

FOR SALE

I-40 WEST OF SONCY EXECUTIVE SUMMARY

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



OFFERING SUMMARY

Sale Price: Pad Sites: \$20/sf
Call for pricing on larger tracts

Lot Size: 1-20 Acres

Traffic Count: 70,700

Zoning: OCL - Outside City Limits

PROPERTY OVERVIEW

Retail Development Sites on I-40 - including pad sites and big box up to 20 acres
West bound I-40 Frontage (north side): 13+/-acres available with 272' - 290' depth and 1,710 FF (will divide)
East bound I-40 Frontage Road. (south side): 1 - 20 acres tracts available
Sites are adjacent to proposed Loop 335 expansion on Helium road one half mile to the west

PROPERTY HIGHLIGHTS

- Located adjacent to primary regional retail area for a 250 mile radius, with an estimated population exceeding 300,000.
- Larger Retailers include: Sam's Club, Home Depot, Conn's HomePlus, Kohl's, Petsmart, Old Navy, Office Depot, Bed Bath & Beyond, Barnes and Noble, Best Buy, Super Target and Westgate Mall (Dillards, Bealls, JC Penney and Sears)
- Nearby Hotels include: Hilton Garden Inn, Homewood Suites, Drury Inn, Comfort Inn and Suites, Holiday Inn and Holiday Inn Express
- Restaurants include: Red Robin, Salt Grass, Logan's Road House, Kabuki Japanese Steak House, Hooter's, Fuddrucker's, Jimmie Johns, Furr's Cafeteria, Longhorn Steakhouse, Pei Wei, Applebee's and Fazoli's
- Within 1 mile of Medical District with 35,000+ employees

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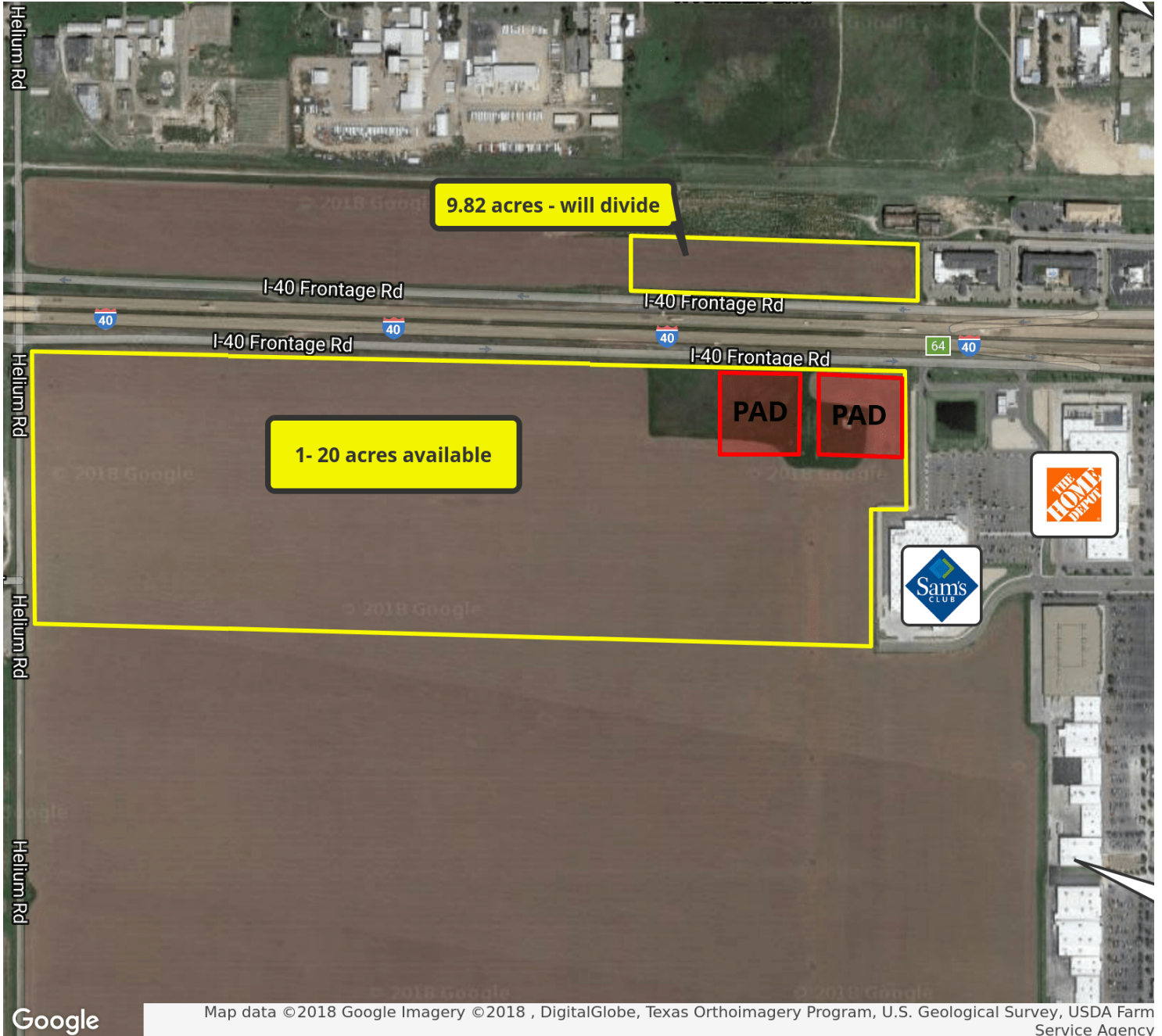
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I-40 WEST OF SONCY RETAIL DEVELOPMENT SITES

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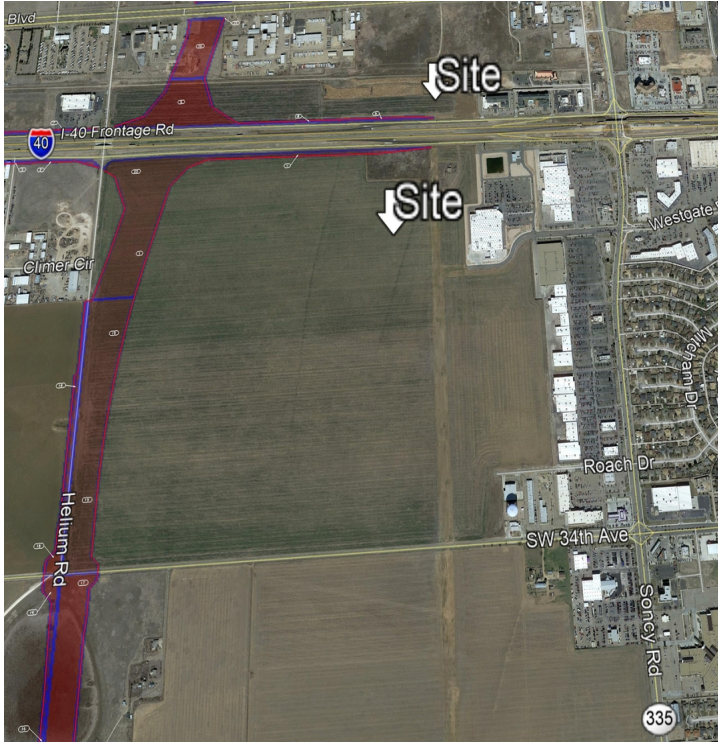
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I-40 WEST OF SONCY PROPOSED LOOP 335 EXPANSION



Texas Department of Transportation has laid out a proposed plan for major road changes that include a new section of South Loop 335.

The plan would include building a new section of the loop to align with Helium Road which is directly west of this property, stretching north along Helium before veering northeast into Soncy Road before it intersects with Southwest Ninth Avenue.

The proposed project is needed for multiple reasons — to provide a freight corridor, address hazardous cargo and materials traveling along the loop, and to improve traffic operations, mobility, safety and connectivity. Helium is the preferred alternative to align with the loop because it has less of an impact to residential and commercial rights-of-way compared to Soncy and Hope roads.



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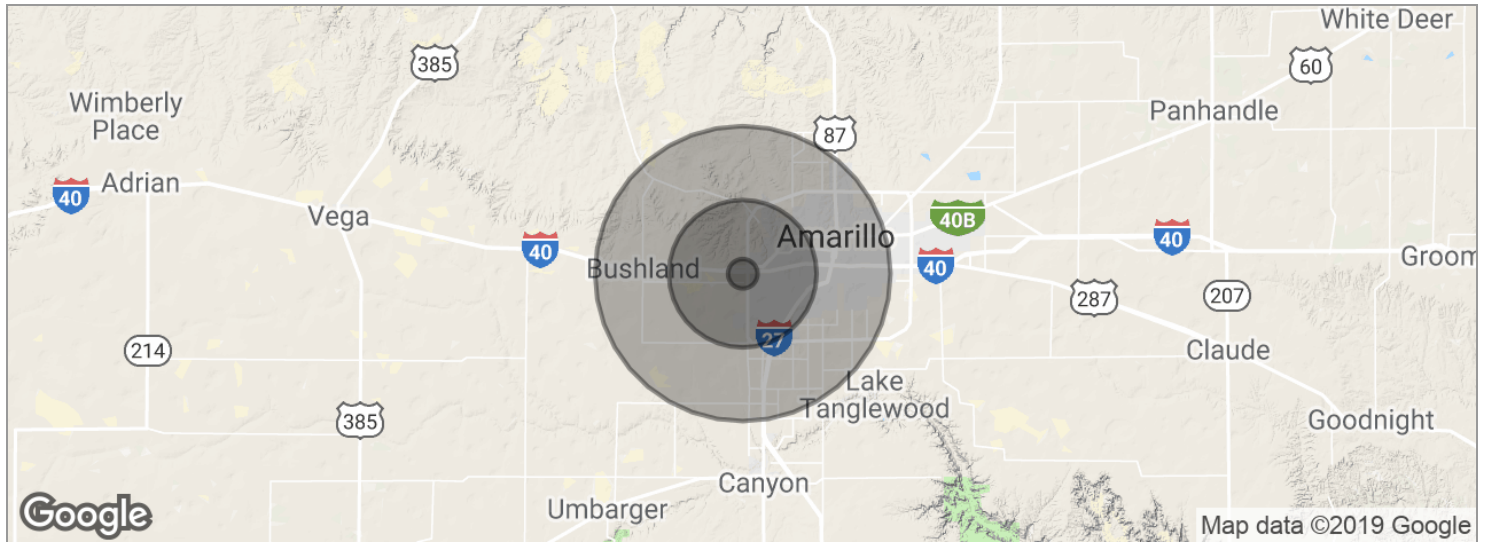
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I-40 WEST OF SONCY

RETAIL DEVELOPMENT SITES - DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,449	98,311	209,137
Median age	34.6	38.2	35.3
Median age (Male)	32.4	36.6	34.0
Median age (Female)	36.3	40.2	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,476	41,094	80,197
# of persons per HH	2.3	2.4	2.6
Average HH income	\$55,606	\$70,089	\$62,022
Average house value	\$136,579	\$165,054	\$138,111

* Demographic data derived from 2010 US Census

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RETAIL DEVELOPMENT SITES - DEMOGRAPHICS REPORT

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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:
 - 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 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Aaron Emerson, CCIM, SIOR	477647	aaron@gwamarillo.com	(806)373-3111
Designated Broker of Firm	License No.	Email	Phone
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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