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WELCOMES PARKLAND WILMER HEALTH CENTER / MARRIOTT HOTELS / 280 APARTMENTS / RESTAURANTS / RETAIL

NEC I-45 & PLEASANT RUN RD WILMER TEXAS SOUTH DALLAS COUNTY

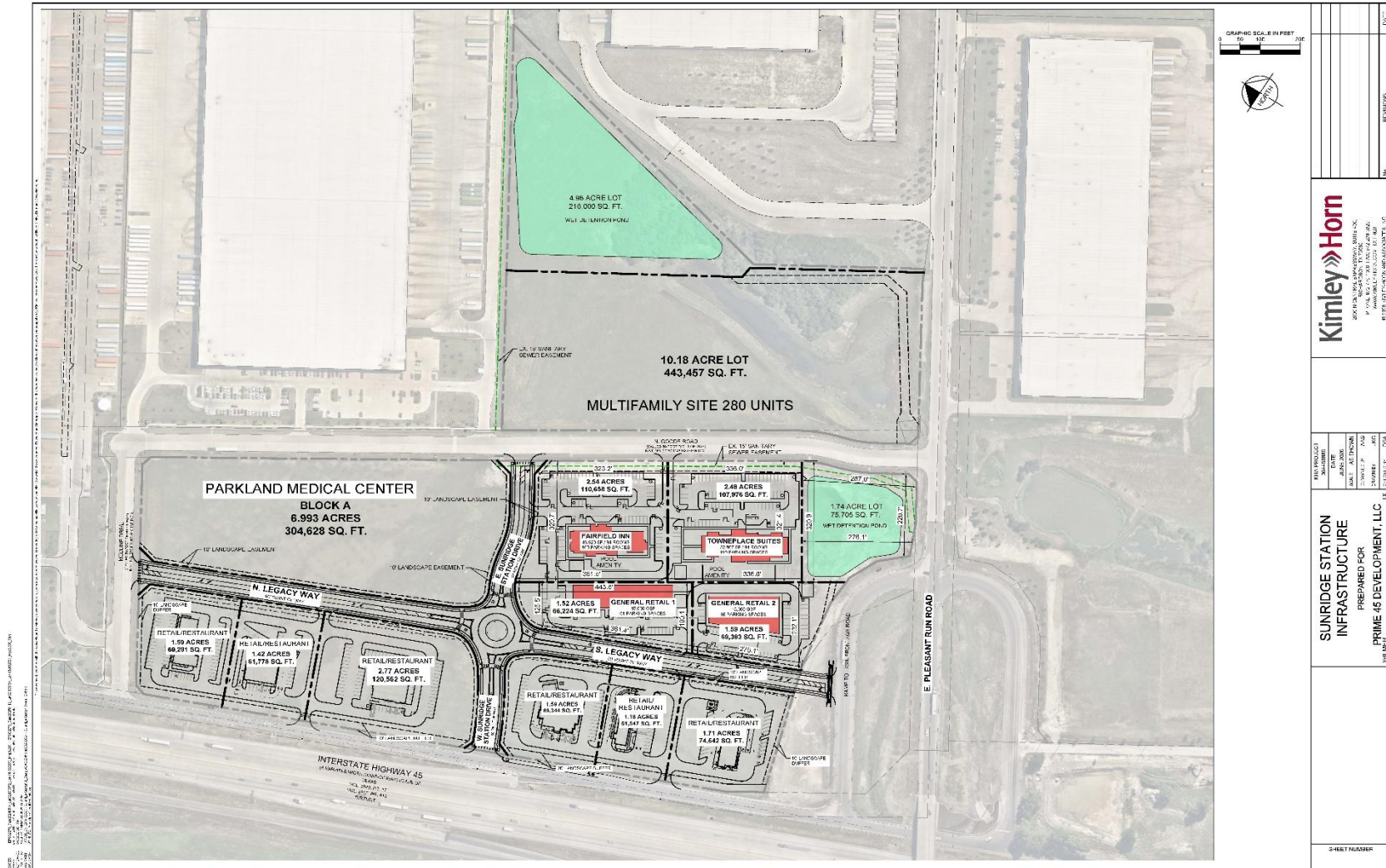
PAD SITES AVAILABLE / COMMERICAL ZONING

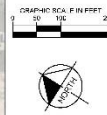
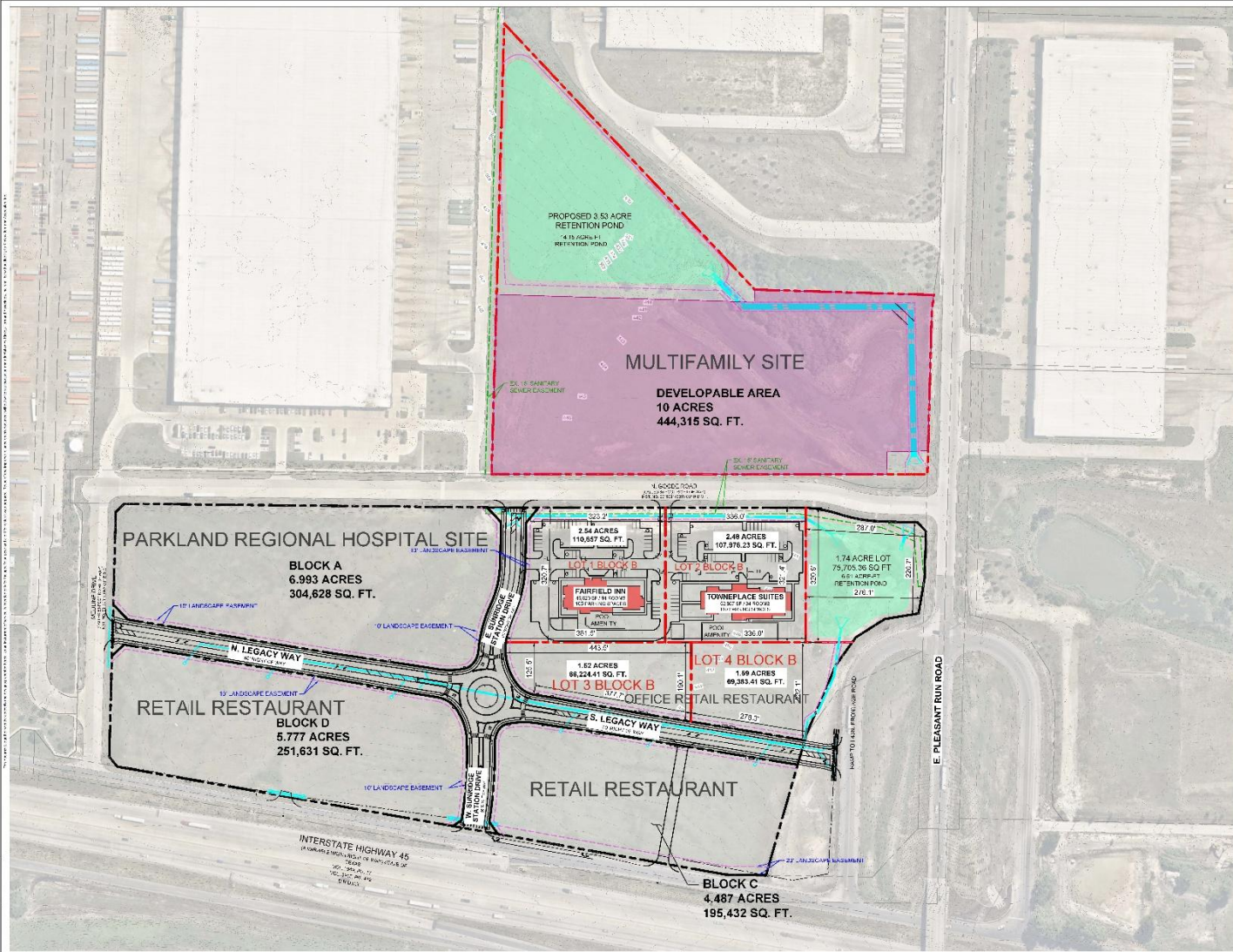
HIGHLIGHTS

- SUNRIDGE STATION MASTER PLANNED RETAIL, MEDICAL, RESTAURANT, OFFICE, MF
- DEVELOPER IMPROVEMENTS ALL ROADS / UTILITIES TO SITES / RETENTION AREA
- NEC I-45 FRONTAGE / EASY ACCESS TO AND FROM I-45 / 78,724 VPD TRAFFIC
- 153,018 LABOR FORCE WITHIN 15 MINUTE RADIUS FROM WILMER TEXAS
- TRADE AREA WITHIN 15 MINUTES OF WILMER 93,806 CURRENT POPULATION
- STRATEGIC LOCATION 4 MINUTES TO I-20 / 8 MINUTES TO I-35 / 5 MINUTES TO LOOP 9

DFW REALTY PARTNERS LLC / MARTY RADER / 817-903-2294 / mrader@dfwrp.com

SITE PLAN





Kimley»Horn

SUNRIDGE BUSINESS PARK
PREPARED FOR
PRIME 45 DEVELOPMENT, LLC

SHEET NUMBER

DATE: 01/11/2017
DRAWN BY: J. H. HORN
CHECKED BY: J. H. HORN
APPROVED BY: J. H. HORN

DATE: 01/11/2017
DRAWN BY: J. H. HORN
CHECKED BY: J. H. HORN
APPROVED BY: J. H. HORN

KEY OPPORTUNITY METRICS

TOTAL MARKET DEMAND:

\$1,857,509,172

OPPORTUNITY GAP:

\$1,172,992,375

TRADE AREA:

93,806 (CURRENT)

98,096 (2028)

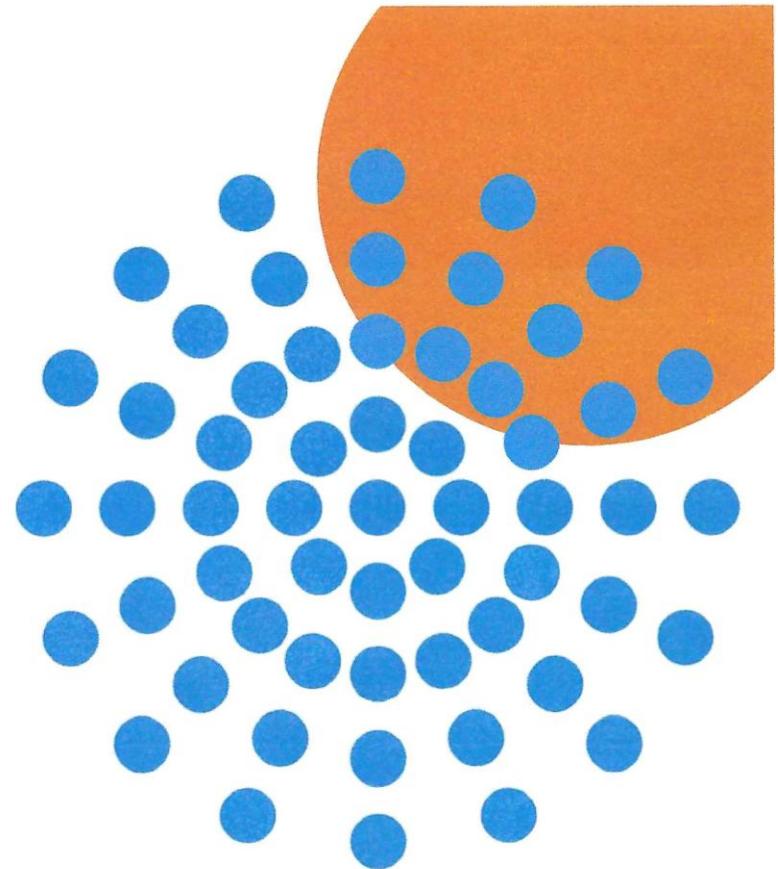
CONSUMER DEMAND AND SUPPLY:

GENERAL MERCHANDISE STORES: \$126,251,666

FOOD AND BEVERAGE STORES: \$101,264,211

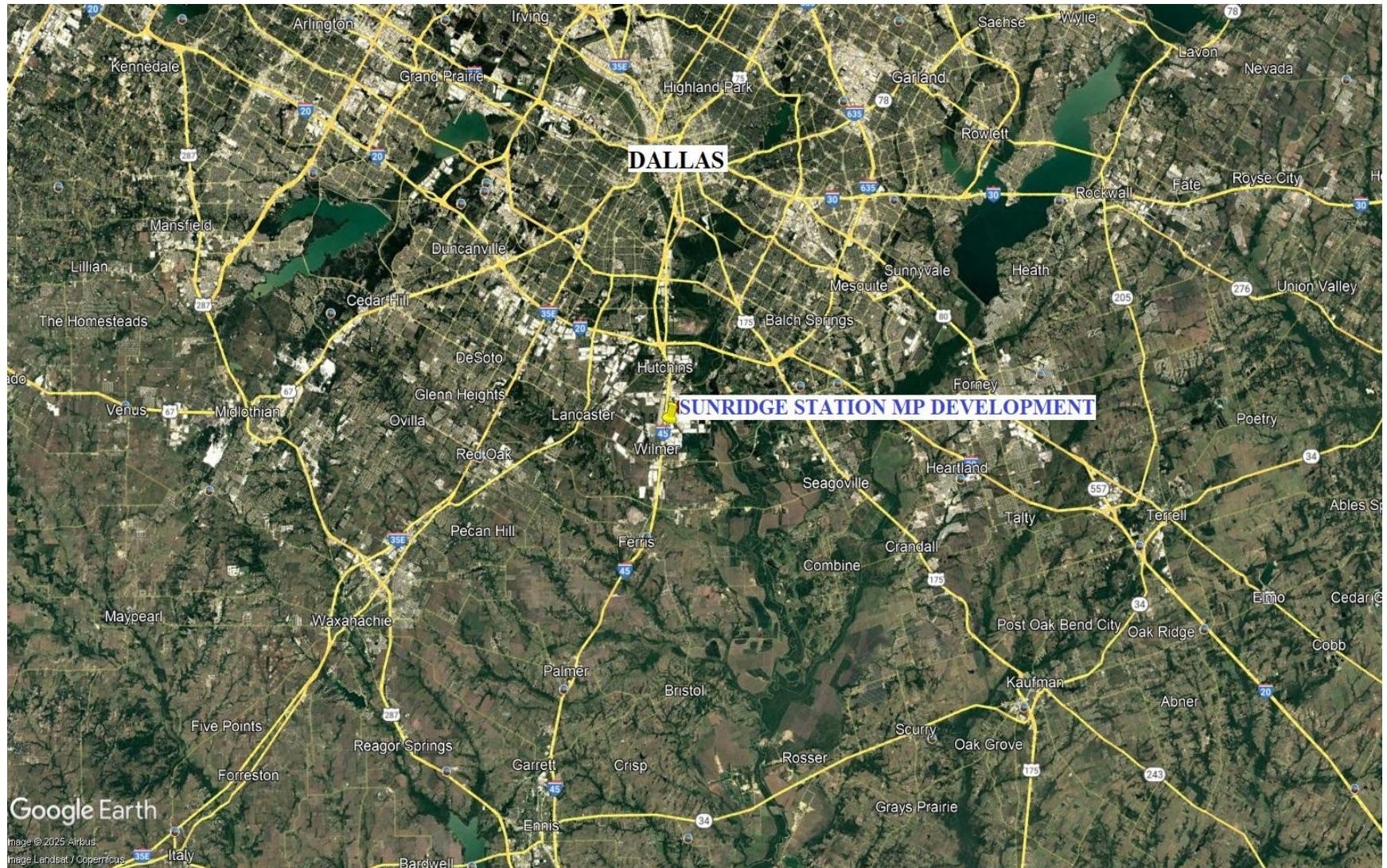
HEALTH AND PERSONAL CARE: \$63,339,858

MISCELLANEOUS STORE RETAILERS: \$114,657,648



DATA PROVIDED BY RETAIL STRATEGIES

SUNRIDGE STATION MASTER PLANNED DEVELOPMENT LOCATION MAP



LOOP 9 OPEN I-35 TO I-45

CSJ: 2964-10-005 (DALLAS/ELLIS COUNTIES)

LOOP 9 SOUTHEAST PROJECT (CORRIDOR B: I-35E TO I-45)

"Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods."



NOTE: Highlighted roads were drawn to scale.

TxDOT graphic

PURPOSE AND NEED

The need for the Loop 9 project is to address population growth, transportation demand, system linkages, and connectivity among the existing roadway facilities. It would provide a direct link from I-35E to I-45 and would serve the residents and businesses in the area. The need for these improvements is based on population growth, transportation demand, system linkages, and connectivity among existing roadway facilities.

Loop 9 is an element of the regional long-range transportation plan that would aid in addressing the transportation needs identified in the region.

The purpose of Loop 9 would be to:

- Provide a facility that would accommodate expanding transportation demands resulting from population growth and economic development in the region.
- Increase mobility and accessibility in the region.
- Provide an east-west transportation facility to serve the communities in the project area.

PROJECT DETAILS

Limits: I-35E to I-45

CSJ: 2964-10-005

Description: Construct 0 to 2 (ultimate 6) lane frontage roads

Estimated Project Let: March 2021

Total Length: 11.4 miles

PROJECT STATUS

Two feasible build alternatives have been identified.

ESTIMATED COSTS

Estimated Construction Cost	\$165 M
Estimated Right of Way Cost	\$132 M
Estimated Total Cost*	\$297 M

CONSTRUCTION FUNDING STATUS

Funded: Phase 1	\$143 M
Unfunded: Phase 1	\$22 M

*Subject to change.

TxDOT graphic

PROGRAMMING STATUS

MTP (2040 Metropolitan Transportation Plan)	YES
MTP ID: 6.30.1	
UTP (2017 Unified Transportation Program)	YES
STIP (Statewide Transportation Implementation Program, 2017-2020): PHASE: C	YES

PROJECT TIMELINE



*Subject to change.

TxDOT graphic

PHASE 1: TYPICAL SECTION

Phase 1 will consist of one Two-Way frontage road. The right-of-way (ROW) for all phases will be purchased during Phase 1.



MUTCD: Texas Department of Transportation

PHASE 2: TYPICAL SECTION

Phase 2 will construct the other side of the paired frontage road. Each side of the frontage road will be converted to one-way operation. The median will be left open for the future Phases.



PHASE 3: TYPICAL SECTION

Phase 3 will add a third frontage road lane in each direction. The median will be left open for the future phases.



TxDOT graphic

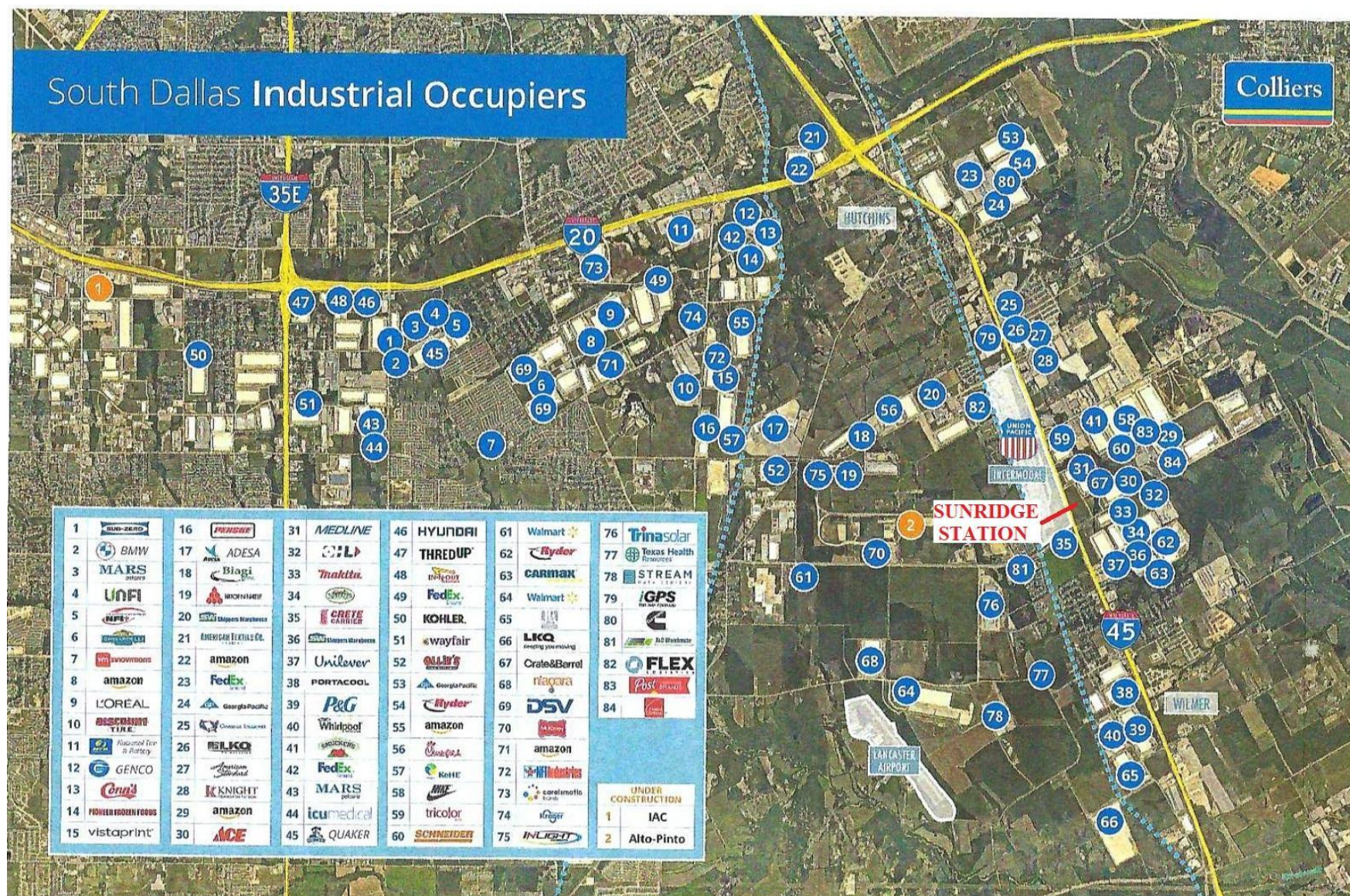
CONTACT INFORMATION

Pauline Morrel, P.E.
TxDOT Dallas
214-330-4443
Pauline.Morrel@txdot.gov

Dallas District Office
4777 E Highway 60
Mesquite, TX 75150



SOUTH DALLAS INDUSTRIAL OCCUPIERS





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.

DFW REALTY PARTNERS LLC	9000698	mrader@dfwrp.com	8179032294
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Marty Rader	462664	mrader@dfwrp.com	8179032294
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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