

# ±3.97 ACRE SELF-STORAGE SITE AVAILABLE

I-30 & NORTHWEST DR, MESQUITE, TX 75150



# SLJ

COMPANY, LLC

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

Eastpoint  
126 Units

Exclusively Offered By:

Ty Underwood

214-520-8818 ext. 4

Fax: 214-520-8815

[tyunderwood@sljcompany.com](mailto:tyunderwood@sljcompany.com)

**SITE**



Montclair Estates  
Senior Living  
112 Units

Saddletree  
224 Units

Belmont at  
Duck Creek  
239 Units

The Boulders  
348 Units

Castleglen  
Independent  
Living  
80 Units

Glen Rose  
35 Units

The Arts at  
Broadway  
Commons  
352 Units

Oaks  
Branch  
123 Units

Audubon  
Park  
260 Units

LBJ Garden  
Villas  
208 Units

Oates Creek  
280 Units

La Prada  
Club  
273 Units

Pinehurst  
Place  
244 Units

Evergreen  
Senior Living  
200 Units

Christian  
Care Senior  
Living  
144 Units

Mission  
Fairways  
220 Units

Hills of Palos  
Verdes  
154 Units

Palladium  
Garland  
140 Units

Pines of Palos  
Verdes  
128 Units

Central Park  
110 Units

Landmark at  
Laurel Heights  
286 Units

Cedars &  
Crossroads  
96 Units

Barnes Bridge Rd

N Galloway Ave

E RL Thornton Fwy

Northwest Dr

N Belt Line Rd

Broadway Blvd

Howlett Rd

W Oates Rd



# AERIAL PHOTOGRAPH

I-30 & NORTHWEST DR | 2



**PALLADIUM GARLAND**  
**140 UNITS**  
Completion Expected Fall 2018

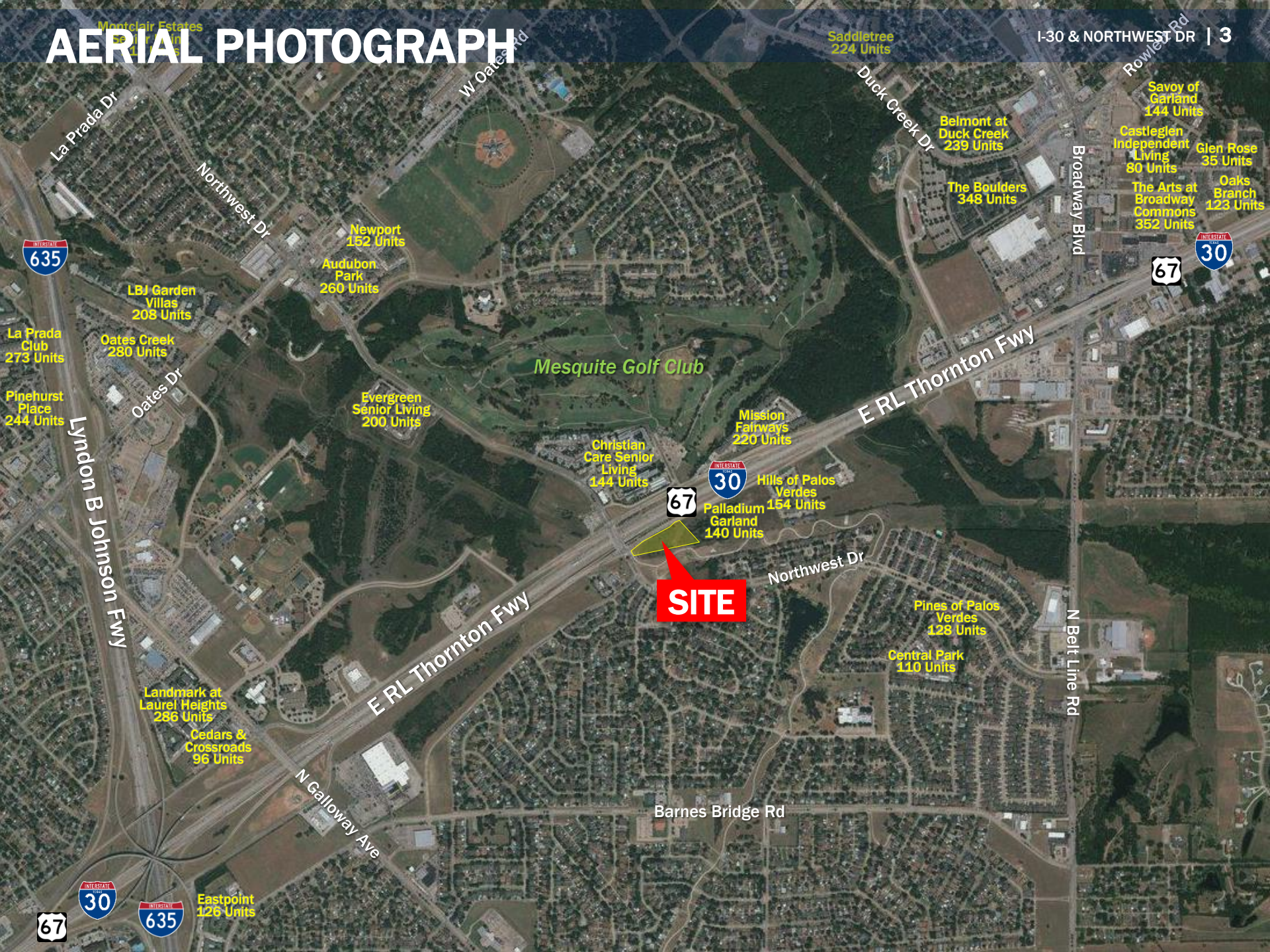
**SITE**





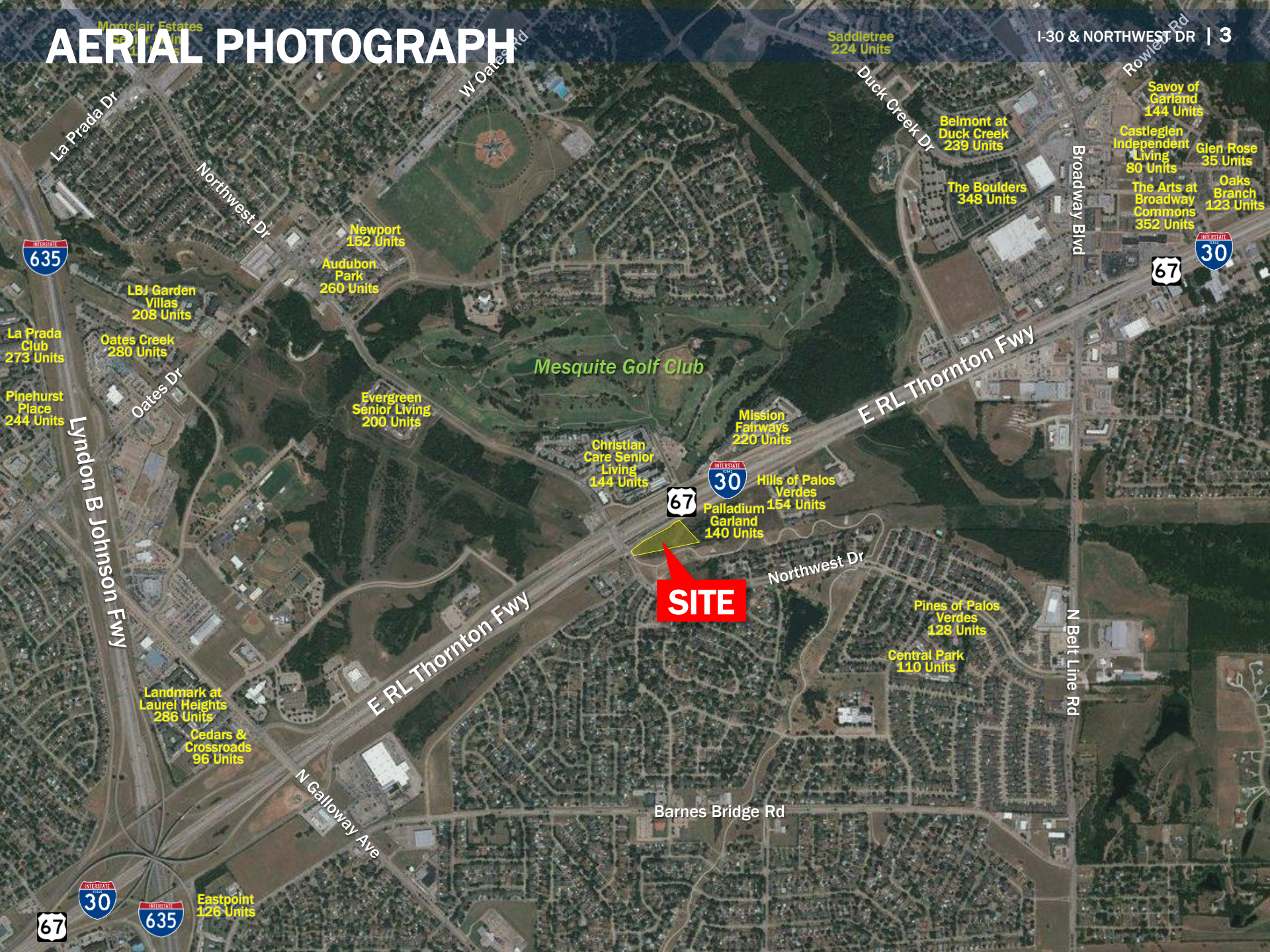
# AERIAL PHOTOGRAPH

I-30 & NORTHWEST DR | 3



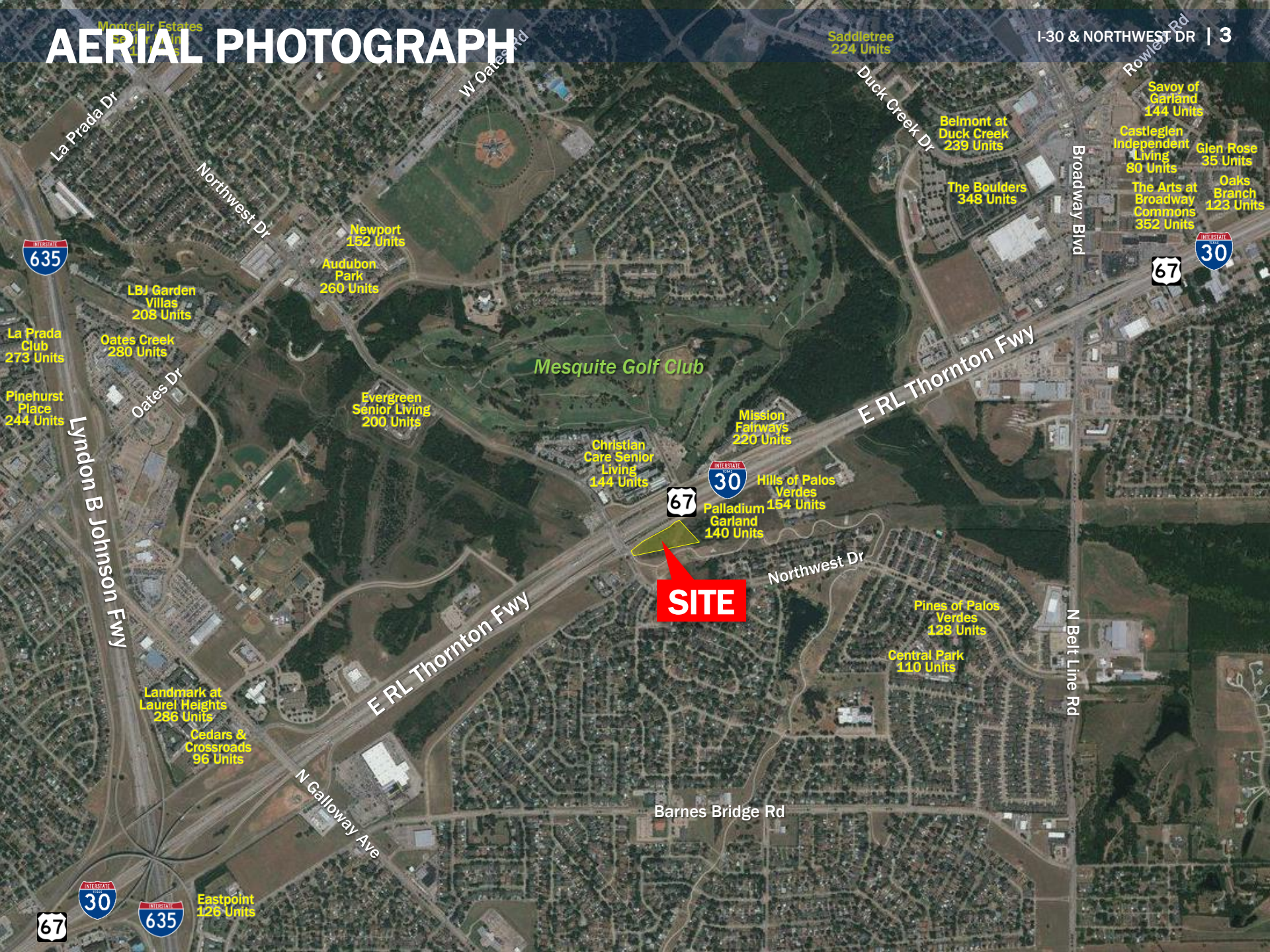
# AERIAL PHOTOGRAPH

I-30 & NORTHWEST DR | 3



# AERIAL PHOTOGRAPH

I-30 & NORTHWEST DR | 3





# PROPERTY PROFILE

I-30 & NORTHWEST DR | 4

## LOCATION

The subject property is located at the southeast corner of I-30 and Northwest Dr, in Mesquite, Texas 75150. The Property is directly adjacent to a new construction 140-unit apartment complex making this a prime self-storage development site.

## LAND AREA

Approximately 3.97 Acres (172,933.2 Square Feet)

## LOT DIMENSIONS

Frontage on I-30: Approximately 565 Feet  
Frontage on Northwest Dr: Approximately 63 Feet  
Maximum Depth: Approximately 303 Feet

## ZONING

Planned Development – General Retail (PD-GR)

Maximum Height: 35 Feet

Minimum Front & Side Setbacks: 25 Feet

Maximum Lot Coverage: 30%

Primary Use: Mini-Warehouse

Other Permitted Uses: Retail, Restaurant, Office, Business Services, and Medical Office

## TRAFFIC COUNTS

Interstate-30: 174,452 VPD

Northwest Dr: 16,048 VPD

## MINERALS

None

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2015 Population	10,402	116,231	283,955
2015 Households	3,912	40,128	95,121
2015 Average Household Income	\$71,206	\$64,642	\$63,107
2015 Daytime Population	8,374	95,016	250,999



## LEGAL DESCRIPTION

Being 13.25 acres of land situated in the Josiah Phelps Survey, Abstract No. 1157, the S. A. & M.G.R.R. Survey, Abstract No. 1461 and the T. Thomas Survey, Abstract No. 1461, in the cities of Dallas, Garland and Mesquite, Dallas County, Texas and being part of that same tract of land as conveyed to the S.A. & M.G.R.R. Survey, Abstract No. 1461, and recorded in Volume 93076, Page 2541, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found at the intersection of the easterly right-of-way line of Northwest Drive (a 100 foot right-of-way) with the southerly right-of-way line of Interstate Highway No. 30 (a variable width right-of-way), said point being the northwest corner of said L.H. 30 tract;

**THENCE** North 49°15'41" East, along the southerly right-of-way line of said Interstate Highway No. 30 and the north line of said L.H. 30 tract a distance of 190.26 feet to a 5/8-inch iron rod with cap (stamped PETITT-RPLS 4087) set for corner, said point being the southwest corner of a 0.2311 acre tract conveyed to the State of Texas as recorded in Volume 93167, Page 5614 of said deed records;

**THENCE** North 82°30'48" East, along the new common line of said Interstate Highway No. 30 and said L.H. 30 tract a distance of 399.59 feet to a 5/8-inch iron rod set with cap (stamped PETITT-RPLS 4087) set for corner;

**THENCE** North 49°15'59" East, continuing along the new common line of said Interstate Highway No. 30 and said L.H. 30 tract a distance of 105.38 feet to a 5/8-inch iron rod set with cap (stamped PETITT-RPLS 4087) set for corner in the southerly right-of-way line of said Interstate Highway No. 30, the north line of said L.H. 30 tract, said point being in a non-tangent curve to the right having a radius of 11,269.16 feet and a chord that bears North 64°29'07" East a distance of 270.81 feet;

**THENCE** in a northeasterly direction continuing along the southerly right-of-way line of said Interstate Highway No. 30 and the north line of said L.H. 30 tract through a central angle of 01°22'37" on arc distance of 270.82 feet to a 5/8-inch iron rod set with cap (stamped PETITT-RPLS 4087) set for corner;

**THENCE** North 65°01'25" East, continuing along the southerly right-of-way line of said Interstate Highway No. 30 and the north line of said L.H. 30 tract a distance of 72.43 feet to a 5/8-inch iron rod set with cap (stamped PETITT-RPLS 4087) set for corner, said point being the most westerly corner of a 0.5762 acre tract as conveyed to the State of Texas as recorded in Volume 93167, Page 5614 of said deed records;

**THENCE** North 84°17'07" East, along the new common line of said Interstate Highway No. 30 and said L.H. 30 tract a distance of 249.84 feet to a 5/8-inch iron rod set with cap (stamped PETITT-RPLS 4087) set for corner;

**THENCE** North 85°01'25" East, continuing along the new common line of said Interstate Highway No. 30 and said L.H. 30 tract a distance of 50.00 feet to a 5/8-inch iron rod set with cap (stamped PETITT-RPLS 4087) set for corner;

**THENCE** North 48°45'48" East, continuing along the new common line of said Interstate Highway No. 30 and said L.H. 30 tract a distance of 280.35 feet to a 5/8-inch iron rod set with cap (stamped PETITT-RPLS 4087) set for corner in the southerly right-of-way line of said Interstate Highway No. 30, the north line of said L.H. 30 tract;

**THENCE** North 66°35'36" East, continuing along the southerly right-of-way line of said Interstate Highway No. 30 and the north line of said L.H. 30 tract a distance of 143.85 feet to a 1/2-inch iron rod found for corner, said point being the northwest corner of Lot 3, Block A of Palos Verdes Landing Addition, on addition to the City of Garland, Texas, as recorded in Volume 82240, Page 4166, of said Deed Records;

**THENCE** South 23°05'00" East, leaving the southerly right-of-way line of said Interstate Highway No. 30 and along the common line of said L.H. 30 tract and said Palos Verdes Addition a distance of 587.51 feet to a 1/2-inch iron rod found for the southeast corner of said Universal tract, said point being in the north line of a 175-foot D.P. & L. Co. right-of-way;

**THENCE** South 78°37'00" West, along the south line of said Universal tract and the north line of a 175-foot D.P. & L. Co. right-of-way a distance of 1,751.43 feet to a 1/2-inch iron rod found for the southwest corner of said Universal tract, said point being in the easterly right-of-way line of said Northwest Drive;

**THENCE** North 29°52'07" West, along the easterly right-of-way line of said Northwest Drive a distance of 63.35 feet to the POINT OF BEGINNING and containing 13.25 acres of land more or less.

Basis of Bearings is the south line (South 78°37'00" West) of said L.H. 30 Associates tract as recorded in Volume 93076, Page 2541, Deed Records, Dallas County, Texas.

## SURVEYOR CERTIFICATE

I, ROBERT D. PETITT, JR., A REGISTERED PUBLIC LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS SURVEY FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

ROBERT D. PETITT, JR.  
R.P.L.S. NO. 4087



Δ = 01°22'37"  
R = 11,269.16'  
L = 270.82'  
CB = N64°20'07"E  
CH = 270.81'

T. THOMAS SURVEY  
ABSTRACT NO. 1461

INTERSTATE HIGHWAY 30  
(U.S. HWY. NO. 67 - A VARIABLE WIDTH R.O.W.)

13.25 ACRES

S.A. & M.G.R.R. SURVEY  
ABSTRACT NO. 1419

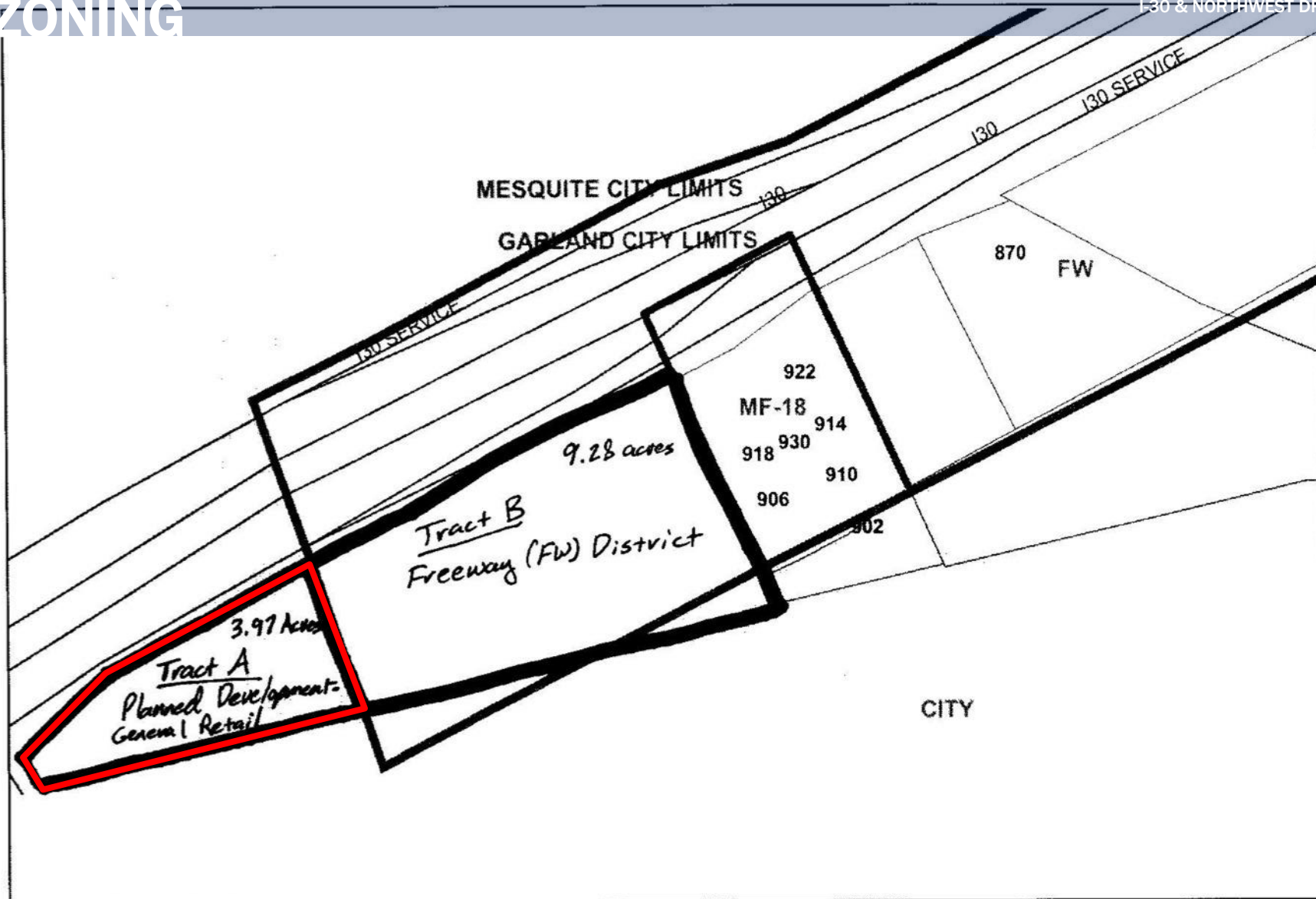
BOUNDARY SURVEY  
13.25 ACRES

SITUATED IN THE  
JOSIAH PHELPS SURVEY, ABSTRACT NO. 1157, T. THOMAS  
SURVEY, ABSTRACT NO. 1461 AND THE S.A. & M.G.R.R.  
SURVEY, ABSTRACT NO. 1419  
IN THE CITIES OF DALLAS, GARLAND AND MESQUITE,  
DALLAS COUNTY, TEXAS

Prepared & Surveyed by  
**Pettitt and Associates, Inc.**  
INCORPORATED IN TEXAS

10000 PINEVIEW ROAD, SUITE 210  
DALLAS, TEXAS 75230  
PHONE (214) 330-1200  
FAX (214) 330-1200  
E-MAIL: PETITT@PETITTANDASSOCIATES.COM  
WEB: WWW.PETITTANDASSOCIATES.COM

NOTE: 1. ALL IRON ROD SET ARE WITH CAP STAMPED (PETITT-RPLS 4087).  
2. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



0 375 750 1125 ft.



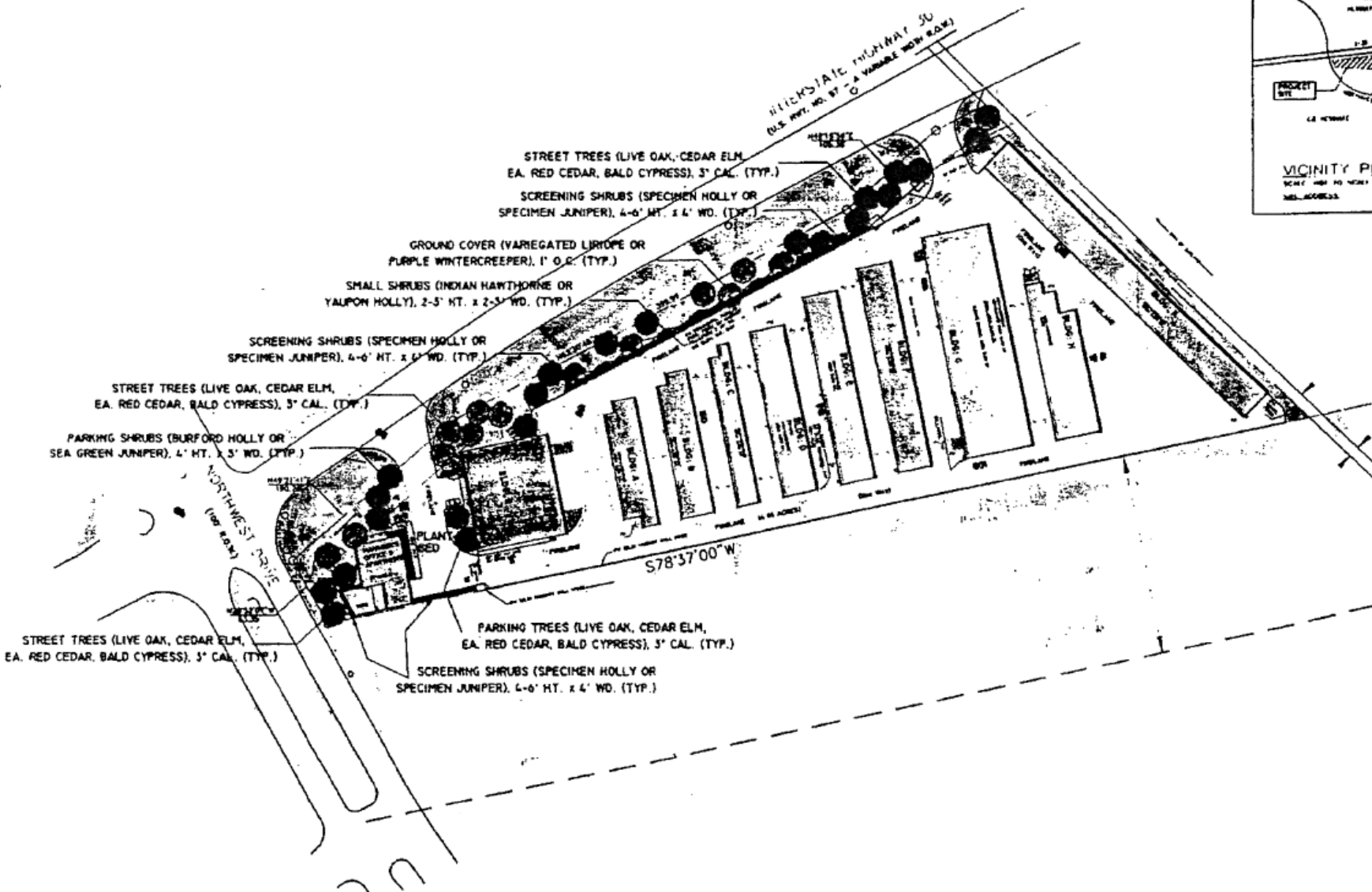
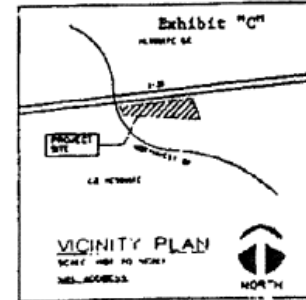
Scale: 1:3,841

This map is a user generated static output from an Intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes: 990 West Interstate Highway 30

# CONCEPT PLAN

I-30 & NORTHWEST DR | 7



## CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 40'-0"

SITE ACREAGE: 4.05 ACRES

OWNER / DEVELOPER:

LENN BAKER / PROGRESS REALTY ADVISORS, INC.  
17446 N. DALLAS PARKWAY / SUITE 230  
DALLAS, TX 75247  
972-732-2299 OFFICE  
972-732-9269 FAX

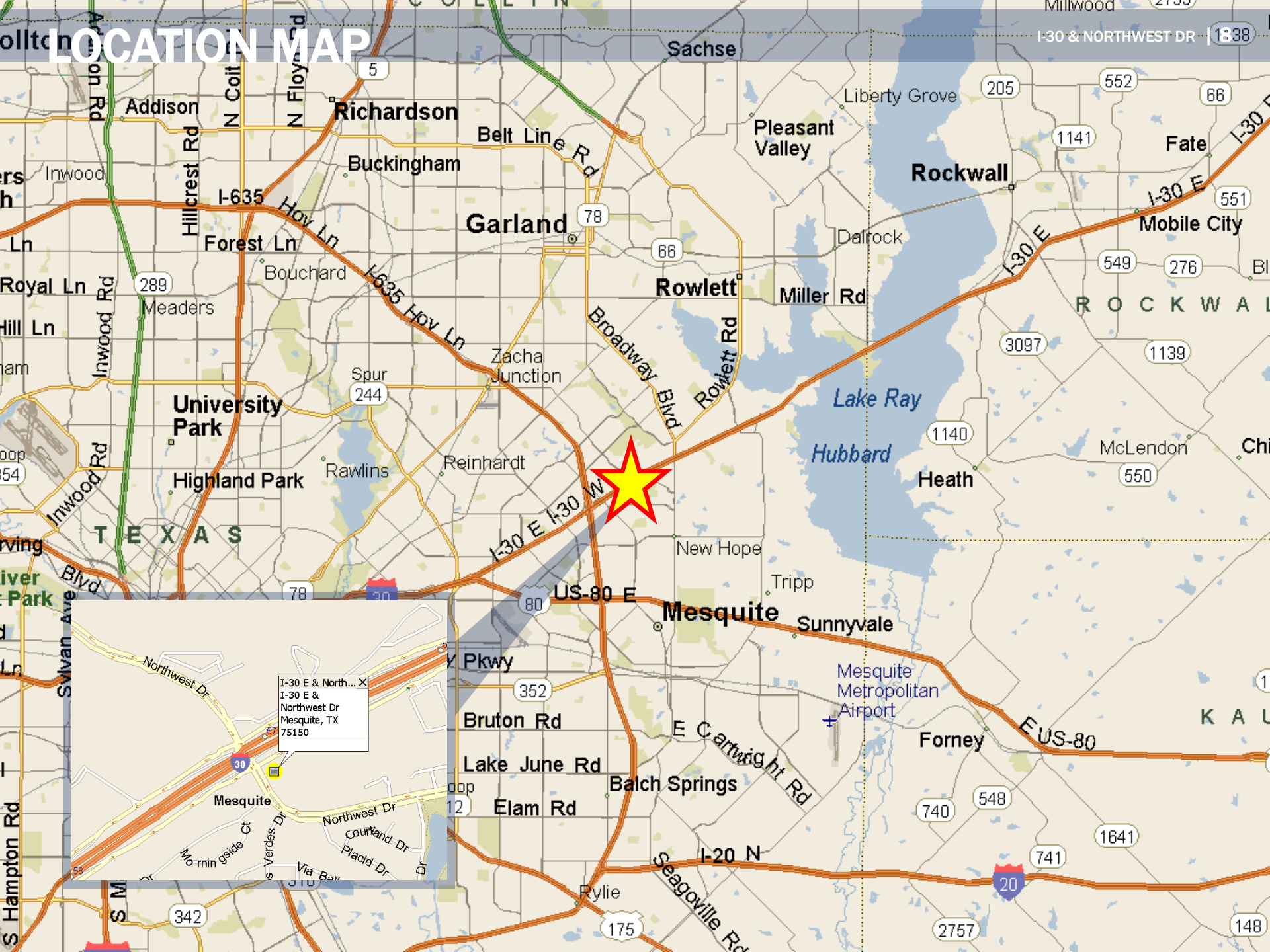
SHEET 7-20-00  
JOB NO. 98-007

SHEET NO.

L1



# LOCATION MAP





# DISCLAIMER & DISCLOSURE

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.

I-30 & NORTHWEST DR | 9

Saddletree  
224 Units

Belmont at  
Duck Creek  
239 Units

The Boulders  
348 Units

Savoy of  
Galland  
144 Units

Castleglen  
Independent  
Living  
80 Units

Glen Rose  
35 Units

The Arts at  
Broadway  
Commons  
352 Units

Oaks  
Branch  
123 Units

67

30

Pines of Palos  
Verdes  
128 Units

Central Park  
110 Units

Barnes Bridge Rd

Eastpoint  
126 Units

67

30

635





## 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.

<u>SLJ Company, LLC</u>	<u>419172</u>	<u>llebowitz@msn.com</u>	<u>214-520-8818</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Louis Harold Lebowitz</u>	<u>171613</u>	<u>llebowitz@msn.com</u>	<u>214-520-8818</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Charles Titus Underwood III</u>	<u>488370</u>	<u>tyunderwood@sljcompany.com</u>	<u>214-520-8818</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>William Robert Claycombe</u>	<u>576326</u>	<u>robert@claycombegroup.com</u>	<u>214-404-5129</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date