



**BRAND NEW OFFICE/WAREHOUSE  
FOR LEASE & AVAILABLE ASAP!**

**1,250 SF AVAILABLE!**

1722 CARGILL - UNIT 500  
WILLIS, TX 77378



\*Brand New Warehouses in Willis right by the new Moran Ranch Development!

**1722 Cargill: Unit 500 with 1,250 SF available for lease!**

**BASE RENT: \$1.10 + NNN OF \$0.25 NNN / SF per month for a 2 - 3 Year Lease Term**

3-Phase Power, 18 FT eave height, 12x12 bay doors!  
Heavy Traffic Location right by the new Moran Ranch Subdivision!  
Convenient location right off Highway 75!

**\*\*Floorplan on Page 3 of This Flyer\*\***

**CONTACT ROBERT GRAHAM FOR MORE DETAILS AT (936) 672-2087!**

**Arrowstar Realty**  
Robert Graham  
(936) 672-2087  
Robert@rgteamtx.com

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**ADDITIONAL PHOTOS & FLOOD MAP**



1722 Cargill –  
Unit 500: 1,250 SF Available!



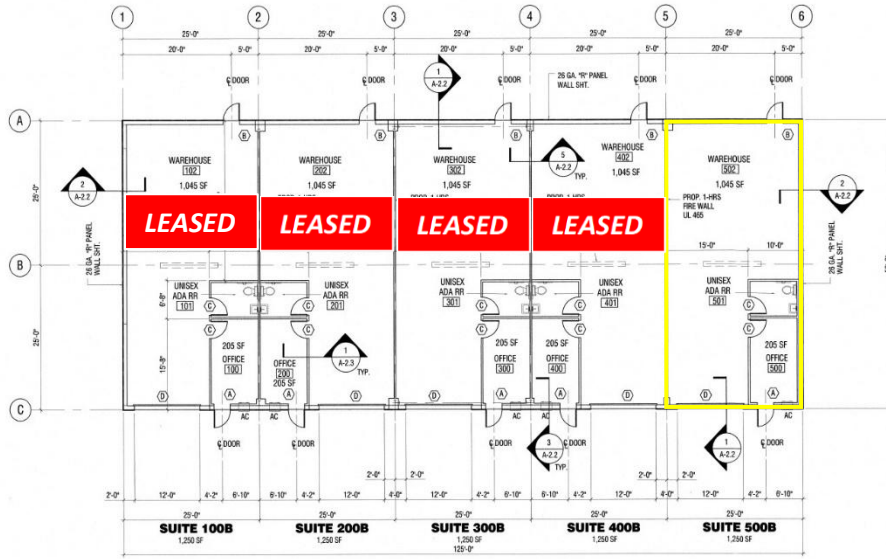
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## FLOORPLAN

### 1722 Cargill



1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE				
MARK	SIZE	DESCRIPTION	FRAME	HARDWARE AND REMARKS
Ⓐ	3'-0" X 7'-0" X 1 3/4"	HOLLOW METAL DOOR PRIME & PAINTED W/ 12" X 12" SLIDE GLASS	METAL	CLOSER, ALUMINUM THRESHOLD & WEATHER STRIPPING, 1/2" MAX. RISE @ THRESHOLD LEVEL. INSTALL SIGN: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPY'ED". ALSO USED PANIC HARDWARE AND ELECTRICAL EXT. SIGN.
Ⓑ	3'-0" X 7'-0" X 1 3/4"	HOLLOW METAL DOOR PRIME & PAINTED	METAL	CLOSER, ALUMINUM THRESHOLD & WEATHER STRIPPING, 1/2" MAX. RISE @ THRESHOLD LEVEL. INSTALL SIGN: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPY'ED". ALSO USED PANIC HARDWARE AND ELECTRICAL EXT. SIGN.
Ⓒ	3'-0" X 6'-0" X 1 3/4"	METAL FLUSH PANEL DOOR, PAINTED	METAL	PRIVACY LOCKSET, DOOR CLOSER LEVER HANDLE
Ⓓ	10'-0" X 12'-0"	ROLL-UP OVERHEAD DOOR	METAL	O.H. DOOR MANUFACTURER SPEC.

- NOTES:  
 1. MAXIMUM OPENING FORCE FOR EXTERIOR DOORS SHALL BE 8 POUNDS.  
 2. MAXIMUM OPENING FORCE FOR INTERIOR DOORS SHALL BE 5 POUNDS.  
 3. DOOR WITH LEVER HANDLE SHALL BE INSTALLED AT MAXIMUM 42" A.F.F.  
 4. ALL EXTERIOR DOOR HARDWARE SHALL BE "304" STAINLESS STEEL APPROXIMATELY EQUAL.  
 5. PANIC HARDWARE MUST BE COMPLIANCE WITH SECTION 1008.1.3.3 & 1008.1.9

ROOM FINISH SCHEDULE							
ROOM NO.	AREA	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS
100	OFFICE	12" X 12" CERAMIC TILE	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	9'-0"	
200	UNSEX RESTROOM	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	9'-0"	SEE NOTE 1 THRU 3
201	WAREHOUSE	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	VARIES	
202	OFFICE	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	9'-0"	SEE NOTE 1 THRU 3
203	UNSEX RESTROOM	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	9'-0"	SEE NOTE 1 THRU 3
204	WAREHOUSE	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	VARIES	
300	OFFICE	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	9'-0"	SEE NOTE 1 THRU 3
301	UNSEX RESTROOM	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	9'-0"	SEE NOTE 1 THRU 3
302	WAREHOUSE	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	VARIES	
400	OFFICE	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	9'-0"	SEE NOTE 1 THRU 3
401	UNSEX RESTROOM	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	9'-0"	SEE NOTE 1 THRU 3
402	WAREHOUSE	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	VARIES	
500	OFFICE	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	9'-0"	SEE NOTE 1 THRU 3
501	UNSEX RESTROOM	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	9'-0"	SEE NOTE 1 THRU 3
502	WAREHOUSE	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	VARIES	

ROOM FINISH SCHEDULE							
ROOM NO.	AREA	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS
500	OFFICE	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	9'-0"	SEE NOTE 1 THRU 3
501	UNSEX RESTROOM	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	9'-0"	SEE NOTE 1 THRU 3
502	WAREHOUSE	CONC. FLOOR	CONCRETE	1/2" X 4" G.C.L. JAPAN W/ WHITE P.P.	2" X 4" G.C.L. JAPAN W/ WHITE P.P.	VARIES	

- NOTES:  
 1. TOILET AND URINAL WALLS 4 FOOT HIGH SMOOTH, HARD AND NON ABSORBENT PER 1210.2.2012 I.B.C.  
 PROVIDE SMOOTH HARD AND NON-ABSORBENT FLOORING THAT EXTENDS AT LEAST 6 INCHES UP TO THE WALLS PER 1210.1.2012 I.B.C.  
 2. TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES PER 1210.1.2012 I.B.C.  
 3. GYPSUM BOARD USED IN AREAS SUBJECT TO WETTED SPLASH (SUCH AS WATER CLOSET), MUST BE OF WATER-RESISTANT GYPSUM BOARD OR EQUIVALENT MATERIALS AS REQUIRED PER SECTION 2505.2 OF THE AMENDED I.B.C.



**BM DESIGN LLC**  
 DRAFTING & DESIGNING SERVICES  
 P.O. BOX 390, WILLOW PARK, TEXAS 75087  
 TEL: 972-242-0213

**CARGILL BUSINESS PARK**  
 OFFICE / WAREHOUSE  
 1722 CARGILL DRIVE  
 WILLOW PARK, TX 75087

REV. DATE: 01/21/21  
 0 FOR CUSTOMER APPROVAL  
 1 FOR PERMIT ONLY

**HILLTOP ENGINEERING PLLC**  
 PROFESSIONAL ENGINEER  
 7307 BAYSHORE, HOUSTON, TEXAS 77057  
 TEL: 281-777-7828 FAX: 281-843-0649

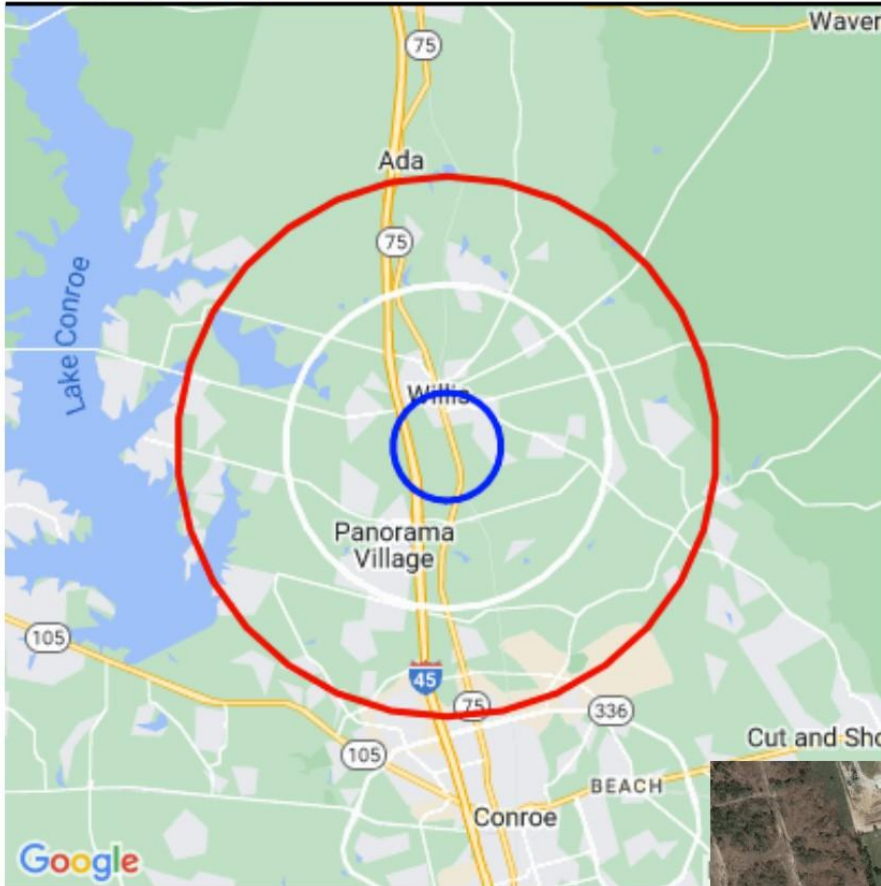
CUSTOMER:  
 ROBERT LUNDE

PROJECT NO:  
 1152021  
 DRAWN BY: MM  
 SCALE: 1/8" = 1'-0"  
 DATE: 7-12-21  
 CHECKED BY:

TITLE:  
 FLOOR PLAN

SHEET:  
 A-2.0  
 OF SHEETS

## Demographic Report



### Population

Distance	Male	Female	Total
1- Mile	1,688	1,729	3,417
3- Mile	7,044	7,229	14,273
5- Mile	15,409	15,783	31,191



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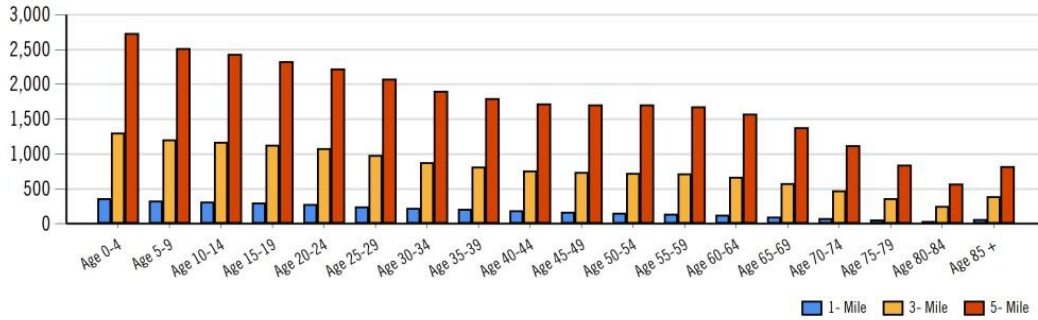


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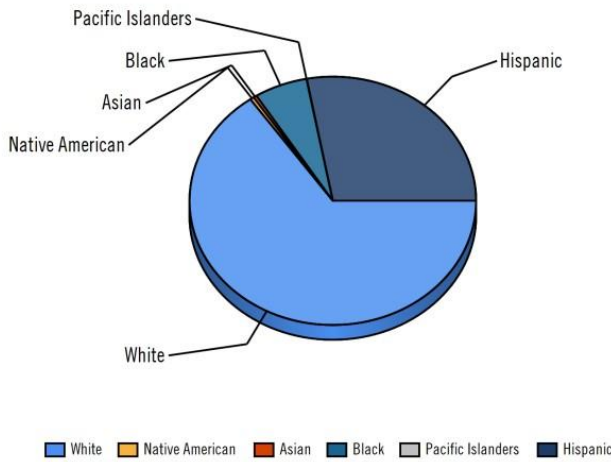
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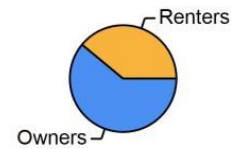
## Population by Distance and Age (2020)



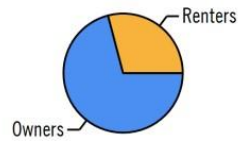
## Ethnicity within 5 miles



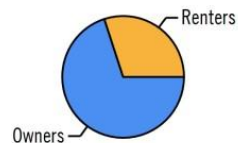
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,385	39	1.02 %
3-Mile	6,133	163	1.18 %
5-Mile	13,769	361	1.46 %



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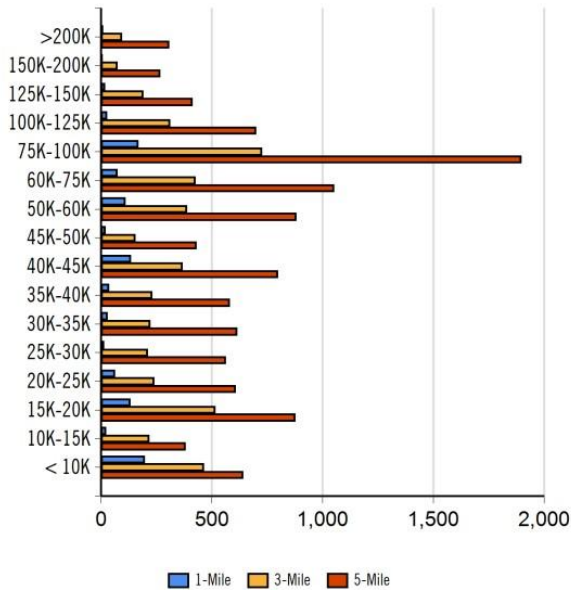
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	25	87	127	139	207	20	14	78	119	327	57	175
3-Mile	40	124	587	604	373	774	214	58	426	1,053	729	300	731
5-Mile	125	265	1,287	1,163	670	1,738	534	122	1,000	2,818	1,426	761	1,594

## Household Income



Radius	Median Household Income
1-Mile	\$54,243.33
3-Mile	\$47,822.91
5-Mile	\$55,892.88

Radius	Average Household Income
1-Mile	\$56,140.33
3-Mile	\$56,263.91
5-Mile	\$65,559.19

Radius	Aggregate Household Income
1-Mile	\$48,591,262.26
3-Mile	\$274,001,947.58
5-Mile	\$690,643,827.66

## Education

	1-Mile	3-mile	5-mile
Pop > 25	1,823	8,376	18,947
High School Grad	1,009	3,409	7,152
Some College	260	1,686	4,046
Associates	35	271	713
Bachelors	48	775	2,174
Masters	25	186	525
Prof. Degree	11	85	296
Doctorate	5	29	69

## Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	0 %	0 %	3 %
Households with 4+ Cars	11 %	24 %	37 %
Military Households	0 %	2 %	6 %
Mobile Homes	179 %	222 %	241 %
New Homes	19 %	74 %	97 %
New Households	64 %	59 %	75 %
Public Transportation Users	1 %	3 %	4 %
Teen's	49 %	60 %	71 %
Vacant Ready For Rent	11 %	45 %	49 %
Young Wealthy Households	0 %	11 %	15 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	42,867,894		212,038,411		504,929,660	
<b>Average annual household</b>	44,335		43,729		46,803	
<b>Food</b>	5,827	13.14 %	5,762	13.18 %	6,109	13.05 %
Food at home	3,911		3,871		4,036	
Cereals and bakery products	557		548		573	
Cereals and cereal products	200		195		205	
Bakery products	357		352		368	
Meats poultry fish and eggs	780		775		805	
Beef	182		180		187	
Pork	141		142		146	
Poultry	147		146		152	
Fish and seafood	122		122		128	
Eggs	65		64		66	
Dairy products	394		386		406	
Fruits and vegetables	781		775		813	
Fresh fruits	113		113		119	
Processed vegetables	152		152		157	
Sugar and other sweets	145		143		148	
Fats and oils	125		123		128	
Miscellaneous foods	741		736		763	
Nonalcoholic beverages	339		337		347	
Food away from home	1,916		1,890		2,073	
Alcoholic beverages	301		300		328	
<b>Housing</b>	16,367	36.92 %	16,156	36.95 %	17,048	36.43 %
Shelter	9,864		9,711		10,287	
Owned dwellings	5,695		5,593		6,076	
Mortgage interest and charges	2,840		2,788		3,038	
Property taxes	1,904		1,863		2,040	
Maintenance repairs	951		941		997	
Rented dwellings	3,462		3,440		3,419	
Other lodging	707		677		792	
Utilities fuels	3,962		3,926		4,060	
Natural gas	364		358		376	
Electricity	1,602		1,592		1,629	
Fuel oil	151		146		155	
Telephone services	1,232		1,221		1,264	
Water and other public services	612		608		634	
<b>Household operations</b>	1,069	2.41 %	1,059	2.42 %	1,140	2.44 %
Personal services	294		294		319	
Other household expenses	774		764		820	
Housekeeping supplies	541		540		573	
Laundry and cleaning supplies	154		153		158	
Other household products	308		309		331	
Postage and stationery	78		77		83	
Household furnishings	930		919		986	
Household textiles	67		67		72	
Furniture	195		186		213	
Floor coverings	21		21		25	
Major appliances	140		135		138	
Small appliances	78		76		83	
Miscellaneous	426		431		453	
<b>Apparel and services</b>	1,158	2.61 %	1,161	2.65 %	1,225	2.62 %
Men and boys	229		224		239	
Men 16 and over	188		186		199	
Boys 2 to 15	40		38		40	
Women and girls	425		416		446	



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Women 16 and over	348	341	373
Girls 2 to 15	77	75	73
Children under 2	85	85	87

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	42,867,894		212,038,411		504,929,660	
<b>Average annual household</b>	44,335		43,729		46,803	
<b>Transportation</b>	6,109	13.78 %	6,054	13.84 %	6,423	13.72 %
Vehicle purchases	1,392		1,358		1,477	
Cars and trucks new	710		676		770	
Cars and trucks used	637		641		665	
Gasoline and motor oil	1,999		1,987		2,065	
Other vehicle expenses	2,341		2,332		2,448	
Vehicle finance charges	155		155		165	
Maintenance and repairs	804		794		846	
Vehicle insurance	1,100		1,104		1,136	
Vehicle rental leases	280		278		300	
Public transportation	377		376		432	
<b>Health care</b>	3,468	7.82 %	3,463	7.92 %	3,670	7.84 %
Health insurance	2,310		2,298		2,421	
Medical services	707		705		761	
Drugs	338		348		369	
Medical supplies	112		110		118	
<b>Entertainment</b>	2,592	5.85 %	2,598	5.94 %	2,763	5.90 %
Fees and admissions	449		440		505	
Television radios	982		980		1,009	
Pets toys	935		940		1,005	
Personal care products	567		559		601	
Reading	46		46		51	
Education	1,052		982		1,143	
Tobacco products	405		403		404	
<b>Miscellaneous</b>	712	1.61 %	693	1.58 %	762	1.63 %
<b>Cash contributions</b>	1,281		1,220		1,298	
<b>Personal insurance</b>	4,445		4,326		4,969	
Life and other personal insurance	142		146		156	
Pensions and Social Security	4,303		4,180		4,813	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,705	2,737	37.56 %	665	2,853	2,670	1,035	363
3-Mile	2020	12,548	9,482	30.40 %	2,515	9,389	8,912	3,636	1,573
5-Mile	2020	19,152	14,577	29.73 %	4,052	14,093	13,666	5,486	2,995
1-Mile	2023	4,016	2,737	49.45 %	722	3,091	2,881	1,135	328
3-Mile	2023	13,464	9,482	40.16 %	2,697	10,074	9,556	3,908	1,740
5-Mile	2023	20,396	14,577	38.41 %	4,310	15,011	14,572	5,824	3,387



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## Information About Brokerage Services

Texas law requires all real estate licensees 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.

**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.

**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.

<b>Arrowstar Realty</b>	<b>9005193</b>		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Robert Graham</b>	<b>466722</b>	<b>robert@rgteamtx.com</b>	<b>(936)672-2087</b>
Sales Agent/Associate's Name	License No.	Email	Phone

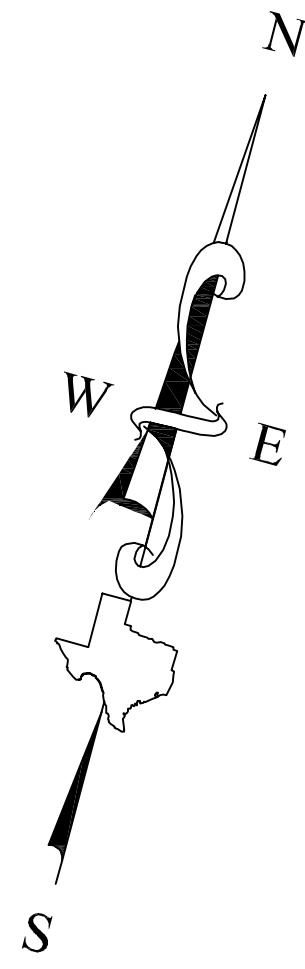
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

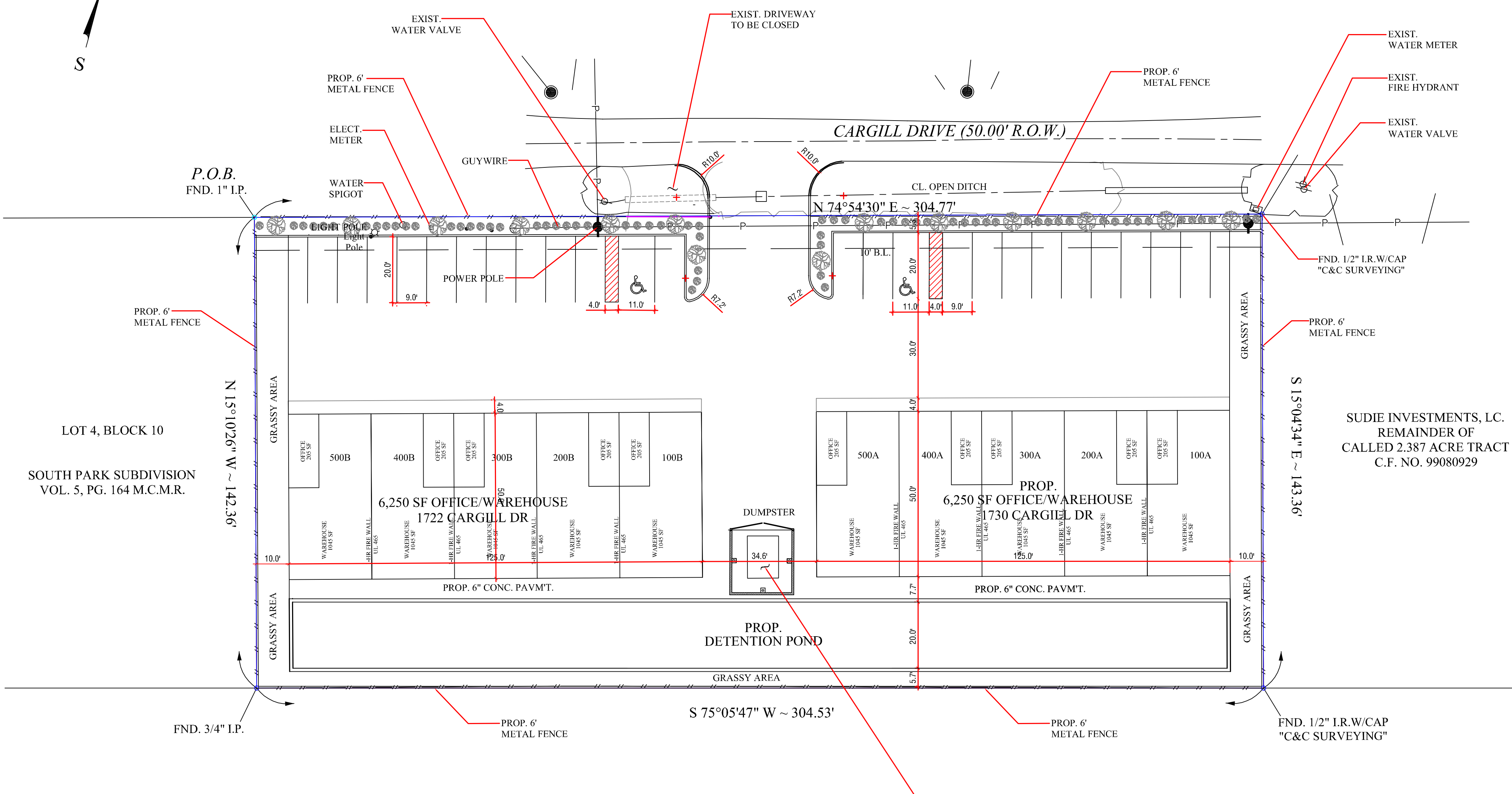
**Arrowstar Realty**  
Robert Graham  
(936) 672-2087  
Robert@rgteamtx.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



**-GENERAL CONSTRUCTION NOTES - CITY OF WILLIS**

1. MATERIALS, CONSTRUCTION AND TESTING TO BE IN ACCORDANCE WITH THE CITY OF WILLIS ORDINANCES AND SPECIFICATIONS, LATEST PRINTING AND AMENDMENTS THERETO.
2. Contractor to obtain all development and construction permits required from Montgomery County, Texas and the City of Willis at his expense prior to commencement of work
3. Contractor shall give notice to all authorized inspectors, superintendents or persons in charge of private and public utilities or railroads affected by his operations and the City of Willis, Department of Public Works and Engineering, (telephone: (936) 856-4611) 48 hours prior to commencement of work in streets rights-of way or easements.
4. All existing underground utilities are not guaranteed to be completed or definite, but were obtained from the Best information available. Contractor has sole responsibility for field verification of all existing facilities shown on drawings. Contractor shall coordinate all conflicts with the appropriate governing agency.
5. The location of Verizon, Entex, and Entergy-GSU (Gulf States Utilities) utilities are shown in an approximate way only. The contractor shall request the exact location of these facilities by calling the utility companies, at least 48 hours before commencing work. The contractor is fully responsible for any and all damages which occur due to his failure to request the location and preservation of these underground facilities. Any damage for existing facilities incurred as a result of construction operations will be repaired by the contractor at his own expense.
6. Texas Law Article 1436c, prohibits all activities in which persons or equipment may come within 6 feet of energized overhead power lines, and federal regulation, Title 29, Part 1910.130 (1) and Part 1926.440 (a) (15) require a minimum clearance of 10 feet from these facilities. The above laws carry both criminal and civil liabilities, with contractors and owners being legally responsible for the safety of workers under these laws. If you or your company must work near overhead power lines, call the power company for the lines to be de-energized and/or moved at your expense.
7. Construction shall comply with the latest revisions of OSHA Regulations and State of Texas Low concerning trenching and shoring. Contractor shall provide a trench safety system to meet, as a minimum, the requirements of OSHA Safety and Health Regulation, Part 1926, Sub-part P as published in the City of Willis Ordinance, and latest revisions.
8. Details prepared by the City of Willis do not extend to or include designs or systems pertaining to the safety of the Contractor or its employees, agents or representatives in the performance of the work. The Construction Contractor shall prepare or obtain the appropriate safety systems, including the plans and specifications required by Chapter 756, Subchapter "C" of the Texas Health and Safety Code.
9. Contractor shall cover open excavations with anchored steel plates during non- working hours, along existing roadways and traffic areas.
10. Adequate drainage shall be maintained at all times during construction and any drainage ditch or structure disturbed during construction shall be restored to the satisfaction of the City Engineer. All construction storm runoff shall comply with Storm Water Management for Construction Activities and the National Pollutant Discharge Elimination System (NPDES) requirements.
11. All trenches, including trenches for leads and stubs under pavement and to a point one (1) foot back of all curbs shall be b-backfilled with cements stabilized sand as per specification to a point immediately below the subgrade. Trenches other than under pavement shall be backfilled with suitable earth material in 6 inch layers and mechanically compacted to a density of not less than 95 percent of the maximum dry density as determined by the standard proctor compaction test (ASTM Designation -D-698/MSHTO T99). Moisture content of backfill shall be in accordance with the requirements of the cement stabilized sand specifications. See City Standard Detail Sheets for Bedding and Other Design Requirements.
12. Include price of all bedding and backfill of type required, in price bid per linear foot of pipe.
13. Contractor to remove existing plugs and connect to existing utility lines as indicated on plans.
14. Unless otherwise noted on Plans, where manholes are located within the Utility Easements, the Contractor shall set rim elevations three inches above finished ground elevations.
15. When trench condition requires the use of well points, this is to be requested by the Contractor and approved by the Engineer.
16. Contractor shall be responsible for cleaning the mud and/or dirt deposited on existing pavement due to his construction activity daily. All equipment and debris from construction to be moved at end of project.
17. Owner shall notify the City of Willis, Mr. JEFF CROSS at (936) 856-4611, 48 hours prior to beginning of construction.
18. GREASE INTERCEPTORS SHALL BE PROVIDED FOR ANY FOOD SERVICE OR OTHER APPLICATION WHICH MAY RISK GREASE ENTERING THE SANITARY SEWER SYSTEM. SEE CITY OF WILLIS ORDINANCES SECTION 52.01.



LOT 4, BLOCK 10  
SOUTH PARK SUBDIVISION  
VOL. 5, PG. 164 M.C.M.R.

SUDIE INVESTMENTS, L.C.  
REMAINDER OF  
CALLED 2.387 ACRE TRACT  
C.F. NO. 99080929

**LANDSCAPE ANALYSIS**

- A. STREET TREES:
- | STREET NAME   | LINEAL FEET | STREET TREES |
|---------------|-------------|--------------|
| CARGILL DRIVE | 304 / 30    | 10           |
| TOTAL         |             | 10           |
- B. PARKING LOT TREES: CAROLINA BUCKTHORN  
TOTAL NUMBER OF PARKING 24 / 10 = 3 PARKING LOT TREES.
- C. SHRUBS: JAPANESE BOXWOOD  
TOTAL NUMBER OF STREET TREES REQUIRED, 241 LF. X 3 = 81 SHRUBS REQUIRED.

TOTAL TREES REQUIRED = 13 TREES

**PARKING SPACE INFO:**

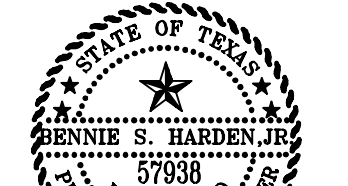
1730 CARGILL DR.			
1,025 SF WAREHOUSE OFFICE	1,025/250	= 4.1	
5,225 SF WAREHOUSE	5,225 / 1000	= 5.2	
1722 CARGILL DR.			
1,025 SF WAREHOUSE OFFICE	1,025/250	= 4.1	
5,225 SF WAREHOUSE	5,225 / 1000	= 5.2	
REQUIRED TOTAL PARKING		= 20	
PROPOSED TOTAL PARKING		= 24	

**PROJECT SUMMARY**

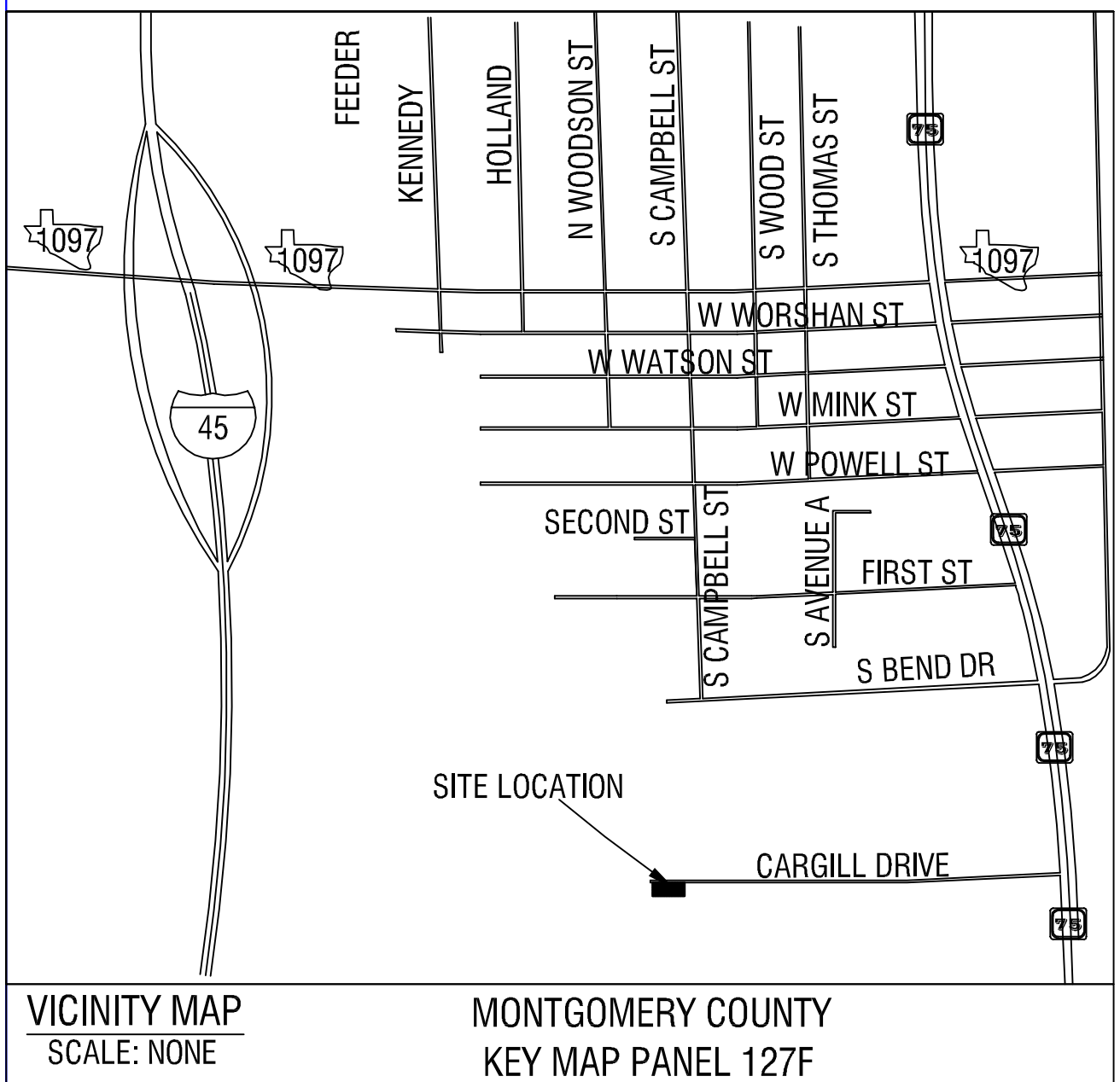
TOTAL LAND = 0.999 AC.
DETENTION POND AREA = 5,691 SF = 0.1306 AC.
LANDSCAPING / GRASSY AREA = 5,528 SF. / 0.1269 AC.
BUILDINGS = 6,250 SF + 6,250 SF. = 12,500 SF/0.2869 AC.
BLDG. WALKWAY = 500 SF. + 500 SF. = 1,000 SF. / 0.0229 AC.
PARKING LOT AREA = 24,494 SF = 0.5623 AC.

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF WILLIS ADOPTED CODES AND ORDINANCES. ANY ERRORS OR OMISSIONS IN THE PLAN REVIEW PROCESS SHALL NOT RELEASE THE PERMIT HOLDER'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND CONSTRUCTION STANDARDS.  
12/02/2022

DATED 11-21-2022



Bennie S. Harden, Jr.



**BM DESIGN LLC**  
DRAFTING & DESIGNING SERVICES  
P.O. BOX 298, S.D. HOUSTON, TX 77587  
TEL: 713-240-2153

PROJECT:  
CARGILL BUSINESS PLAZA  
1730/1722 CARGILL DRIVE  
WILLIS, TX 77378

REV.	NOTES:	DATE:
0	FOR CUSTOMER APPROVAL	6/12/22
1	FOR PERMIT ONLY	10/19/22

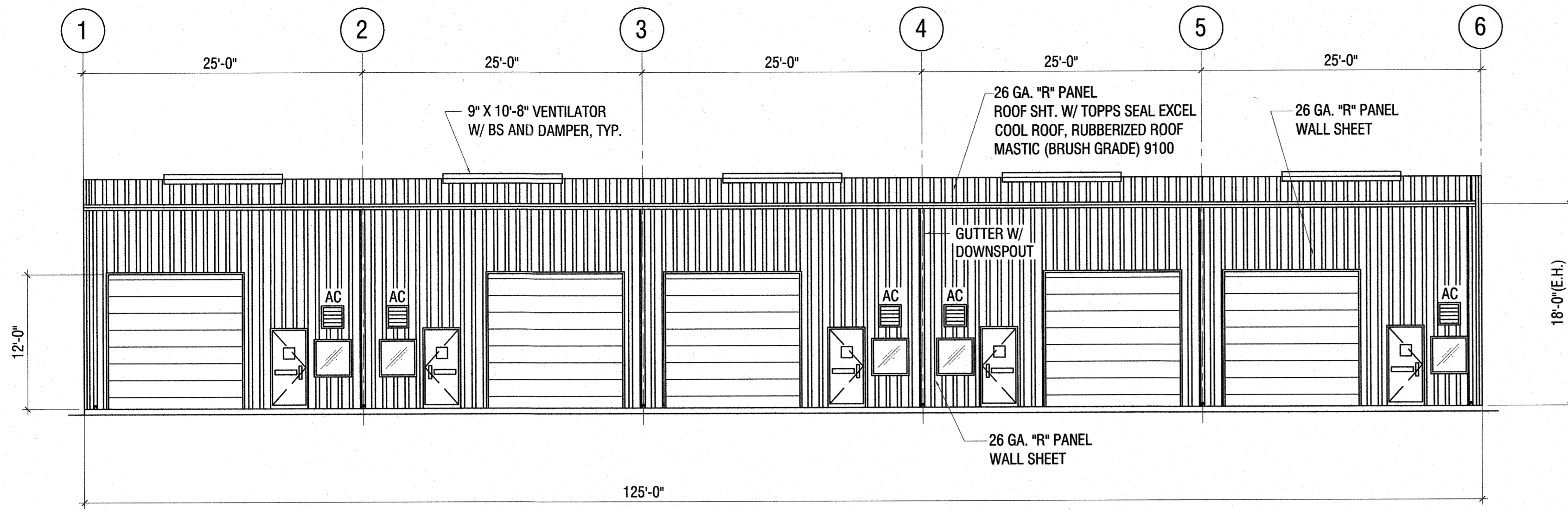
ENGINEER:  
**HILLTOP ENGINEERING PLLC**  
F-9802  
PROFESSIONAL ENGINEER  
7307 BASTOGNE, HOUSTON TX 77035  
TEL: 281-777-7938 FAX: 281-943-0649

CUSTOMER:  
ROBERT LUNDE

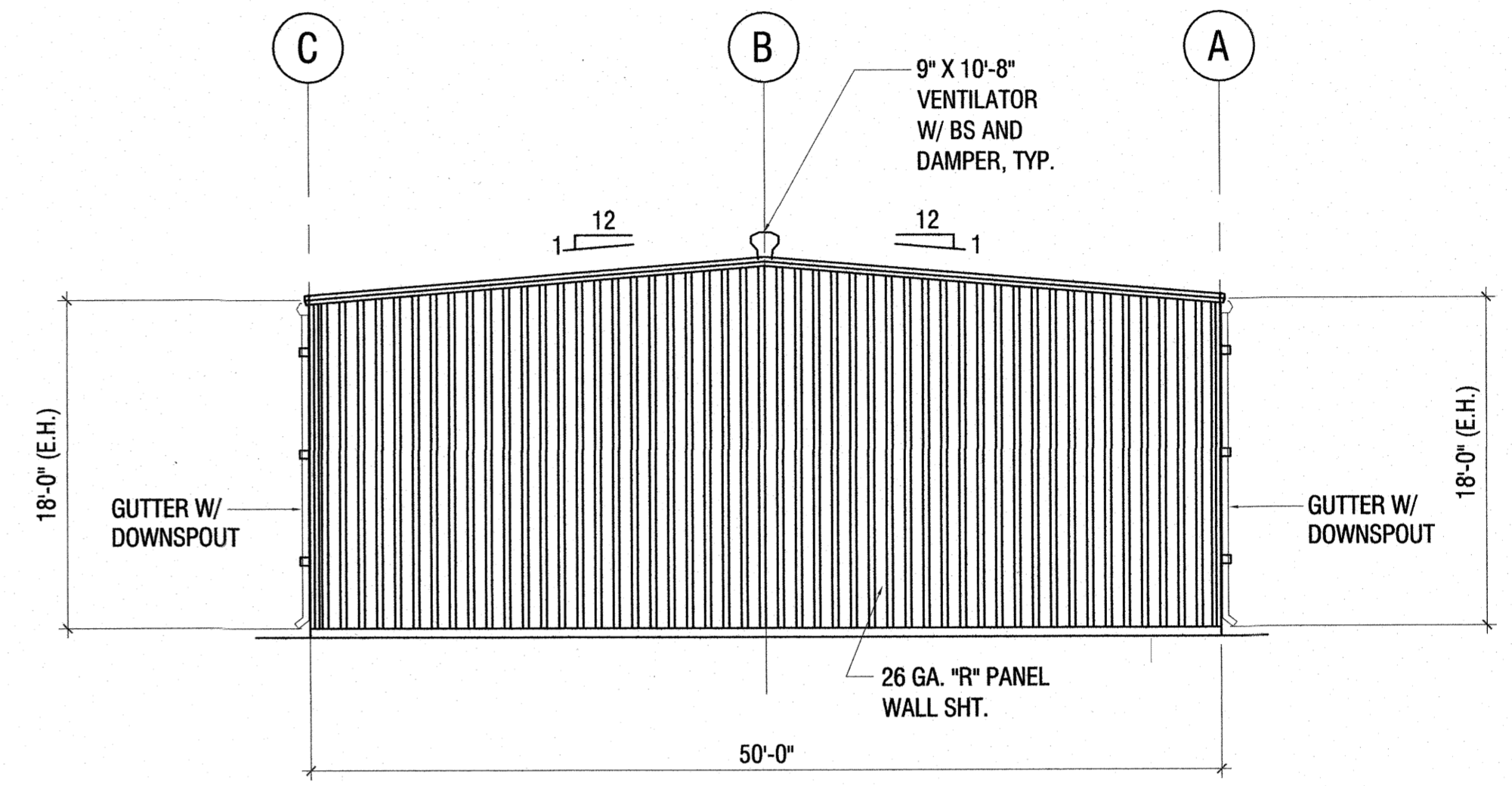
PROJECT NO:  
1152021  
DATE: 3-26-21  
CHECKED BY:  
DRAWN BY: MM  
SCALE: 1" = 20'-0"

TITLE  
SITE PLAN

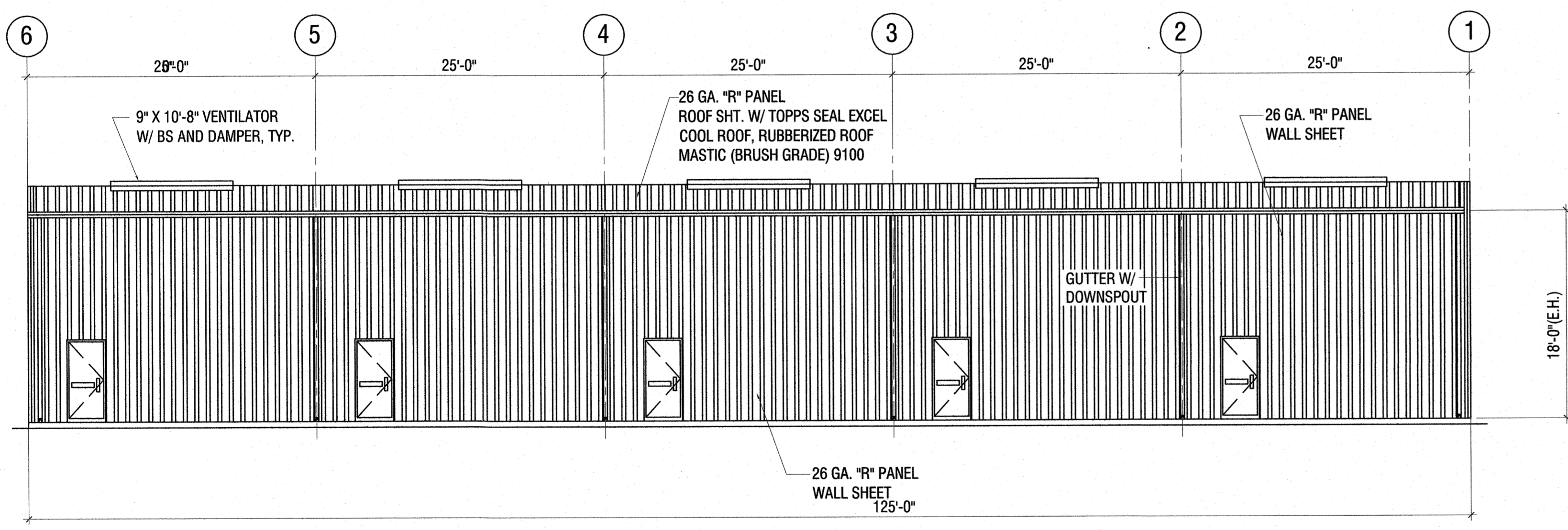
SHEET  
C-1.2  
OF SHEETS



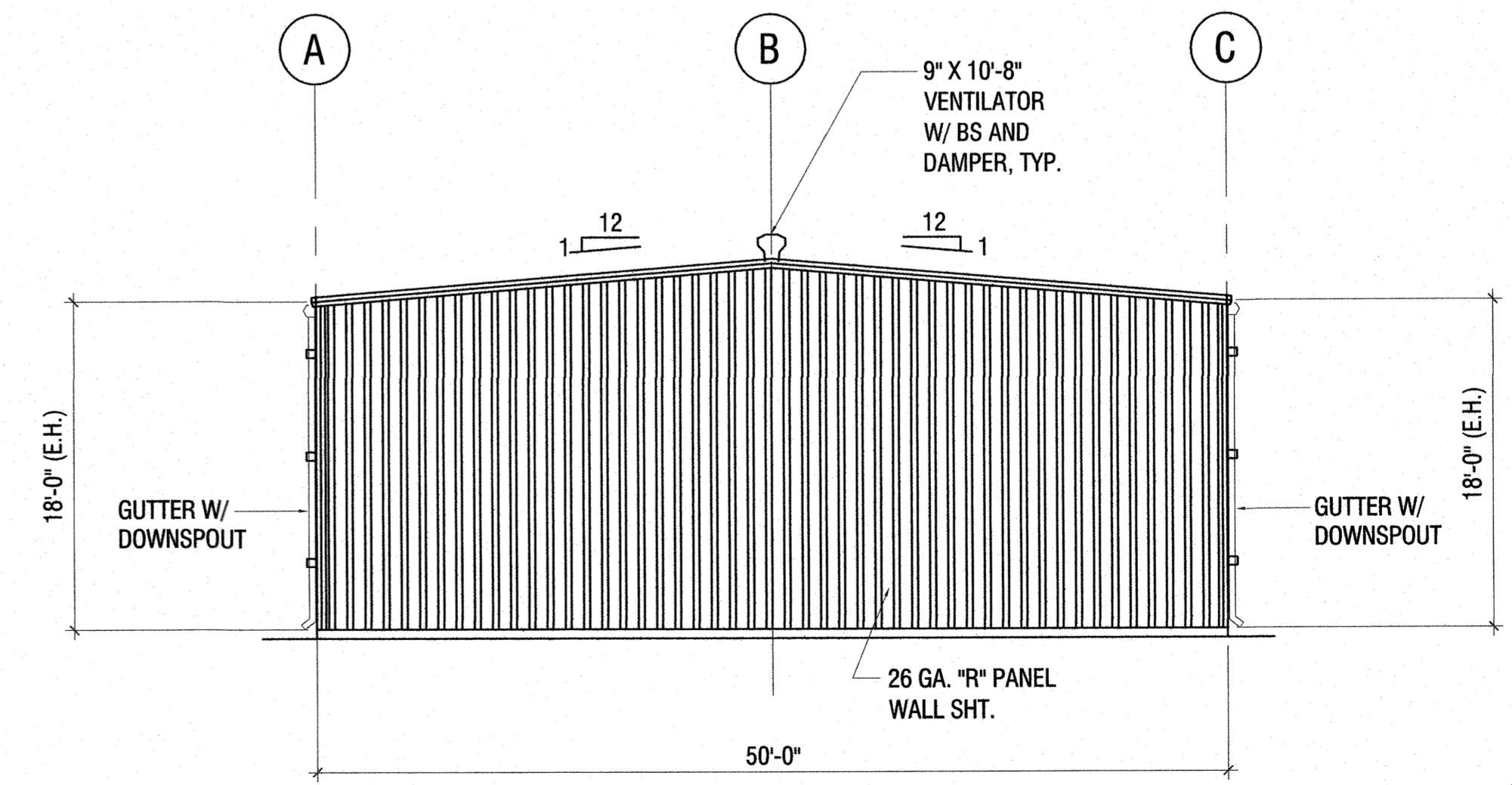
1 ELEVATION @ COL. LINE "C"  
 A-2.1 SCALE: 1/8" = 1'-0"



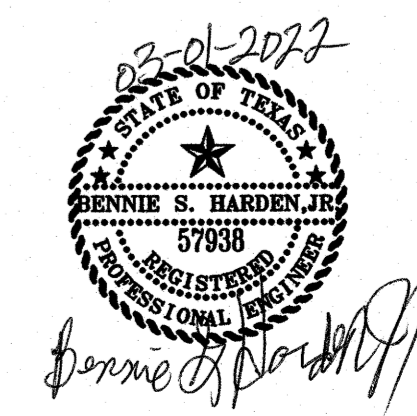
2 ELEVATION @ COL. LINE "6"  
 A-2.1 SCALE: 1/8" = 1'-0"



3 ELEVATION @ COL. LINE "A"  
 A-2.1 SCALE: 1/8" = 1'-0"



4 ELEVATION @ COL. LINE "1"  
 A-2.1 SCALE: 1/8" = 1'-0"



**BM DESIGN LLC**  
 DRAFTING & DESIGNING SERVICES  
 P.O. BOX. 286, SOUTH HOUSTON, TX. 77587  
 TEL: 713-240-2153

PROJECT:  
**CARGILL BUSINESS PARK**  
 OFFICE / WAREHOUSE  
 1722 CARGILL DRIVE,  
 WILLIS, TX 77378

REV.	NOTES	DATE
0	FOR CUSTOMER APPROVAL	6/12/21
1	FOR PERMIT ONLY	7/19/21

ENGINEER:  
**HILLTOP ENGINEERING PLLC**  
 F-9802  
 PROFESSIONAL ENGINEER  
 7307 BASTOGNE, HOUSTON  
 TX. 77035  
 TEL: 281-777-7938 FAX: 281-943-0649

CUSTOMER:  
**ROBERT LUNDE**

PROJECT NO:  
 1152021  
 DRAWN BY: MM  
 SCALE: 1/8" = 1'-0"  
 DATE: 7-12-21  
 CHECKED BY:

TITLE  
**EXTERIOR ELEVATIONS**

SHEET  
**A-2.1**  
 OF SHEETS