



HIGHLAND VILLAGE SINGLE-TENANT NNN BUILDING

3020 Justin Rd.
Dallas, TX 75077

LOWSKY
COMMERCIAL REAL ESTATE CO.

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honey BERRY™
PANCAKES AND CAFE



INVESTMENT HIGHLIGHTS

Available for sale is a single-tenant freestanding restaurant building located at 3020 Justin Rd. Highland Village, TX 75077. The property is strategically located just E. of the hard corner of Justin Rd. and Village Pkwy., more specifically fronting Justin Rd. on a pad site directly in front & contiguous to Wal-Mart. This property offers a ~5,000 sq. ft. building situated on ~1.5 AC making this one of the largest single-tenant pads in the neighborhood.

The building is currently leased to Honeyberry Pancakes & Cafe; however, the Tenant will vacate prior to closing and a vacant property will be conveyed at closing (if interested in the Tenant staying, please reach out to the agent to discuss).



PROPERTY SUMMARY

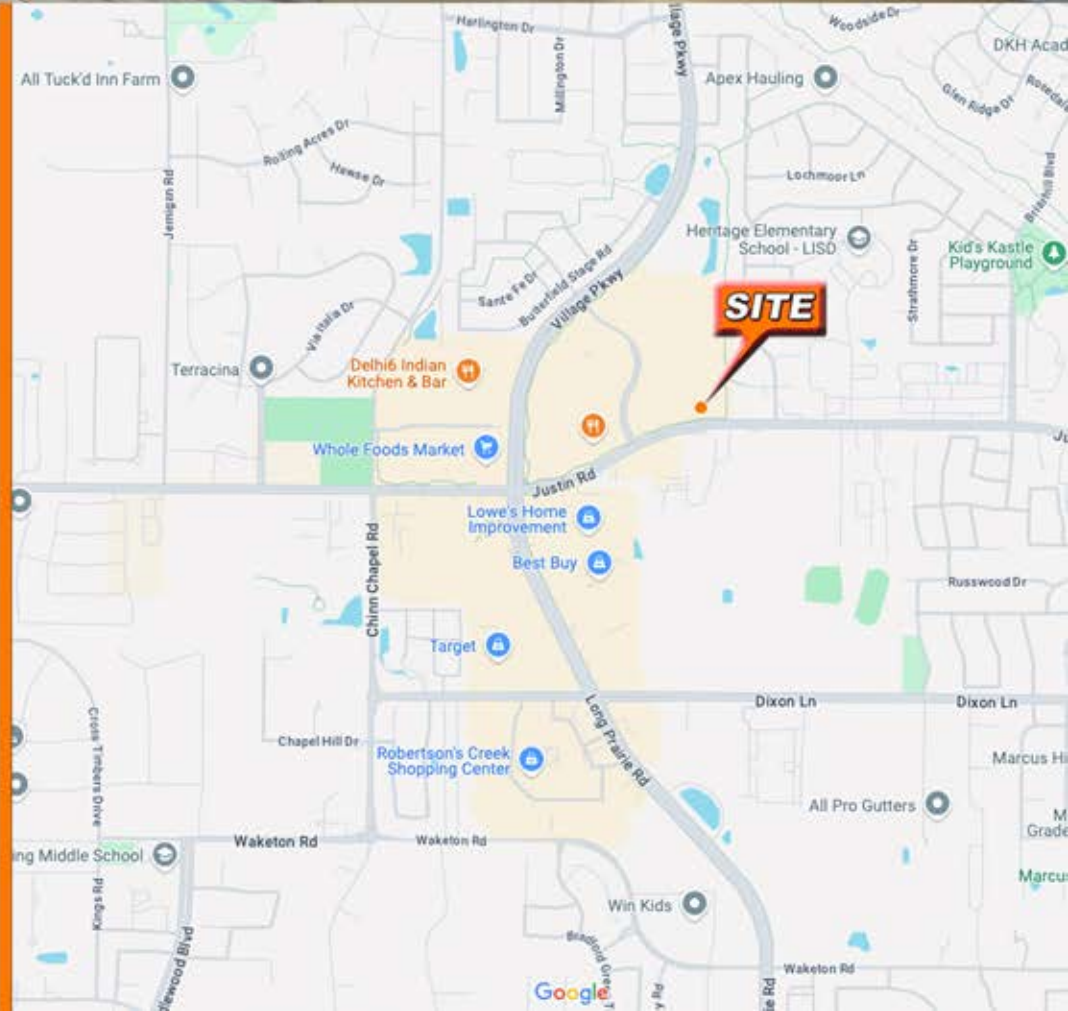
Offering Price	ASK AGENT
Price PSF	ASK AGENT
Occupancy	VACANT at closing
Building Sq. Ft.	~4,972 sq. ft. (per appraisal district)
Year Built	2008
Lot Size	~1.45 AC (62,995 sq. ft.)
County	Dallas

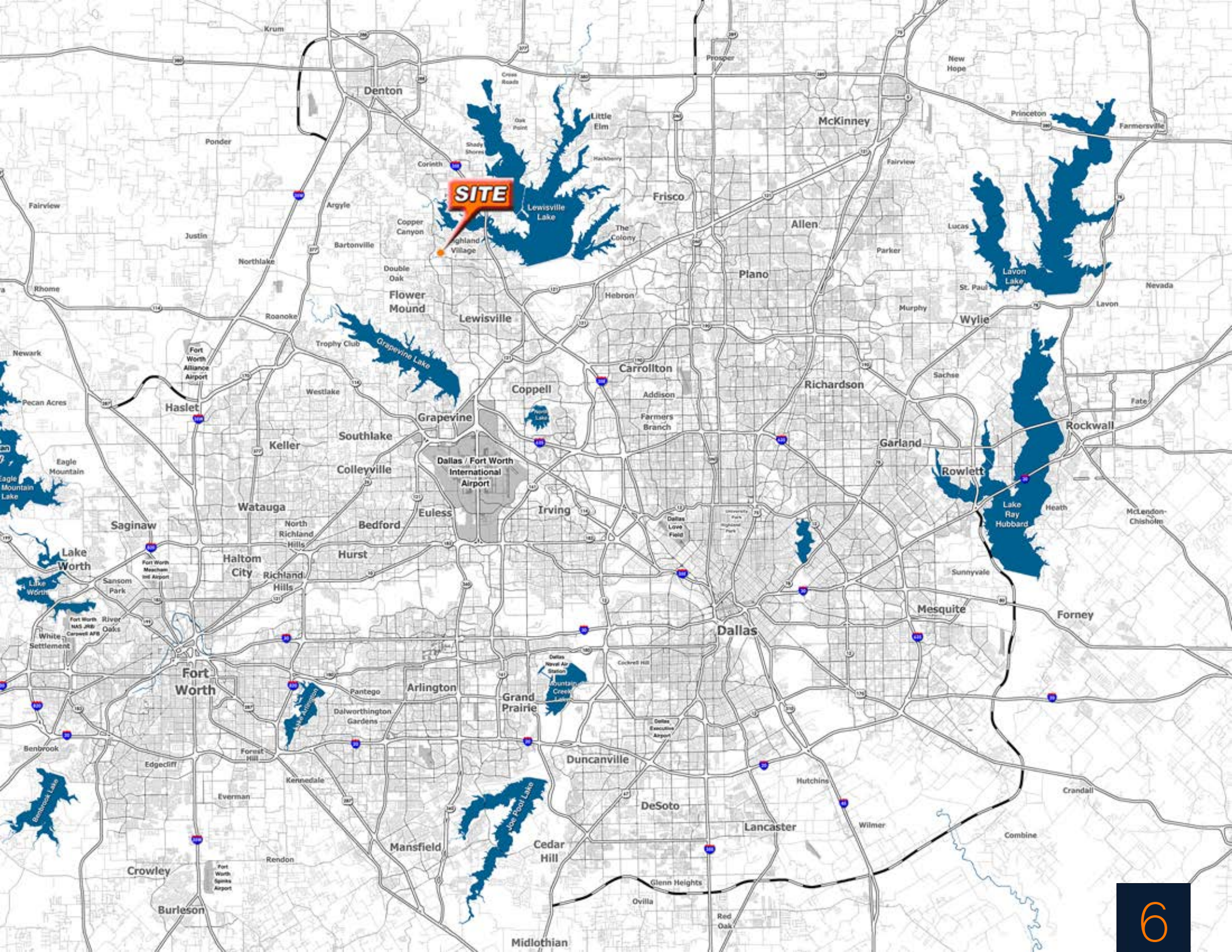




BUILDING HIGHLIGHTS

- Location: High-traffic intersection in front of Wal-Mart, attracting significant vehicle traffic.
- Land Area: Expansive lot size of just under 1.5 AC, offering potential for future expansion or redevelopment.
- Perfect for owner/users or investors. Priced accordingly to the market, this property is perfect for both operators and investors.
- Finish-Out: the building is currently finished out as a class-a restaurant, and FF&E are negotiable to stay or go.
- Don't miss out on the opportunity to acquire a fully finished-out 2nd generation restaurant.

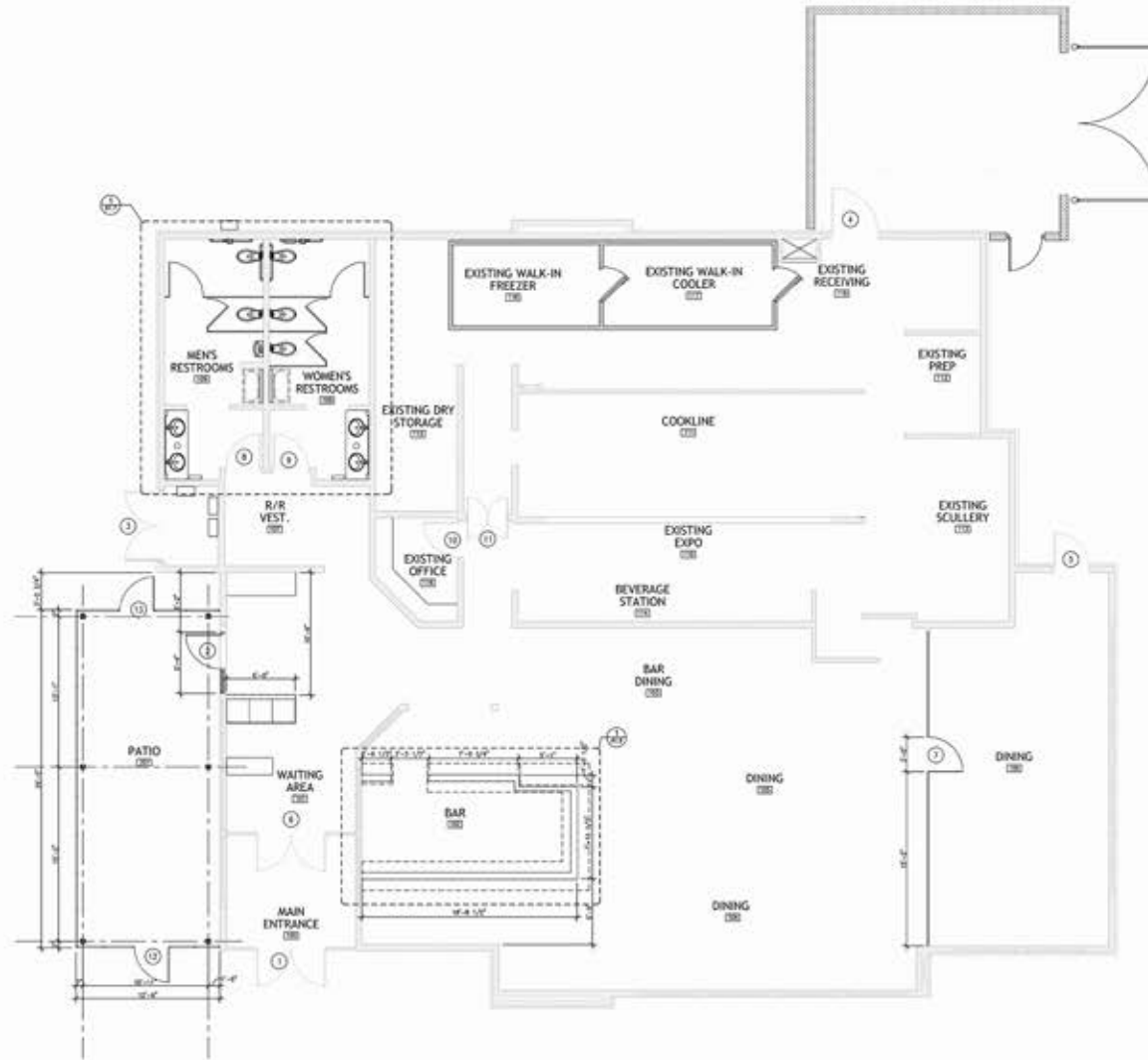




AERIAL



FLOOR PLAN



- GENERAL NOTES**
1. ALL DIMENSIONS ARE GIVEN TO FACE UNLESS OTHERWISE NOTED.
 2. REFER TO FIRST SCHEDULE FOR AND THEREAFTER FOR SYMBOLS.
 3. ALL FLOOR FINISHES SHALL BE FINISHED WITH SMOOTH BONE AND SHALL BE FINISHED TO MATCH A 7'-0" x 7'-0" tile AND FINISHES SHALL BE FINISHED TO MATCH.
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- WALL LEGEND**
- 1. HEAVY FIRE RATED BRICK WALL
 - 2. EXISTING WALL
 - 3. NEW WALL TO BE BUILT
 - 4. NEW PARTIAL HEAVY WALL (20")
 - 5. EXISTING COLLECTOR WALL
 - 6. NEW WALL TO BE BUILT WITH GYP SHEET TO MATCH FINISH TO BE MATCHED
 - 7. FULL GYP BRICK - INTERIOR APPLICATION
 - 8. FINISHES TO BE MATCHED

istudio
 THE STUDIO HOLDINGS, LLC
 11300001

HONEYBERRY PANCAKES & CAFE
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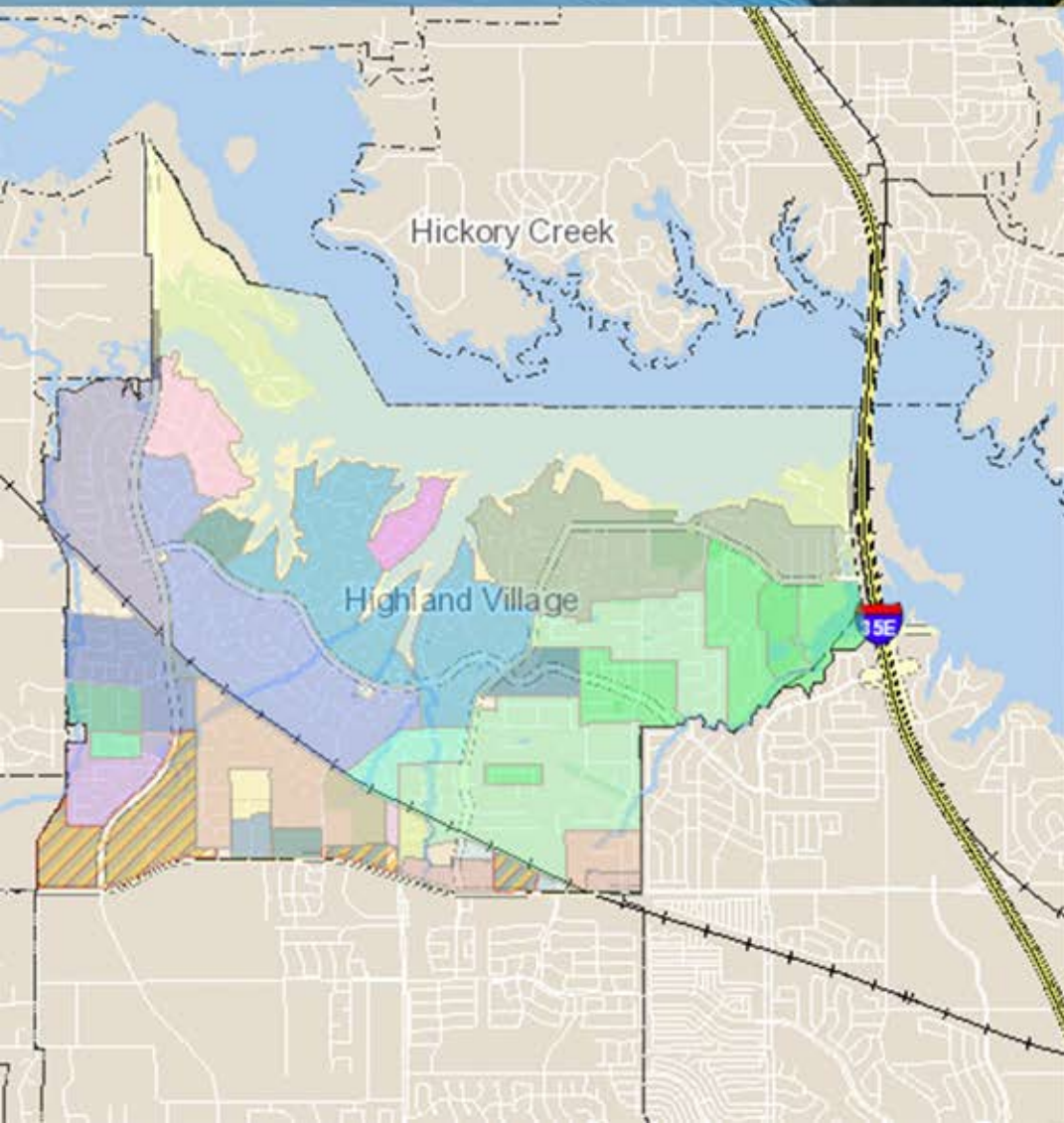
DIMENSIONED FLOOR PLAN

A1.0

TYC21005

*this is not an official document, and all layouts, configurations, and measurements shall be independently verified.





About Highland Village

Highland Village is an area characterized by strong economic fundamentals, including high household incomes and a growing population. The strategic positioning of this property ensures long-term value appreciation and resilience against market fluctuations.

It presents a rare opportunity for experienced real estate investors to acquire a fully leased, low-maintenance asset in a prime location. With a strong tenant and favorable lease terms, this investment is poised for stability and growth. Don't miss your chance to add this exceptional property to your portfolio.

CONFIDENTIALITY STATEMENT

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 LOW SKY COMMERCIAL REAL ESTATE CO. and it should not be made available to any other person or entity without the written consent of LOW SKY COMMERCIAL.

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 LOW SKY COMMERCIAL. 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. LOW SKY COMMERCIAL 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 of 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, LOW SKY COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has LOW SKY COMMERCIAL 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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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.

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:
 - 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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<u>Jonathan Tobolowsky</u>	<u>0527582</u>	<u>jonathan@lowskycommercial.com</u>	<u>469-578-1280</u>
Designated Broker of Firm & Sales Agent	License #	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date