

# HIGHWAY OFFICE/FLEX BUILDINGS AVAILABLE

2402-2420 N I-35E, LANCASTER, TX 75134



**SLJ**  
COMPANY, LLC

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# AERIAL



E Wintergreen Rd

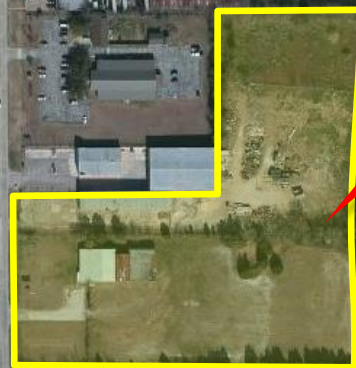
6,731 VPD

W Wintergreen Rd



113,375 VPD

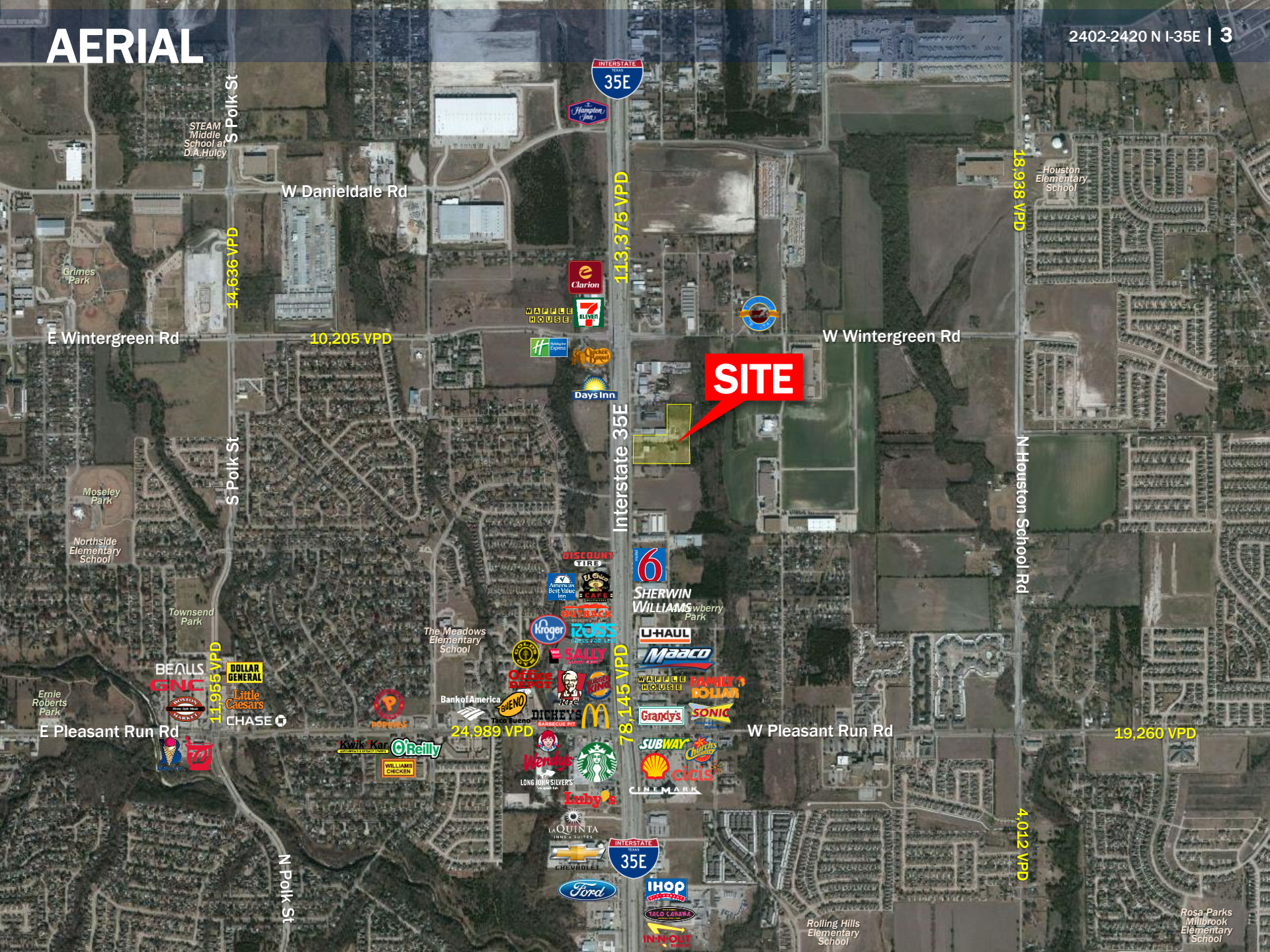
Interstate 35E



**SITE**







**SITE**

Interstate 35E

78,145 VPD

113,375 VPD

14,636 VPD

10,205 VPD

11,955 VPD

18,938 VPD

N Houston School Rd

19,260 VPD

4,012 VPD

N Polk St

S Polk St

W Daniel Dale Rd

W Wintergreen Rd

W Pleasant Run Rd

E Wintergreen Rd

E Pleasant Run Rd

STEAM Middle School at D.A. Hulcy

Houston Elementary School

The Meadows Elementary School

Rolling Hills Elementary School

Rosa Parks Millbrook Elementary School



## LOCATION

The subject property is located on the N I-35E access road, between W Wintergreen Rd and Pleasant Run Rd, in Lancaster, Texas 75134. The Property enjoys excellent access, highway visibility and close proximity to area traffic drivers.

## BUILDING AREA

2402 N I-35E: Approximately 12,064 Square Feet  
 2408-2420 N I-35E: Approximately 12,960 Square Feet  
 Total Area: Approximately 25,024 Square Feet

## LAND AREA

Approximately 10.2456 Acres

\*No minerals are included in the proposed transaction

## LOT DIMENSIONS

Frontage on I-35E Access Road: Approximately 384.8 Feet  
 Maximum Depth: Approximately 780 Feet

## ZONING

Commercial Highway District (CH)

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

## TRAFFIC COUNTS

Interstate 35E: 113,375 VPD  
 W Wintergreen Rd: 6,731 VPD

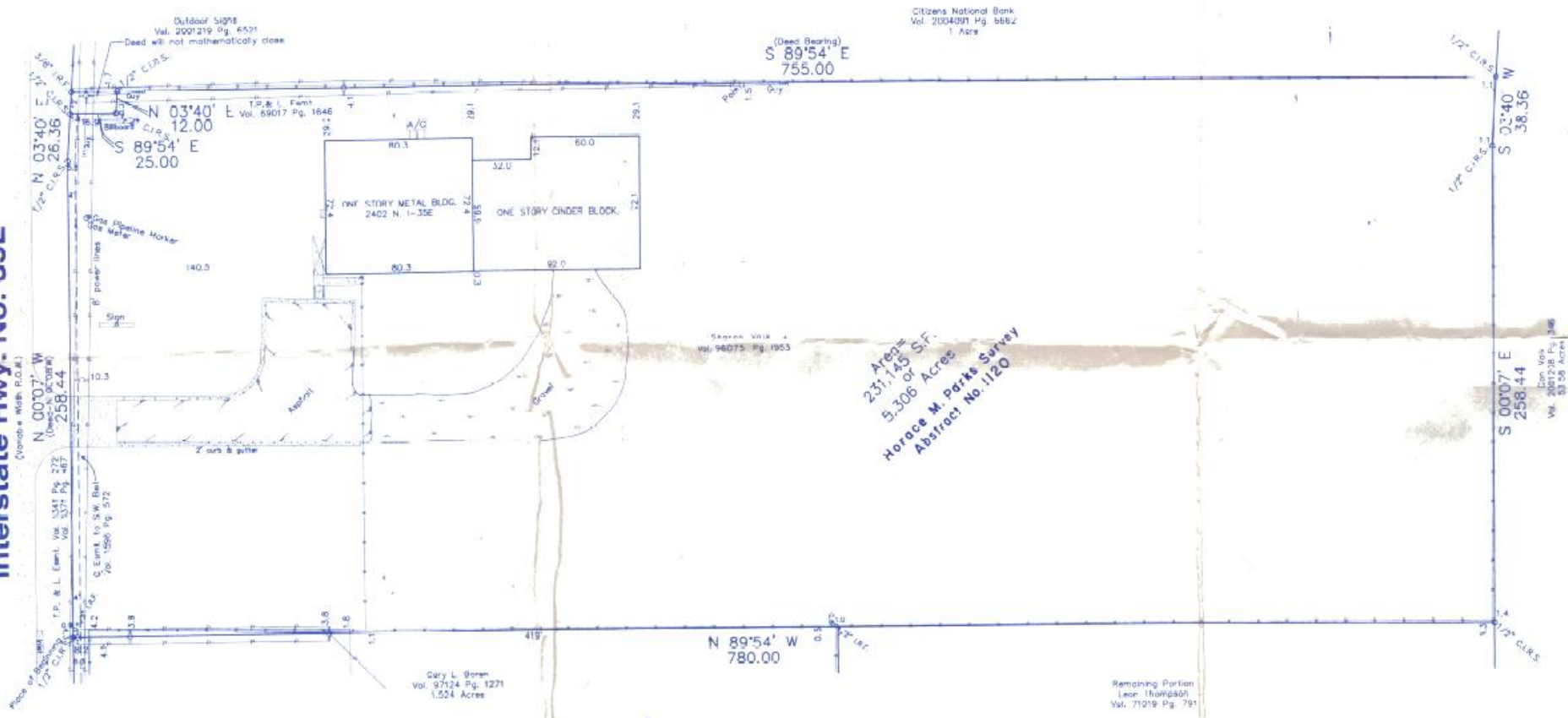
## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2017 Estimated Population	6,200	72,424	180,752
2017 Estimated Households	2,465	25,508	63,799
2017 Estimated Average Household Income	\$48,981	\$60,305	\$62,001





## Interstate Hwy. No. 35E

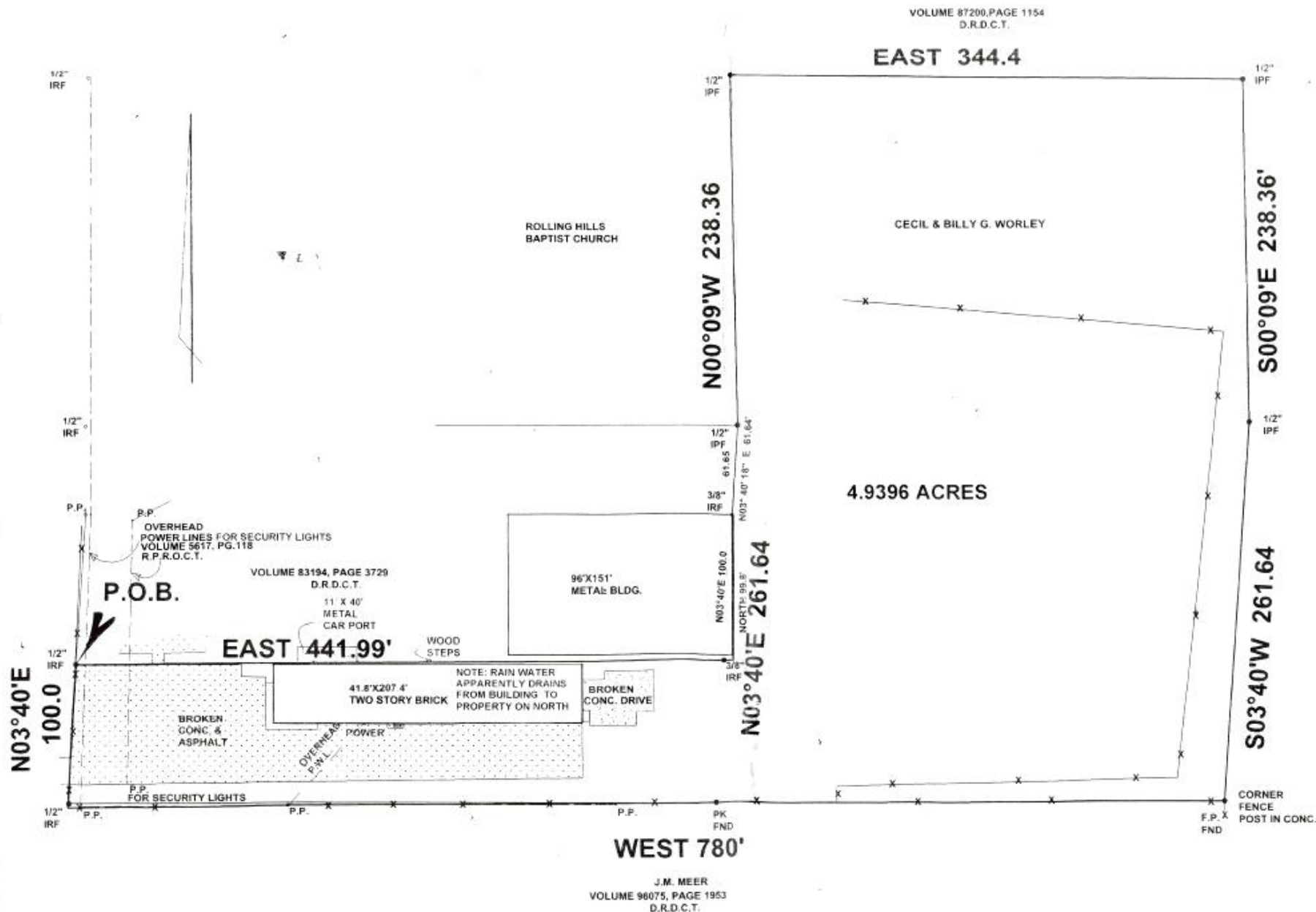








INTERSTATE HIGHWAY NO. 35-E (BECKLEY ROAD)

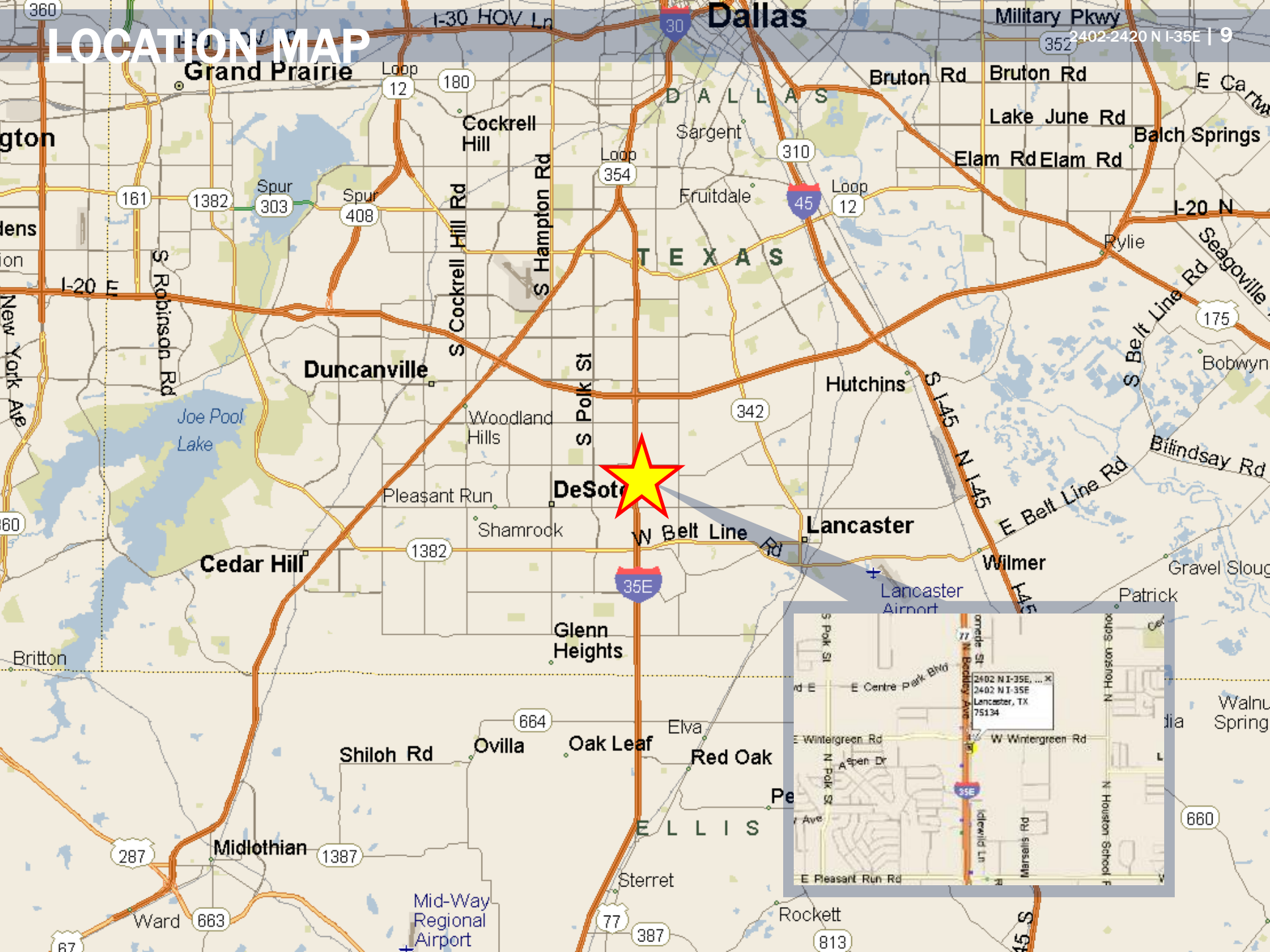


J.M. MEER  
VOLUME 96075, PAGE 1953  
D.R.D.C.T.

DON VALK  
VOLUME 2001208, PAGE 346



# LOCATION MAP





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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date