



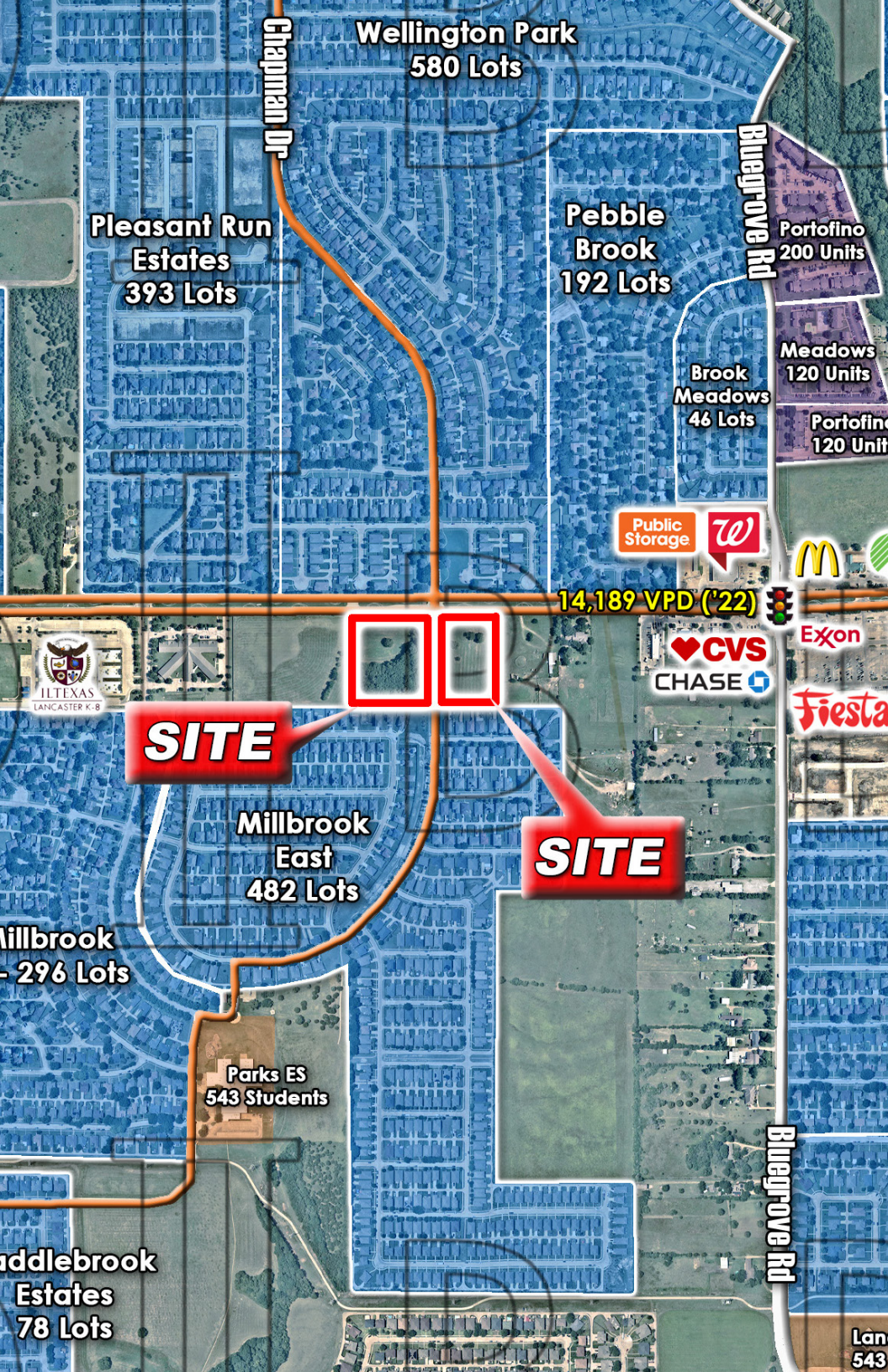
SEC & SWC - PLEASANT RUN RD. & CHAPMAN DR. LANCASTER, TX | LAND AVAILABLE

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PROPERTY INFORMATION



SIZE:

SEC: \pm 3.36 AC
SWC: \pm 4.38 AC



TRAFFIC COUNTS:

Pleasant Run Rd: 14,189 VPD
I-35E: 164,879 VPD



ZONING:

PD - 005
Retail/Mixed Use



UTILITIES:

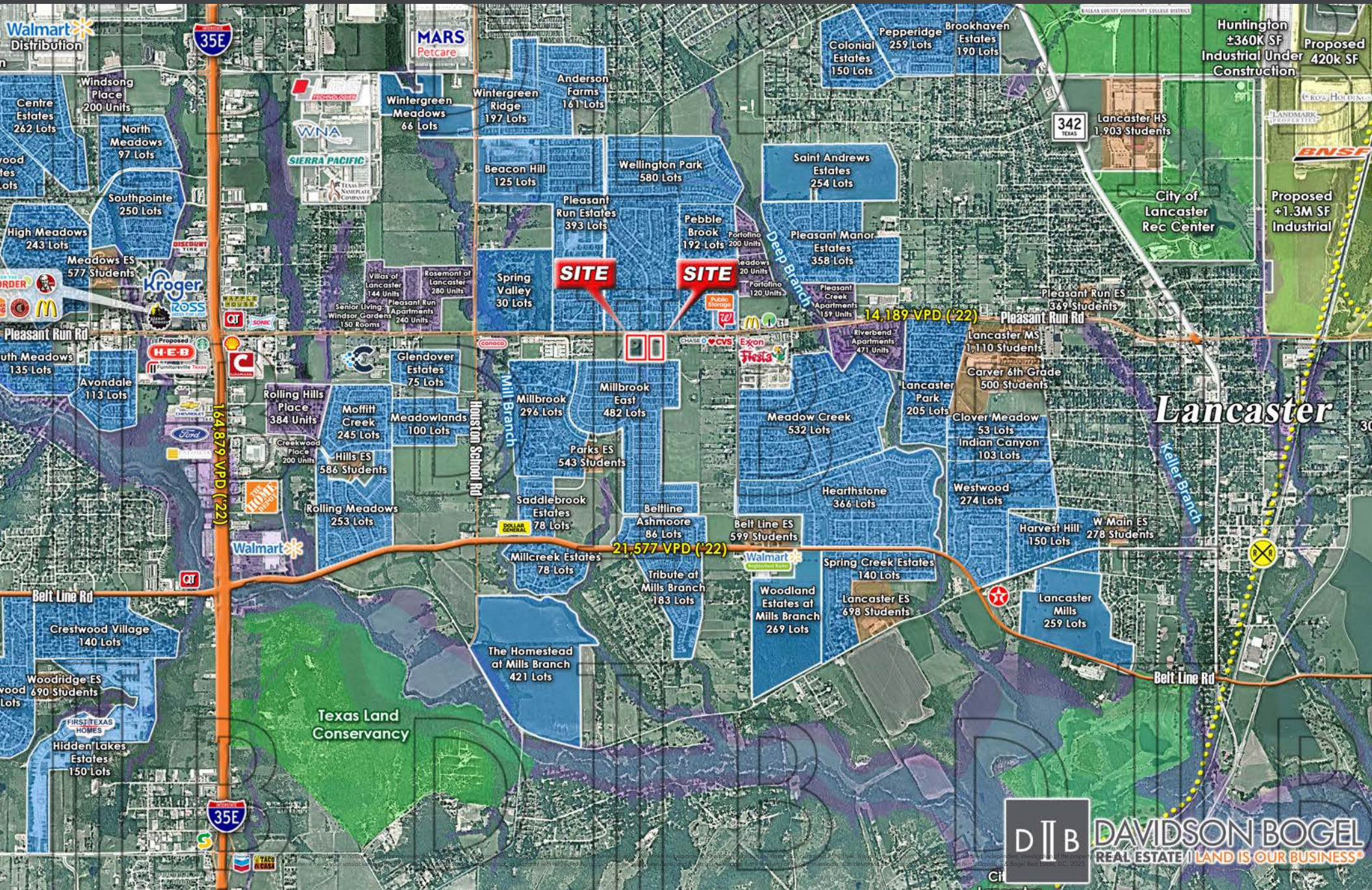
Available To Site
12" Water Line Along Pleasant Run Rd.
8" Sewer Line Along Chapman Dr.

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	12,611	35,873	52,254
2023 Average HH Income	\$81,830	\$78,443	\$80,771
2023 Median HH Income	\$61,909	\$60,990	\$62,713

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.
Davidson & Bogel Real Estate, LLC: 2023

WIDE AERIAL



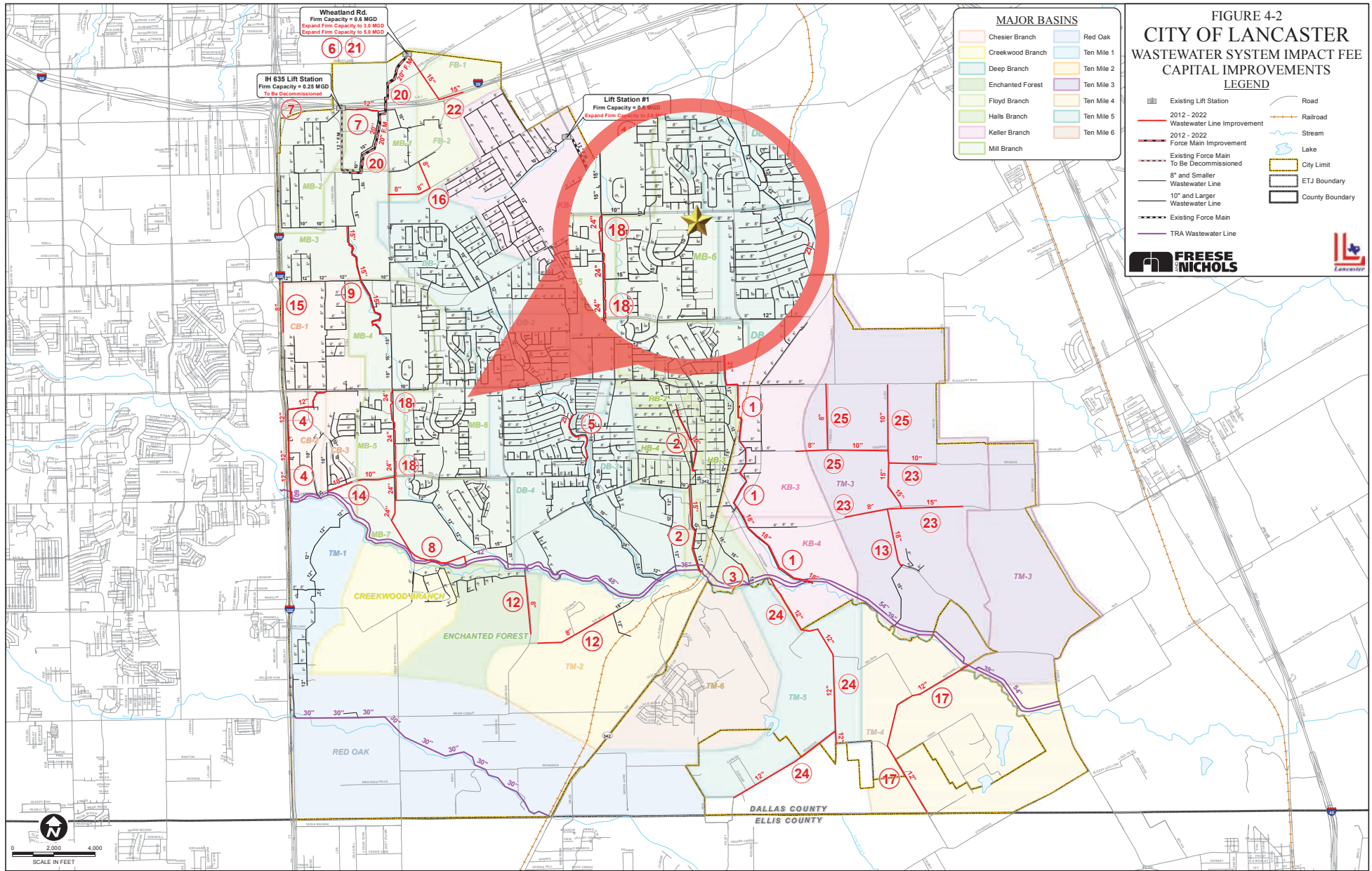
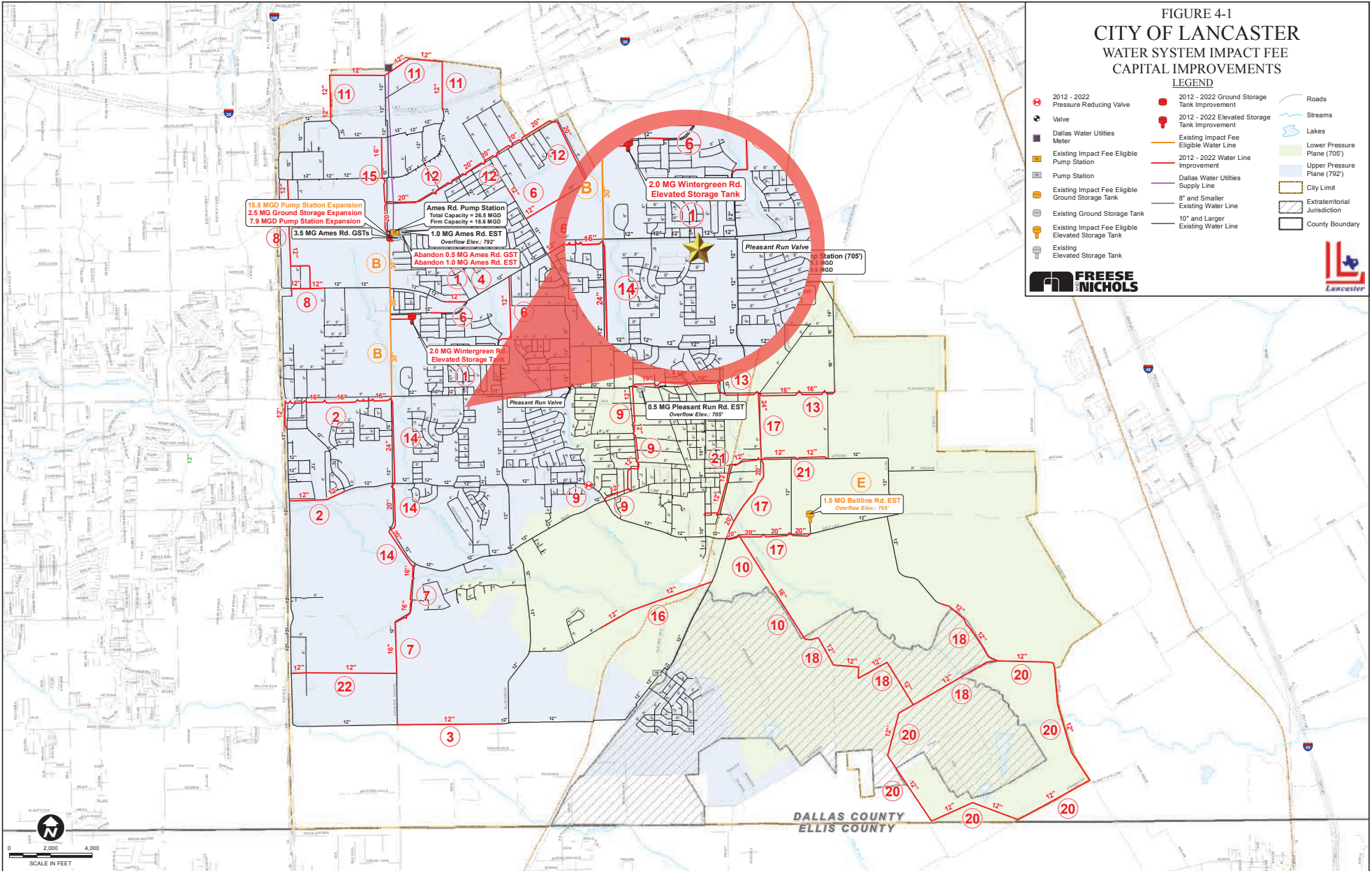
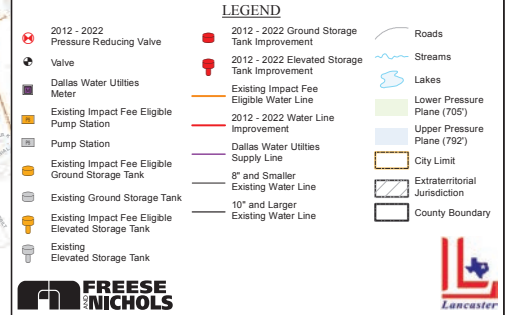


FIGURE 4-1
CITY OF LANCASTER
WATER SYSTEM IMPACT FEE
CAPITAL IMPROVEMENTS



CROW HOLDINGS PLANS \$53 MILLION INDUSTRIAL PROJECT IN SOUTHERN DALLAS COUNTY

THE DALLAS MORNING NEWS

The Dallas Morning News



Southern Dallas County is North Texas' top warehouse building market.

One of the Dallas area's top industrial builders and investors is headed to Lancaster for its next project.

Crow Holdings is planning to build an almost 800,000-square-foot distribution building south of Interstate 20 on Wintergreen Road. Construction is scheduled to start in June and will cost \$53 million, according to planning documents filed with the state.

Dallas' Azimuth Architecture designed the big warehouse that's expected to open in June 2024.

Crow Holdings is no stranger to the Southern Dallas County industrial market.

The Dallas-based investment and development firm previously built a warehouse project near the Mountain Creek business park near Spur 408.

Southern Dallas County is North Texas' top industrial building market with 14 million square feet of buildings on the way.

Earlier this year, Crow Holdings filed plans for a two-building industrial project east of downtown Dallas. More recently, Crow Holdings filed plans for a three-building business park northwest of downtown Dallas near the Trinity River.

Over the last few years, Crow Holdings has raised more than \$1 billion to invest in industrial buildings. Dallas-Fort Worth is the country's top industrial building market with more than 70 million square feet of construction.

LANCASTER LANDS \$80 MILLION COLD STORAGE PROJECT

THE DALLAS MORNING NEWS

The Dallas Morning News



Cold storage is one of the hottest warehousing sectors.

Starting during the pandemic, demand for refrigerated distribution centers has soared. And developers have been scrambling to provide new refrigerated warehouses in North Texas.

Another project is coming in Lancaster. The \$80 million industrial building is planned by Idaho-based Cold Summit Development.

Located at 1110 E. Pleasant Run Road, the more than 356,000-square-foot refrigerated warehouse is set to start next month, according to planning documents filed with the state. Florida-based Novus Architects designed the building, which will be ready in fall 2024.

Refrigerated warehouses have been in great demand in Dallas-Fort Worth with the growth of grocers and home deliveries of food products.

Cold Summit describes the company as the leading developer of cold chain real estate. The company has already built a 343,400-square-foot refrigerated warehouse on Cedardale Road in southern Dallas.

It also has other projects in Arizona, Illinois and North Carolina.

Cold Summit is one of several refrigerated warehouse developers targeting North Texas.

Dallas' Cold Creek Solutions recently built a 374,560-square-foot warehouse on Interstate 35 in Denton.

Dallas-Fort Worth is the country's fastest growing industrial market with more than 70 million square feet of construction.

PLEASANT RUN RD. & CHAPMAN DR.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

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; buyer: and
- (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.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
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ELLIOTT NEWSOM	790752	ENEWSOM@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



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.

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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Designated Broker of Firm	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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