HIGHLAND VILLAGE FREESTANDING BUILDING

3020 Justin Rd.
Dallas, TX 75077

LOWSKY
COMMERCIAL REAL ESTATE CO.

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EXCLUSIVELY PRESENTED BY:

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LOWSKY
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Walmart
Freddy's
STEAKBURGERS
ONLY

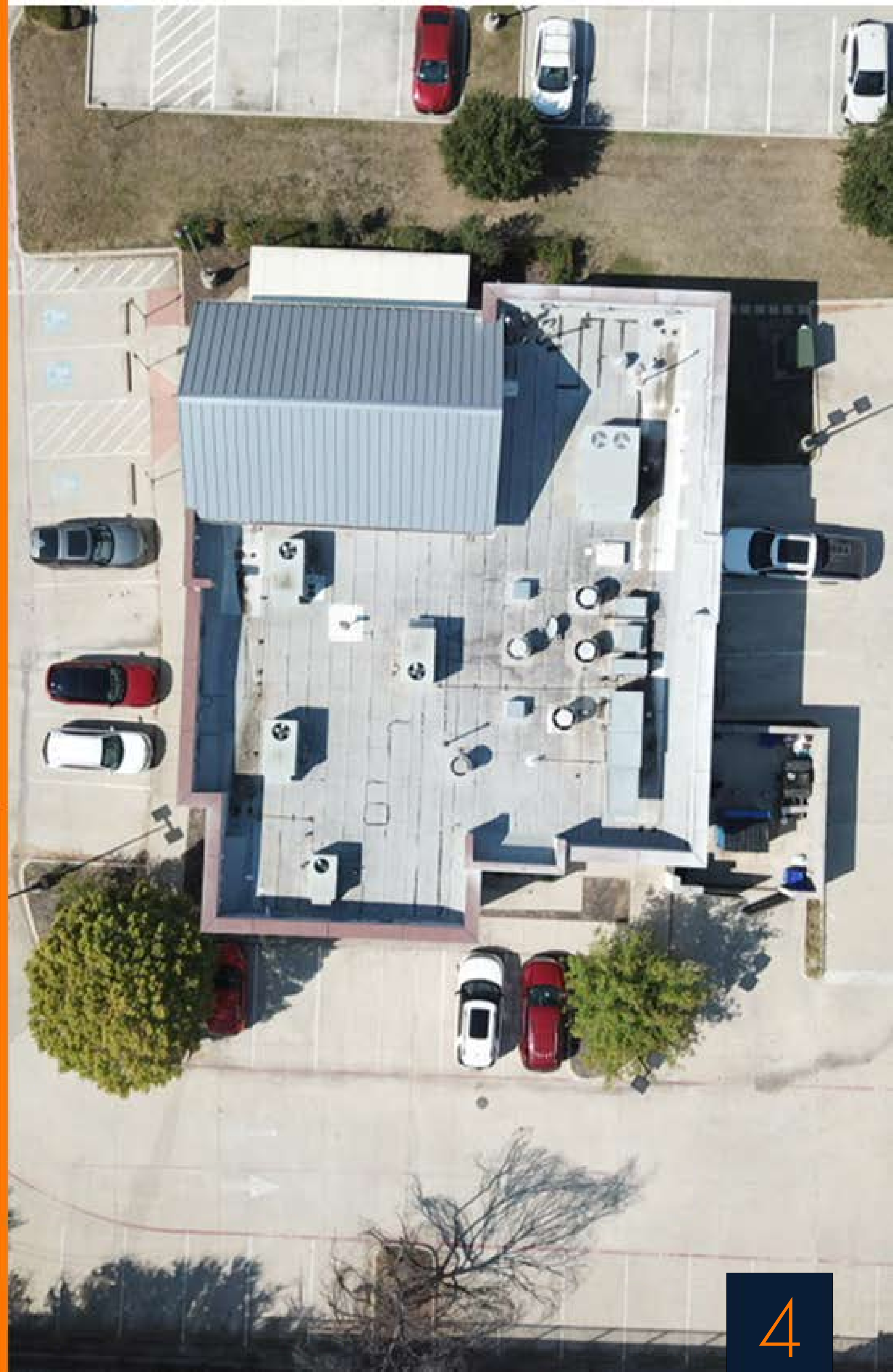
INVESTMENT HIGHLIGHTS

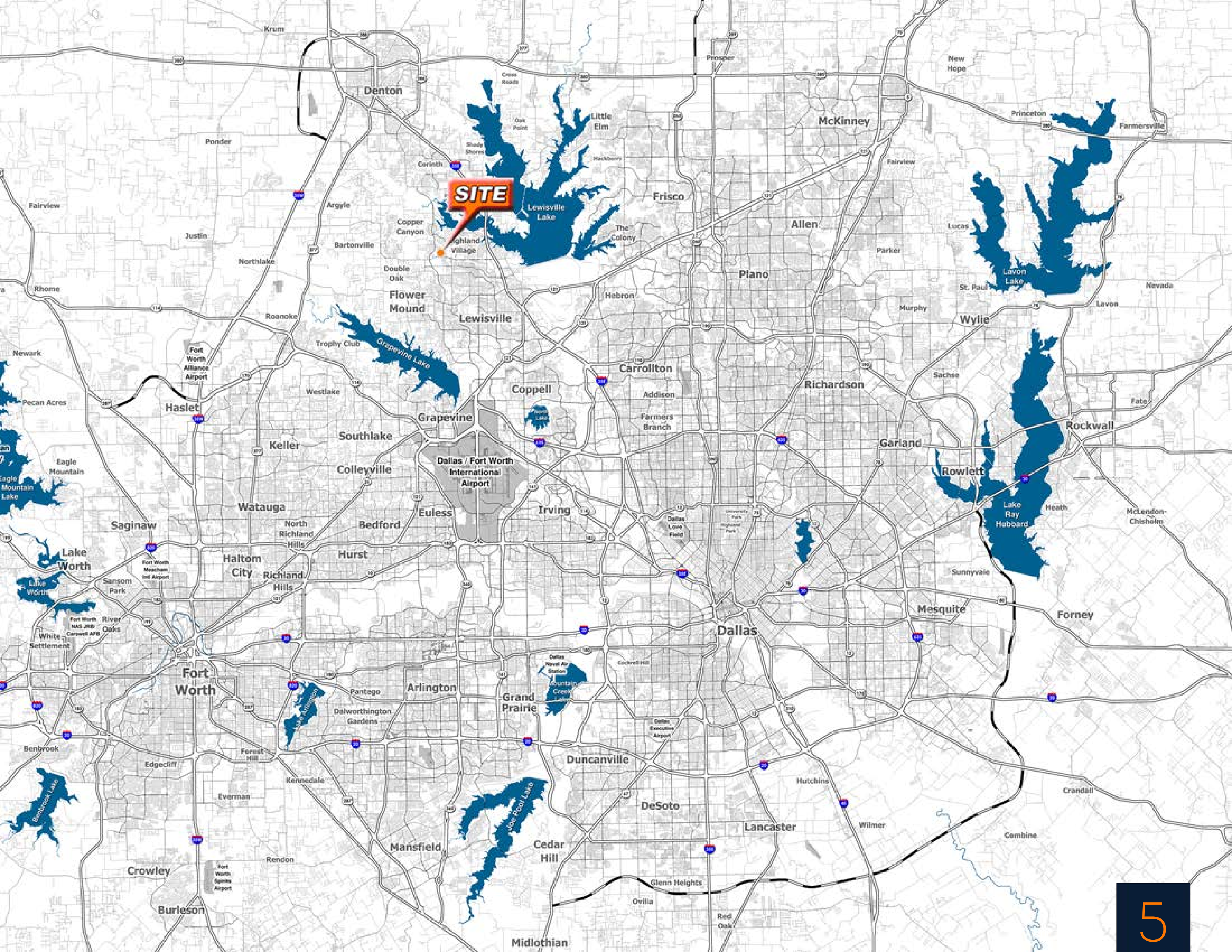
3020 Justin Road offers the opportunity to acquire a well-located pad site in the heart of Highland Village, Texas. The property is positioned just east of the signalized intersection of Justin Road (FM 407) and Village Parkway (FM 2499), one of the area's primary commercial corridors. The site benefits from excellent visibility from Justin Road, a major thoroughfare connecting Highland Village to neighboring communities in Denton County.

The property sits on approx. 1.5 acres and is improved with a ±5,000 square foot, 2nd gen. restaurant building. It occupies a pad site directly in front of and contiguous to a Walmart Supercenter, providing strong built-in traffic and steady customer draw. With traffic counts > 30k VPD, the immediate intersection features a strong mix of national credit retailers (including some of the market's top anchors, large-format users, and a variety of small-shop tenants) creating a well-established and complementary retail environment.

PROPERTY SUMMARY

Offering Price	ASK AGENT
Occupancy	VACANT
Building Sq. Ft.	~4,972 sq. ft. (per appraisal district)
Year Built	2008
Lot Size	~1.45 AC (62,995 sq. ft.)
County	Denton

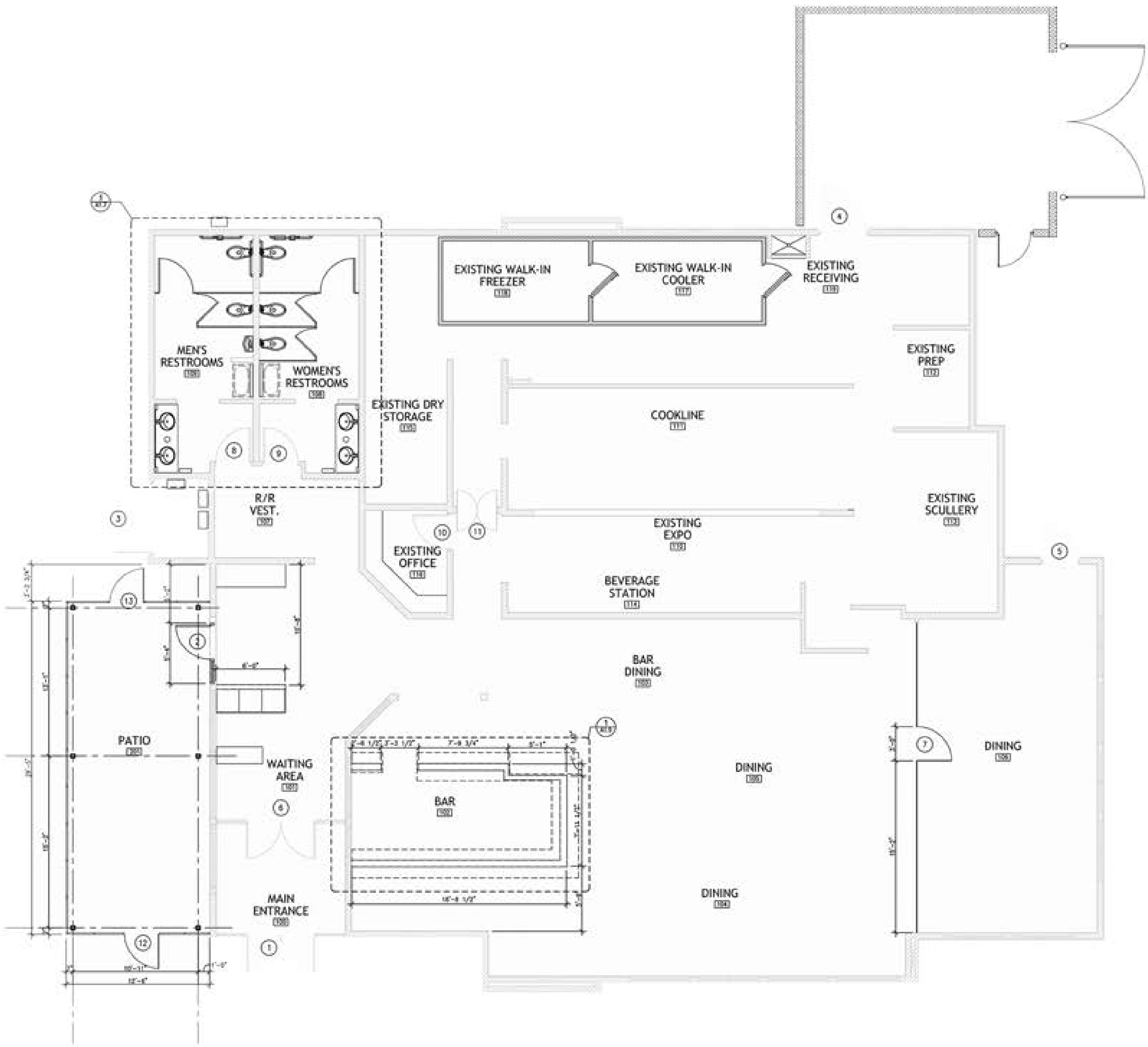


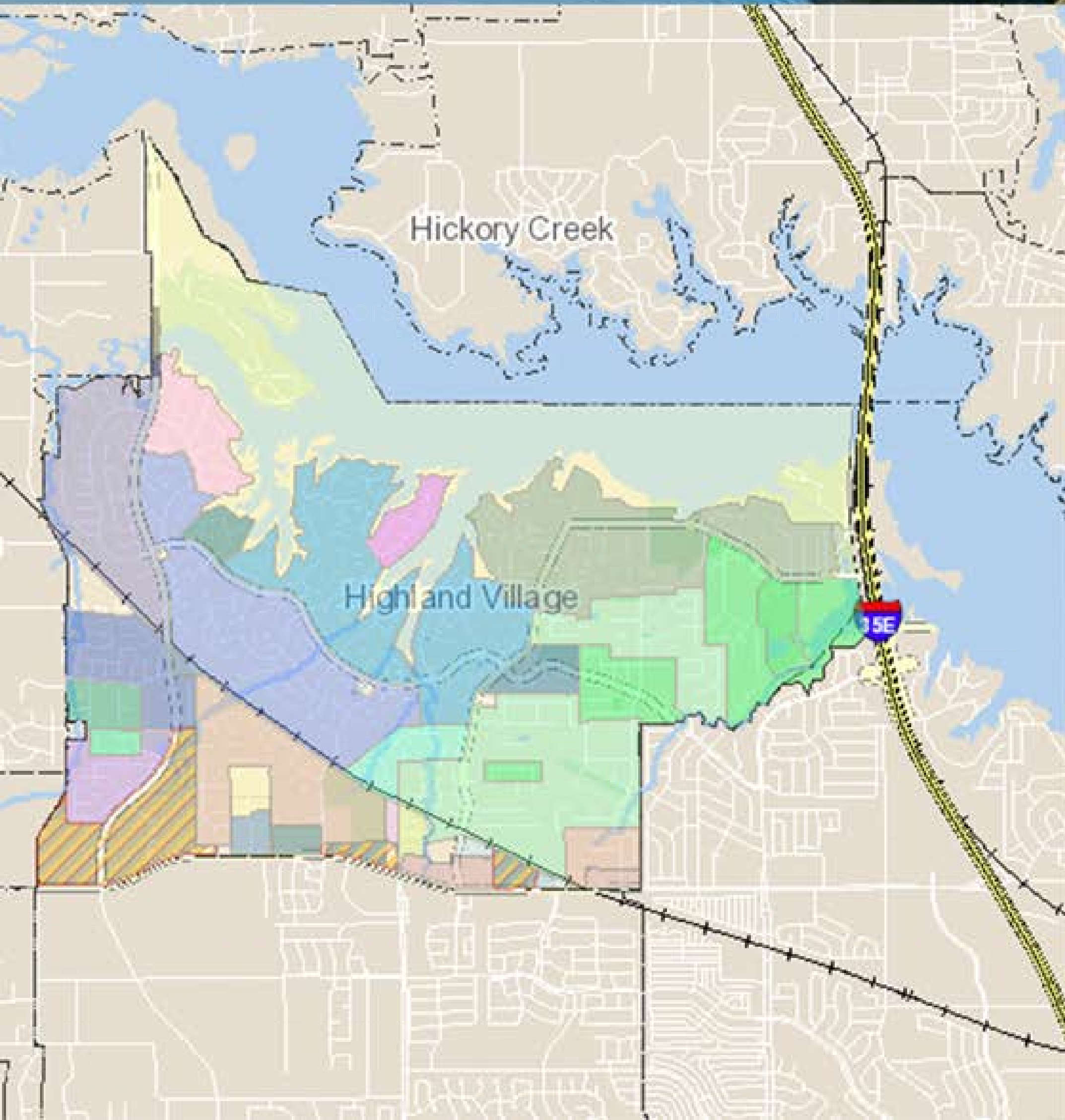

SITE
Krum
Denton
Ponder
Argyle
Corinth
Shady Shores
Oak Point
Little Elm
Hackberry
Cross Roads
Lewisville Lake
Copper Canyon
Highland Village
Bartonville
Double Oak
Flower Mound
Lewisville
The Colony
Frisco
Prosper
McKinney
New Hope
Princeton
Farmersville
Fairview
Allen
Lucas
Parker
Lavon Lake
St. Paul
Lavon
Nevada
Plano
Hebron
Murphy
Wylie
Fairview
Justin
Northlake
Rhome
Roanoke
Trophy Club
Grapevine Lake
Newark
Fort Worth Alliance Airport
Westlake
Pecan Acres
Haslet
Keller
Southlake
Grapevine
Coppell
Carrollton
Addison
Farmers Branch
Richardson
Sachse
Fate
Rockwall
Garland
Rowlett
Lake Ray Hubbard
Heath
McLendon-Chisholm
Eagle Mountain
Eagle Mountain Lake
Colleyville
Dallas / Fort Worth International Airport
Irving
Watauga
Saginaw
North Richland Hills
Bedford
Euless
Hurst
Haltom City
Richland Hills
Lake Worth
Sansom Park
Fort Worth Meacham Intl Airport
Dallas Love Field
Sunnyvale
Mesquite
Forney
Dallas
White Settlement
River Oaks
Fort Worth
Arlington
Pantego
Dalworthington Gardens
Grand Prairie
Dallas Naval Air Station
Mountain Creek Lake
Cockrell Hill
Dallas Executive Airport
Benbrook
Edgecliff
Forest Hill
Kennedale
Duncanville
Hutchins
Crandall
Everman
Joe Pool Lake
DeSoto
Lancaster
Wilmer
Combine
Mansfield
Cedar Hill
Rendon
Crowley
Fort Worth Spinks Airport
Burleson
Glenn Heights
Ovilla
Red Oak
Midlothian
Benbrook Lake
Lake Arlington

AERIAL


Walmart
SITE
petco
T.J.maxx
HomeGoods
DSW
MURPHY USA
PEI WEI
amc THEATRES
SNUFFER'S
BLUE GOOSE CANTINA
ROCKFISH
BARNES & NOBLE
zumiez
chico's
BANANA REPUBLIC
LOFT
WHOLE FOODS MARKET
BUFFALO WILD WINGS
Village Pkwy
tin Rd
32,170 VPD ('19)
33,501 VPD ('19)
37,645 VPD ('19)
RUSTICO
GLORIAS
LOWE'S
Academy
Party City
SKECHERS
WORLD MARKET
BED BATH & BEYOND
BEST BUY
Office DEPOT
PETSMART
TACO BELL
TARGET
Long Prairie Rd
Chinn Chapel Rd
Dixon Ln
DICK'S

FLOOR PLAN


EXISTING WALK-IN FREEZER
EXISTING WALK-IN COOLER
EXISTING RECEIVING
MEN'S RESTROOMS
WOMEN'S RESTROOMS
EXISTING DRY STORAGE
COOKLINE
EXISTING PREP
EXISTING SCULLERY
R/R VEST.
EXISTING OFFICE
EXISTING EXPO
BEVERAGE STATION
BAR DINING
PATIO
WAITING AREA
BAR
DINING
DINING
DINING
MAIN ENTRANCE



About Highland Village

Highland Village is an area characterized by strong economic fundamentals, including high household incomes and a growing population. The strategic positioning of this property ensures long-term value appreciation and resilience against market fluctuations.

It presents a rare opportunity for experienced real estate investors to acquire a fully leased, low-maintenance asset in a prime location. With a strong tenant and favorable lease terms, this investment is poised for stability and growth. Don't miss your chance to add this exceptional property to your portfolio.

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from LOW SKY COMMERCIAL REAL ESTATE CO. and it should not be made available to any otherperson or entity without the written consent of LOW SKY COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum.If you have no interest in the subject property, please promptly return this offering memorandum to LOW SKY COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.The information contained herein is not a substitute for a thorough due diligence investigation.LOW SKY COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, LOW SKY COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has LOW SKY COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

Tobo Holdings, LLC d/b/a Low Sky Commercial Real Estate Co.	**9004700**	**jonathan@lowskycommercial.com**	**(469) 578-1280**
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Jonathan Tobolowsky	**0527582**	**jonathan@lowskycommercial.com**	**(469) 578-1280**
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