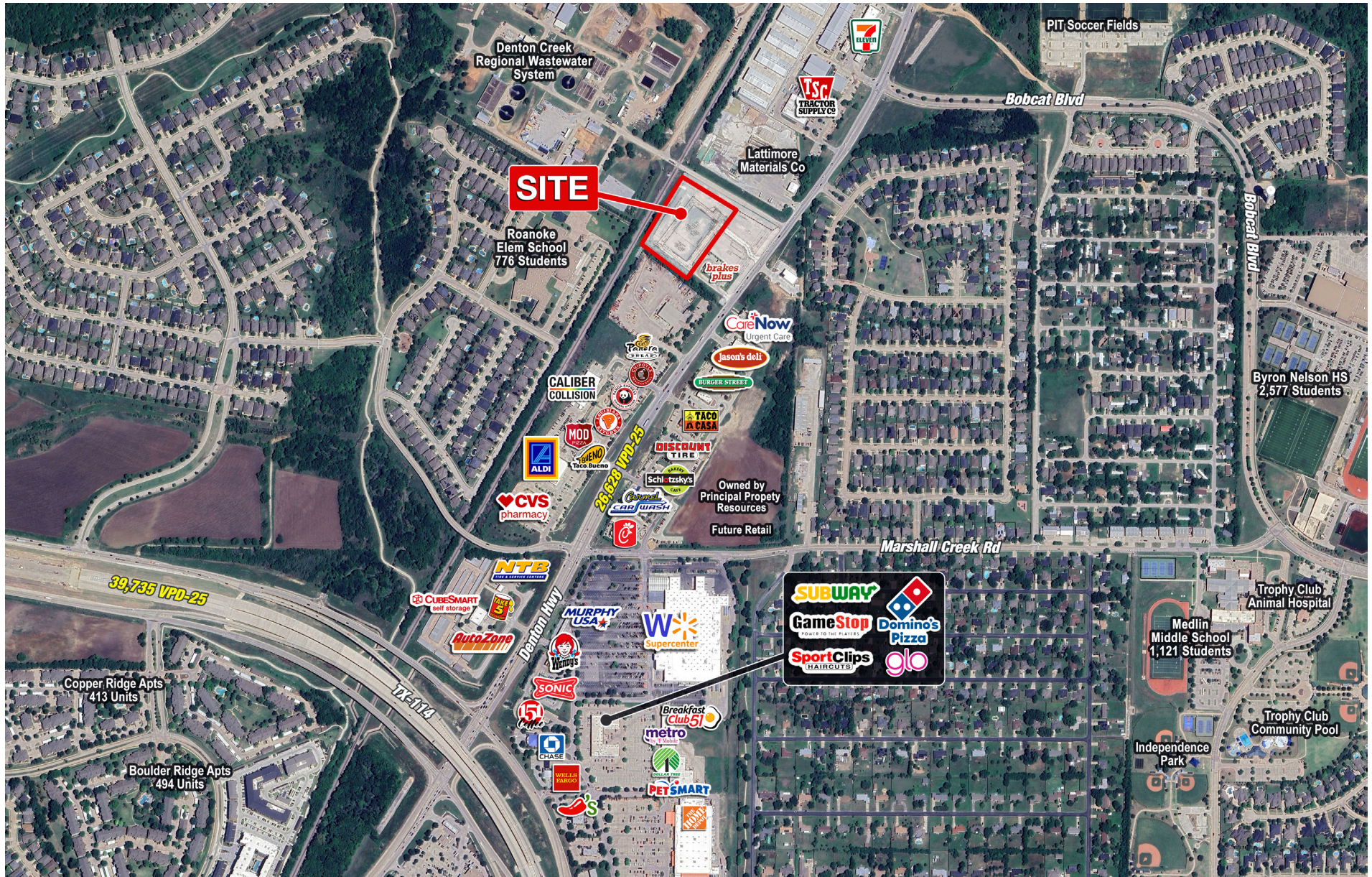


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NWQ HWY 377 & SH-114, ROANOKE, TEXAS 76262

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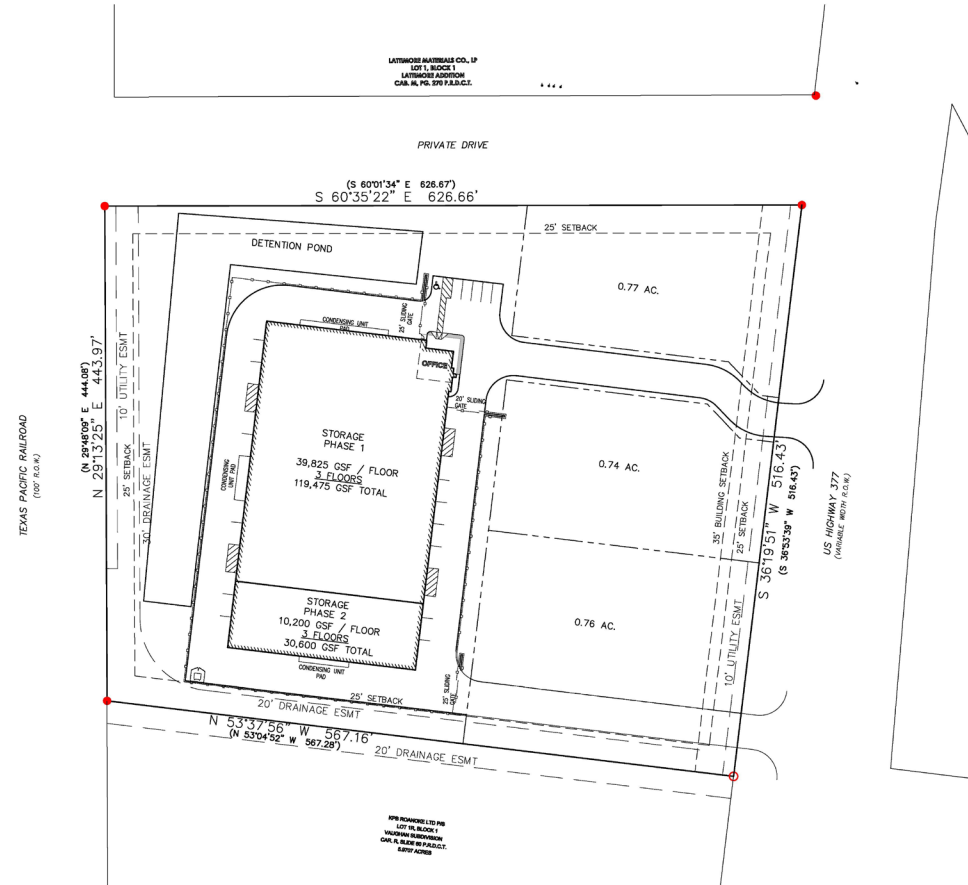
Max Keffer | MAX@SHOPCOMPANIES.COM | 214-799-4664

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PROJECT SCOPE

Self storage site opportunity for ground lease with prime access and frontage to Hwy 377. Located in close proximity to Walmart Supercenter and national users such as Chick Fil A, Chipotle, Panda Express, and Panera Bread, this site offers excellent co-tenancy in a prime position along Roanoke's main neighborhood thoroughfare.

DETAILS

- 4.069 acres of land
- 3 stories (basement + 1st and 2nd floor)
- 150,108 gross square feet
- 115,825 net square feet
- 945 total indoor climatized units
- 5 total outdoor non-climatized units
- Seller has fully engineered set of plans they will convey with the sale

TRAFFIC COUNTS

o Hwy 377:	31,273 VPD-25
o SH-114:	55,609 VPD-25

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	5,179	25,783	64,048
Median HH Income	\$103,368	\$110,364	\$118,030
Total Housing Units	1,895	10,011	22,695
Daytime Population	5,527	25,383	62,383
Median Home Value	\$384,927	\$375,144	\$382,714

AREA ATTRACTIONS



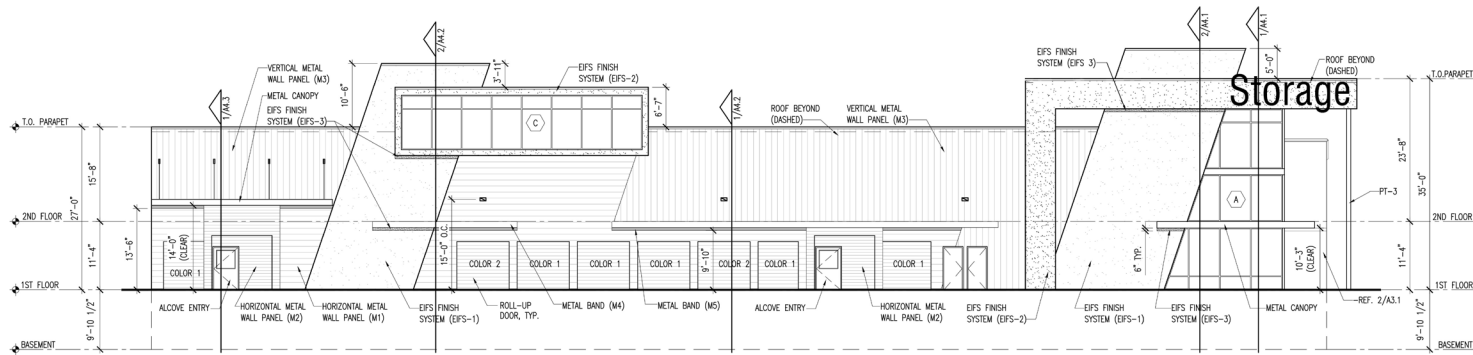
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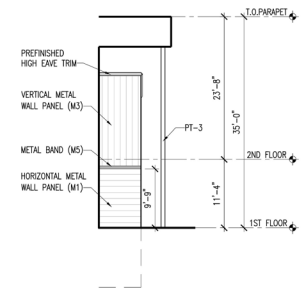
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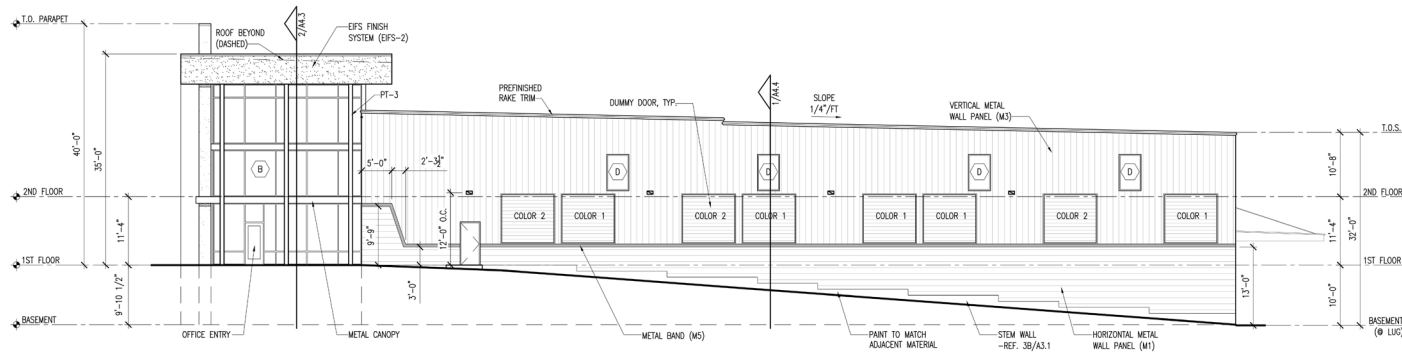
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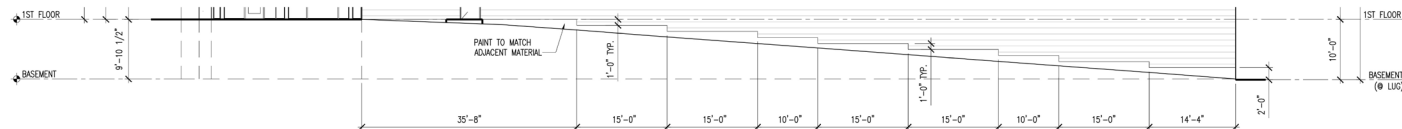
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



3B NORTH STEM WALL ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION LEGEND	
	ULTRA DECK
	METAL ROOF PANEL 24 GA
	EFS FINISH SYSTEM (TEXTURED) (PT-1)
	EFS FINISH SYSTEM (SMOOTH) (PT-2)
	EFS FINISH SYSTEM (SMOOTH) (PT-3)
	HORIZONTAL METAL WALL PANEL (M1)
	HORIZONTAL METAL WALL PANEL (M2)
	VERTICAL METAL WALL PANEL (M3)
	METAL BAND (M4)
	METAL BAND (M5)
	EXTERIOR LIGHT FIXTURE
ELEVATION NOTES	
1. METAL COPING, TRIM, FLASHING, GUTTERS AND DOWNSPOUTS TO MATCH COLOR OF ADJACENT MATERIAL.	
2. GUTTERS & DOWNSPOUTS TO BE SIZED AND SPACED BY METAL BUILDING MANUFACTURER.	
3. GUTTER OVERFLOW CUTOUTS TO BE PROVIDED BELOW LOWEST POINT OF ROOF/WALL TRANSITION.	
4. REFER SHEET A7.1 FOR EXTERIOR PAINT COLORS.	

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UNIT MIX

BASEMENT	NON-CLIMATE UNITS		CLIMATIZED UNITS	
Unit Size	Exterior Units	Exterior Sq Ft	Interior Units	Interior Sq Ft
5x5	-	-	11	275
5x10	-	-	56	2,800
5x15	1	75	1	75
7.5x10	-	-	54	4,050
10x10	1	100	68	6,800
10x15	2	300	48	7,200
10x20	5	1,000	30	6,000
10x30	12	3,600	23	6,900

2ND FLOOR	NON-CLIMATE UNITS		CLIMATIZED UNITS	
Unit Size	Exterior Units	Exterior Sq Ft	Interior Units	Interior Sq Ft
5x5	-	-	25	625
5x10	-	-	54	2,700
5x15	-	-	1	75
7.5x10	-	-	20	1,500
10x10	-	-	101	10,100
10x15	-	-	93	13,950
10x20	-	-	50	10,000
10x30	-	-	-	-

TOTALS				
Exterior Units	Exterior Sq Ft	Interior Units	Interior Sq Ft	Total Net
70	13450	1890	218200	115825

1ST FLOOR	NON-CLIMATE UNITS		CLIMATIZED UNITS	
Unit Size	Exterior Units	Exterior Sq Ft	Interior Units	Interior Sq Ft
5x5	-	-	22	550
5x10	-	-	60	3,000
5x15	-	-	2	150
7.5x10	-	-	20	1,500
10x10	9	900	95	9,500
10x15	5	750	47	7,050
10x20	-	-	49	9,800
10x30	-	-	15	4,500

TOTAL / UNIT SIZE	NON-CLIMATE UNITS		CLIMATIZED UNITS	
Unit Size	Exterior Units	Exterior Sq Ft	Interior Units	Interior Sq Ft
5x5	-	-	58	1,450
5x10	-	-	170	8,500
5x15	1	75	4	300
7.5x10	-	-	94	7,050
10x10	10	1,000	264	26,400
10x15	7	1,050	188	28,200
10x20	5	1,000	129	25,800
10x30	12	3,600	38	11,400

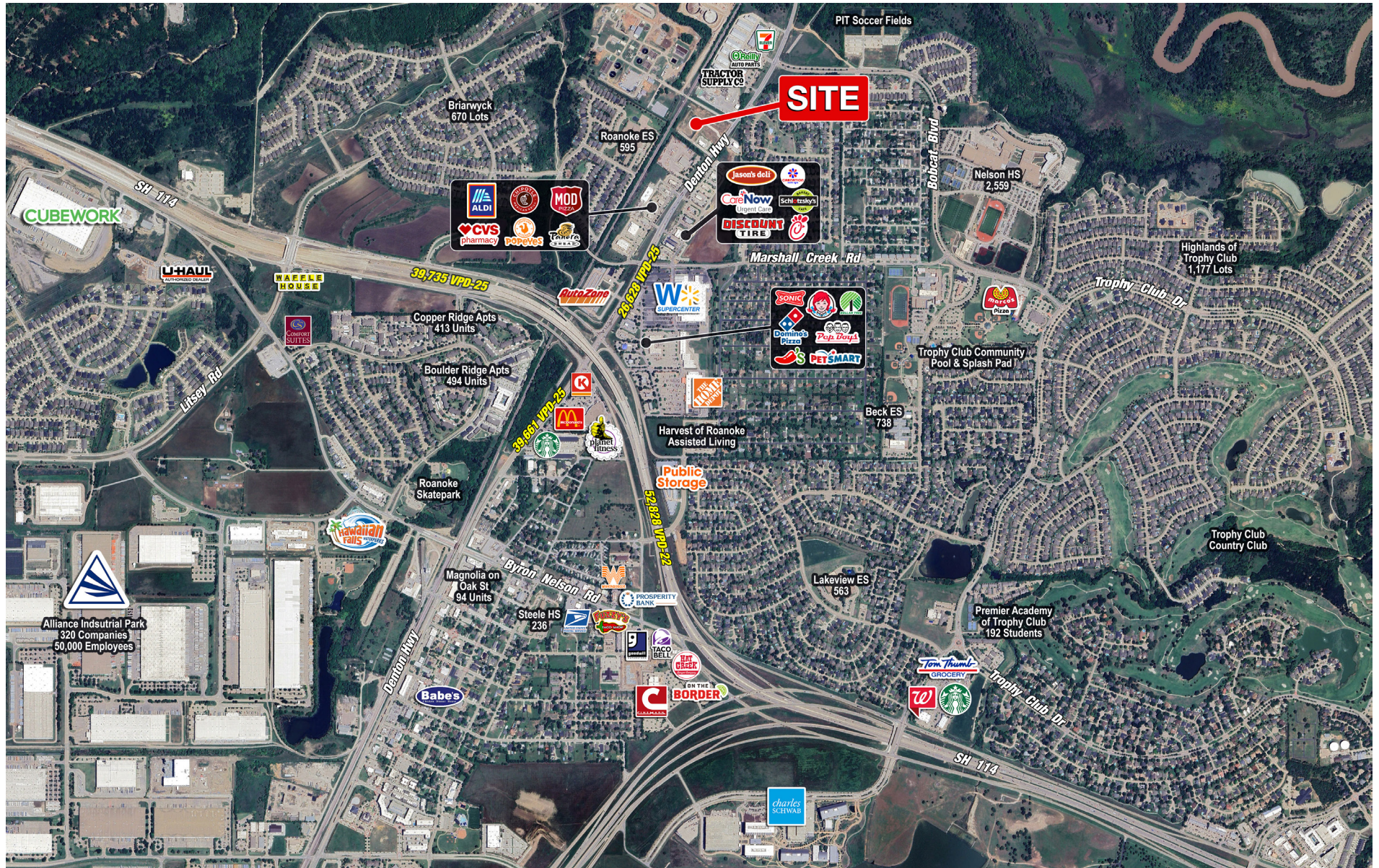
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INFORMATION ABOUT BROKERAGE SERVICES



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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Phone

RAND HOROWITZ

Designated Broker of Firm

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