±34.5 ACRE COMMERCIAL DEVELOPMENT SITE

SEC INTERSTATE 20 & ROSEHILL ROAD, TERRELL, TEXAS 75160



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4 tyunderwood@sljcompany.com

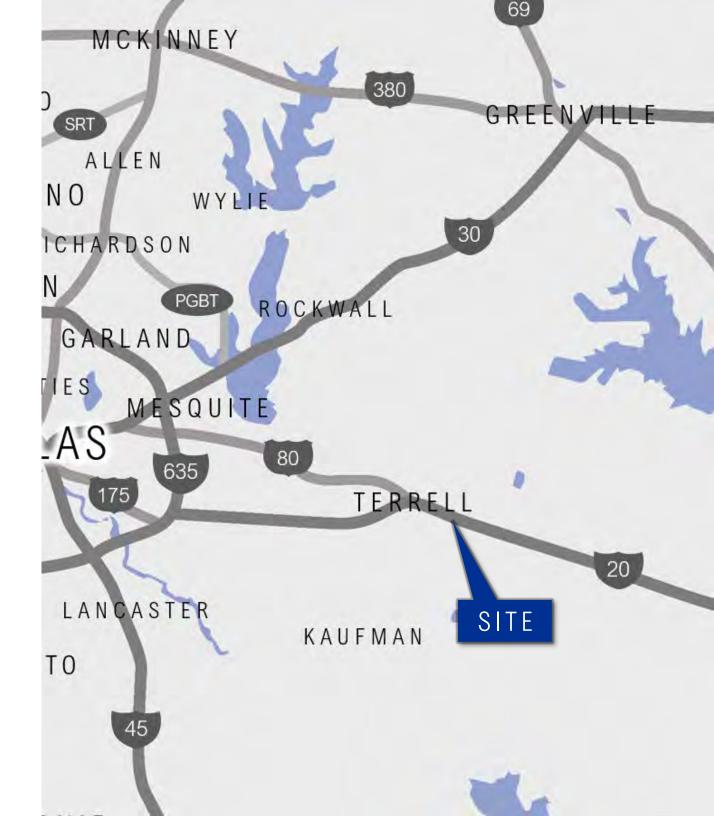


SLJ Company, LLC 4311 West Lovers Lane, Suite 200 Dallas, Texas 75209

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EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer I-20 and Rosehill Rd, an approximately 34.5 acre commercial development site located at the southeast corner of Interstate 20 and Rosehill Rd (FM 304) in Terrell, Texas. Positioned along I-20, near Spur 577, the Property enjoys excellent access, highway visibility and frontage, liberal zoning and close proximity to area traffic drivers. The front portion of the Property is location within Terrell's 4,500-acre TIF District.

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 corner of Interstate 20 and Rosehill Rd (FM 304). The Property is situated along Interstate 20, between the Crossroads at Terrell/Terrell Market Center developments and The Shops of Terrell Outlet Mall to the south.

PRIME DEVELOPMENT SITE

The Property offers many advantages as a commercial development site including, large ±34.5 acre size, liberal zoning, excellent access, highway frontage, and proximity to area traffic drivers. The liberal Highway Corridor zoning district allows for a variety of uses including retail, restaurant, office, lodging and medical type uses.

HIGH TRAFFIC COUNTS

The Property's frontage on Interstate 20, offers excellent exposure to vehicular traffic with over 45,000 vehicles per day passing by the Property.

MANY AREA TRAFFIC DRIVERS

The Property is in close proximity to numerous national retailers such as Academy, Ulta, Marshall's, Ross, Five Below, Chick-fil-a, Starbucks and many more.



PROPERTY PROFILE

LOCATION

The subject property is located at the southeast corner of Interstate 20 and Rosehill Rd (FM 304) in Terrell, Texas 75160.

LAND AREA

±34.5 Acres (1,502,820 SF)

*No minerals are included in the proposed transaction

ZONING

HC – Highway Corridor District

LOT DIMENSIONS

Frontage on I-20 Frontage Rd: ±1.400 Feet Frontage on Rosehill Rd: ±650 Feet Maximum Depth: ±1,800 Feet

TRAFFIC COUNTS

Interstate 20: ±45,000 VPD (2017)

ZONING INFORMATION

PRIMARY USES

Hotel/motel, office, general merchandise (over/under 12,000 SF), grocery (over/under 12,000 SF), restaurant (with or without drive-thru), bank (with or without drive-thru), movie theatre, indoor health/fitness club, retail alcohol sales, personal service, hospital, medical office/lab, clinic (minor emergency), auto parts sales, auto rental or leasing, gas station/convenience store, microbrewery

MAXIMUM LOT COVERAGE 90%

MINIMUM LOT AREA 10,000 Square Feet

MINIMUM LOT DIMENSIONS

100 Feet Width 100 Feet Depth

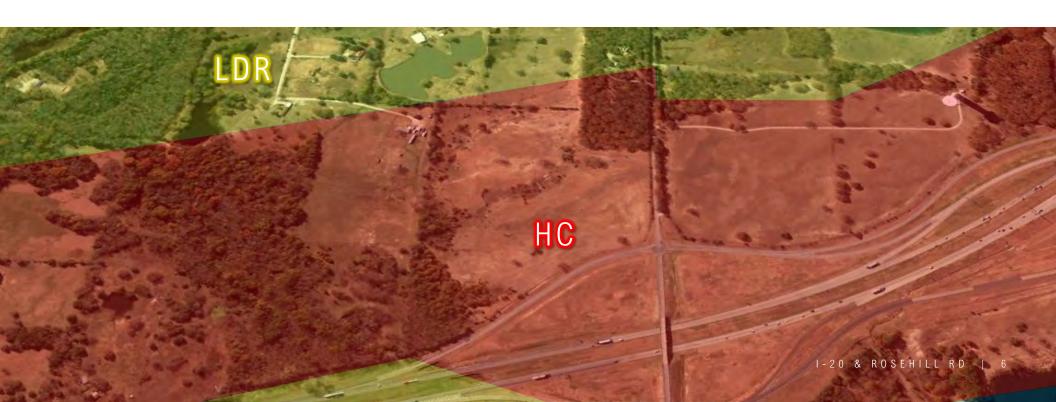
MAXIMUM HEIGHT

No height limit within 700 feet of Highway ROW, otherwise 6 stories *subject to FAA requirements

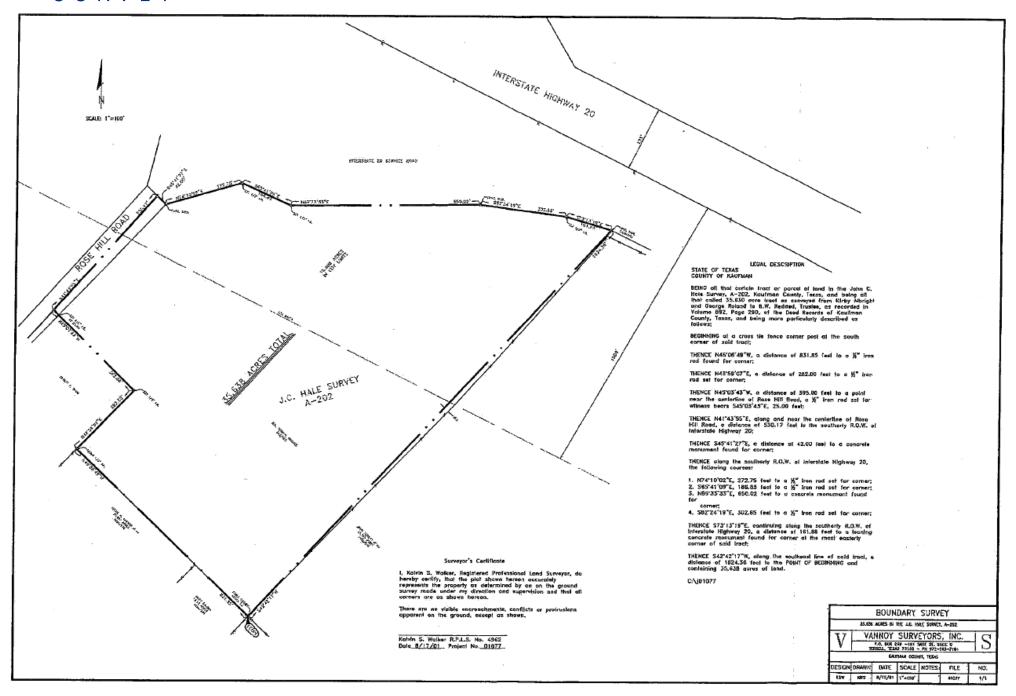
MINIMUM STREET SETBACKS

20' from primary streets (Highways) 10' from secondary and tertiary streets

Link to Terrell Future Land Use Map Link to Terrell Development Standards



SURVEY





2021 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES 73	CONSUMER SPENDING (\$000S)
3 MILE	EMPLOYED POPULATION 56.4%	COLLEGE EDUCATED POPULATION 48.2%	POPULATION < 30 MINUTE COMMUTE 65.2%
5 MILE	POPULATION 25K AVERAGE HOUSEHOLD INCOME	HOUSEHOLDS	MEDIAN AGE 35.1 POPULATION GROWTH 2021-2026

\$68K \$142K 18.9%



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Information About Brokerage Services

EQUAL HOUSING OPPORTUNITY

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:
 - 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.

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