

PRIME HIGHWAY LOCATION
Retail / Commercial Sites
Interstate-35E
Red Oak & Waxahachie, Texas

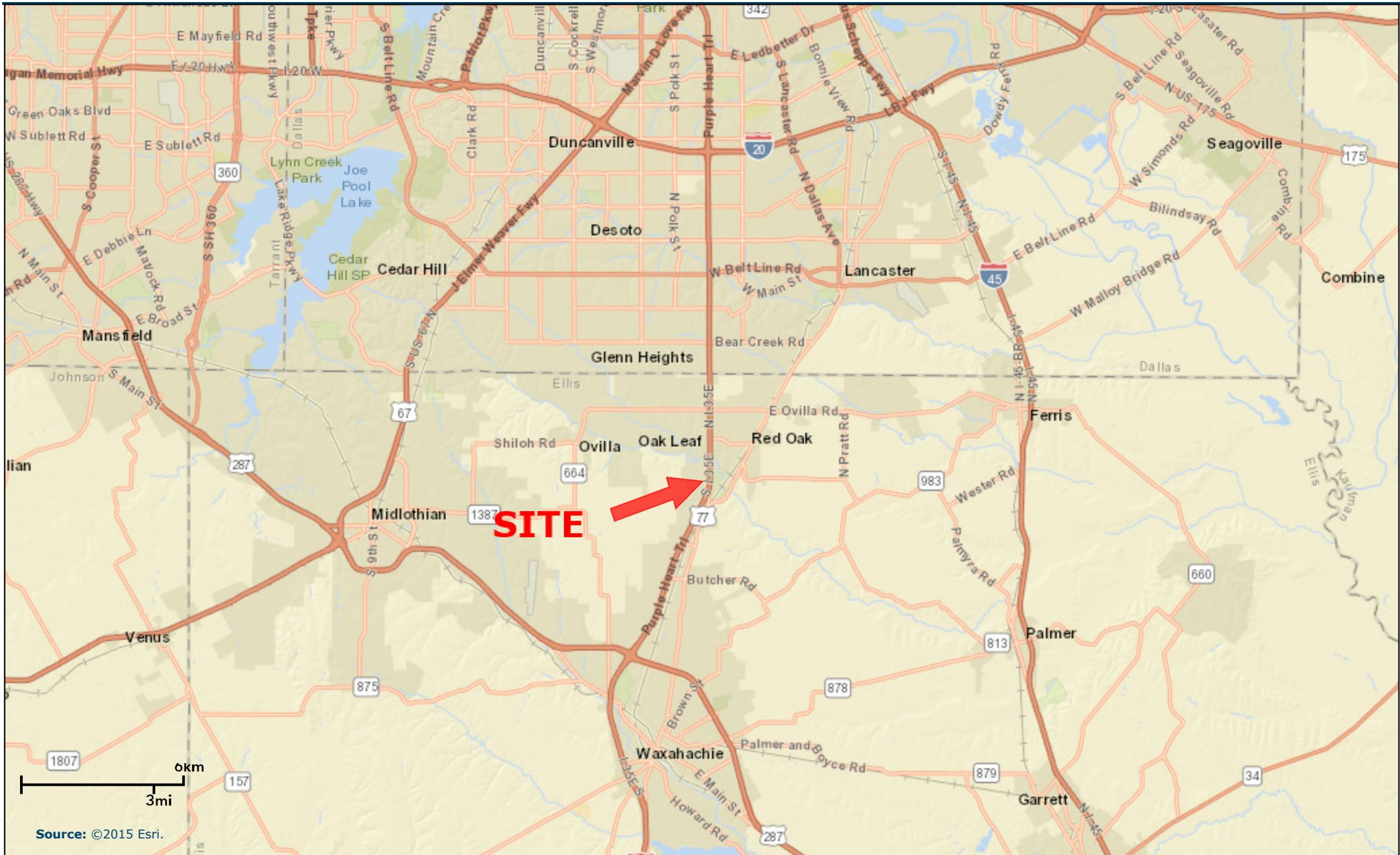
- LOCATION:** The subject property is located at the southwest corner of Interstate-35E and Oaks Drive in south Red Oak and north Waxahachie. This is the connecting bridge to U.S. Highway 77.
- SIZE:** Pad Sites up to 104.514 Acres
- ZONED:** Agriculture (*highest and best use is Retail/Commercial & Residential*)
- UTILITIES:** All utilities are available.
- FRONTAGE:** I-35E - 1,814.56 ft.
Oaks Drive - 1,252.80 ft. (*275.7 ft. existing*)
- TRAFFIC COUNT:** 59,000 vehicles per day
- PRICE:** Varies depending on size and location.
- COMMENTS:** Excellent high profile location with great visibility from I-35E. Just 20 minutes from downtown Dallas. Easy access to the D-FW metroplex.

*For More Information
Call*

Joe Rust Company
972-333-4143

SWC I-35E-Hwy 77 Bridge-fs-2017.doc

Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.



1 - 104 Acres

0.3km
1000ft

Source: ©2015 Esri

EXHIBIT 'B'
PLAN 'F'

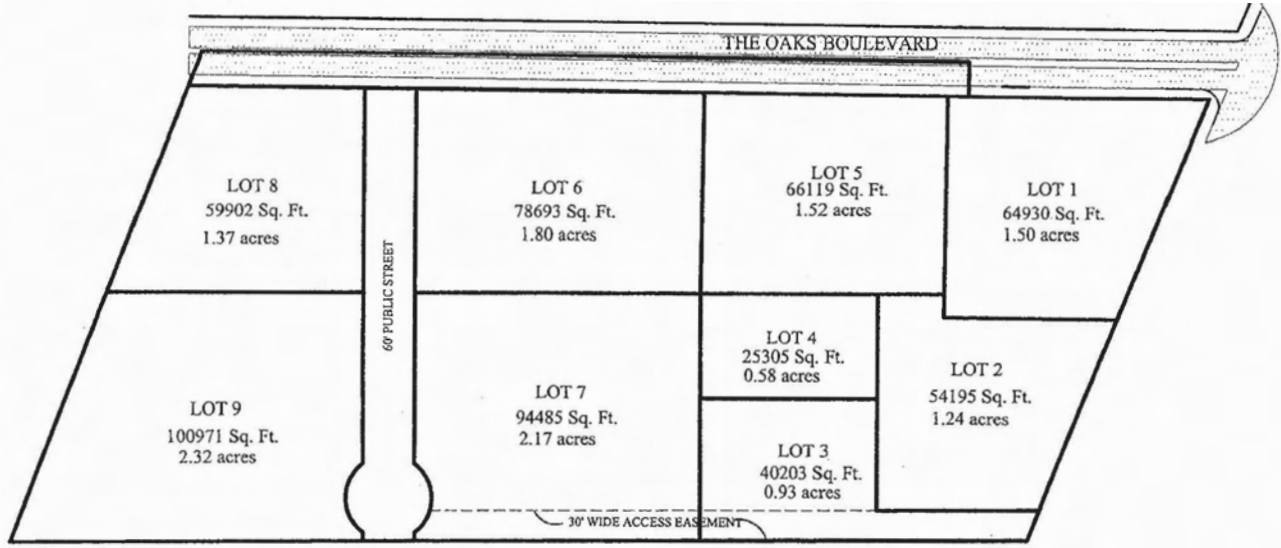
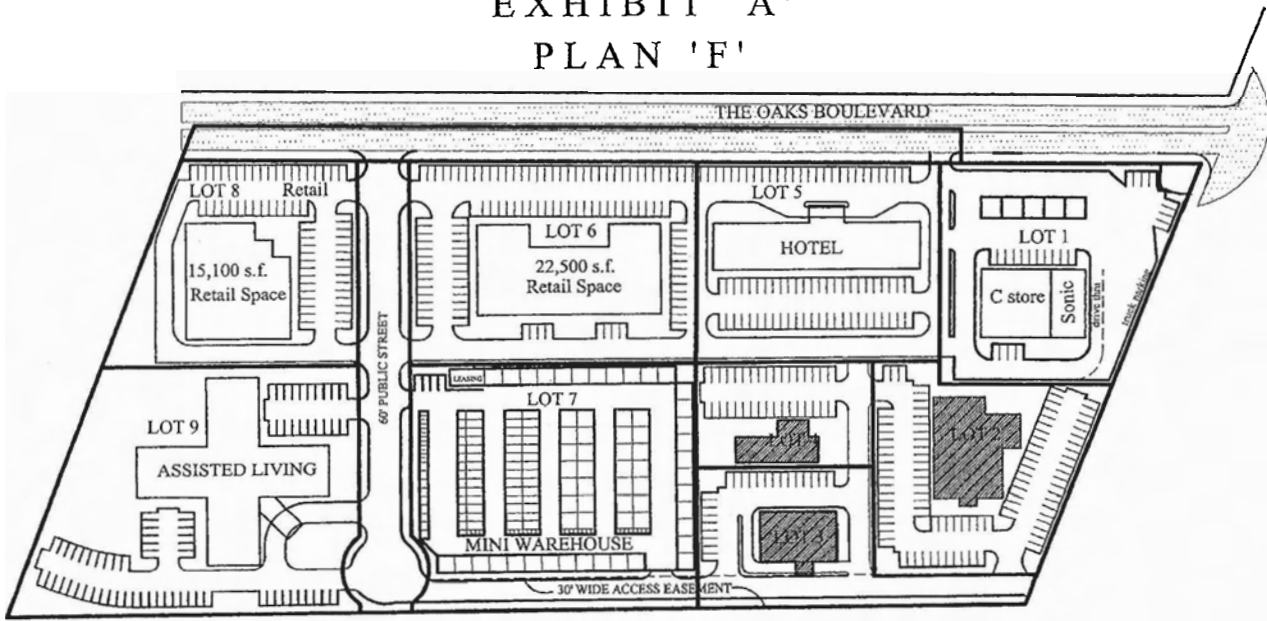
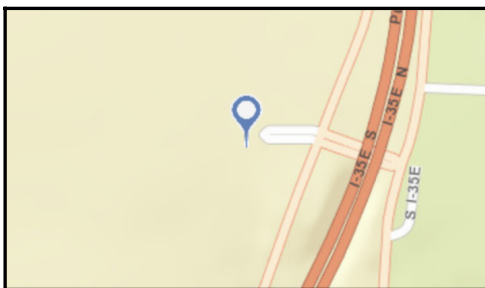
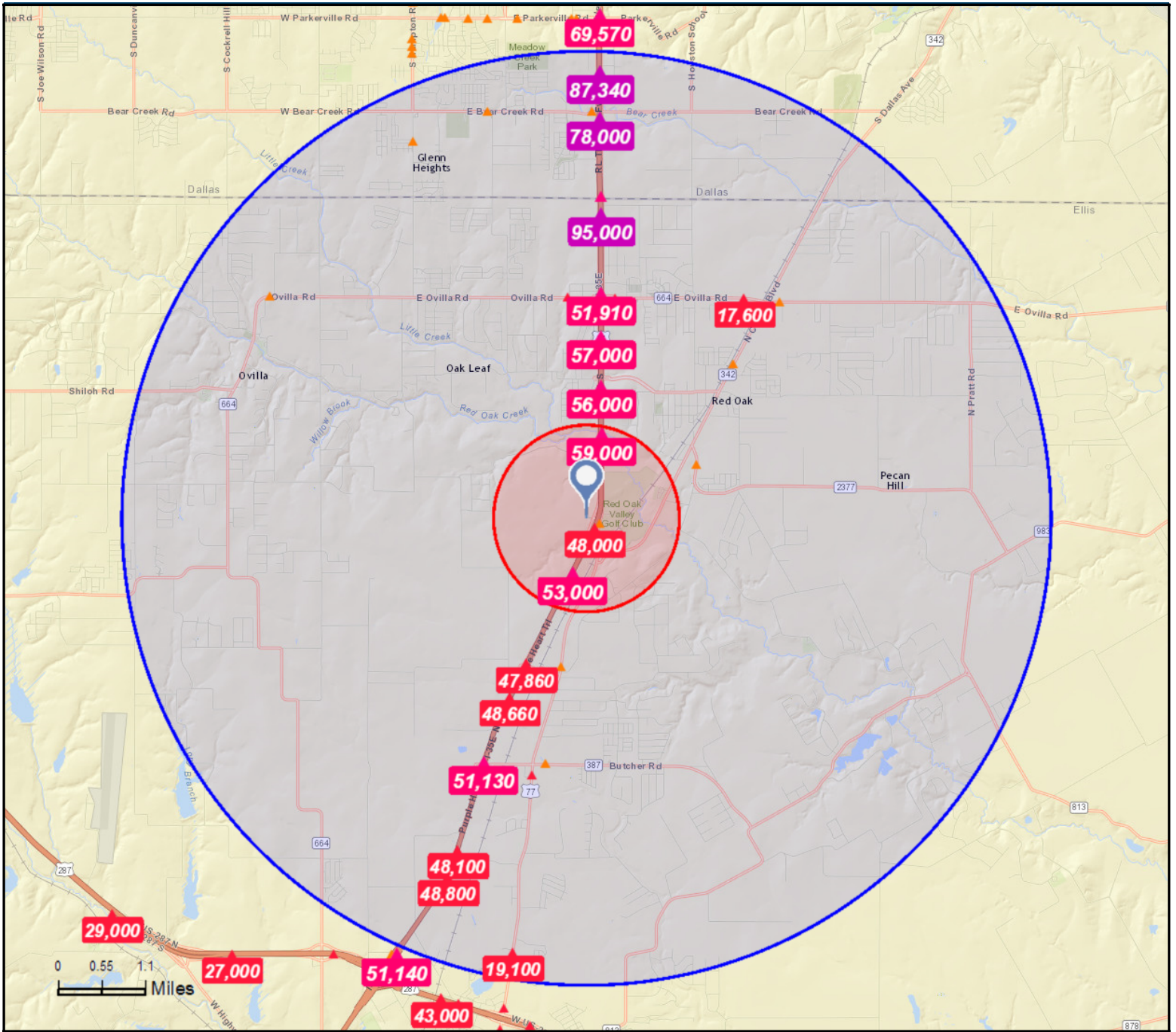


EXHIBIT 'A'
PLAN 'F'

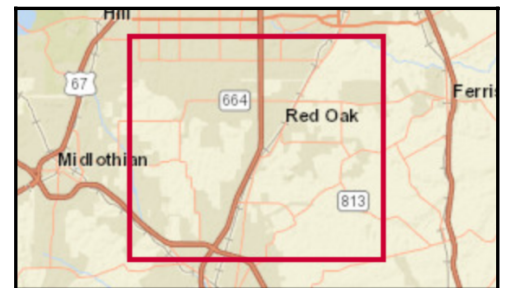


1-104 Acres 2
 849 S I-35E, Red Oak, Texas, 75154
 Rings: 1, 5 mile radii

Prepared by Esri
 Latitude: 32.49748
 Longitude: -96.82475



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies



Executive Summary

1-104 Acres 2
849 S I-35E, Red Oak, Texas, 75154
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.49748
Longitude: -96.82475

	1 mile	3 miles	5 miles
Population			
2000 Population	358	12,095	31,313
2010 Population	518	18,300	45,830
2016 Population	567	20,365	51,778
2021 Population	617	22,160	56,661
2000-2010 Annual Rate	3.76%	4.23%	3.88%
2010-2016 Annual Rate	1.46%	1.73%	1.97%
2016-2021 Annual Rate	1.70%	1.70%	1.82%
2016 Male Population	50.1%	49.2%	49.1%
2016 Female Population	49.9%	50.8%	50.9%
2016 Median Age	39.1	36.3	35.9

In the identified area, the current year population is 51,778. In 2010, the Census count in the area was 45,830. The rate of change since 2010 was 1.97% annually. The five-year projection for the population in the area is 56,661 representing a change of 1.82% annually from 2016 to 2021. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 39.1, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	77.7%	73.2%	67.2%
2016 Black Alone	11.5%	13.7%	19.9%
2016 American Indian/Alaska Native Alone	0.4%	0.7%	0.7%
2016 Asian Alone	0.5%	0.6%	0.7%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	7.1%	8.8%	8.7%
2016 Two or More Races	2.8%	2.9%	2.7%
2016 Hispanic Origin (Any Race)	22.4%	23.3%	22.4%

Persons of Hispanic origin represent 22.4% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.9 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	104	4,031	10,191
2010 Households	156	6,198	15,142
2016 Total Households	169	6,859	17,023
2021 Total Households	183	7,449	18,558
2000-2010 Annual Rate	4.14%	4.40%	4.04%
2010-2016 Annual Rate	1.29%	1.63%	1.89%
2016-2021 Annual Rate	1.60%	1.66%	1.74%
2016 Average Household Size	3.36	2.96	3.03

The household count in this area has changed from 15,142 in 2010 to 17,023 in the current year, a change of 1.89% annually. The five-year projection of households is 18,558, a change of 1.74% annually from the current year total. Average household size is currently 3.03, compared to 3.02 in the year 2010. The number of families in the current year is 13,825 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Executive Summary

1-104 Acres 2
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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$80,817	\$75,136	\$74,590
2021 Median Household Income	\$86,188	\$82,974	\$81,757
2016-2021 Annual Rate	1.30%	2.00%	1.85%
Average Household Income			
2016 Average Household Income	\$105,348	\$91,281	\$89,192
2021 Average Household Income	\$112,686	\$99,056	\$96,972
2016-2021 Annual Rate	1.36%	1.65%	1.69%
Per Capita Income			
2016 Per Capita Income	\$35,003	\$30,773	\$29,704
2021 Per Capita Income	\$37,265	\$33,305	\$32,160
2016-2021 Annual Rate	1.26%	1.59%	1.60%

Current median household income is \$74,590 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$81,757 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$89,192 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$96,972 in five years, compared to \$84,021 for all U.S. households

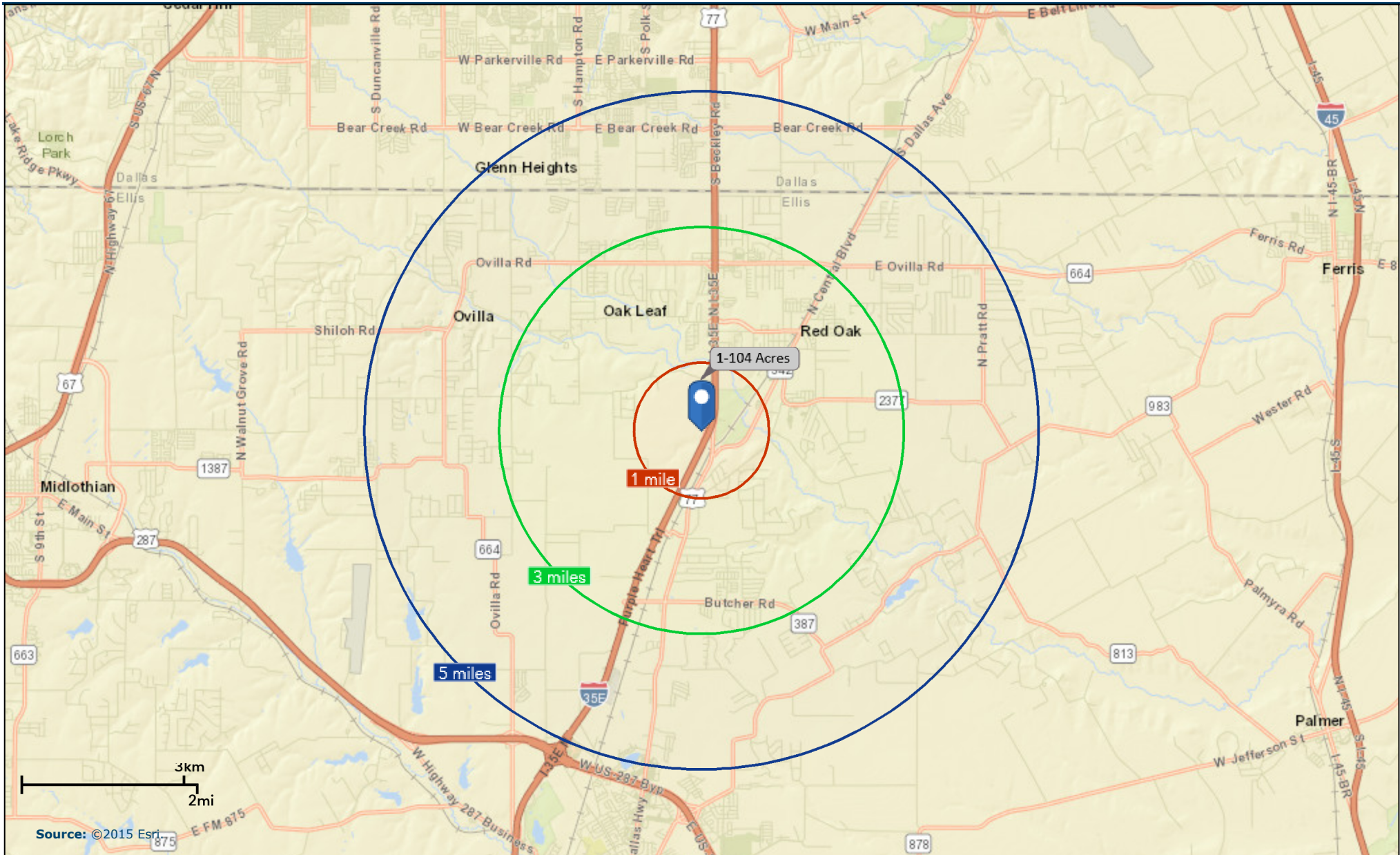
Current per capita income is \$29,704 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$32,160 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	109	4,193	10,638
2000 Owner Occupied Housing Units	93	3,291	8,514
2000 Renter Occupied Housing Units	11	741	1,678
2000 Vacant Housing Units	5	161	446
2010 Total Housing Units	164	6,596	16,095
2010 Owner Occupied Housing Units	137	4,935	12,243
2010 Renter Occupied Housing Units	19	1,263	2,899
2010 Vacant Housing Units	8	398	953
2016 Total Housing Units	172	7,243	17,990
2016 Owner Occupied Housing Units	146	5,297	13,342
2016 Renter Occupied Housing Units	23	1,562	3,681
2016 Vacant Housing Units	3	384	967
2021 Total Housing Units	186	7,865	19,561
2021 Owner Occupied Housing Units	158	5,730	14,525
2021 Renter Occupied Housing Units	25	1,719	4,032
2021 Vacant Housing Units	3	416	1,003

Currently, 74.2% of the 17,990 housing units in the area are owner occupied; 20.5%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 16,095 housing units in the area - 76.1% owner occupied, 18.0% renter occupied, and 5.9% vacant. The annual rate of change in housing units since 2010 is 5.07%. Median home value in the area is \$171,078, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.38% annually to \$201,992.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.





Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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>Joe Rust Company</u>	<u>0204705</u>	<u>joerust@joerust.com</u>	<u>(972)333-4143</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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