

CONFIDENTIAL OFFERING MEMORANDUM

FORMER RYAN'S STEAKHOUSE AVAILABLE

1501 S CHERRY LANE, WHITE SETTLEMENT, TX 76108



SLJ
COMPANY, LLC

4311 W. Lovers Lane, Suite 200
Dallas, TX 75209
214-520-8818

Exclusively Offered By:
Ty Underwood
214-520-8818 ext. 4
Fax: 214-520-8815
tyunderwood@sbcglobal.net



| | | |
|--------------|------------------------------------|-----------|
| I. | AERIAL PHOTOGRAPHS | 2 |
| II. | PROPERTY PROFILE | 4 |
| III. | EXECUTIVE SUMMARY | 5 |
| IV. | SURVEY | 6 |
| V. | FLOOR PLAN | 7 |
| VI. | PROPERTY PHOTOGRAPHS | 8 |
| VII. | DEMOGRAPHICS | 13 |
| VIII. | LOCATION MAP | 14 |
| IX. | LOCATION OVERVIEW | 15 |
| X. | DISCLAIMER & DISCLOSURE | 16 |

AERIAL PHOTOGRAPH

Chaparral Dr

The Creek
APARTMENTS

S Cherry Ln

SITE

BAE SYSTEMS

SUBWAY

pro-cutz

TITLEMAX

BT furnishings

21,000 VPD

Academy
SPORTS - OUTDOORS

Conn's

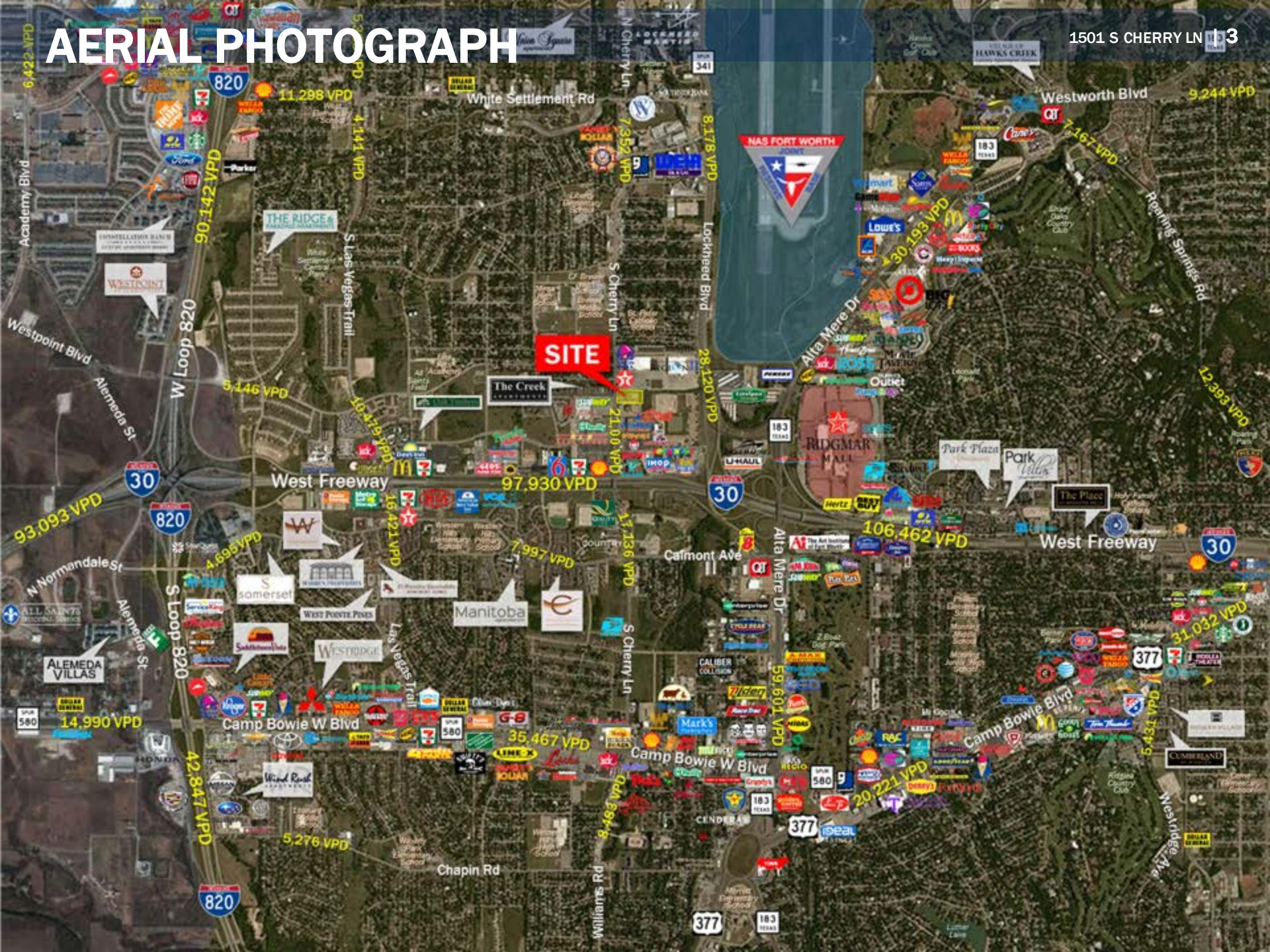
O'Reilly

Western Hills Blvd



AERIAL PHOTOGRAPH

1501 S CHERRY LN 13



ADDRESS

1501 S Cherry Ln, White Settlement, TX 76108

LOCATION

The subject property is located on S Cherry Ln, between Western Hills Blvd and Tumbleweed Trail, in White Settlement, Texas. The Property is less than half a mile from Interstate-30, Ridgmar Mall, and the Naval Air Station Joint Reserve Base in Fort Worth.

BUILDING SIZE

Approximately 10,017 Square Feet

YEAR BUILT

1992

PARKING

Approximately 191 parking spaces

LAND AREA

Approximately 2.57 Acres (111,949 Square Feet)

LOT DIMENSIONS

| | |
|--------------------------|------------------------|
| Frontage on S Cherry Ln: | Approximately 263 feet |
| Maximum Depth: | Approximately 443 feet |

ZONING

Commercial Corridor (C-C) & Mixed-Use Overlay District (MUOD)

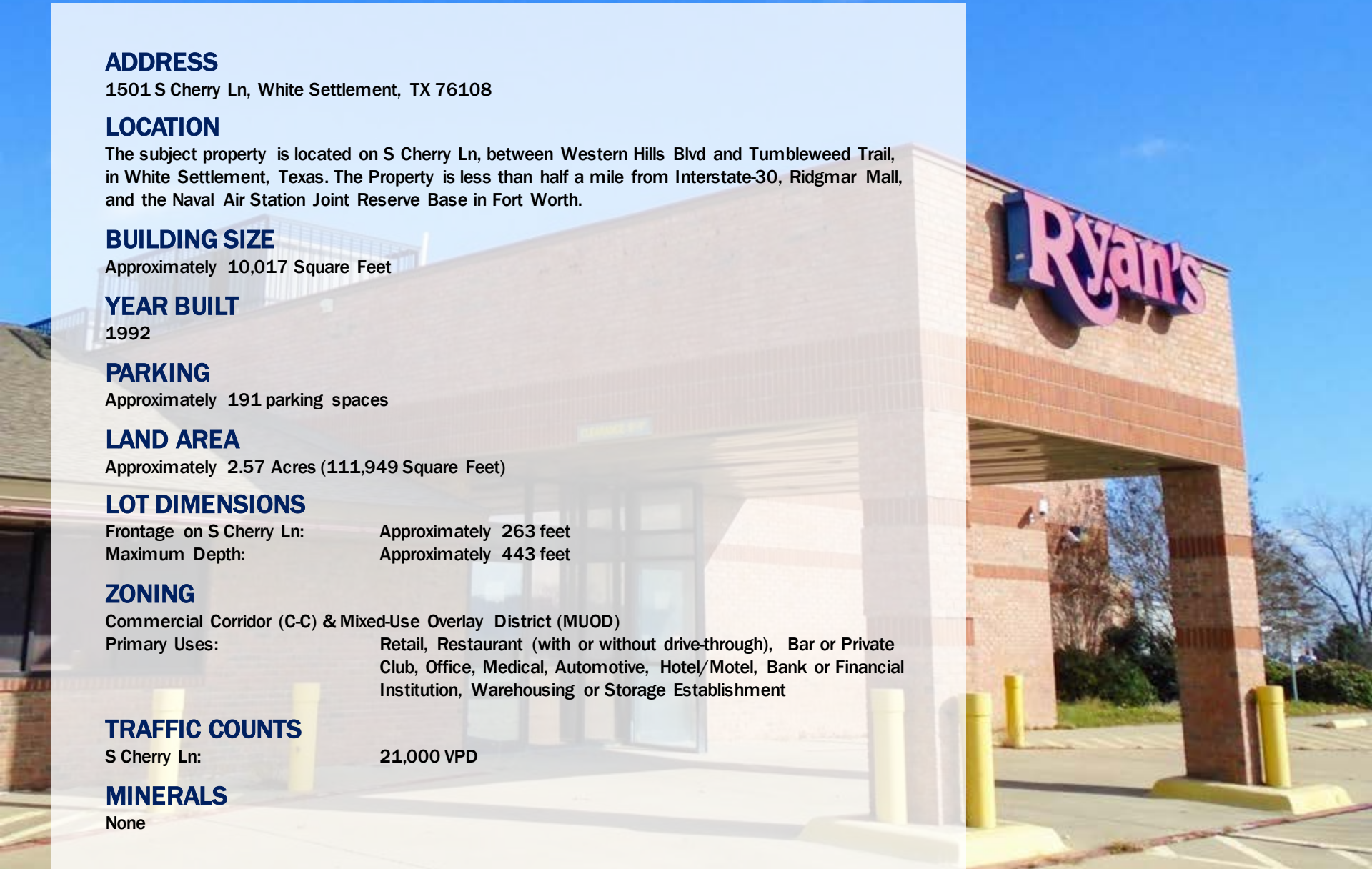
| | |
|---------------|--|
| Primary Uses: | Retail, Restaurant (with or without drive-through), Bar or Private Club, Office, Medical, Automotive, Hotel/Motel, Bank or Financial Institution, Warehousing or Storage Establishment |
|---------------|--|

TRAFFIC COUNTS

| | |
|--------------|------------|
| S Cherry Ln: | 21,000 VPD |
|--------------|------------|

MINERALS

None



EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer 1501 S Cherry Ln, a 10,017 square foot freestanding restaurant building situated on approximately 2.57 acres in White Settlement, Texas. The Property is less than half a mile from Interstate-30, Ridgmar Mall, and the Naval Air Station Joint Reserve Base in Fort Worth.

PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

The subject property is ideally located on S Cherry Ln, which provides ease of access to the area's major thoroughfares including I-30, I-820, U.S. Route 377 and State Highway 183. The Property's close proximity to Ridgmar Mall and Fort Worth's Camp Bowie District provide the site tremendous exposure to retail traffic. The Property also benefits from its adjacency to NAS Fort Worth JRB which has an active population of nearly 10,000.

FLEXIBLE SITE

The subject property consists of a 10,017 square foot freestanding restaurant building including all furniture, fixtures and equipment, and enjoys a large 2.57 acre lot with access from S Cherry Ln and a separate drive located south of the Property. The Property's concrete parking lot has approximately 191 car parks, as well as a large pylon sign and marquee with strong visibility. The Property also boasts liberal zoning that allows a variety of uses and offers the opportunity to convert the building for alternative uses.

HIGH TRAFFIC COUNTS

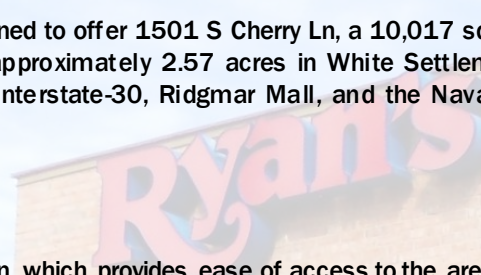
With approximately 21,000 vehicles per day on S Cherry Ln, the Property offers high visibility and excellent exposure to vehicular traffic.

STRONG DEMOGRAPHICS

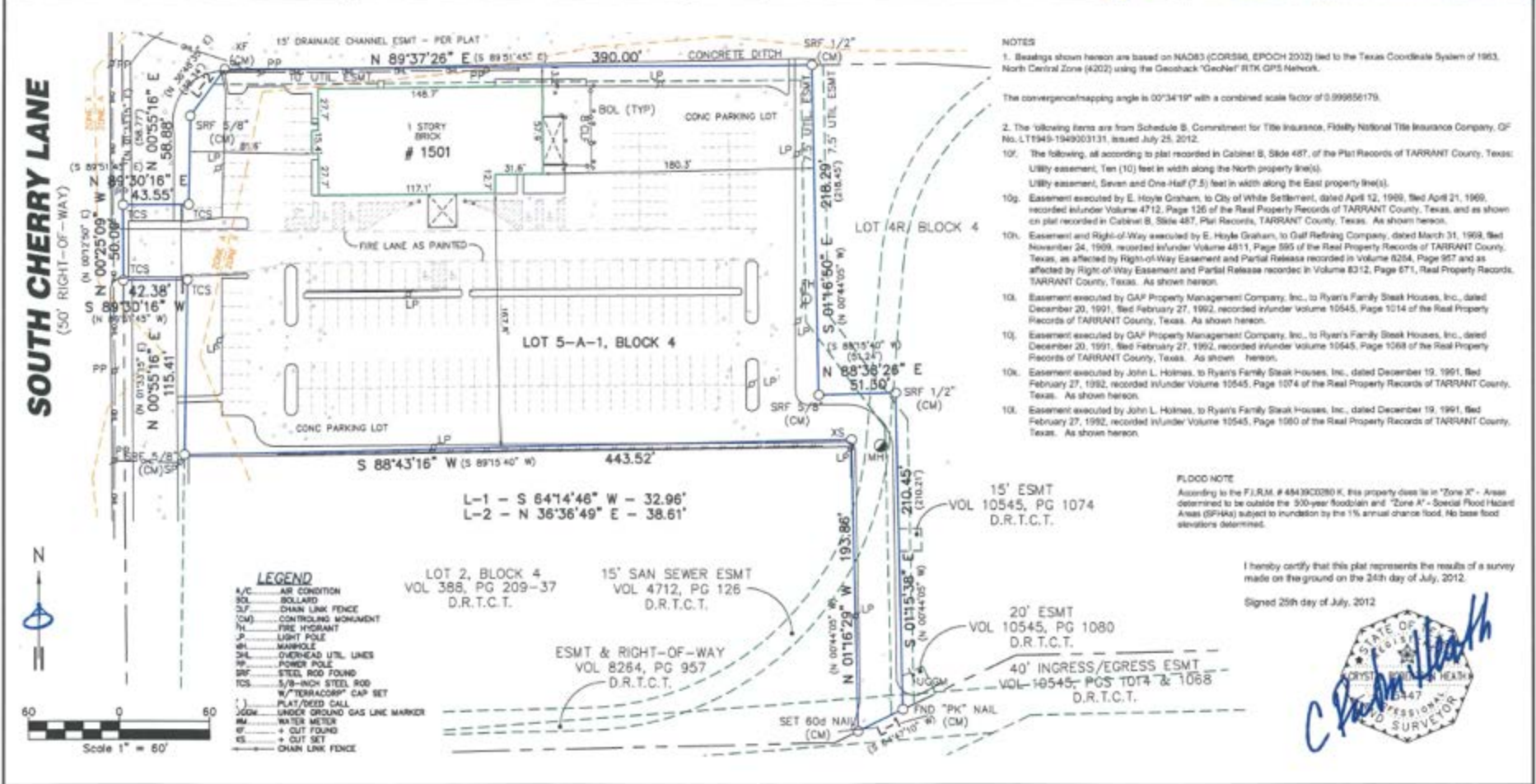
With a population of approximately 81,012 and 163,704 living within a 3 and 5 mile radii respectively, the Property benefits from a large pool of consumers within close proximity. Additionally, the average household income within a 5 mile radius of the Property is \$73,456.

MANY AREA TRAFFIC DRIVERS

Retailers in close proximity including Academy Sports + Outdoors, Conn's, O'Reilly Auto Parts, Toys 'R Us, Wendy's and 7-Eleven, among many others, make the property a prime retail location attracting a large group of consumers with disposable income.



| | | | | | |
|--|---|---|-----------------------------------|---|---|
| Surveyed By:  | Ordered By: SLJ Company, LLC 4311 W Lovers Lane Suite 200 Dallas, TX 75209 214-520-8818 | Property Address: 1501 S Cherry Lane, White Settlement, TX 76108 | TerraCorp Order No: TX12071117 |  |  |
| | | Client Order Number: LT1949-1949003131 | Completed Date: 07/25/12 | | |
| TerraCorp Associates LLC #101818-00 3840 Broadway Blvd. Suite 236 Garland, TX 75042 | | Certified To: T & T REALTY CORP., Lawyers Title Company | | | |
| www.terraCorpSurvey.com orders@terraCorpSurvey.com (972) 602-4526 (972) 602-4327 | | Legal Description: Lot 5A1, Block 4, WESTGATE ADDITION, an Addition to the City of White Settlement, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 487, of the Plat Records of Tarrant County, Texas. | | | |



SUBJECT PROPERTY PHOTOGRAPHS

1501 S CHERRY LN | 8











POPULATION

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|---------|
| 2015 Total Population | 9,404 | 81,012 | 163,704 |
| 2015 Estimated Households | 3,428 | 31,663 | 65,232 |

AGE

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|--------|--------|--------|
| 2015 Median Age Estimate | 33 | 35 | 36 |

INCOME

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|----------|----------|----------|
| 2015 Avg Household Income | \$44,185 | \$64,704 | \$73,456 |

POPULATION BY ETHNICITY

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| 2015 White | 62.70% | 71.57% | 75.38% |
| 2015 Black | 12.45% | 11.25% | 9.27% |
| 2015 Native American | 0.80% | 0.66% | 0.70% |
| 2015 Asian | 1.39% | 1.71% | 1.90% |
| 2015 Pacific Islander | 0.11% | 0.07% | 0.07% |
| 2015 Two or More Races | 3.62% | 3.42% | 3.10% |
| 2015 Hispanic | 37.62% | 28.87% | 26.62% |
| 2015 White Non-Hispanic | 62.38% | 71.13% | 73.38% |

Spotlight on White Settlement

By Elizabeth Campbell · liz@star-telegram.com

FORT WORTH

JANUARY 8, 2014 12:00 AM

HIGHLIGHTS
 "We think that White Settlement has been the best-kept secret on the west side of Fort Worth long enough, and we don't want it to be a secret anymore," said Jim Ryan, the city's economic development director.

Once considered a bedroom community in northwest Tarrant County, White Settlement is experiencing a rebirth as a vital player in business and entertainment.

Dirt is flying throughout the city on construction projects, including the new home for the Region 11 Education Service Center and two hotels.

Construction is also underway on a \$13 million Hawaiian Falls water park, which will have a 20,000-square-foot arcade with restaurants, party rooms and a conference center.

The 16-acre entertainment complex is scheduled to open on Memorial Day.

"We think that White Settlement has been the best-kept secret on the west side of Fort Worth long enough, and we don't want it to be a secret anymore," said Jim Ryan, the city's economic development director.

Ryan added that Hawaiian Falls is a catalyst for other businesses coming to the area, especially retail and restaurants.

Newly arriving businesses apparently feel the same way.

George Curry, a commercial real estate agent and a partner in Flight Deck Trampoline Park, which opened in May, said city leaders are friendly and supportive toward businesses coming in.

"When they say they're open for business, they really mean it," Curry said of the city.

The trampoline park attracts visitors from the western portion of Dallas-Fort Worth, and the park is often packed with families when school isn't in session, he said.

Work is underway to completely renovate a former Sam's Club building that will house the education service center, another client of Curry's.

"A lot of good things are happening over there, and it is because of the city leaders," he said.

Besides the entertainment venues and education service center, Weir SPM, a Scottish-owned company that manufactures equipment for the oil and gas industry, built its \$20 million national headquarters in White Settlement, Ryan said. The company is the city's largest taxpayer, Ryan said.

The city is also the gateway to Lockheed Martin and Naval Air Station Joint Reserve Base Fort Worth.

The city of 16,565 is a 5-square-mile community bounded by Texas 183 on the east, West Loop 820 on the west, Interstate 30 to the south and Silver Creek on the north.

The city's roots stretch back to the days of the Texas Republic, and its name referred to several farms and one or two trading posts that were scattered west of Fort Worth and reached to the Parker County line through hostile Indian territory, according to the online Handbook of Texas.

During the 1850s, the community of White Settlement developed around the homesteads of three brothers from Tennessee. The community remained a frontier outpost until after the Civil War, but it began to grow and prosper.

The city was incorporated in 1941 and continued to grow with the coming of the former Carswell Air Force Base and industry in Fort Worth.

In 2005, there was an unsuccessful attempt to change the city's name to "West Settlement" because some felt "White Settlement" had negative connotations, but voters soundly defeated the proposal, which drew international attention.

Nowadays, Mayor Jerry Burns said he is optimistic about White Settlement's future, and he credits its success with a change in attitude at City Hall toward businesses.

"We decided to change the atmosphere at City Hall from a lukewarm to an open door policy toward bringing in new businesses," he said.

Burns said he believes residents feel better about the community.

"If you are not moving forward, then you are backing up," Burns said.

THIS REPORT INCLUDES MATERIAL FROM THE STAR-TELEGRAM ARCHIVES.



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 the 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 representations as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

A photograph of a Ryan's restaurant building. The building has a brick facade and a large, stylized sign that says "Ryan's" in a purple and pink font. The building is set against a blue sky with some clouds. In the foreground, there is a parking lot with yellow painted lines and concrete curbs.

Ryan's

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date