

# BIG TOWN EVENT CENTER

±100,000 SF | ±16 ACRES | NEW ROOF COATING | PAD SITES AVAILABLE

2323 BIG TOWN BOULEVARD, MESQUITE, TEXAS 75149



EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

214.520.8818 x 4

[tyunderwood@sljcompany.com](mailto:tyunderwood@sljcompany.com)

**SLJ**

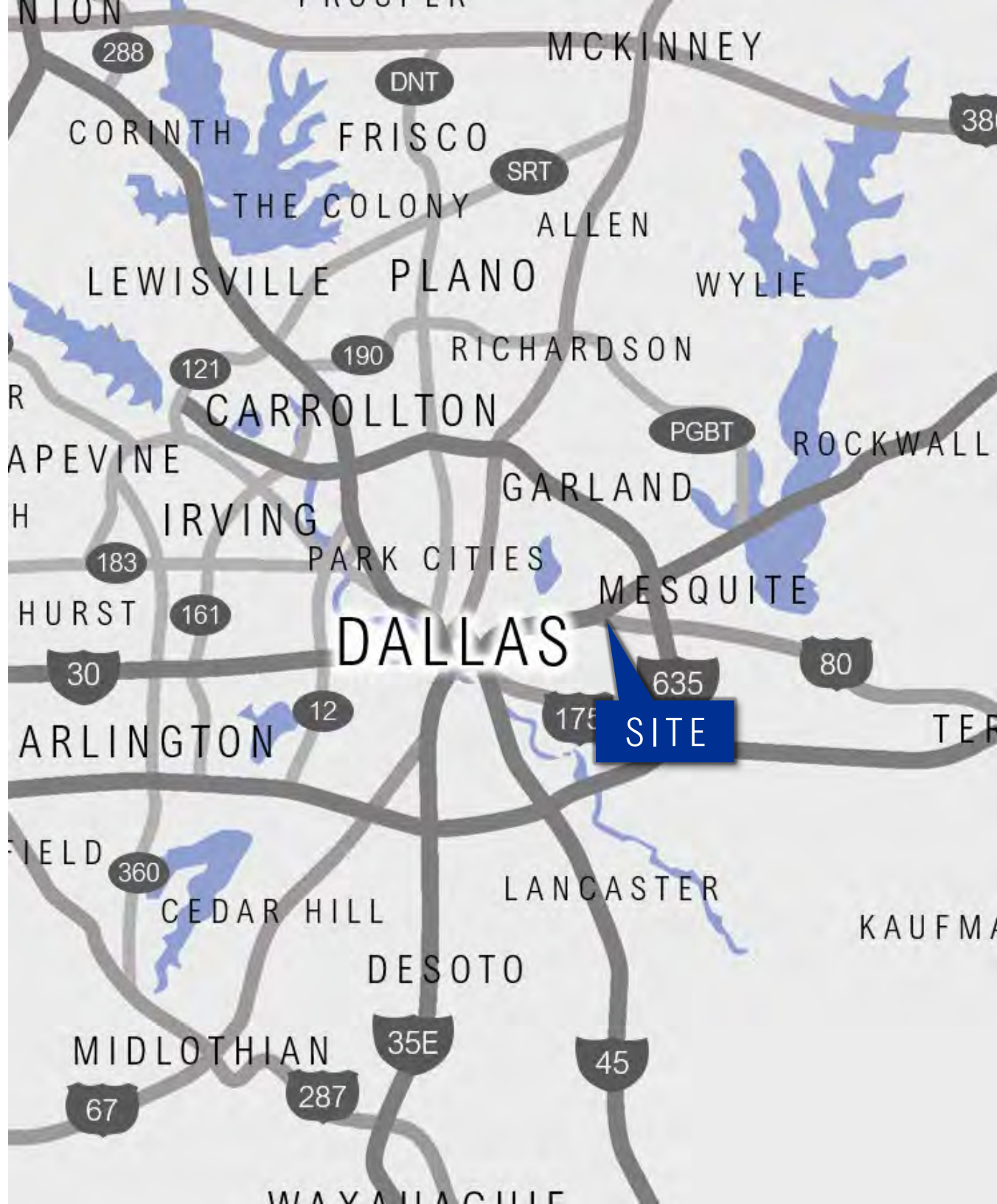
SLJ Company, LLC  
4311 West Lovers Lane, Suite 200  
Dallas, Texas 75209

[www.sljcompany.com](http://www.sljcompany.com)

# TABLE OF CONTENTS

---

- EXECUTIVE SUMMARY
- PROPERTY HIGHLIGHTS
- PROPERTY PROFILES
- ZONING INFORMATION
- SURVEY
- DEMOGRAPHICS



# EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer 2323 Big Town Blvd, an approximately 100,000 square foot exhibition hall located at the southwest corner of U.S. Highway 80 and Big Town Blvd in Mesquite, Texas. The subject property encompasses approximately 16.7 acres of land with extensive frontage along U.S. Highway 80 and Big Town Blvd. Originally a portion of the site of the “Big Town Mall” constructed in 1959, all of the improvements except for the Exhibit Hall were demolished in 2006. The Exhibition Hall contains approximately 100,000 square feet on the ground floor plus a mezzanine and has been extensively renovated in recent years.

In 2013, approximately \$2,200,000 was spent on improvements that included replacement of all HVAC, plumbing and most of the electrical service to the building, and other expensive improvements required by the City of Mesquite in order to bring the building into compliance with current codes and ordinances. More recently a new roof coating that was completed Summer 2020.

Potential uses for the Property include self storage, call center, industrial, commercial, retail and event center, just to name a few.

The northwestern corner of the Property offers a prime location for two sale or ground-lease quick serve restaurant pad site opportunities. The Pad Sites are approximately 1.1 and 0.8 acres respectively and will have highway frontage and dedicated access on the US Highway 80 service road. Adjacent to the main 14.2 acre Event Center site, is an approximately 2.5 acre tract of land, with frontage on Samuell Blvd, that can be used for employee or overflow parking. The Property enjoys a large freeway-visible billboard which can be utilized to identify and advertise events, tenants or pad sites The Property also boasts a large pylon sign, highway visibility, and ample parking spaces.

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

## NEW ROOF COATING

A new roof coating was completed at the Property in Summer 2020 using a GAF RoofShield Elastomeric product. The roof coating's monolithic design helps reduce leaks and points of failure in addition to being highly reflective which keeps energy costs low. The RoofShield product comes with a 12-year warranty.

## \$2.2M IN RENOVATIONS

In 2013 approximately \$2,200,000 was spend on renovations at the Property including replacement of all HVAC, plumbing and most of the electrical service to the building.

## PAD SITES AVAILABLE

The northwestern corner of the Property offers a prime location for two sale or ground-lease quick serve restaurant pad site opportunities. The Pad Sites are approximately 1.1 and 0.8 acres respectively and will have highway frontage and dedicated access on the US Highway 80 service road.

## FREEWAY BILLBOARD

The Property offers a large billboard adjacent to US Hwy 80. This high-visibility billboard can be used to identify or advertise events, tenants or pad sites uses.

## HIGHWAY LOCATION

The Property is located at the southeast corner of Big Town Blvd and US Highway 80, less than half a mile from Interstate 30. The Property offers highway visibility with exposure to over 94,000 vehicles per day on US Hwy 80 and an additional 21,000 vehicles per day on Big Town Blvd. The Property's extensive highway frontage, excellent access and close proximity to busy regional shopping centers, Town East Mall and Union Pacific Intermodal Terminal make this a prime retail or commercial site in a high traffic area.



## PROPERTY PROFILE : 2323 BIG TOWN BLVD

### LOCATION

The Property is located at the southwest corner of US Highway 80 and Big Town Blvd, in Mesquite, Texas 75149.

### BUILDING AREA

±100,000 Square Feet

### LAND AREA

±16.7 Acres (727,452 SF) \*No minerals are included in the proposed transaction

### ZONING

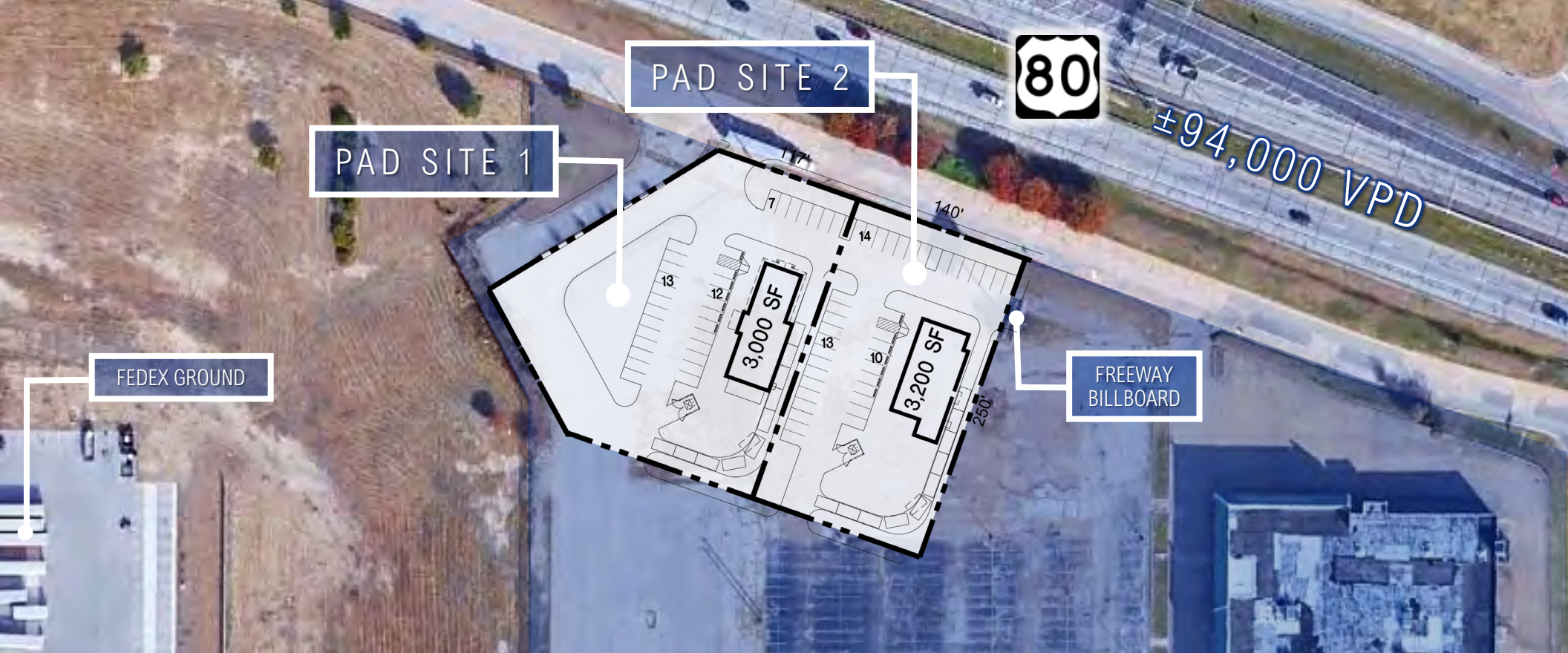
Planned Development – Commercial District – Skyline Logistics Hub Overlay  
Planned Development – Industrial District – Skyline Logistics Hub Overlay

### LOT DIMENSIONS

Frontage on US 80 Service Road:	±791 Feet
Frontage on Big Town Blvd:	±2,445 Feet
Maximum Depth:	±1,238 Feet

### TRAFFIC COUNTS

US Highway 80:	±94,000 VPD (2018)
I-30 Service Road:	±82,000 VPD (2020)
Big Town Blvd:	±21,900 VPD (2020)
Samuell Blvd:	±8,700 VPD (2020)



## PROPERTY PROFILE : PAD SITES

### LOCATION

The Pad Sites are located along US Highway 80, between Interstate 30 and Big Town Blvd, in Mesquite, Texas 75149.

### LAND AREA

Pad Site 1: ±1.1 Acres (47,916 SF)

Pad Site 2: ±0.8 Acres (34,848 SF)

\*No minerals are included in the proposed transaction

### ZONING

Planned Development – Commercial District – Skyline Logistics Hub Overlay

Planned Development – Industrial District – Skyline Logistics Hub Overlay

### LOT DIMENSIONS

Pad Site 1 Frontage on US 80: ±117 Feet

Pad Site 2 Frontage on US 80: ±140 Feet

Pad Site Maximum Depth: ±250 Feet

### TRAFFIC COUNTS

US Highway 80: ±94,000 VPD (2018)

I-30 Service Road: ±82,000 VPD (2020)

Big Town Blvd: ±21,900 VPD (2020)

Samuell Blvd: ±8,700 VPD (2020)

# ZONING INFORMATION

## PRIMARY USES : COMMERCIAL DISTRICT

Retail, Financial & Service Uses

## LOT COVERAGE: COMMERCIAL DISTRICT

50% Maximum

## MINIMUM FRONT & EXTERIOR SIDE SETBACK

25 Feet

## MINIMUM INTERIOR SIDE & REAR SETBACK

Adjacent to Nonresidential Districts – 0 Feet

Adjacent to A District – 15 Feet

Adjacent to AG, R or D Districts – 25 Feet or 2 times the height of the building above the grade at the nearest AG, R, or D District boundary, whichever is greater

## PRIMARY USES : INDUSTRIAL DISTRICT

Retail, Financial & Service Uses

## LOT COVERAGE: INDUSTRIAL DISTRICT

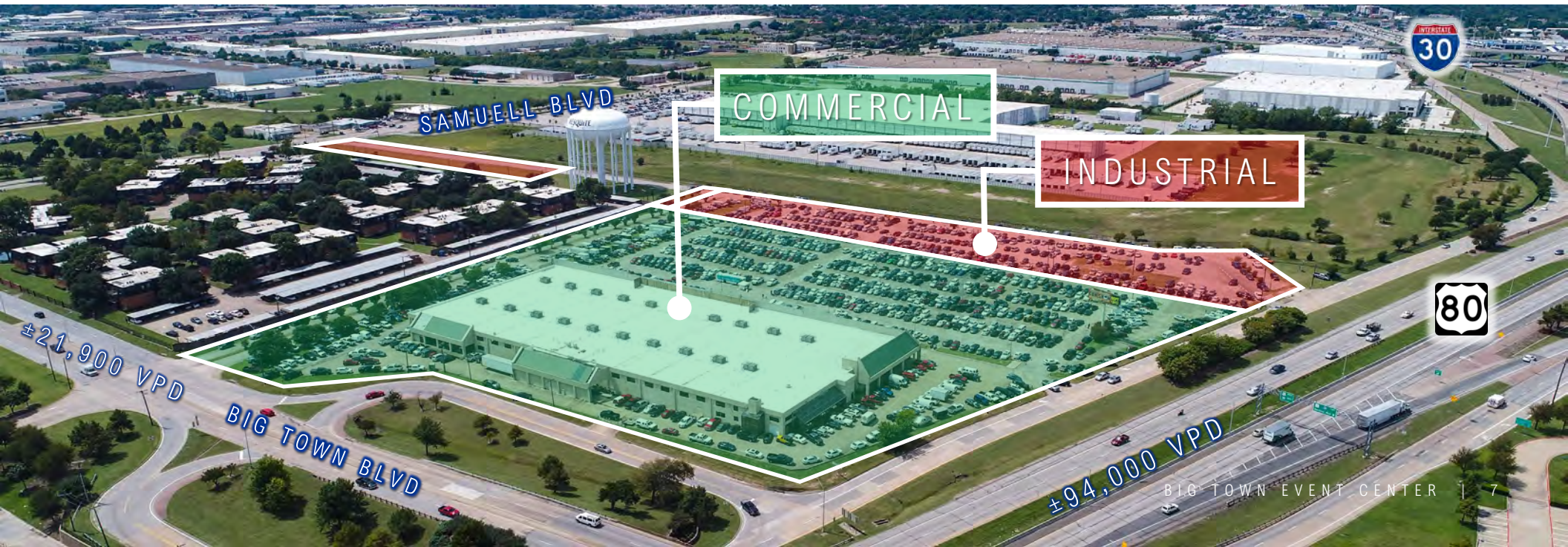
75% Maximum

## MAXIMUM HEIGHT

75 Feet

## SPECIAL STANDARDS

Increased height permitted with increased setbacks



SUNNYVALE  
Population: 7,184  
Median Income: \$156,069  
Median Home Value: \$569,990

MESQUITE  
Population: 139,161  
Median Income: \$67,565  
Median Home Value: \$129,100

S TOWN EAST BLVD

±94,000 VPD

80

±21,900 VPD

SITE



BIG TOWN BLVD

UNION PACIFIC  
MESQUITE

UPS  
MESQUITE

SAMUELL BLVD

FREEWAY  
BILLBOARD

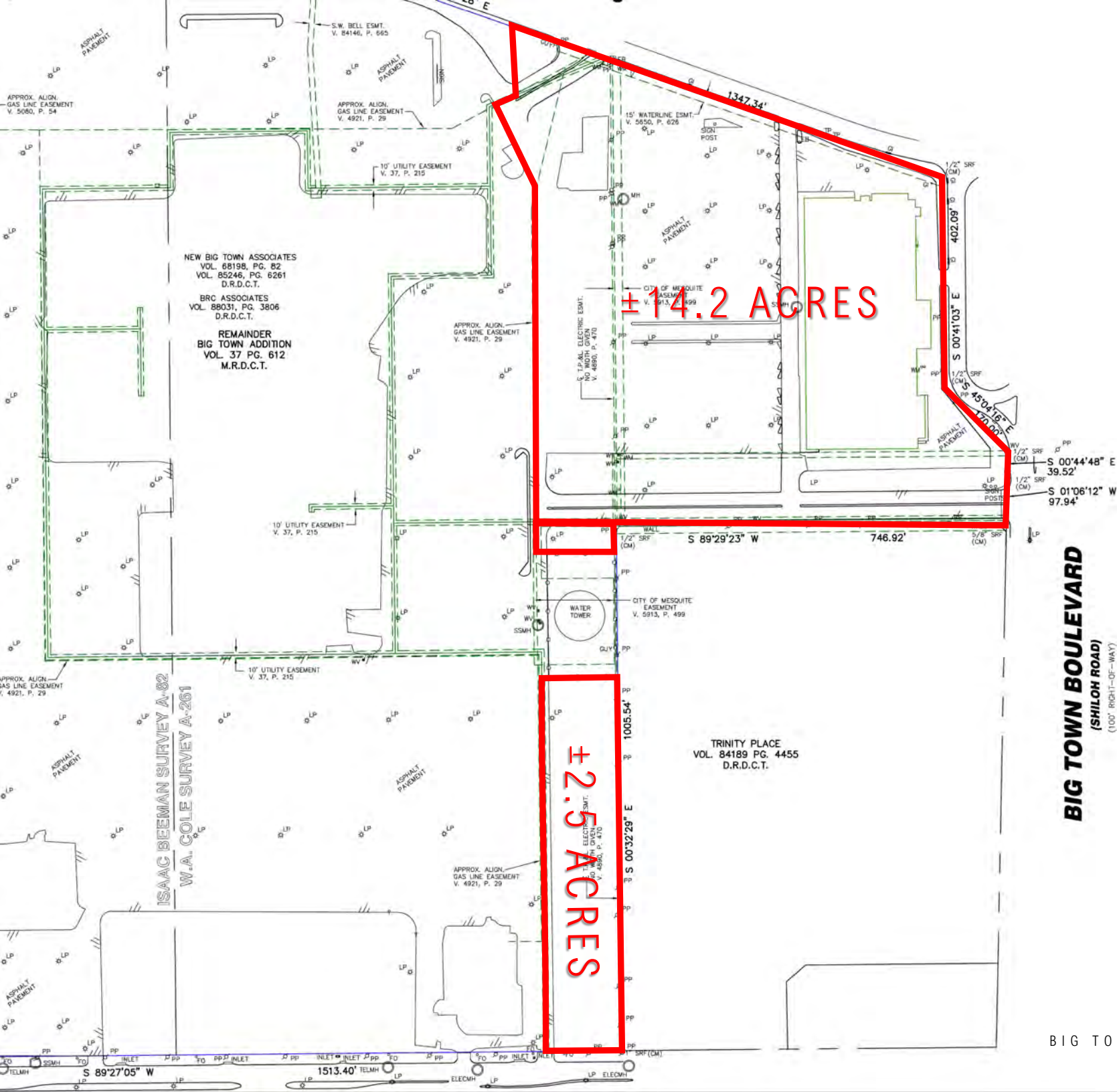


TWO  
POTENTIAL  
±1 ACRE QSR  
PAD SITES









NEW BIG TOWN ASSOCIATES  
VOL. 68198, PG. 82  
VOL. 85246, PG. 6261  
D.R.D.C.T.

BRC ASSOCIATES  
VOL. 88031, PG. 3806  
D.R.D.C.T.

REMAINDER  
BIG TOWN ADDITION  
VOL. 37 PG. 612  
M.R.D.C.T.

**± 14.2 ACRES**

**± 2.5 ACRES**

TRINITY PLACE  
VOL. 84189 PG. 4455  
D.R.D.C.T.

**BIG TOWN BOULEVARD**  
(SHILOH ROAD)  
(100' RIGHT-OF-WAY)

MESQUITE  
 Population: 139,161  
 Median Income: \$67,565  
 Median Home Value: \$129,100

## 2020 DEMOGRAPHICS

1 MILE

# OF  
BUSINESSES

326

# OF  
EMPLOYEES

6,232

CONSUMER  
SPENDING  
(\$000S)

57,350

3 MILE

EMPLOYED  
POPULATION

64.1%

COLLEGE  
EDUCATED  
POPULATION

45.8%

POPULATION  
<30 MINUTE  
COMMUTE

52.3%

5 MILE

POPULATION

333K

HOUSEHOLDS

112K

MEDIAN AGE

32.3

AVERAGE  
HOUSEHOLD  
INCOME

\$69K

MEDIAN  
HOME  
VALUE

\$159K

PROJECTED  
POP. GROWTH  
2020-2025

2.68%

BIG TOWN BLVD

FREEWAY  
BILLBOARD

±94,000 VPD





±82,000 VPD



±94,000 VPD

BIG TOWN BLVD

SITE



±21,900 VPD

FEDEX GROUND

TWO POTENTIAL  
±1 ACRE QSR  
PAD SITES

±2.5 ACRES  
POTENTIAL  
OVERFLOW /  
EMPLOYEE  
PARKING

±8,700 VPD

SAMUELL BLVD

SAMUELL BLVD



LOOP 12

INTERSTATE 635

INTERSTATE 30

EASTFIELD COLLEGE

MARKET EAST

TOWN EAST MALL

TAMU-COMMERCE MESQUITE CAMPUS

TOWNE CENTRE PLAZA

SITE

BUCKNER COMMONS

MARKETPLACE AT TOWNE CENTRE

80

INTERSTATE 30

80

FEDEX GROUND

UPS MESQUITE

SKYLINE TRADE CENTER

LOOP 12

UNION PACIFIC MESQUITE

INTERSTATE 635



EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

214.520.8818 x 4

[tyunderwood@sljcompany.com](mailto:tyunderwood@sljcompany.com)

**SLJ**

SLJ Company, LLC  
4311 West Lovers Lane, Suite 200  
Dallas, Texas 75209

[www.sljcompany.com](http://www.sljcompany.com)

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.



# 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.

<u>SLJ Company, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>419172</u> License No.	<u>llebowitz@msn.com</u> Email	<u>214-520-8818</u> Phone
<u>Louis Harold Lebowitz</u> Designated Broker of Firm	<u>171613</u> License No.	<u>llebowitz@msn.com</u> Email	<u>214-520-8818</u> Phone
<u>Charles Titus Underwood III</u> Licensed Supervisor of Sales Agent/ Associate	<u>488370</u> License No.	<u>tyunderwood@sljcompany.com</u> Email	<u>214-520-8818</u> Phone
<u>William Robert Claycombe</u> Sales Agent/Associate's Name	<u>576326</u> License No.	<u>robert@claycombegroup.com</u> Email	<u>214-404-5129</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date