

PROPERTY PROFILE

Name: Pilot Point Industrial Park

Location: The subject property consists of three buildings, with plans for a fourth, that are located within the Pilot Point Industrial Park at 936 and 944 East Production Drive, Pilot Point, TX 76258-2927 (Denton County). The subject property is on the north side of the street at its intersection with Foundation Drive. The property is 800 feet east of US 377. See Google Maps link below.

<https://www.google.com/maps/place/936+Production+St,+Pilot+Point,+TX+76258/@33.4081012,-96.9409399,17.75z/data=!4m5!3m4!1s0x864c4fe97173eb45:0x9ed2c439211303f0!8m2!3d33.4079019!4d-96.9392388?hl=en>

Size: See table below. See site plan below.

Address	SFB	Acres	
936 E. Production Dr.	Bld. 1 6,000 <u>Bld. 2 14,700</u> 20,700	1.484	Both buildings available for lease
944 E. Production Dr.	Bld. 3 14,400 <u>Bld. 4 19,700</u> 34,100	1.747	Bld. 3 is currently leased Bld. 4 to be built in 2024
Totals	54,800	3.231	

Current Use: The property is currently improved with three steel frame, metal skin warehouses. See sizes above.

Loading: Bld. 1 has two 12’ wide grade level overhead doors and has one 16’ wide grade level overhead door. All doors are 12’ high.
Bld. 2 has five 20’ wide grade level overhead doors. All doors are 10’ high.
Bld. 3 has three 20’ wide grade level overhead doors and has two 12’ wide grade level overhead doors. All doors are 10’ high.

Clearance:

Clearance to bottom of beam	Building 1	Building 2	Building 3	Building 4
Perimeter	12'	9.5'	9.5'	TBD
Peak	14.25'	16'	20'	TBD

Foundation: Post tension concrete slab, reported to have a 5" slab, no piers, and beams are likely are 10"x28"

Access: The property is located on the north side of Production Drive, a collector, two-lane undivided thoroughfare without median on a 50' ROW. There are two existing curb cuts. Approximately 800 feet to the west is an un-signalized intersection at US 377, a major north-south, two-lane undivided thoroughfare with a continuous center turn lane that connects Denton and Little Elm to Oklahoma. The widening plans for US 377 are a work in progress but currently, 377 is to have a median cut with a left turn in only to Production. At McDonald 377 is to have a full median cut with protected left turn.

Electric: Bld. 1 has 200 amp, three phase, 208 volts (CoServe)
Bld. 2 has 400 amp, three phase, 208 volts (Texas New Mexico Power)
Bld. 3 has 400 amp, three phase, 208 volts (Texas New Mexico Power)

Zoning: The zoning is C2, a broad zoning classification with retail, commercial, and industrial uses. Can repair most anything, but cannot manufacture.

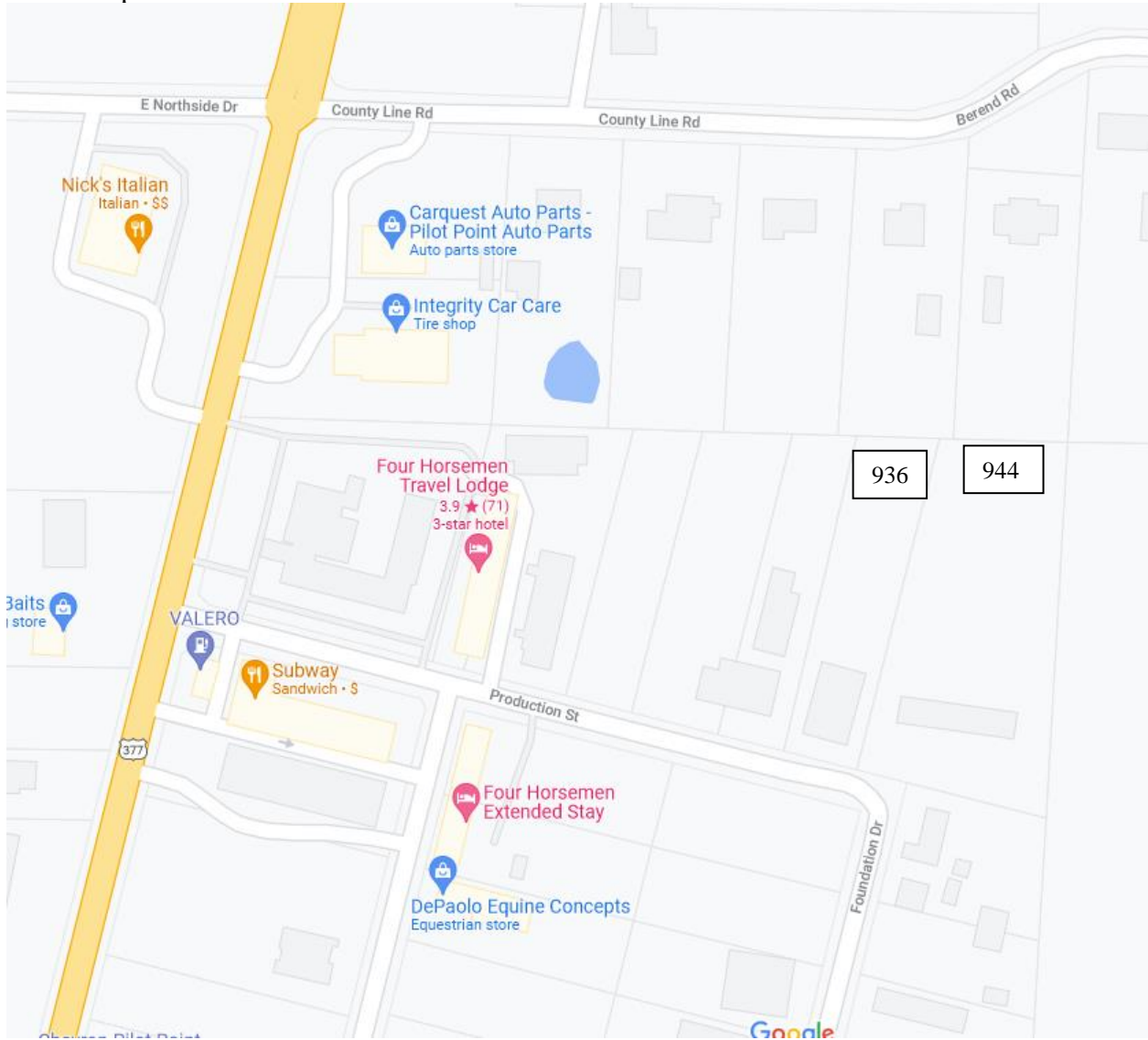
CIP: TX DOT has a significant capital improvement project pending. TX DOT is in final design of the widening of US 377 to four- lanes divided with median.

Title Co.: Republic Title Company, Attn: Patti Windle, 2626 Howell Street, 10th Floor, Dallas, TX 75204-4064. Telephone: 214-754-7772. Fax: 214-303-0935. Email: pwindle@republictitle.com

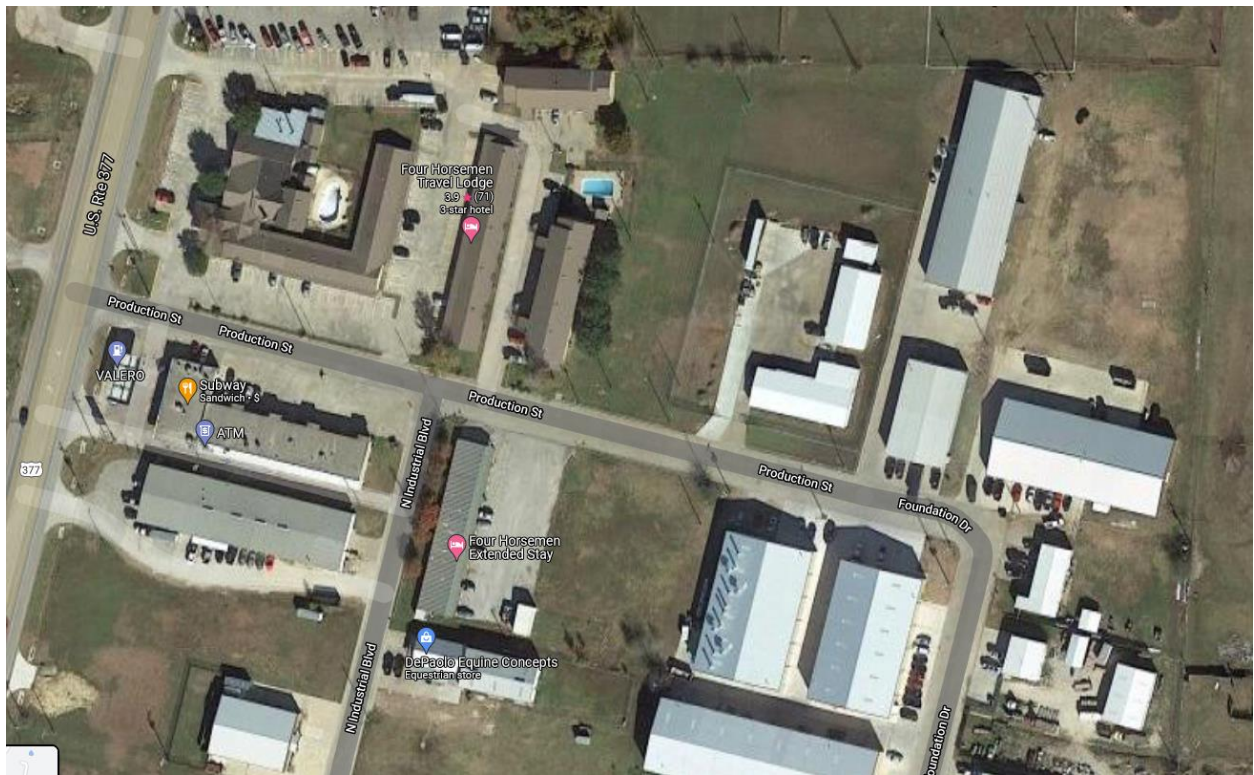
Rental Rate: Rental Rate depends on amount of rental space desired, shape, location, and intended use. Broker quotes rental rate by telephone. Tenant pays for utilities direct to supplier.

Information: Hope Realty. Attention: Michael S. Hope
US Mail: Post Office Box 427, Addison, TX 75001
Telephone: 972/239-1325
Fax: 972/239-0026
E-mail: mike@hwktx.com
Web: www.HopeRealty.com

Street Map

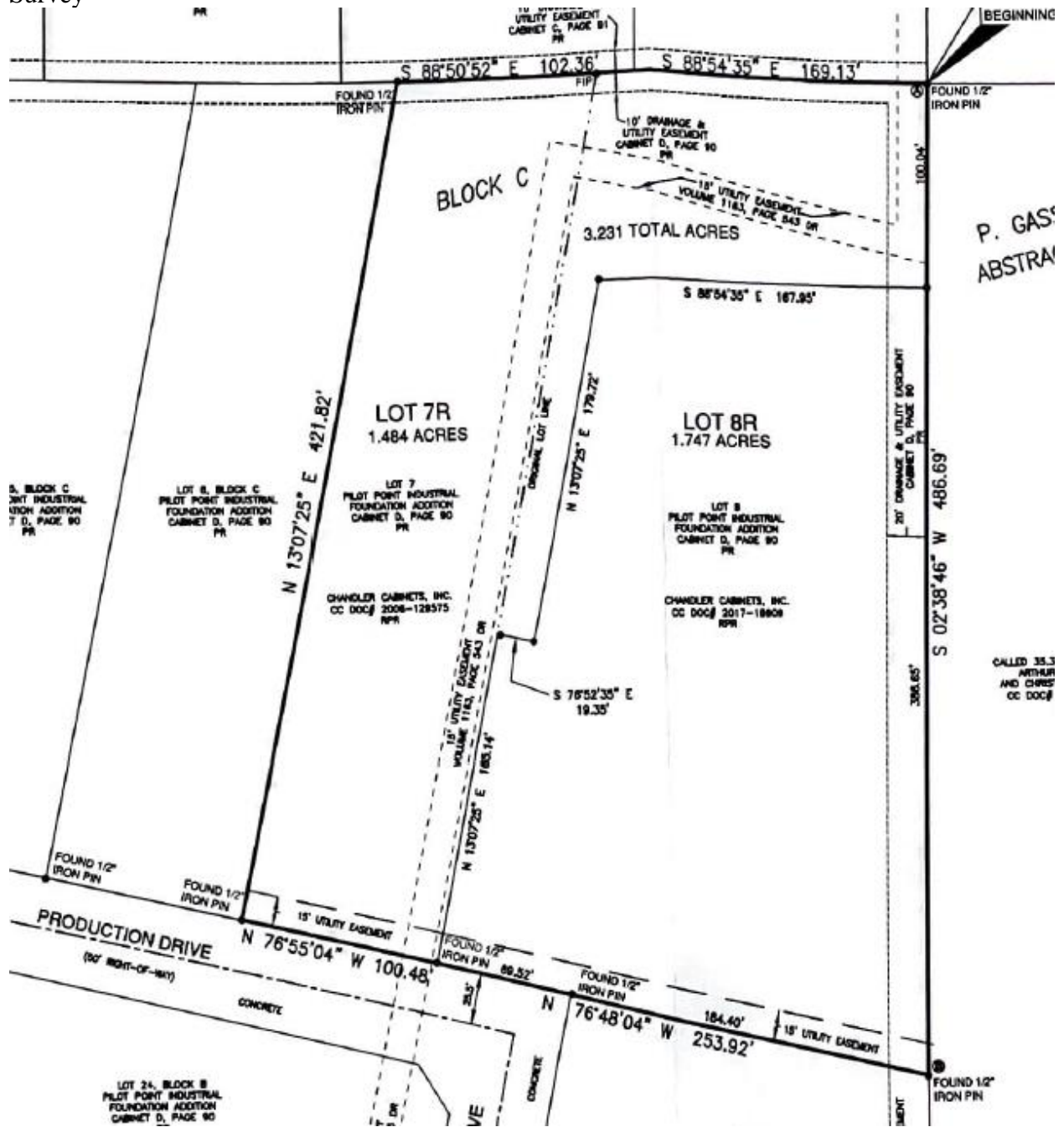


Aerial Map



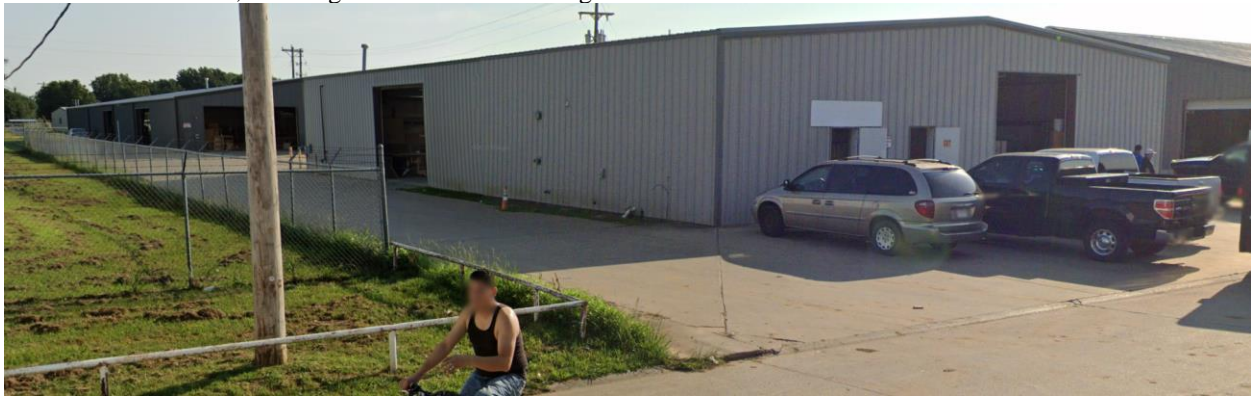
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Survey



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936 Prodcution Drive, Building 1 in front and Building 2 in back



944 Production Drive, Building 3

