

RESTAURANT BUILDING FOR SALE

3020 Justin Rd. Highland Village, TX 75077



OFFERING MEMORANDUM

LOWSKY
COMMERCIAL REAL ESTATE CO.

CONFIDENTIALITY AGREEMENT

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. (LOW SKY) and it should not be made available to any other person or entity without the written consent of LOW SKY. 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 at this time, please return this offering memorandum to LOW SKY.

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 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 or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the 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 deemed reliable; however, LOW SKY has not verified, and will not verify, any of the information contained herein, nor has LOW SKY 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.

Exclusively Marketed by:

Jonathan Tobolowsky | Principal

Mobile: 469-578-1280

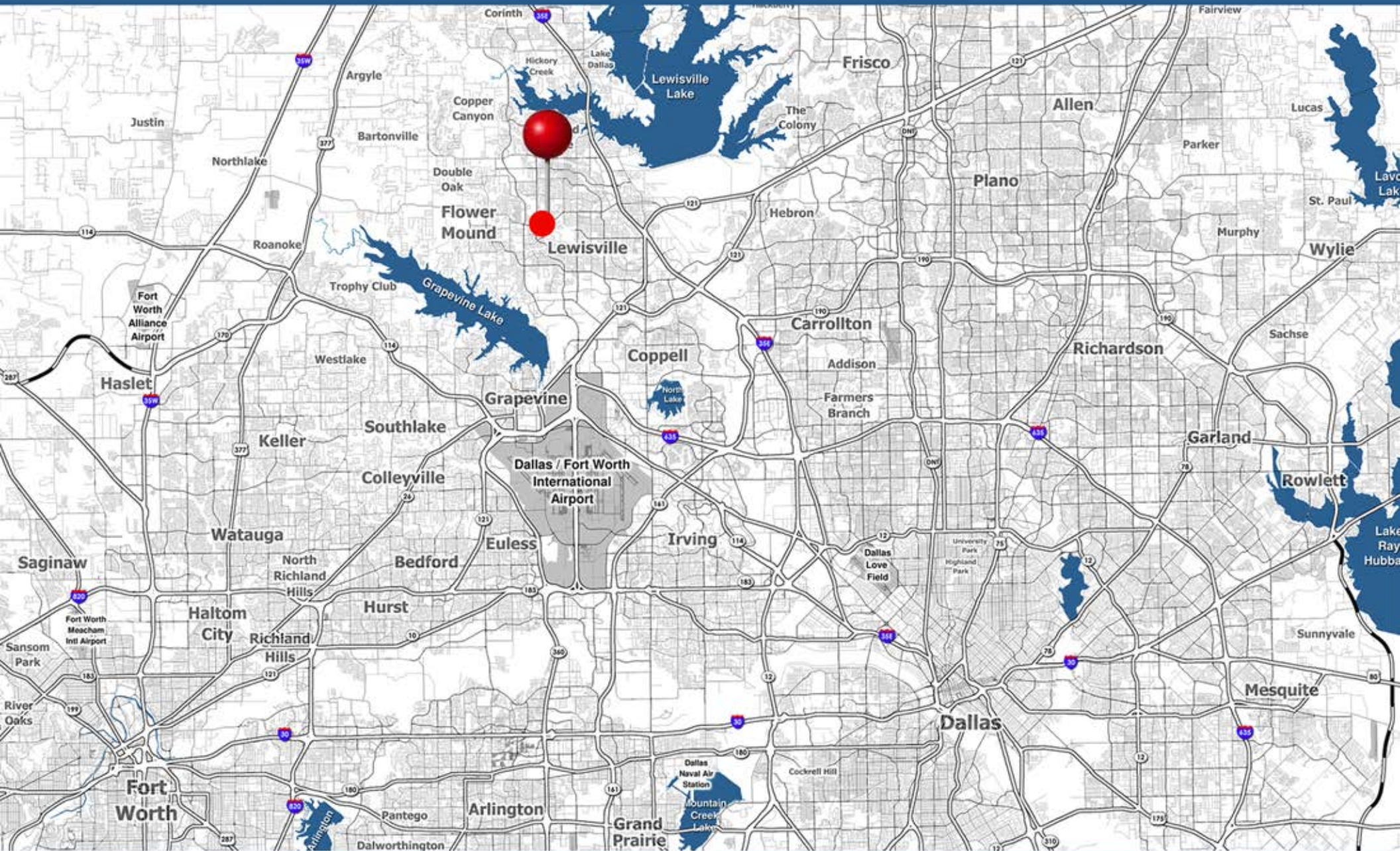
Email: jonathan@lowskycommercial.com

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LOCATION



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OFFERING SUMMARY

OVERVIEW:

Low Sky Commercial Real Estate Co. has been exclusively retained to market the opportunity to acquire a Single-Tenant building located in Highland Village, TX.

ADDRESS: 3020 Justin Rd.
Highland Village, TX 75077

BUILDING: 4,972 square feet

LAND: 1.45 AC (62,993 sf)



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PROPERTY HIGHLIGHTS

Prime Investment Opportunity: Triple Net Commercial Property in Highland Village, TX

Property Overview: Discover an unbelievable investment opportunity with this single-tenant triple net (NNN) commercial property strategically located at the well-established intersection of Justin Rd. and Long Prairie Rd., and more specifically...directly in front of Walmart fronting Justin Rd. This 4,972-square-foot building is situated on just under 1.5 acres with great visibility and signage, and is surrounded by national retailers.

Current Tenant Lease Details: The property is currently leased to Honeyberry Pancakes and Cafe, a well-known breakfast restaurant with 13 other locations spanning 3 different states. The current lease has 6 years remaining with built-in annual rent increases, ensuring a steady and predictable income stream. The tenant is responsible for all maintenance, taxes, and insurance, providing a hassle-free investment experience with zero responsibility for the landlord.

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.

Investment Highlights:

- Location: High-traffic intersection in front of Walmart, attracting significant vehicle traffic.
- Lease Structure: 6 years remaining on a triple net lease with annual rent escalations, enhancing long-term cash flow.
- Tenant: Established restaurant with a loyal customer base, contributing to a strong credit profile.
- Low Maintenance: Fully maintained by the tenant, eliminating landlord obligations and management headaches.
- Land Area: Expansive lot size of just under 1.5 acres, offering potential for future expansion or redevelopment.

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INTERSECTION MAP



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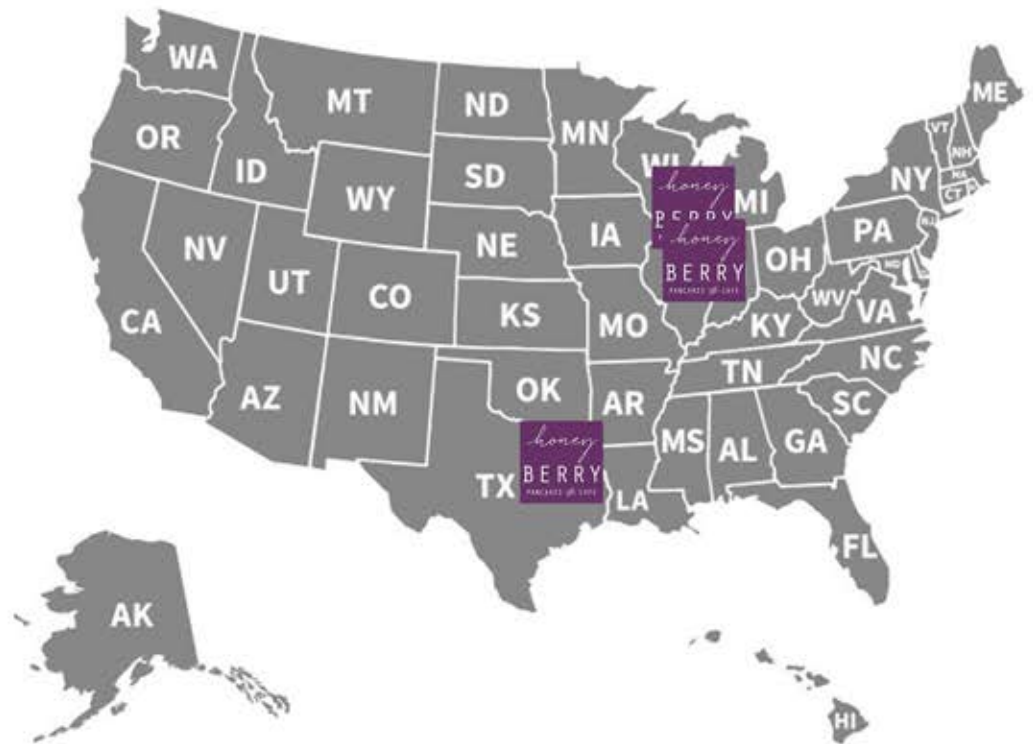
TENANT OVERVIEW



Honey Berry Pancakes and Cafe is a cozy cafe serving menu items including pancakes, omelets, and much more.

Currently, Honey Berry has locations in Texas, Illinois, and Wisconsin.

Honey Berry's parent company is called "WeEat Hospitality." and currently owns this brand along with Goat & Vine as well as Bulldog Ale House.



TEXAS
Dallas, Richardson,
Highland Village

ILLINOIS
Aurora, Bolingbrook, Chicago,
Hoffman Estates, Lansing, Lombard,
Rolling Meadows, Warrenville

WISCONSIN
Brookfield, Greenfield, west allis

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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.

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:
 - 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.

Tobo Holdings, LLC d/b/a

Low Sky Commercial Real Estate Co.	9004700	jonathan@lowskycommercial.com	(469) 578-1280
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date