

INDUSTRIAL DEVELOPMENT SITE

±74.4 ACRES | HIGHWAY FRONTAGE | WAREHOUSE/DISTRIBUTION ALLOWED BY RIGHT
INTERSTATE 35E & WEST WINTERGREEN ROAD, LANCASTER, TEXAS 75134



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

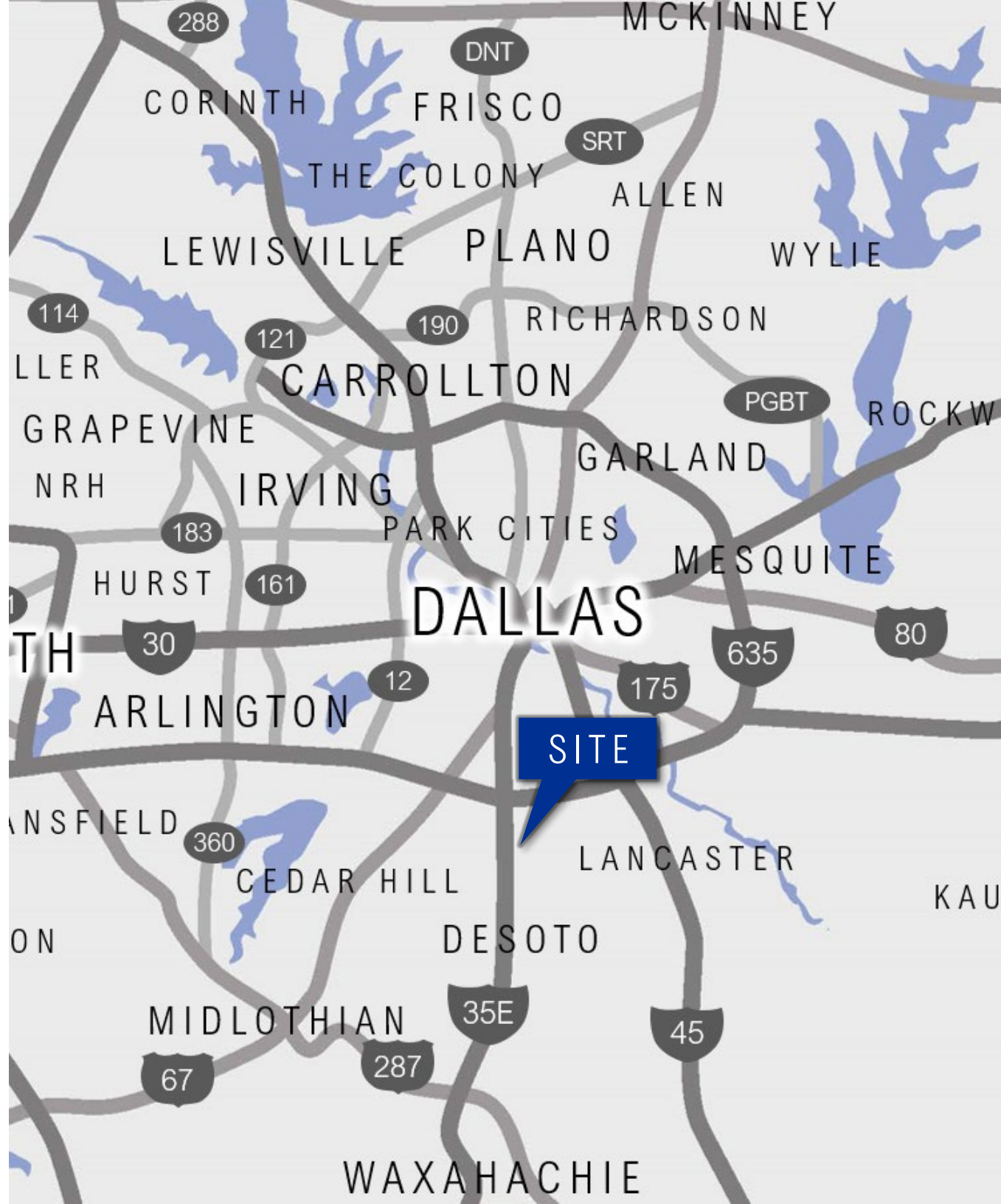
SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

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.

TABLE OF CONTENTS

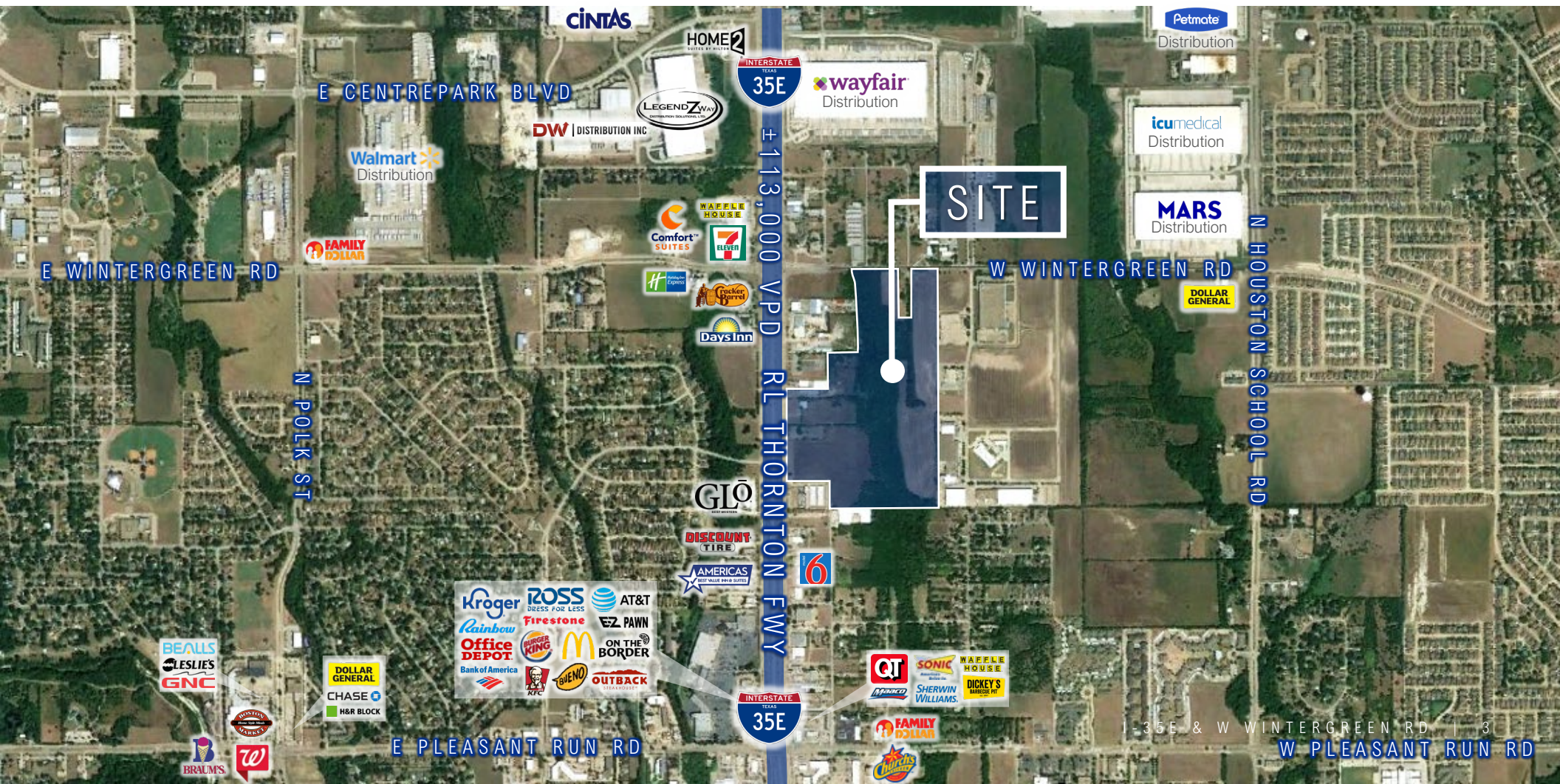
EXECUTIVE SUMMARY
PROPERTY HIGHLIGHTS
PROPERTY PROFILE
ZONING INFORMATION
SURVEYS
DEMOGRAPHICS



EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer I-35E & W Wintergreen Rd, an approximately 74.44 acre industrial development site located at the southeast quadrant of Interstate 35E and W Wintergreen Rd in Lancaster, Texas. Positioned along I-35E, between W Wintergreen Rd and Pleasant Run Rd, the Property enjoys excellent highway access, visibility and frontage along with liberal zoning that allows warehousing and distribution uses by right.

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

EXCELLENT LOCATION

The Property is located at the southeast quadrant of I-35E & W Wintergreen Rd in Lancaster, Texas within close proximity to Interstate 35, Interstate 20 and Interstate 45 as well as other area thoroughfares.

WAREHOUSE/DISTRIBUTION ZONING

The Property's zoning allows warehousing and distribution uses.

INTERSTATE FRONTAGE

The Property's frontage on I-35E and close proximity to I-20 (LBJ Fwy.), offers excellent access to significant transportation infrastructure.

LOGISTICS HUB

The Property is in close proximity to numerous logistics facilities containing Walmart, Cintas, Wayfair, Petmate, Mars, Kohl's and Kohler, just to name a few.



PROPERTY PROFILE

LOCATION

The Property is located near the southeast corner of I-35E and W Wintergreen Rd, between Daniieldale Rd and Pleasant Run Rd.

LAND AREA

2296 & 2300 N I-35E:	±9.10 Acres
2342 N I-35E:	±1.52 Acres
2400 N I-35E:	±4.94 Acres
2402 N I-35E:	±5.31 Acres
<u>3320 W Wintergreen Rd:</u>	<u>±53.57 Acres</u>
Total:	±74.44 Acres

*No minerals are included in the proposed transaction

ZONING

CH – Commercial Highway District

ADDRESS

2296, 2300, 2432, 2402, and 2420 N I-35E & 3320 W Wintergreen Rd, Lancaster, TX 75134

LOT DIMENSIONS

Frontage on I-35E Service Road:	±951 Feet
Frontage on W Wintergreen Rd:	±541 & ± 296 Feet
Maximum Depth:	±2,617 Feet

TRAFFIC COUNTS

I-35E:	±113,000 VPD (2009)
I-35E Service Road:	±1,300 VPD (2018)
W Wintergreen Rd:	±9,700 VPD (2020)

ZONING INFORMATION

MAXIMUM DENSITY

1:1 FAR

REAR & SIDE YARD SETBACK

0 Feet

PRIMARY USES

Warehouse/Distribution Center, Retail, Restaurant, Bank, Office, Lodging, Medical, Commercial & Business Services, Auto/Marine Dealership, Research & Technology, Storage, Medical or Scientific Lab and Wholesale Showroom

FRONT YARD SETBACK

25 Feet

MAXIMUM HEIGHT

140 Feet

LINKS TO ZONING DOCUMENTS

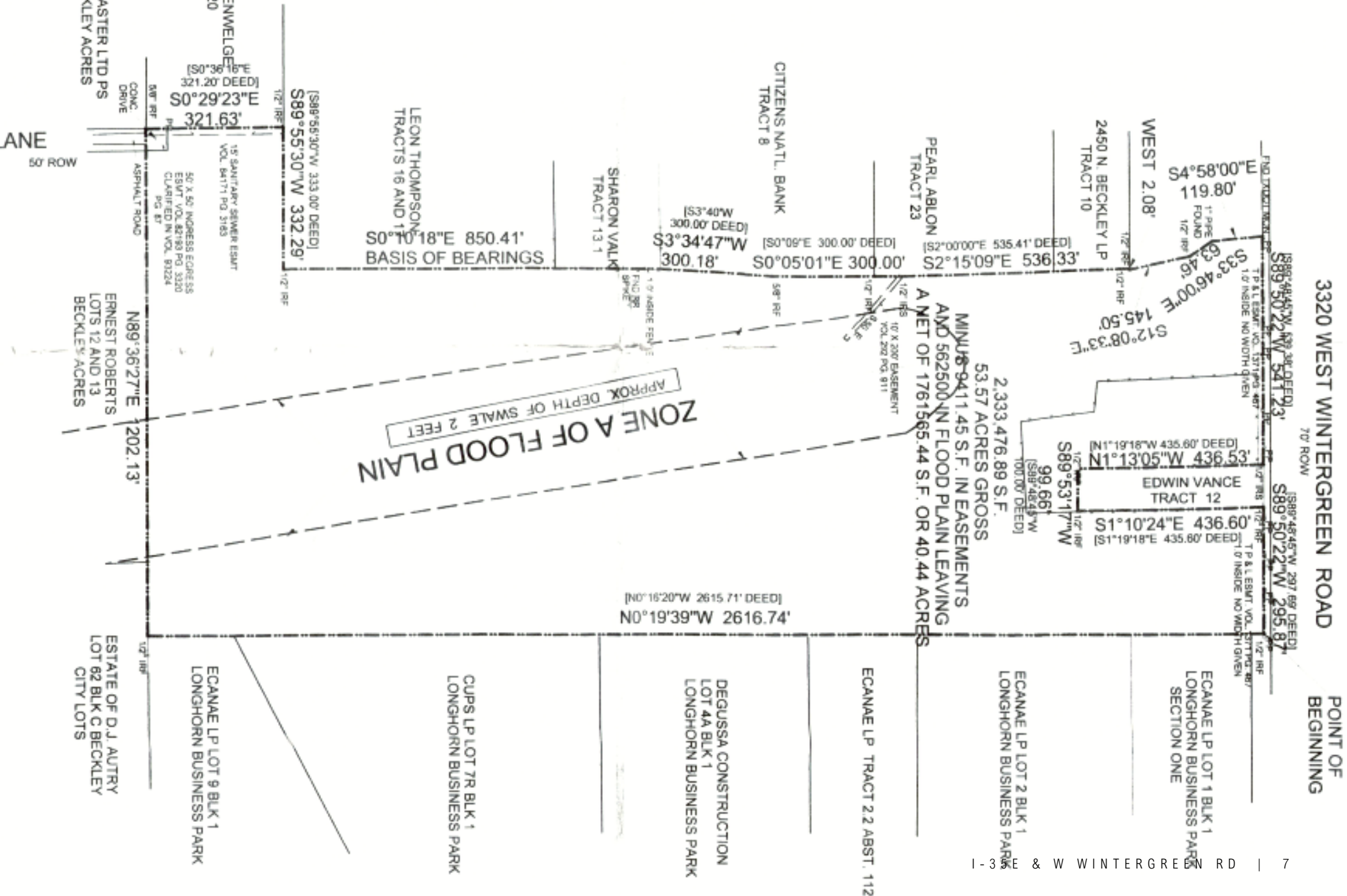
[Link to Zoning Verification & Ordinances](#)

[Link to Lancaster District Development Standards](#)

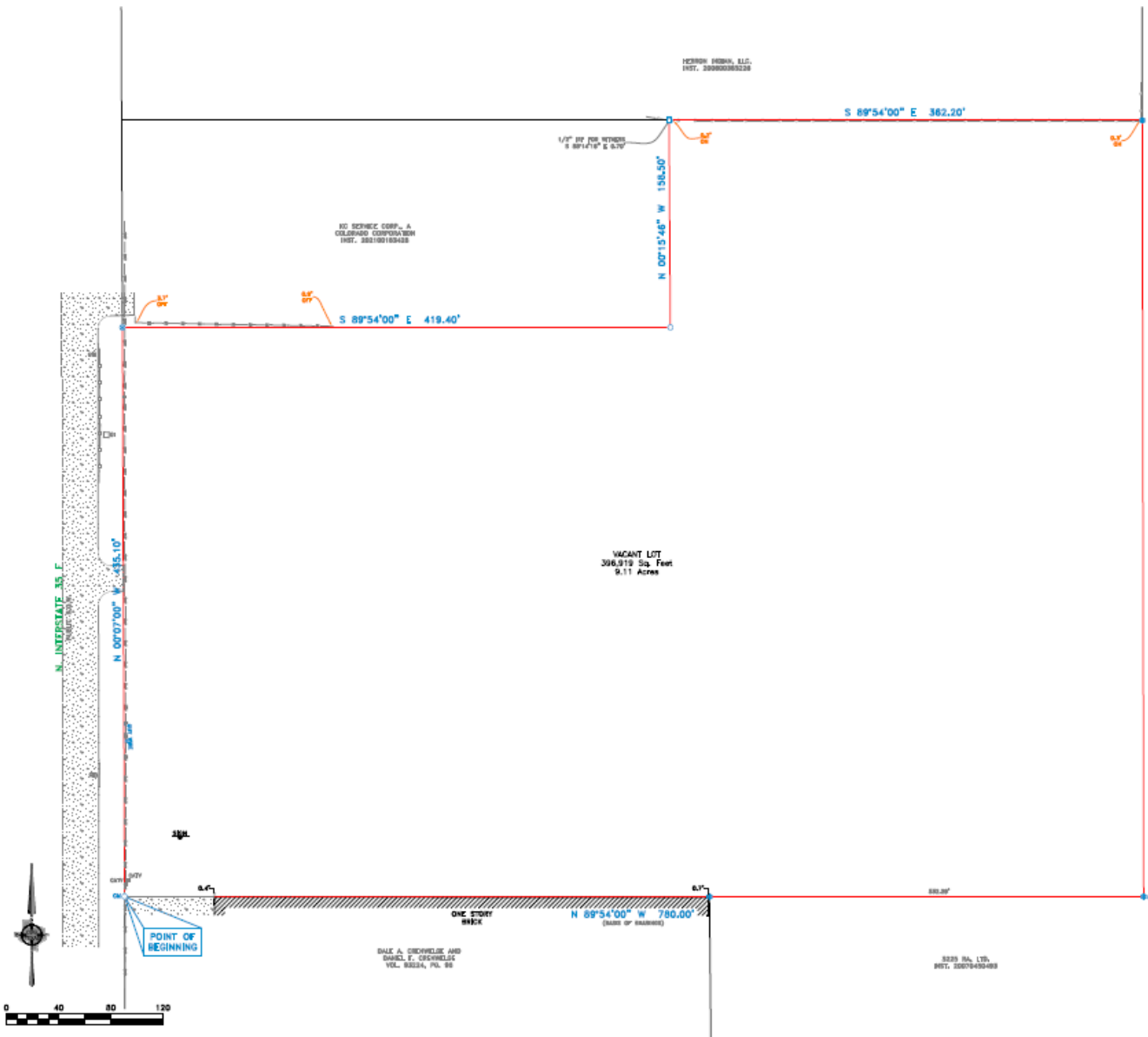
[Link to Lancaster Land Use Chart](#)



SURVEY 3320 W WINTERGREEN RD



SURVEY : 2296 & 2300 N I-35E



2296 & 2300 N. Interstate 35 E.

Being a portion of land out of the Horace M. Parks Survey, Abstract No. 1120, and being the same tract of land conveyed to Leon Thompson by deed recorded in Volume 71096, Page 1380, Deed Records, Dallas County, Texas, and being the remaining portion of Volume 71079, Page 781, Deed Records, Dallas County, Texas, and being described by metes and bounds:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the East line of N. Interstate 35 E. (a Public Right-of-Way), and the Northwest corner of a tract of land conveyed to Dale A. Crenshaw and Daniel F. Crenshaw, by deed recorded in Volume 93224, Page 98, Deed Records of Dallas County, Texas;

THENCE North 00 degrees 07 minutes 00 seconds West, along the East Right-of-Way line of said N. Interstate 35 E., a distance of 435.10 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the Southwest corner of a tract of land conveyed to IC Service Corp., a Colorado Corporation, by deed recorded in Instrument No. 20210015345, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 54 minutes 00 seconds East, along the South line of said IC Service Corp. tract, a distance of 419.40 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said IC Service Corp. tract;

THENCE North 00 degrees 15 minutes 46 seconds West, along the East line of said IC Service Corp. tract, a distance of 155.50 feet to a Post for corner, from which a 1/2 inch iron rod found for witness bears South 53 degrees 14 minutes 18 seconds East, a distance of 0.70, said corner also being in the South line of a tract of land conveyed to Mabron Indian, LLC., by deed recorded in Instrument No. 200800365226, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 54 minutes 00 seconds East, along the South line of said Mabron Indian tract, a distance of 362.20 feet to a 3/8 inch iron rod found for corner, said corner being in the West line of tract of land conveyed to 2540 SA LTD, by deed recorded in Instrument No. 201400292496, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 00 minutes 02 seconds East, along the West line of said 2540 SA tract, a distance of 593.50 feet to a 3/8 inch iron rod found for corner;

THENCE North 89 degrees 54 minutes 00 seconds West, along the North line of said 2540 SA tract, passing a 3/8 inch iron rod found in the Northwest corner of said 2540 SA tract and the Northwest corner of said Crenshaw tract, a distance of 332.28 feet, continuing a total distance of 780.00 feet to the POINT OF BEGINNING and containing 395,919 square feet or 9.11 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by National Title Group in connection with the transaction described in GFE 2021022224. The undersigned Registered Professional Land Surveyor (Title Provider) hereby certifies to SLJ Realty, Inc., a Texas Corporation, and National Title Group that: (a) this plat of survey and the property description set forth herein were prepared from an actual on-the-ground survey of the real property (the "Property") described in Vol. 71096, Pg. 1380, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material monument are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100-Year Floodplain, as is an indicated "Special Flood Hazard" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 45113C06930K, with a date of 07/07/2014) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that SLJ Realty, Inc., a Texas Corporation and National Title Group are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Dated this 1st day of September, 2021

Todd Fisher
Todd Fisher
Registered Professional Land Surveyor No. 5635



NOTES:

1. BEARINGS, EASEMENTS AND BUILDING LINES ARE BY DEED RECORDED IN VOL. 71096, PG. 1380, DEED RECORDS, DALLAS COUNTY, TEXAS.
2. EASEMENT RECORDED IN VOLUME 72004, PAGE 709 DOES NOT AFFECT THIS SURVEY PROPERTY.
3. DUE TO TX/DOT STANDARDS AND REGULATIONS, ACCESS TO PROPERTIES FROM HIGHWAYS AND/OR SERVICE ROADS MAY BE LIMITED OR RESTRICTED. VERIFY ACCESS WITH LOCAL GOVERNING AUTHORITIES.



DATE	BY	NOTES
9/13/2021	TJR	REVISIONS

SYMBOL	DESCRIPTION
1/4\"	1/4\" IRON ROD FOUND FOR CORNER
1/2\"	1/2\" IRON ROD FOUND FOR CORNER
3/8\"	3/8\" IRON ROD FOUND FOR CORNER
POST	POST FOR CORNER
W	WATER
R	RAILROAD
H	HIGHWAY
E	EASEMENT
S	SETBACK

LEGEND

DATE	BY	NOTES
9/13/2021	TJR	REVISIONS

DATE	BY	NOTES
9/13/2021	TJR	REVISIONS

SURVEY PLAT

situated in Dallas County, Texas, and being situated in the City of Lancaster, being a part of the Ramsey Farm Survey, Abstract No. 1180, and being more fully described as follows:

BEGINNING at an iron rod in the East line of U.S. Highway No. 77 (I.H. 35 W), said point being South 02 degrees 03 minutes 30 seconds East, 600.30 feet, South 00 degrees 09 minutes East, 300 ft., South 03 degrees 40 minutes West, 300.70 feet, and South 00 degrees 07 minutes East, 288.44 feet from the Southwest corner of the southeast viability corner of said U.S. Highway No. 77 and Wintergreen Road, said point being the southeast corner of a 3.31 acre tract conveyed to Greenlee Corp. on May 29, 1968.

THENCE South 00 degrees 07 minutes East, along the East line of U.S. Highway No. 77, 138.30 ft. to an iron rod for corner;

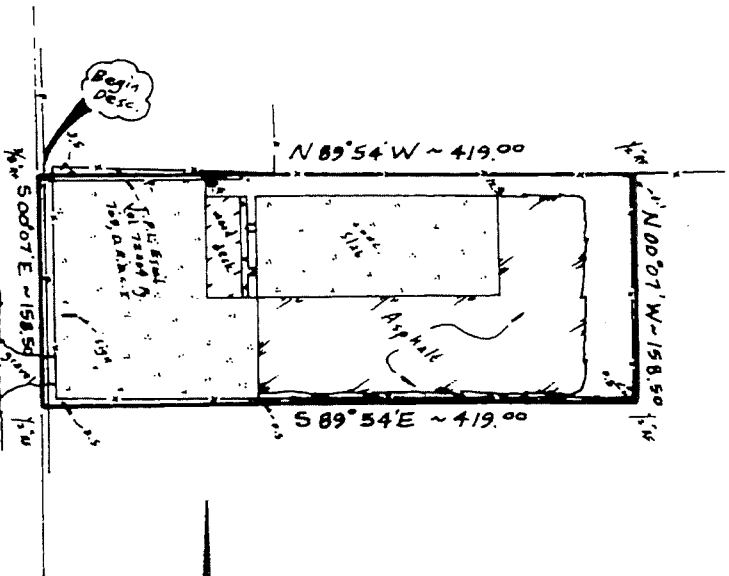
THENCE South 89 degrees 34 minutes East, 419.00 ft. to an iron rod for corner.

THENCE North 00 degrees 07 minutes West, 138.30 ft. to an iron rod for corner in the South line of said Greenlee Corp. 5.31 acre tract;

THENCE North 89 degrees 34 minutes West, along the South line of said Greenlee tract, 419.00 ft. to the PLACE OF BEGINNING and containing 1.334 acres of land, and being, generally, known as 2342 N. Buckley Road.

The property shown hereon is located in Zone C, according to Community Panel No. 48018Z 0015 C of the U.S. Department of Housing, and Urban Development Flood Hazard Boundary Map Dated 10-5-84.

NOTE: Easements are recorded in vol. 1341, pg. 272, vol. 1470 pg. 636 and vol. 1506 pg. 372, D.R.D.C.T., do not to the best of my knowledge and belief affect the above described property.



U.S. HIGHWAY NO. 77
(I.H. 35-E) (N. Buckley Road)

This plat is a true, correct, and accurate representation of the property, as determined by an on the ground survey, the lines and dimensions of said property being indicated on the plat, the size and location of existing improvements are as shown.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS EXCEPT AS SHOWN.

This survey was performed in connection with the transaction described in CT No. 483974 of Chicago Title Co.

JOB # 14922 DATE 6-23-97 SCALE 1" = 100'

131 TEXAS ST. CEDAR HILL, TEXAS 75104 291-7848



[Signature]

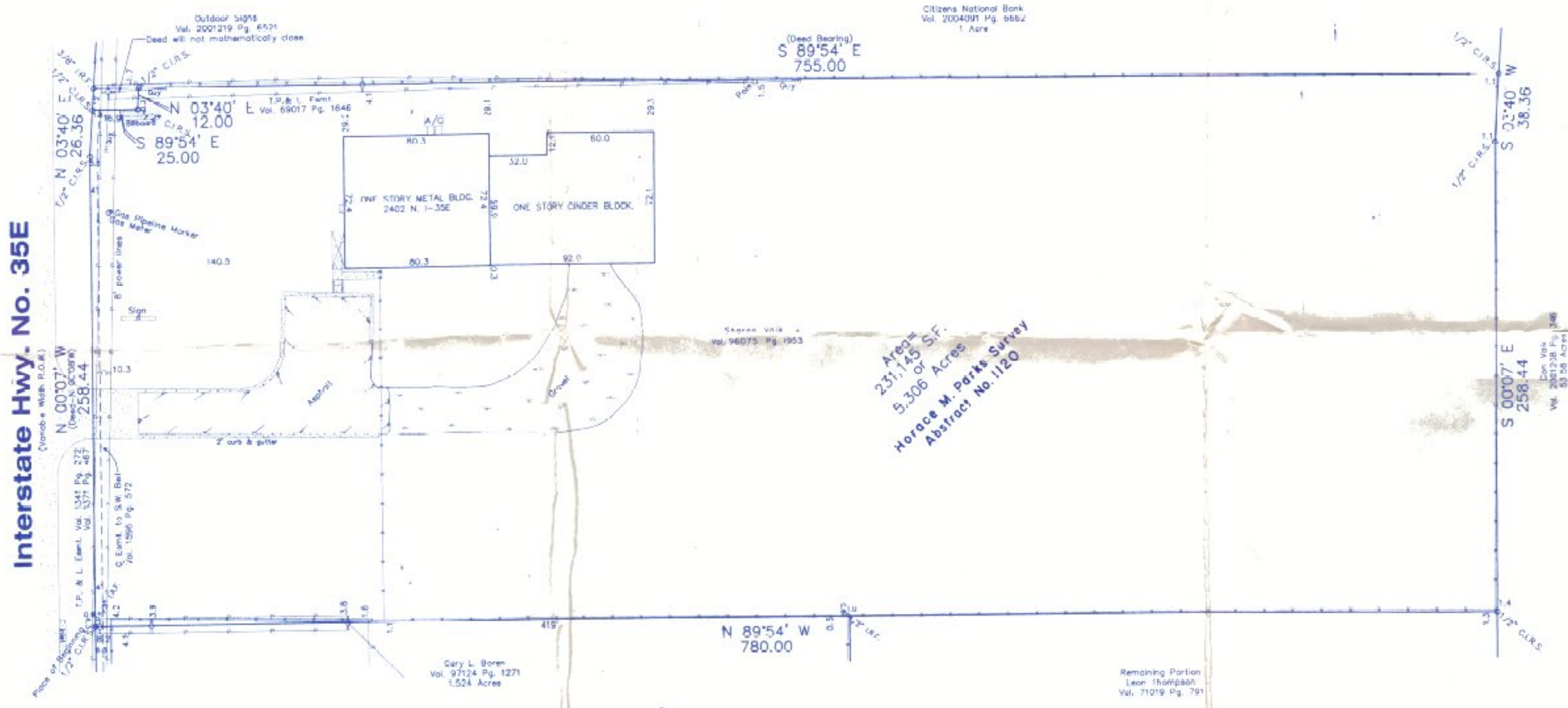
INTERSTATE HIGHWAY NO. 35-E (BECKLEY ROAD)

EAST 344.4



I - 35 E & W WINTERGREEN RD | 10

SURVEY : 2402 N I-35E





2021 DEMOGRAPHICS

1 MILE	# OF BUSINESSES 286	# OF EMPLOYEES 3,092	CONSUMER SPENDING (\$000S) 41,340
3 MILE	EMPLOYED POPULATION 61.4%	COLLEGE EDUCATED POPULATION 58.3%	POPULATION <30 MINUTE COMMUTE 45.5%
5 MILE	POPULATION 185K AVERAGE HOUSEHOLD INCOME \$68K	HOUSEHOLDS 65K MEDIAN HOME VALUE \$179K	MEDIAN AGE 33.8 PROJECTED POP. GROWTH 2021-2026 3.25%



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

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

2-10-2025



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:
 - 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.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Fabio Ernesto Felix Vega	802044	fabio@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date