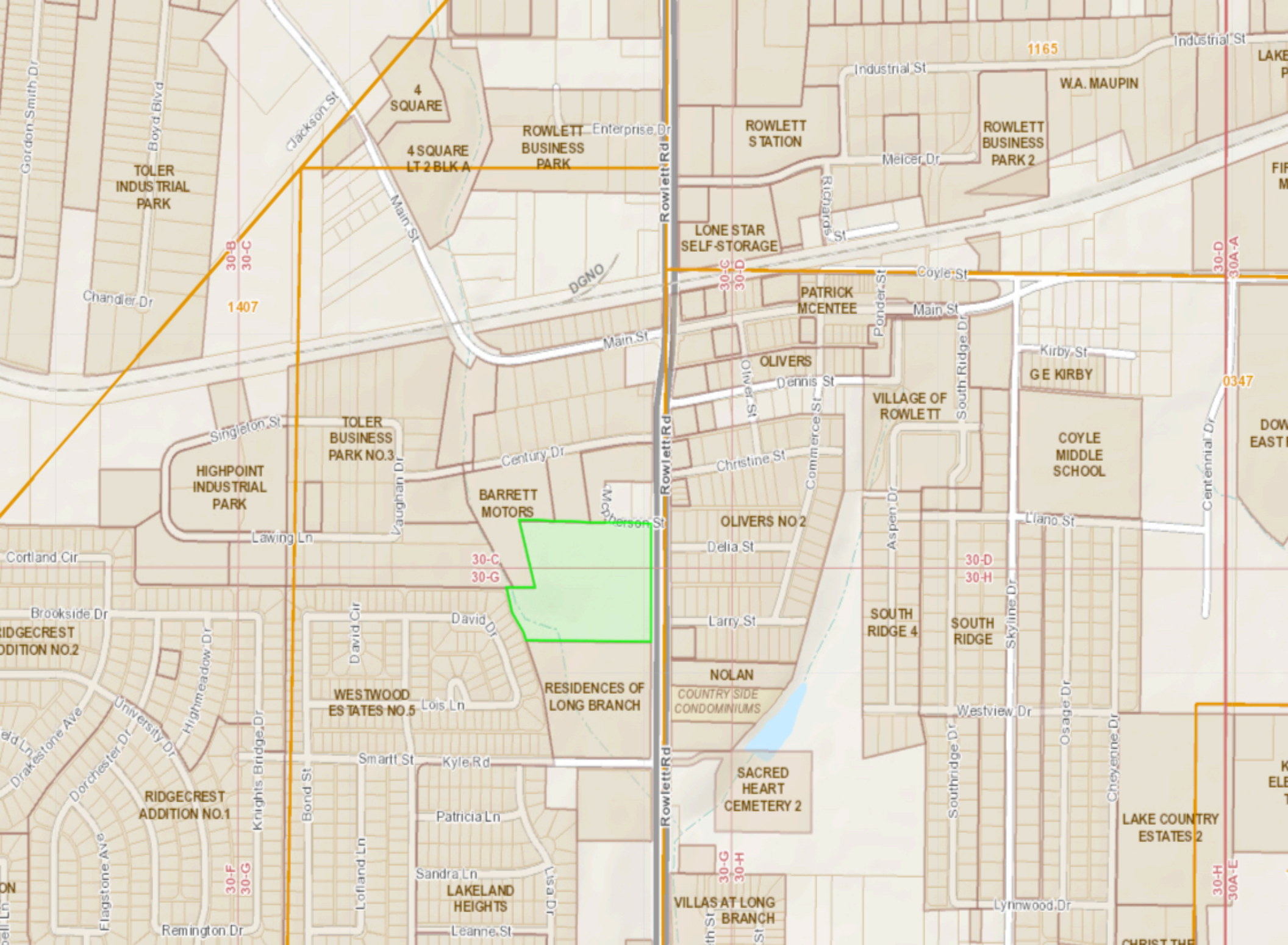


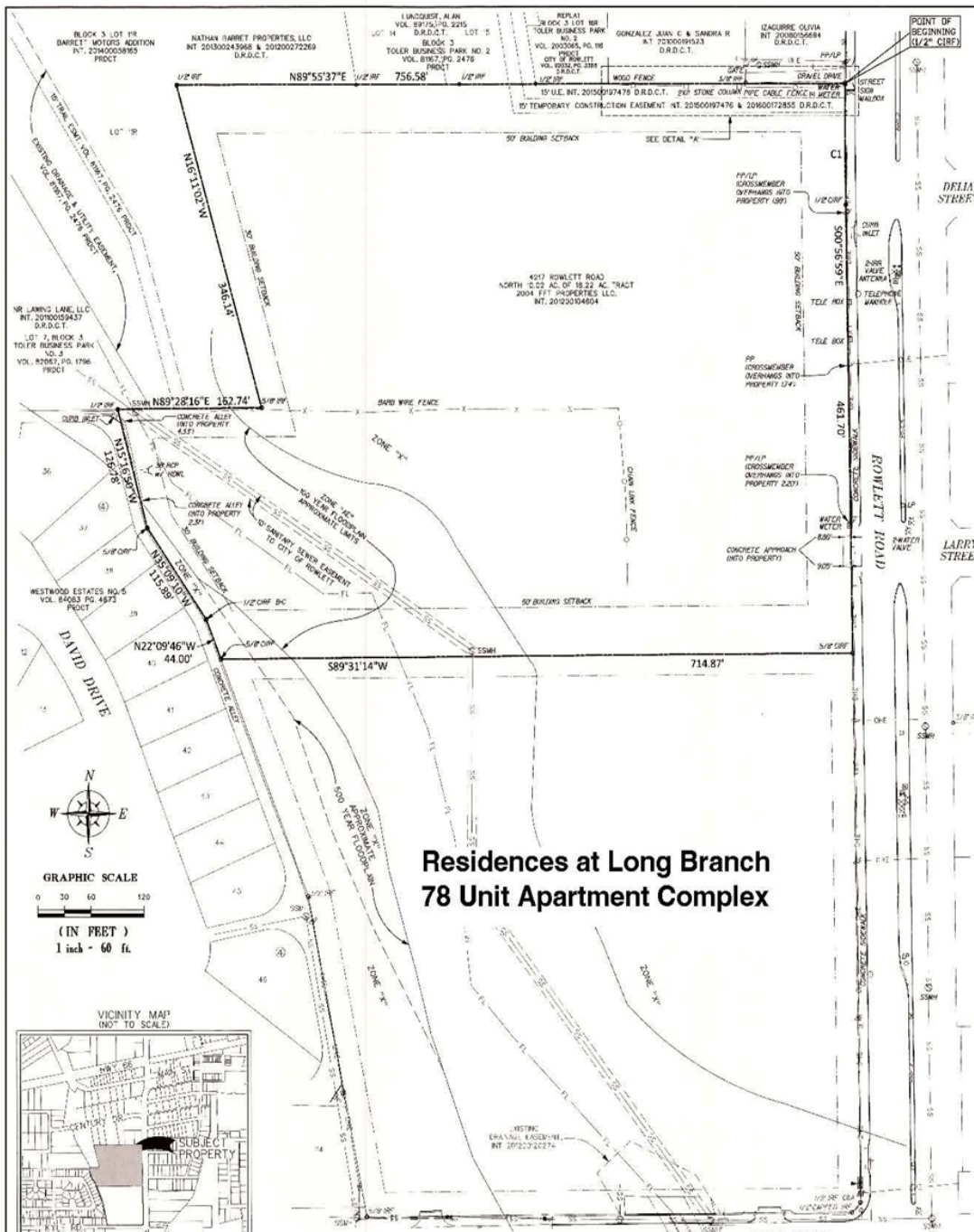
Locator Map





[Report a map error](#)





Residences at Long Branch 78 Unit Apartment Complex

LEGEND	
—	EDGE ASPHALT PAVING
—	BARRIED WIRE FENCE
—	CHAIN LINK FENCE
—	WOOD FENCE
—	PIPE CABLE FENCE
—	OVERHEAD LINE
—	SANITARY SEWER LINE
—	FIDM LINE
—	GYM WIRE
—	IRON ROD SET
—	IRON ROD FOUND
—	CAPPED IRON ROD

- NOTES:
- Bearings based on Texas State Plane Coordinate System of 1983 - North Central Zone (NAD83)
 - A PORTION OF THIS PROPERTY LOCATED IN ZONE "AE" (areas determined to be located in the 100-year floodplain), and ZONE "X" (areas determined to be located in the 500-year floodplain), and ZONE "X" (areas determined to be located in the 500-year floodplain), shown hereon, was zoned graphically according to Flood Insurance Rate Map No. 4813C02404, Dated July 7, 2019.
 - Zoning Classification: C-1 - Limited commercial/retail
 - No buildings were observed at time of fieldwork.
 - The surveyor prepared this survey using that certain Commitment for Title Insurance issued by Chicago Title Insurance Company issued December 22, 2016, effective date November 21, 2016 (IG No. 01602102-80012002270) and assumes no liability for any encumbrances, right-of-way dedications or other title matters affecting the subject property which do not appear on aforementioned title commitment.

- Regarding items identified on Schedule 'I' of Chicago Title Insurance Company, IG No. 01602102-80012002270 MS issue date December 22, 2016, item No. 10:
- Easement(s) and rights incidental thereto, as granted in a document: Texas Power & Light Company Easement recorded in Volume 1980, Page 612, Real Property Records, Dallas County, Texas: -Location cannot be determined from the record document: -There was no observed evidence at the time of fieldwork: -Does not affect subject property.
 - Easement(s) and rights incidental thereto, as granted in a document: City of Rowlett: Water Line Easement recorded in Volume 72009, Page 808, Real Property Records, Dallas County, Texas: -It is not on, or does not touch, surveyed property: -Does not affect subject property.
 - Easement(s) and rights incidental thereto, as granted in a document: City of Rowlett: Drainage Easement recorded under Clerk's File No(s). 2012120274 Real Property Records, Dallas County, Texas: -Shown hereon, does not affect subject property.
 - Easement(s) and rights incidental thereto, as granted in a document: City of Rowlett: 15 Permanent Utility Easement recorded under Clerk's file(s). 201500197476, Deed Records, Dallas County, Texas: -Shown hereon, affects subject property.
 - Abandonment of Temporary Construction Easement recorded under Clerk's File No(s). 20160312855, Deed Records, Dallas County, Texas: -Shown hereon, affects subject property.
 - Texas 811 was contacted and requested underground utilities marked on subject property. Requests were made twice (Ticket Nos. (1) 1876158993; (2) 1876159016) NO RESPONSE.

PROJECT SITE DATA ZONING CLASSIFICATION - C-1		
PHASE	Required	Proposed
Front Setback	50'	50'
Side Setback	50'	50'
Side Street Setback	50'	50'
Rear Setback	30'	30'
Parking Requirements	454	472
Max. Structure Height	35'	None
Max. Floor Space sq. ft.	None	None
No. Stories/Floors	2	2

All references to zoning shown hereon are quoted from City of Rowlett Ordinance No. ORD-041-17, approve date November 7, 2017.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	00°56'55"	7,555.00'	125.08'	500°30'13"E - 125.08'



PROPERTY DESCRIPTION

BEING a portion of a called 18.221 acre tract of land, situated in the Thomas Collins Survey, Abstract No. 332, City of Rowlett, Dallas County, Texas, as conveyed by deed to 2004 FFT Properties LLC., recorded in County Clerk's File Number D01200104604, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at 1/2 inch capped iron rod stamped "G8A" found on the north line of said called 18.221 acre tract, on the west line of Rowlett Road and the south line of a tract conveyed to Olivia Inaguirre by deed recorded in County Clerk's File Number 20080156694, Deed Records, Dallas County, Texas, and also being the beginning of a curve to the left having a central angle 00 degrees 55 seconds, a radius of 7555.00 feet and a chord which bears South 00 degrees 30 seconds 13 minutes East, a distance of 125.08 feet;

THENCE southeasterly along said west line of Rowlett Road and said curve to the left, an arc distance of 125.08 feet to a 1/2 inch iron rod found for corner of said called 18.221 acre tract and end of said curve;

THENCE South 00 degrees 55 seconds East, along said west line of Rowlett Road, a distance of 461.70 feet to a found 5/8 inch iron rod capped "Neel-Schaffer" for corner;

THENCE South 89 degrees 31 minutes 14 seconds West, a distance of 714.87 feet to a found 5/8 inch iron rod capped "Neel-Schaffer" in the east line of Westwood Estates No. 5, an addition to the City of Rowlett, according to the plat recorded in Volume 84083, Page 4673, Plat Records, Dallas County, Texas;

THENCE northerly along the east lines of said Westwood Estates No. 5 and the west lines of said called 18.221 acre tract the following 3 calls:

North 22 degrees 09 minutes 46 seconds West, a distance of 44.00 feet to a found 1/2 inch iron rod capped "Brittain & Crawford" found for corner;

North 35 degrees 09 minutes 10 seconds West, a distance of 115.89 feet to a 5/8 inch iron rod set for corner;

North 15 degrees 16 minutes 50 seconds West, a distance of 126.78 feet to a found 1/2 inch iron rod for corner on the south line of Lot 7, Block 3, Toler Business Park No. 3, an addition to the City of Rowlett, according to the plat recorded in Volume 82067, Page 1796, Plat Records, Dallas County, Texas and for a northwest corner of said called 18.221 acre tract;

THENCE North 89 degrees 28 minutes 16 seconds East, along a north line of said called 18.221 acre tract, same being the south line of said Toler Business Park No. 3 and a south line of Lot 11R, Block 3, Barrett Motors Addition, an addition to the City of Rowlett, according to the plat recorded in County Clerk's File No. 201400058165, Plat Records, Dallas County, Texas, a distance of 162.74 feet to a 5/8 inch iron rod found for corner;

THENCE North 16 degrees 11 minutes 02 seconds West, along the most northwesterly line of said called 18.221 acre tract and an east line of said Barrett Motors Addition, a distance of 346.14 feet to a 1/2 inch iron rod found for an angle point for said Barrett Motors Addition, same being the northwest corner of said called 18.221 acre tract;

THENCE North 89 degrees 55 minutes 37 seconds East, along the north line of said called 18.221 acre tract, same being a south line of said Barrett Motors Addition, the south line of Lots 14 and 15, Block 3, Toler Business Park No. 2, an addition to the City of Rowlett, according to the plat recorded in Volume 81167, Page 2476, Plat Records, Dallas County, Texas and the south line of Lot 16R, Block 3, Replat of Toler Business Park No. 2, an addition to the City of Rowlett, according to the plat recorded in Volume 2003065, Page 116, Plat Records, Dallas County, Texas, the south line of a tract of land conveyed to Juan Gonzalez by deed recorded in County Clerk's File No. 201000191523, Deed Records, Dallas County, Texas and the south line of said called 18.221 acre tract, a distance of 756.58 feet to the Point of Beginning and containing 436,520.84 square feet or 10.02 acres of land.

SURVEYOR'S CERTIFICATION:

I, Philip Wolters, of Neel-Schaffer Incorporated, a Registered Professional Land Surveyor of the State of Texas, do hereby certify to:

Chicago Title Insurance Company
Pacor Investments, LLC, a limited liability company
2304-FFT Properties, LLC, a Texas limited liability company: that:

This map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10a, 10b, 11, 13, 16, 17, 18, AND 19 of Table A thereof. The field work was completed on September 26, 2018.



Philip B. Wolters
Philip B. Wolters
Registered Professional Land Surveyor
Texas Registration Number 5894
October 1, 2018
Date

ALTA / NSPS LAND TITLE SURVEY BEING AN

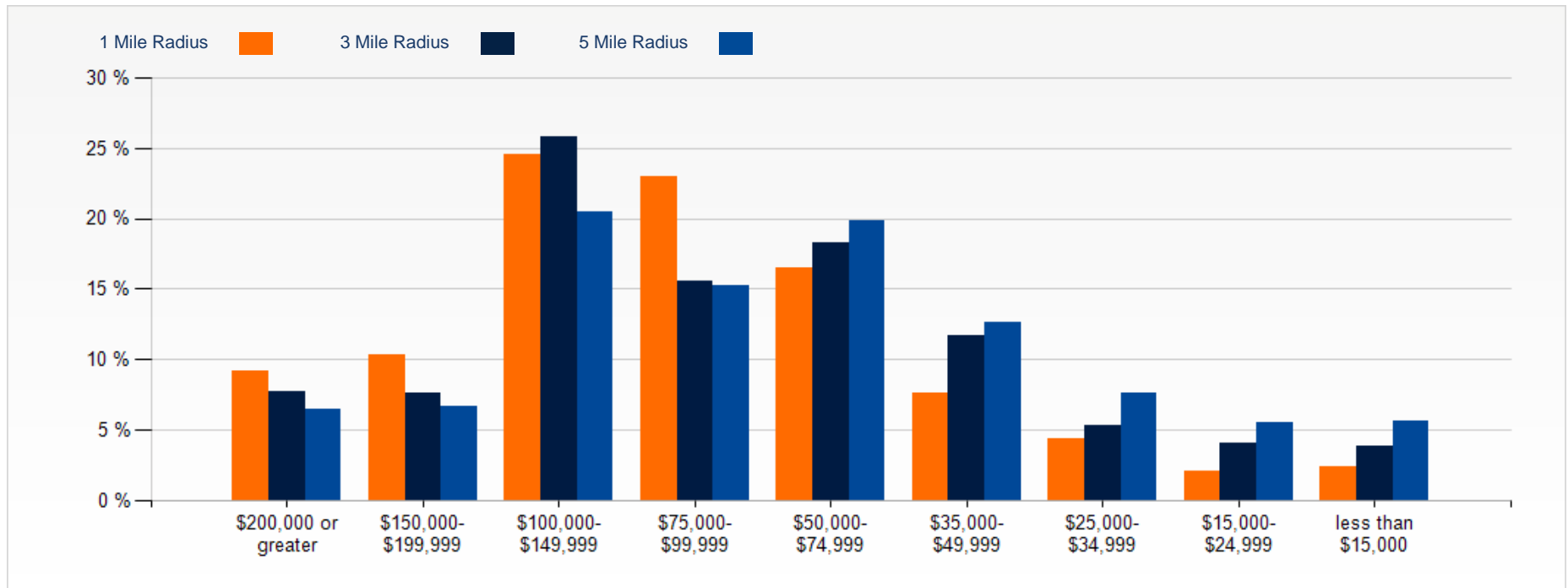
10.02 ACRE PORTION OF AN 18.221 ACRE TRACT OF LAND SITUATED IN THE THOMAS COLLINS SURVEY, ABSTRACT NO. 332 CONVEYED TO 2004 FFT PROPERTIES LLC BY INSTRUMENT NO. D01200104604 DEED RECORDS, DALLAS COUNTY, TEXAS
SITE ADDRESS - 4217 ROWLETT ROAD

OCTOBER 2018

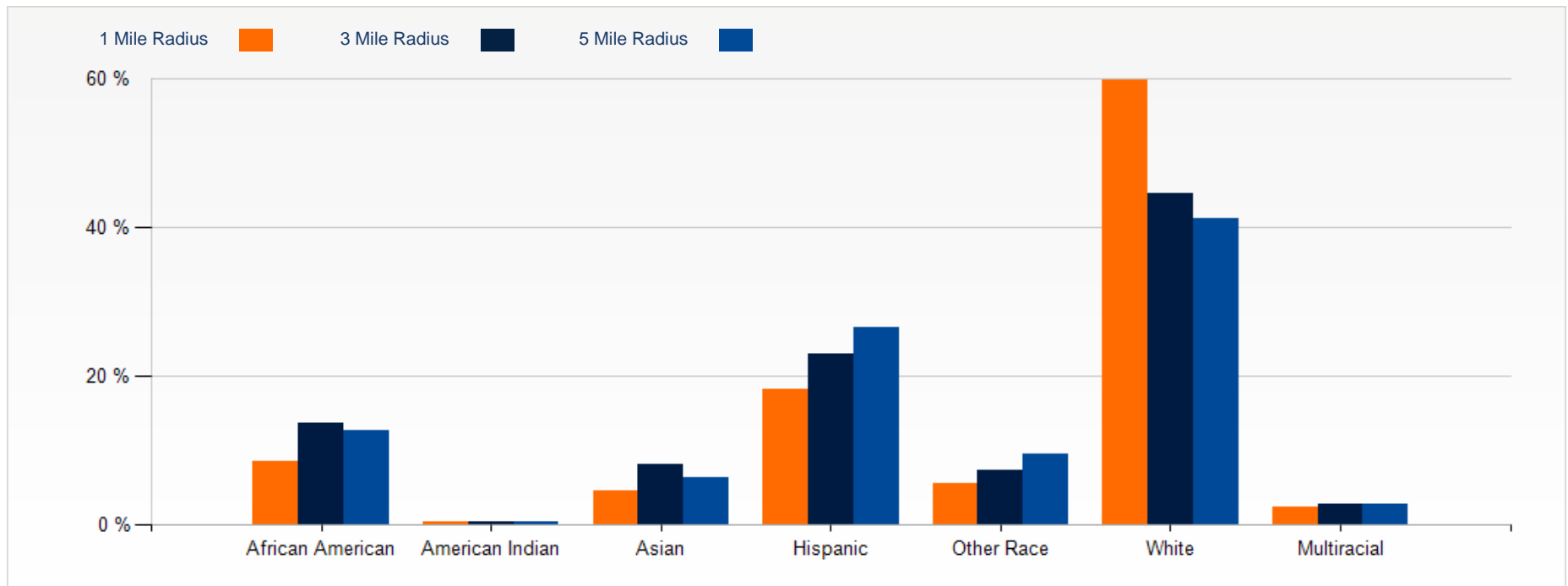
NEEL-SCHAFFER
Solutions you can build upon
NEEL-SCHAFFER, INC.
2561 Arroyo, Suite 120, Irving, Texas 75039
CONTACT: PHILIP B. WOLTERS, P.L.S.
PHONE: 972-548-6699
EMAIL: phil@neel-schaffer.com
WWW.NEEL-SCHAFFER.COM

OWNER
2004-FFT Properties LLC
3905 Bosque Drive
Ft. Worth, Texas 75074
877-578-2817

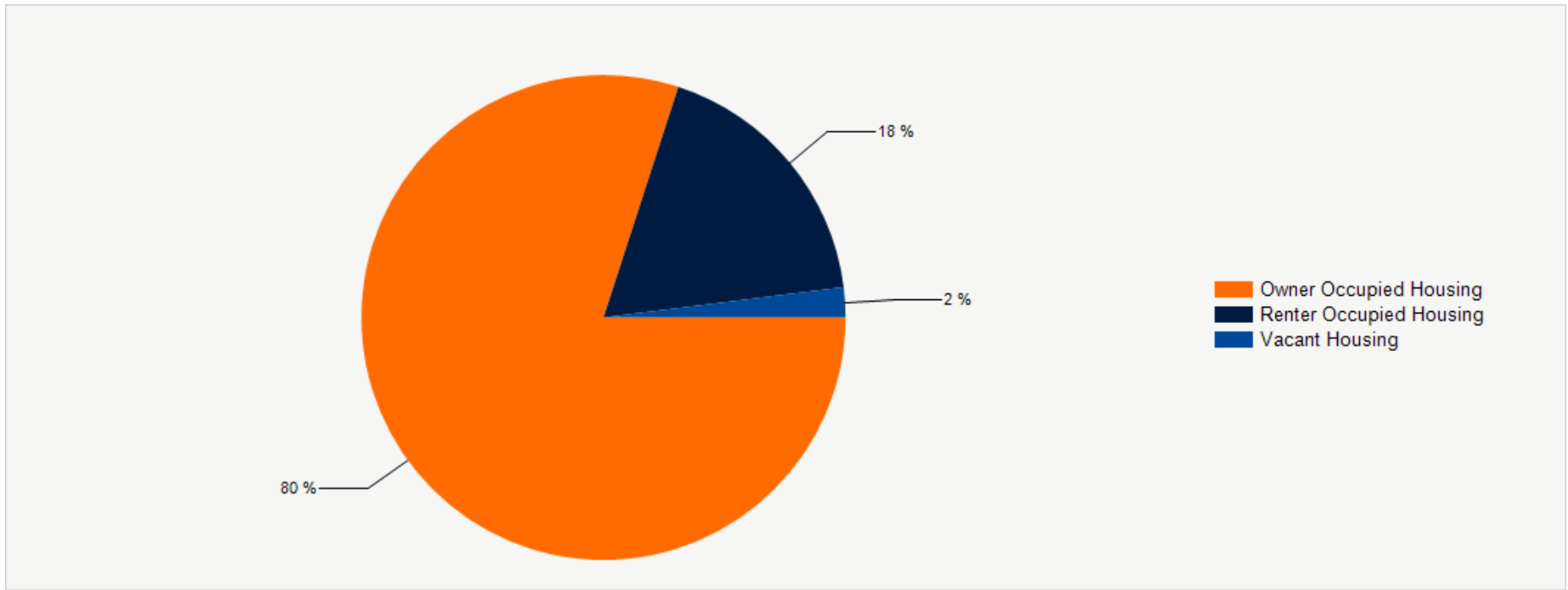
2021 Household Income



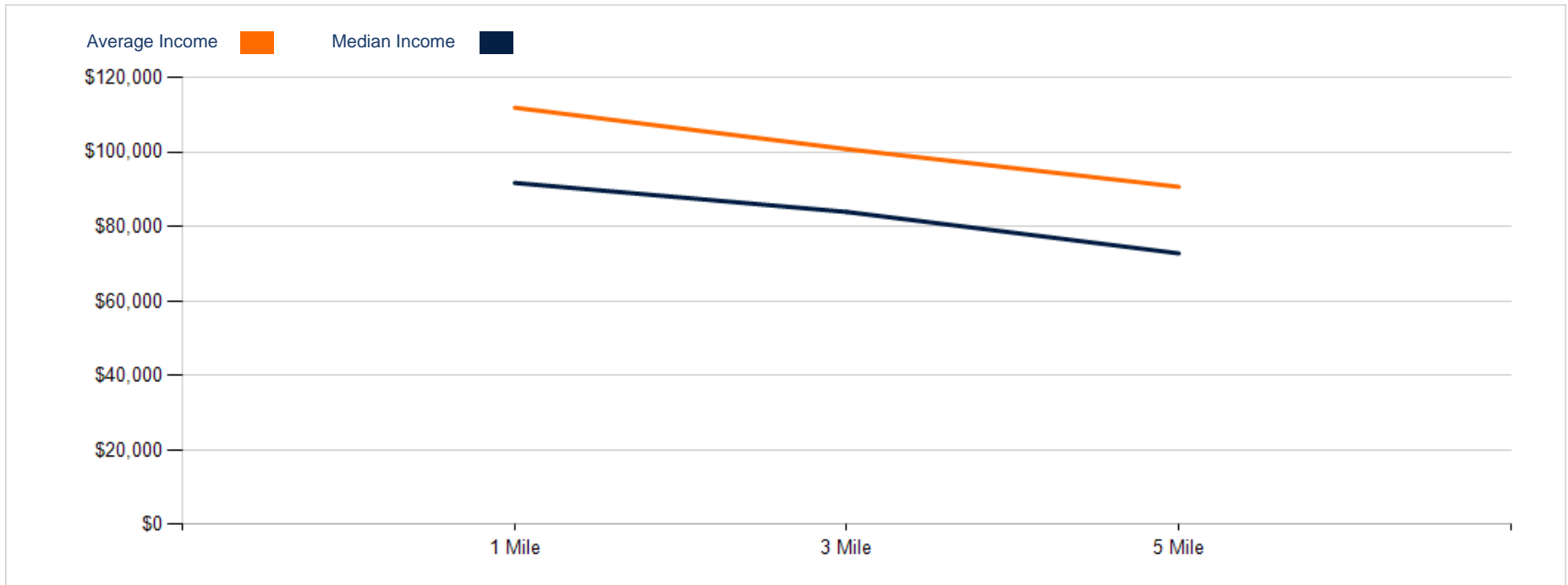
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



10 acres Rowlett

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sphere Realty and it should not be made available to any other person or entity without the written consent of Sphere Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Sphere Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Sphere Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Sphere Realty has not verified, and will not verify, any of the information contained herein, nor has Sphere Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Lic: 9002583

