

**PROPERTY PROFILE**

Name: Pilot Point Industrial Park – Western Son Buildings

Seller: Chandler Cabinets, Inc.

Buyer: North Texas Windmill, LLC

Location: The subject property consists of three lots that are located within the Pilot Point Industrial Park at 1001 N. Industrial Blvd., 1000 Foundation Drive, 1016 Foundation Drive, Pilot Point, TX 76258-2927 (Denton County). The property is 600 feet east of US 377. See Google Maps link below.

<https://www.google.com/maps/place/1001+N+Industrial+Blvd,+Pilot+Point,+TX+76258/@33.4047279,-96.9436923,17z/data=!3m1!4b1!4m5!3m4!1s0x864c4fea6f66d6cb:0xa7a2d2589c9641c4!8m2!3d33.4047234!4d-96.9415036?hl=en>

Size: See table below. See survey below.

Denton CAD	Address	Bldg. Size per DCAD	Value at \$75/sf
111815	1001 N. Industrial Blvd.	6,780	508,500
583744	1000 Foundation Dr.	15,600	1,170,000
111818	1016 Foundation Dr.	14,700	1,102,500
Totals		37,080	2,781,000
Income	\$16,646/mth; \$5.49/sfb./yr.		
Cap Rate			7.18%

CAD:

Denton CAD	Address	Acres	Bldg. Size per DCAD	Appraised Value
111815	1001 N. Industrial Blvd.	0.6629	6,780 in 1985	255,533
583744	1000 Foundation Dr.	1.2450	15,600 in 2006	555,027
111818	1016 Foundation Dr.	0.6084	14,700 in 2008 and 2013	480,270
Totals		2.5163	37,080	1,290,830

Loading: ~~Bld. 1 has two 12' wide grade level overhead doors and~~  
~~has one 16' wide grade level overhead door~~  
~~Bld. 2 has five 20' wide grade level overhead doors~~  
~~Bld. 3 has three 20' wide grade level overhead doors and~~  
~~has one 12' wide grade level overhead door~~

Access:

The property fronts on three streets:

1. East side of N. Industrial Blvd., a collector, two-lane undivided thoroughfare without median on a 50' ROW. There is no curb and one existing driveway.
2. North side of E. McDonald Drive, a collector, two-lane undivided thoroughfare without median on a 50' ROW. Parking is permitted directly from the street.
3. West side of Foundation Drive, a collector, two-lane undivided thoroughfare without median on a 50' ROW. Parking is permitted directly from the street. There is one existing driveway.

Thoroughfares:

Approximately 600 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.

Highways:

To the south is FM 922/121 an east-west highway connecting to Valley View and I-35 to the west and Gunter and SH 289 (Preston Road) to the east.

To the south is FM 455 an east-west highway connecting to Sanger and I-35 to the west and Celina and SH 289 (Preston Road) to the east.

To the south is FM 428 and east-west highway connecting to Denton and I-35 to the west and Celina and SH 289 (Preston Road) to the east.

To the south is US 380, a major east-west highway connecting to Denton and I-35 to the west and to McKinney and US 75 (Central Expressway) to the east.

To the west is Dallas North Tollway, a major north-south toll road. Currently 1/2 of the Dallas Parkway service road is being extended by Denton County to Berend/County Line Road.

Traffic

Count: TBD

Utilities:

<u>Utility</u>	<u>Supplier</u>	<u>Size</u>	<u>Location</u>
Water	City		
Sewer	City		
Storm	City		
Gas	Propane		Two tanks on site
Elect.			
Phone			

Internet on the west property line

Service:

Building Address	Amps	Single, Two, or Three Phase	Volts
1001 N. Industrial	400	3	230
1000 Foundation	600	3	208
1016 Foundation	400	3	208

Loading:

Address	
1001 N. Industrial Blvd.	Grade level overhead door on south side Grade level overhead door on east side
1000 Foundation Dr.	Grade level overhead door on south side Grade level overhead door on west side Grade level overhead door on east side Dock high overhead door on east side Grade level overhead door on north side
1016 Foundation Dr.	Three grade level overhead doors on south side Grade level overhead door on north

Zoning: The zoning is I - Industrial, a broad zoning classification with retail, commercial, and industrial uses. Can repair or manufacture most anything. Search Pilot Point Zoning Ordinance. Also search Pilot Point Zoning Map.

Topography: Generally level. Property drains to the south and east. Elevation is approximately 665 feet.

Pub.

Facilities: Major public facilities in the neighborhood include:  
Police & Fire: a new police and fire station is under construction on the south side of North Washington Street, west of US 377.  
Education:  
Pilot Point High School is on the north side of 1300 N. Washington Street, west of US 377  
Middle School  
Elementary School  
Parks:  
Hospitals:

CIP: TX DOT is in final design of the widening of US 377 to four- lanes divided with median.

Across Foundation Dr. Texas New Mexico Power turn its service facility in to a power substation to increase available power in the area  
Pilot Point and its EDC would like to see the industrial park expand to the east and for E. McDonald Dr. and Production St. extended to the east.

Demographics:

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

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](mailto:pwindle@republictitle.com)

Brokers:

Tenants: This property is the distribution campus for Western Son Distillery

Rental Rate: Rental Rate depends on amount of rental space desired, shape, location, and intended use. Broker quotes rental rate by telephone. That said the as is, how is rate is \$6.00/sf plus triple nets. Tenant pays for utilities direct to supplier.

Comments: Utility easements:

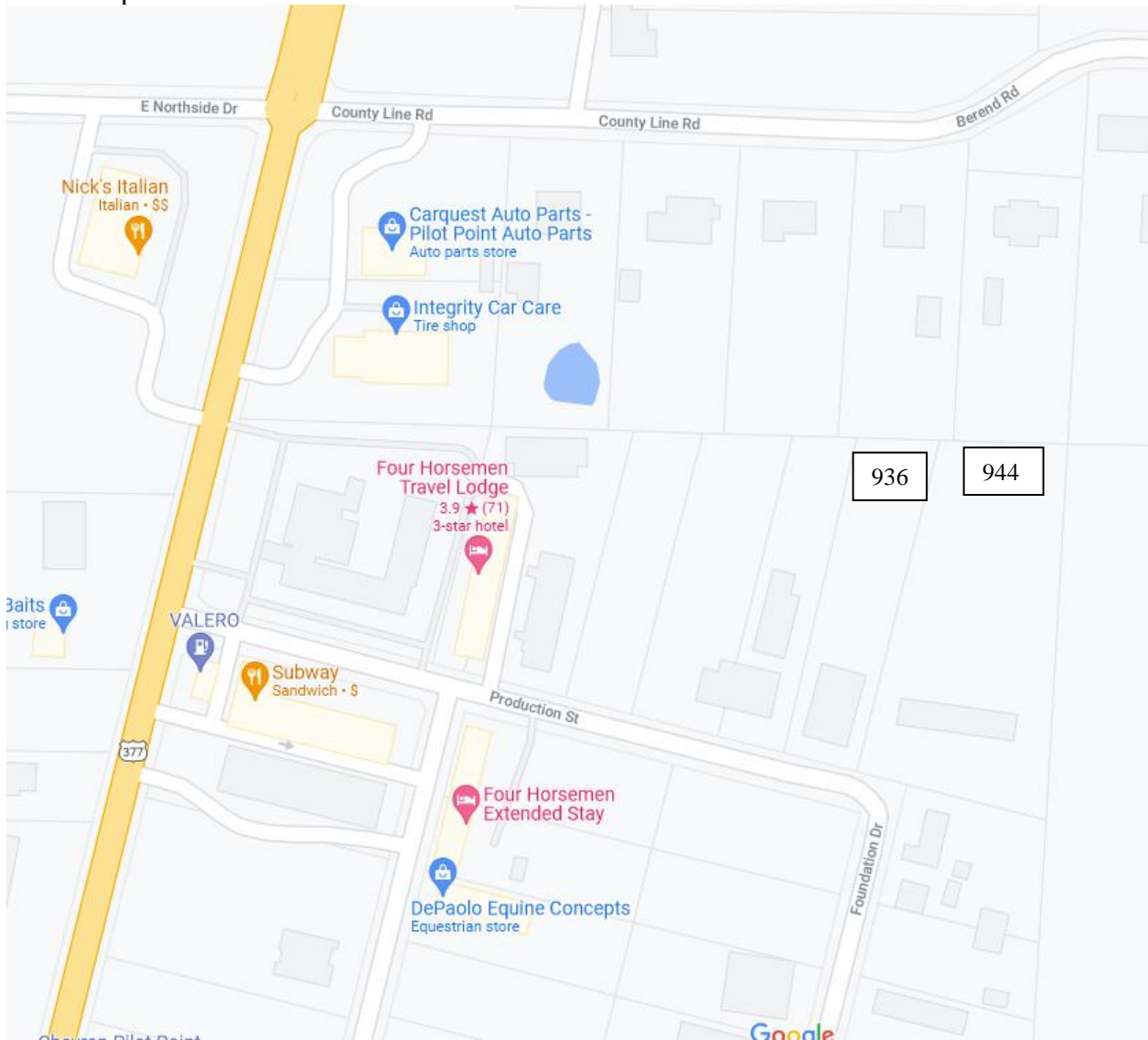
There is a 20' drainage and utility easement on the west property line. There is a 10' drainage and utility easement on the north property line.

There is a 15' utility easement that runs north-south between the buildings. At the north end it east and then north again at the west property line.

There is a 15' utility easement on the south property line

Information: Hope Realty. Attention: Michael S. Hope  
US Mail: Post Office Box 427, Addison, TX 75001  
Delivery: 15842 Addison Road, Addison, TX 75001  
Telephone: 972/239-1325  
Fax: 972/239-0026  
E-mail: [mike@hwktx.com](mailto:mike@hwktx.com)  
Web: [www.HopeRealty.com](http://www.HopeRealty.com)

# Street Map



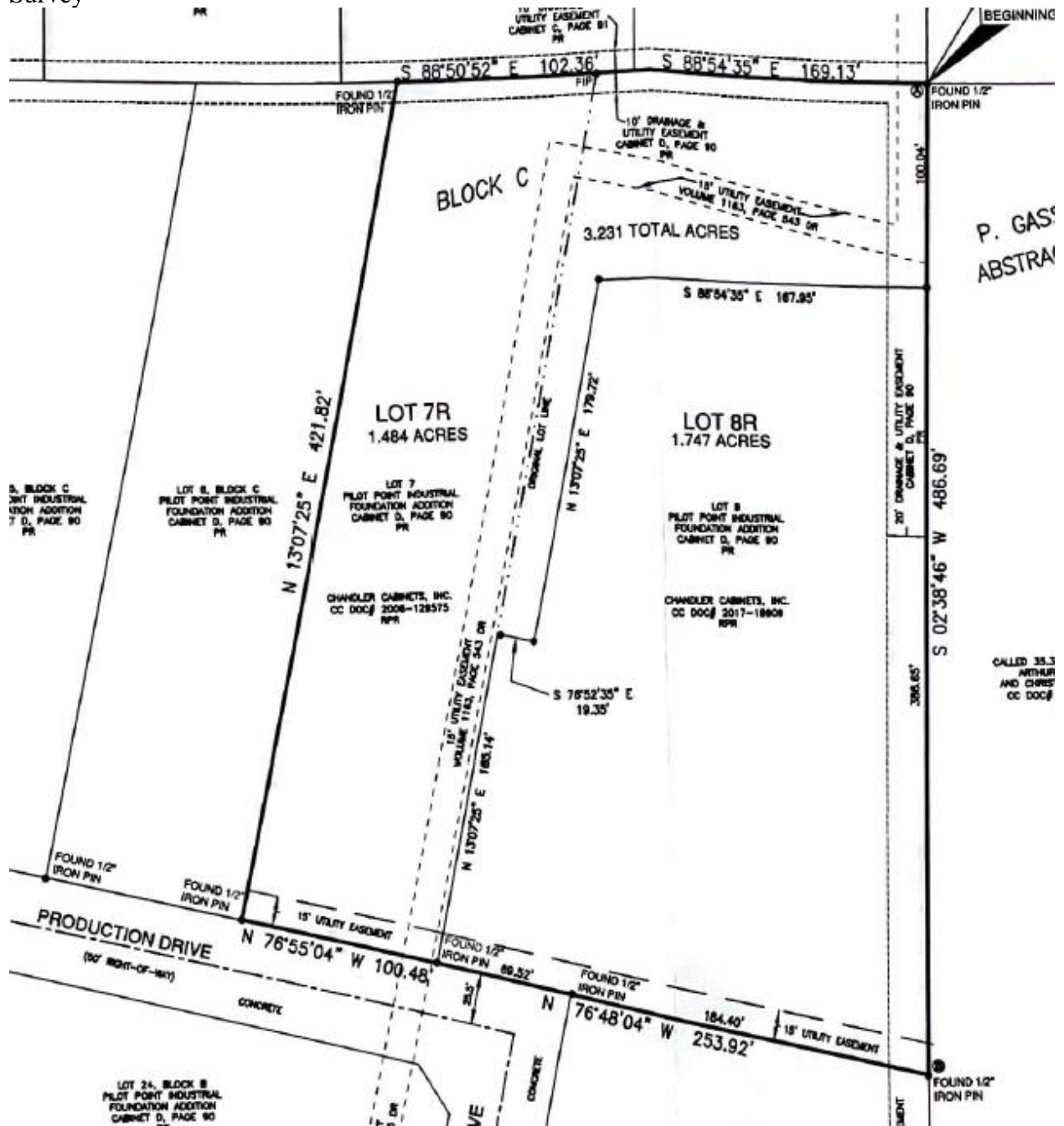
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Aerial Map



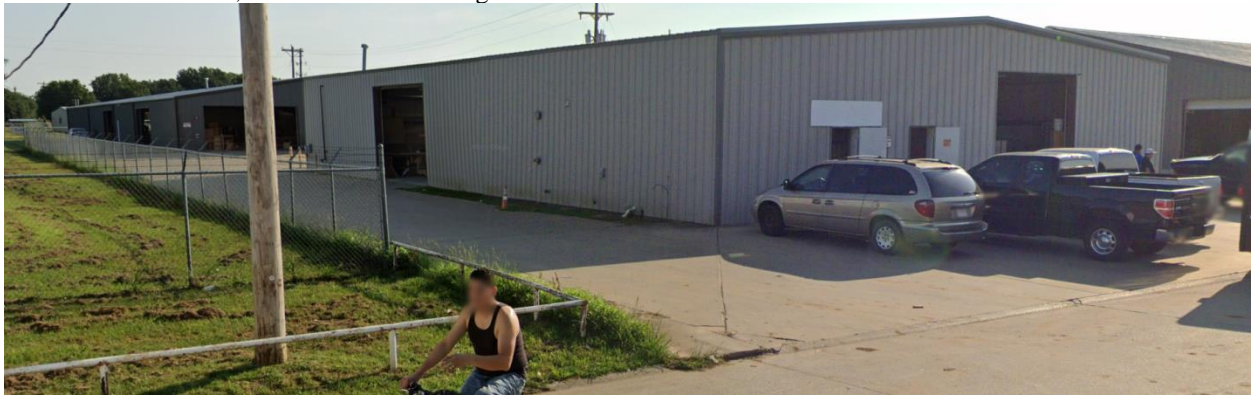
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Survey



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936 Prodcution Drive, front and rear buildings



936 Prodcution Drive, front and rear building



944 Production Drive

