

SHOWROOM/ WAREHOUSE BUILDING

1620 S I-35E, LANCASTER, TX 75146

\$3,250,000

- > HIGHWAY FRONTAGE WITH OVER 80,000 VEHICLES PER DAY
- > 12,090 SQUARE FOOT BUILDING ON 1.55 ACRES OF LAND
- > BUILT IN 2022
- > BILLBOARD INCLUDED
- > OWNER/USER OPPORTUNITY
- > POTENTIAL TO PURCHASE EXISTING FRANCHISE AND INVENTORY



CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY

TY UNDERWOOD

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SLJ

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

www.sljcompany.com

TABLE OF CONTENTS

4

EXECUTIVE SUMMARY

5

PROPERTY HIGHLIGHTS

6

PROPERTY PROFILE

7

INTERIOR PHOTOGRAPHS

8

DEMOGRAPHICS



DALLAS CBD

DESOTO
Population: 55,632
Average HH Income: \$98,053
Median Home Value: \$335,094

LANCASTER
Population: 40,017
Average HH Income: \$80,657
Median Home Value: \$299,950

PARKERVILLE RD



±80,300 VPD

RL THORNTON FWY



LOMITA DR

SITE



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.

EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer 1620 S I-35E (the “Property”), an approximately 12,090 square foot freestanding showroom/warehouse building located on Interstate 35E, between Parkerville Rd and Bear Creek Rd, in Lancaster, Texas. The Property is currently operating as a dealership and maintenance/repair center for Polaris, CF Moto and Stihl products, but is to be sold vacant. The Property is ideal for an owner/user or there is the potential to purchase the existing franchise and inventory. The Property was built in 2022 and includes an income-producing billboard that is leased to Clear Channel. The Property is approximately 15 miles south of Downtown Dallas and positioned within Lancaster’s major commercial corridor along I-35E. The Property has excellent exposure to vehicular traffic with over 80,000 vehicles per day passing directly in front of the Property.





PROPERTY HIGHLIGHTS



±12,090 SF freestanding showroom building on ±1.55 acres



Ideal owner/user opportunity



Newer building constructed in 2022



Highly functional building with front showroom and rear warehouse with grade-level roll-up doors



Income-producing billboard included with the sale



Highway frontage and exposure to over 80,000 VPD on Interstate 35E



Approximately 20 Minutes from Downtown Dallas



PROPERTY PROFILE

ADDRESS

1620 S I-35E, Lancaster, TX 75146

PRICE

\$3,250,000

BILLBOARD

Income-producing billboard is included with the Sale.

Lessee: Clear Channel
Annual Income: The greater of \$2,550/yr or 20% of new advertising revenue

- 2023: \$6,322.71
- 2022: \$5,440.98
- 2021: \$4,652.64

LOCATION

The Property is located on I-35E, between Parkerville Rd and Bear Creek Rd, in Lancaster, Texas.

BUILDING AREA

±12,090 Square Feet

LAND AREA

Total Area: ±1.55 Acres (67,650 SF)

YEAR BUILT

2022

LOT DIMENSIONS

Frontage on Interstate 35E: ±270.5 Feet
Maximum Depth: ±250 Feet

TRAFFIC COUNTS

Interstate 35E: ±80,319 VPD (2022)
S Beckley Rd: ±1,358 VPD (2022)

ZONING

CH – Commercial Highway District
[Link to Zoning Information](#)

APN

362015000203R0000

INTERIOR PHOTOGRAPHS

[LINK TO PHOTOGRAPHS](#)





2023 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	128	1,013	40,247
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	68.7%	65.5%	41.2%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	161K	57K	34.9
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	POPULATION GROWTH 2010-2023
	\$84K	\$205K	42.2%



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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.

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:
 - 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.

<u>SLJ Company, LLC</u>	<u>419172</u>	<u>llebowitz@sljcompany.com</u>	<u>214-520-8818</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date