

REDEVELOPMENT POTENTIAL



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SEARS BUILDING & LAND FOR SALE

MALL OF ABILENE | 4310 BUFFALO GAP RD
ABILENE, TX



BRYAN CORNELIUS BCORNELIUS@VENTUREDFW.COM | CLAY MOTE CMOTE@VENTUREDFW.COM

LOCATION

4310 BUFFALO GAP RD
ABILENE, TX

SIZE

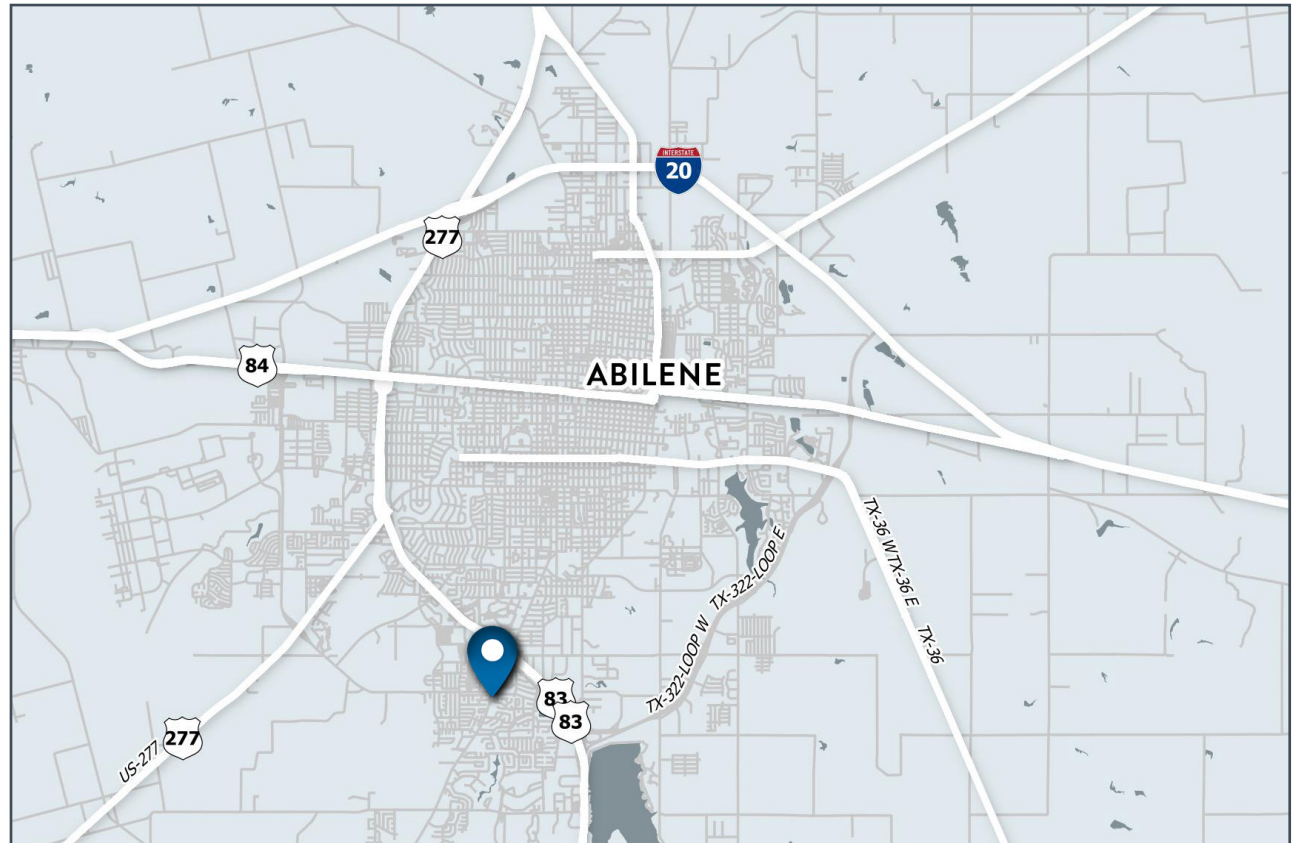
BUILDING	LAND
153,806 SF	11.4 ACRES

TRAFFIC COUNTS

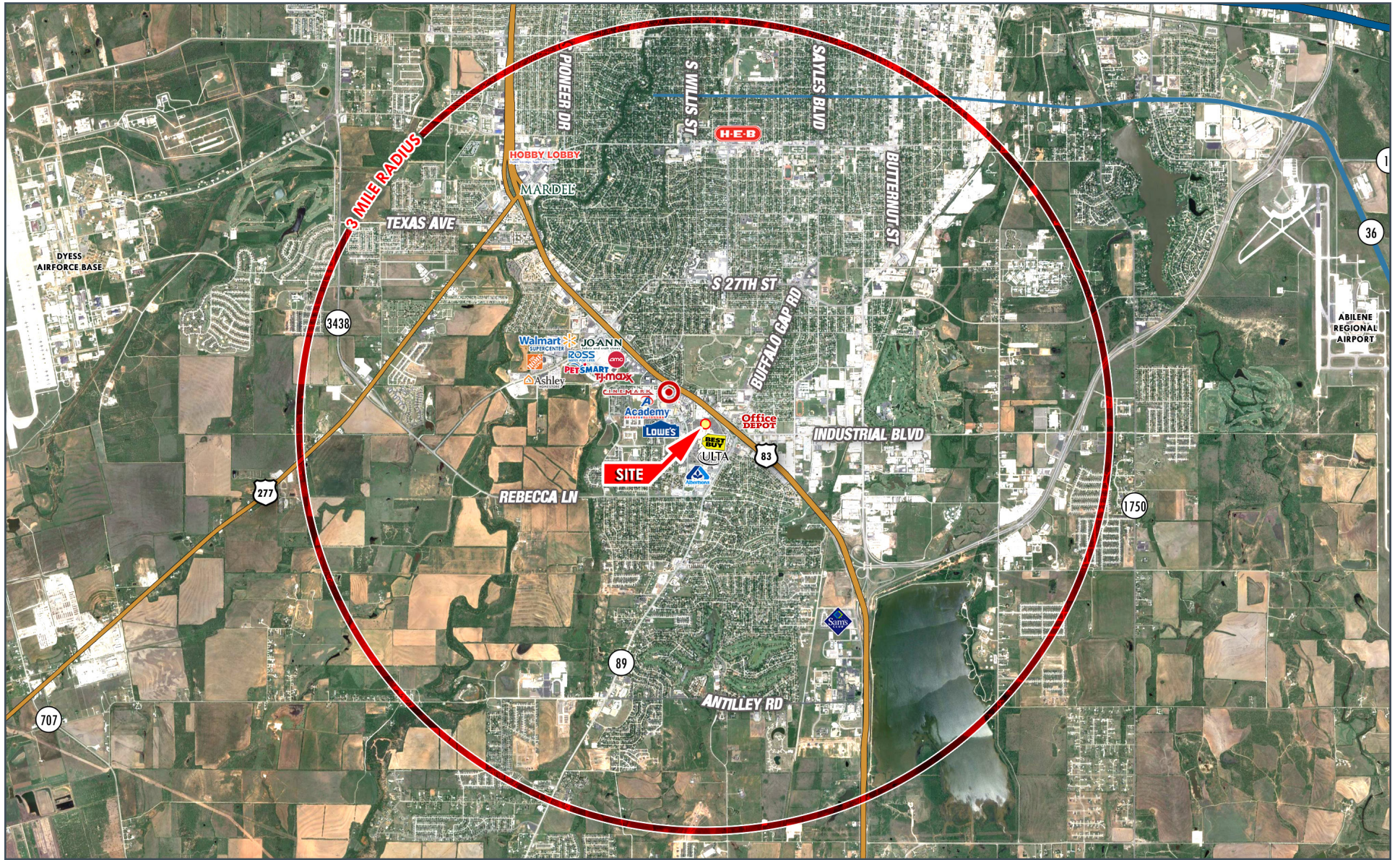
BUFFALO GAP RD	I-83
32,542 VPD	34,440 VPD

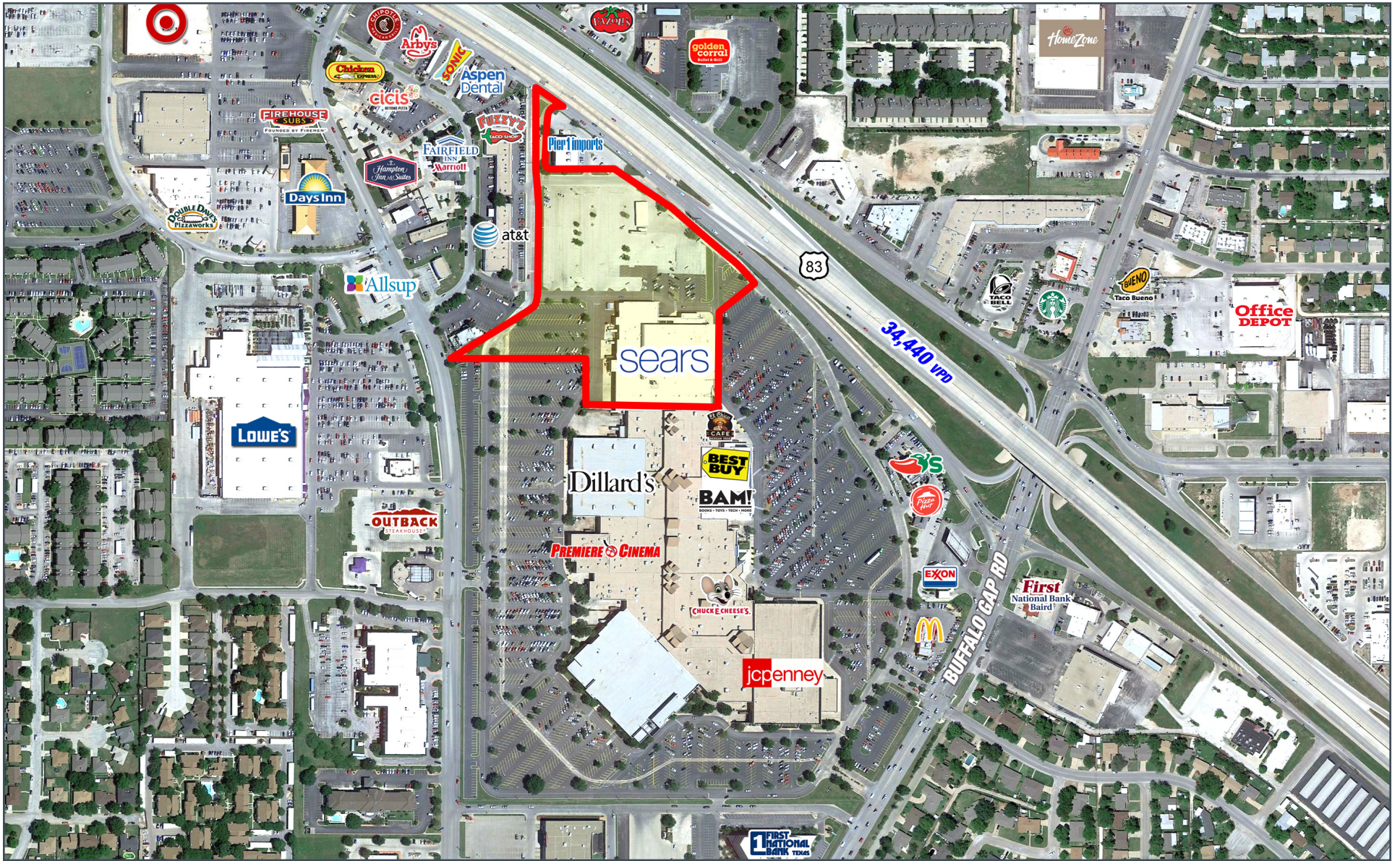
PROPERTY HIGHLIGHTS

- ★ SALE LEASEBACK OPPORTUNITY/ REDEVELOPMENT POTENTIAL
- ★ LARGEST SHOPPING DESTINATION & RETAIL HUB IN 19-COUNTY TRADE AREA & THE ONLY REGIONAL MALL WITHIN 80 MILES.
- ★ THE OIL & GAS INDUSTRY REPRESENTS A \$1.22 BILLION ECONOMIC IMPACT FOR THE AREA.
- ★ ABILENE IS HOME TO THREE MAJOR UNIVERSITIES, TWO TECHNICAL COLLEGES & TEXAS TECH UNIVERSITY'S SCHOOL OF PHARMACY WITH COMBINED ENROLLMENT OF 12,540.
- ★ LOCATED 5 MILES FROM DYESS AIR FORCE BASE, HOME TO 5,000 MILITARY/CIVILIANS & 8,000 FAMILY MEMBERS & RETIREES, WITH A TOTAL ECONOMIC IMPACT OF \$441.5 MILLION.

**2017 DEMOGRAPHIC SUMMARY**

	3 MILE	5 MILES	MSA
EST. POPULATION	49,116	98,270	164,642
EST. DAYTIME POPULATION	26,862	49,825	75,946
EST. AVG. HH INCOME	\$65,972	\$62,546	\$64,156





SCHEDULE B-10 EASEMENT NOTES

4. Rights of parties in possession.
 - a. Intentionally Deleted
 - b. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
 - c. Easement, setback lines and other matters as shown on the plat thereof recorded in Cabinet 2, Slide 313 B&C, Plat Records of Taylor County, Texas, (affect the subject tract, as shown on survey)
 - d. Easement to West Texas Utilities Co., recorded in Volume 797, Page 571, Deed Records of Taylor County, Texas. (not shown, inoperative)
 - e. Easement in Lone Star Gas Co., recorded in Volume 228, Page 231, Deed Records of Taylor County, Texas, partially released and modified in Volume 1123, Page 137, Deed Records of Taylor County, Texas. (affect the subject tract)
 - f. Easement to Trust Pipeline Co., recorded in Volume 1128, Page 223, Deed Records of Taylor County, Texas. (not shown, inoperative)
 - g. Royalty Deed dated October 28, 1949, recorded in Volume 527, Page 336, Deed Records of Taylor County, Texas. (not shown, inoperative)
 - h. Construction, Operation and Reciprocal Easement Agreements by and between Mall of Abilene Company and Sears, Roebuck & Company, as amended by First Amendment to Operating Agreement recorded in Volume 1058, Page 499, Deed Records of Taylor County, Texas, and by Second Amendment to Operating Agreement recorded in Volume 1128, Page 223, Deed Records of Taylor County, Texas, and by Third Amendment to Operating Agreement dated August 18, 1994, recorded in Volume 2026, Page 29, Official Public Records of Taylor County, Texas, and as recorded in Volume 2036, Page 963, Official Public Records of Taylor County, Texas. (affect the subject tract)
 - i. Intentionally Deleted
 - j. Intentionally Deleted
 - k. Agreement for Construction of Access Roadways, by and between Mall of Abilene Company, and Abilene Mills, Ltd., recorded in Volume 1291, Page 726, Deed Records of Taylor County, Texas. (affect the subject tract)
 - l. Subject to the reservation of a mineral and/or royalty interest described in Instrument recorded in Volume 774, Page 212, and Volume 527, Page 336, Deed Records of Taylor County, Texas. Title to said mineral/royalty interest has not been ascertained subsequent to the date of said instrument. This policy does not insure against any loss sustained by the corner of the surface estate of the property because of the exercise of the right of ingress or egress under any other rights incident to the ownership of said mineral estate. (not a survey matter)
 - m. Affidavit regarding location of pipeline recorded in Volume 1123, Page 588, Deed Records of Taylor County, Texas. (affect the subject tract)
 - n. Affidavit regarding location of pipeline recorded in Volume 1123, Page 588, Deed Records of Taylor County, Texas. (affect the subject tract)
 - o. Memorandum of Lease between BSC Real Estate (79), L.P., a Delaware limited partnership, recorded in Volume 2812, Page 328, Official Public Records of Taylor County, Texas. (affect the subject tract)
 - p. Rights of tenants in possession, as tenants only, under unrecorded lease agreements
 - q. Intentionally Deleted
 - r. Intentionally Deleted

ZONING INFORMATION

Zoning District: Retail / Department Store
 G&C/R General Retail with a Corridor Overlay

Setback:
 Front: 40 Feet
 Side: 0 Feet / 30 Feet if Abutting Residential
 Rear: 0 Feet / 30 Feet if Abutting Residential

Parking Restrictions: 1 space for every 222 square feet of gross lease area
 Existing Building Height at highest point: 36 Feet
 Maximum Building Height permitted: Not to exceed 40 Feet, 2 stories

Existing Square Footage of buildings: 103,738
 Floor Space Area Restrictions: N/A

Zoning Source: Zoning report prepared by ENG project No. 128602.178000-039.239, dated November 10, 2017

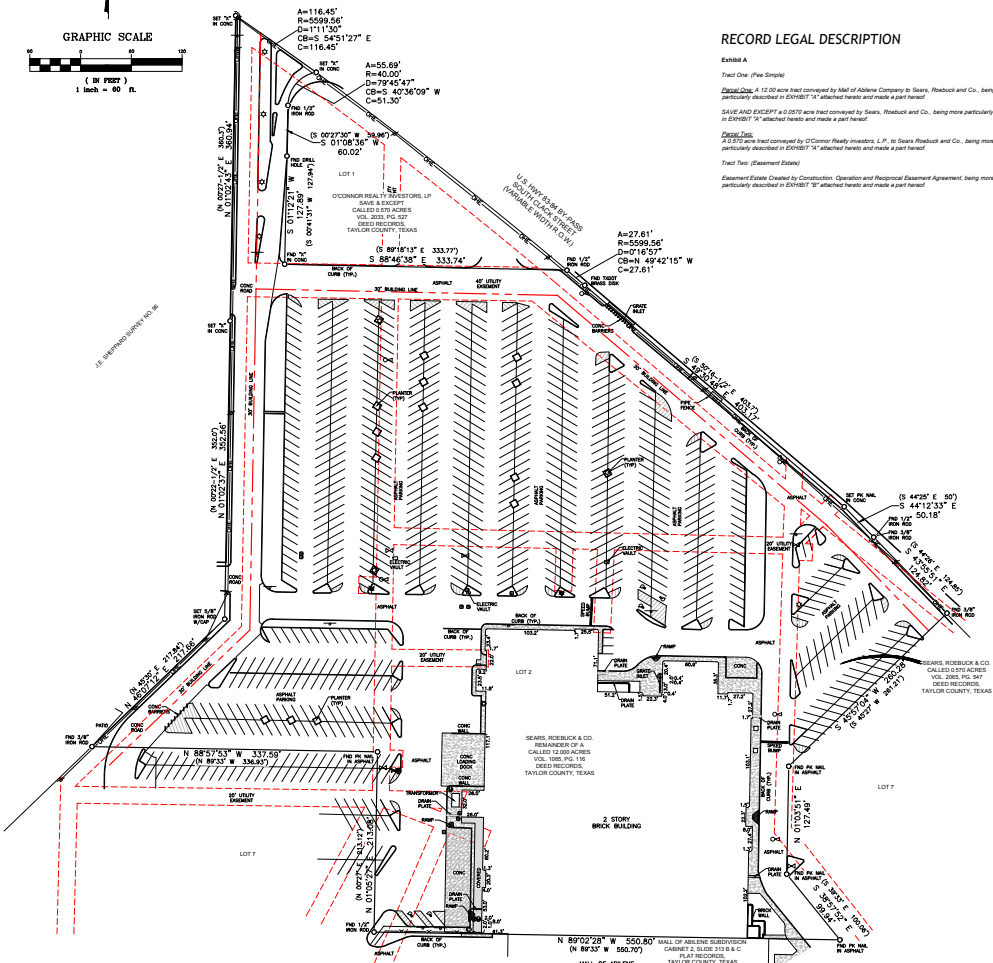
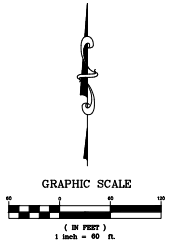
LIST OF POSSIBLE ENCROACHMENTS
 The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

NONE APPARENT

LEGEND OF SYMBOLS:

- | | | |
|---------------------------|--------------------|--------------------|
| CONC = CONCRETE | ● BOLLARD | ○ GUY WIRE |
| OME = OVERHEAD ELECTRICAL | ○ CABLE FEEDTAIL | ○ LIGHT POLE |
| PG = PAD | ○ CLEAN OUT | ○ MANHOLE |
| LJ = RECORD INFORMATION | ○ DRAIN INLET | ○ POLE |
| SV = SURFACE VENT | ○ ELECTRIC BOX | ○ SIGN |
| TYP = TYPICAL | ○ ELECTRIC MANHOLE | ○ STORM MANHOLE |
| VOL = VOLUME | ○ FIRE HYDRANT | ○ WATER MAN |
| | ○ FLAG POLE | ○ WATER METER |
| | ○ GAS METER | ○ WATER WALK |
| | ○ GATE INLET | ○ SANITARY MANHOLE |

VICINITY MAP



RECORD LEGAL DESCRIPTION

EXHIBIT A
 Tract One: (See Simple)
 Plat No. 1: A 12.01-acre tract conveyed by Mall of Abilene Company to Sears, Roebuck and Co., being more particularly described in EXHIBIT 'B' attached hereto and made a part hereof.
 SAVE AND EXCEPT A 0.0570-acre tract conveyed by Sears, Roebuck and Co., being more particularly described in EXHIBIT 'B' attached hereto and made a part hereof.
 Plat No. 2: A 0.570-acre tract conveyed by O'Connor Realty Investors, L.P., in Sears, Roebuck and Co., being more particularly described in EXHIBIT 'B' attached hereto and made a part hereof.
 Tract Two: (Easement Details)
 Easement Details Created by Construction, Operation and Reciprocal Easement Agreement, being more particularly described in EXHIBIT 'B' attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

To Chicago Title Company, and Sears, Roebuck and Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof.
 The field work was completed on October 20, 2017.
 Date of Plat or Map: November 22, 2017
 Chris Wilentzschewski
 R.P.L.S. NO. 6180



General Survey Notes

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
2. The basis of bearing for this survey is based upon GPS observations and the Texas Coordinate System, North Central Zone (NAD83), as shown hereon.
3. The property described hereon is the same as the property described in Title Commitment No. 371001133GA with an effective date of August 29, 2017 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 4844C, with a date of identification of January 6, 2012, for Community No. 0219, in Taylor County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The Property has direct access to U.S. HWY 83-By-Pass / South Clark Street, a dedicated public street or highway.
6. The total number of striped parking spaces on the subject property is 758, including 5 designated handicap spaces.
7. There is no observed evidence of current earth moving work, building construction or building additions except as shown or noted hereon.
8. There are no proposed changes in street right of way lines, according to City of Abilene. There is no observed evidence of recent street or sidewalk construction or repairs except as shown or noted hereon.
9. There is no observed evidence of site use as a solid waste dump, dump or sanitary landfill except as shown or noted hereon.
10. Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph f (iv) of the ALTA/NSPS Minimum Standard Detail Requirements.
11. All wetland wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands .
12. The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.

LAND AREA:

12.01 Acres or 522,969 Square Feet

No.	REVISIONS	Date
01	ADD ZONING REPORT	11-22-17
02	ADD ZONING CLASSIFICATION	11-22-17

COORDINATED BY:

510 E. Memorial Road, Suite A-1
 Cleburne, TX, 76114
 800.411.2010
 www.emgcorp.com

ALTA/NSPS LAND TITLE SURVEY

SEARS, ROEBUCK & CO.
 4310 BUFFALO GAP ROAD
 STORE NO. 1307
 ABILENE, TEXAS 79606

Survey Prepared By:

www.landpoint.net (888) 348-3254
 ONE O'CONNOR PLAZA, 100 W. GOSHORN AVE., SUITE 132
 FORT WORTH, TX 76102-7308 | TX REG # 180594

128602.178000-039.239_Sears_1307_Abilene_TX_ALTA_Web4_Signed



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Principal
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CLAY MOTE
Principal
214.378.1212
cmote@venturedfw.com



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Bryan Cornelius	401088	bcornelius@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date