



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

1,250 SF 3-PHASE WAREHOUSE

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: \$1.00 + NNN OF \$0.25 NNN / SF per month for a 2 - 3 Year Lease Term

\$1,562.50 per month + utilities!

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

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.



ADDITIONAL PHOTOS & FLOOD MAP



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



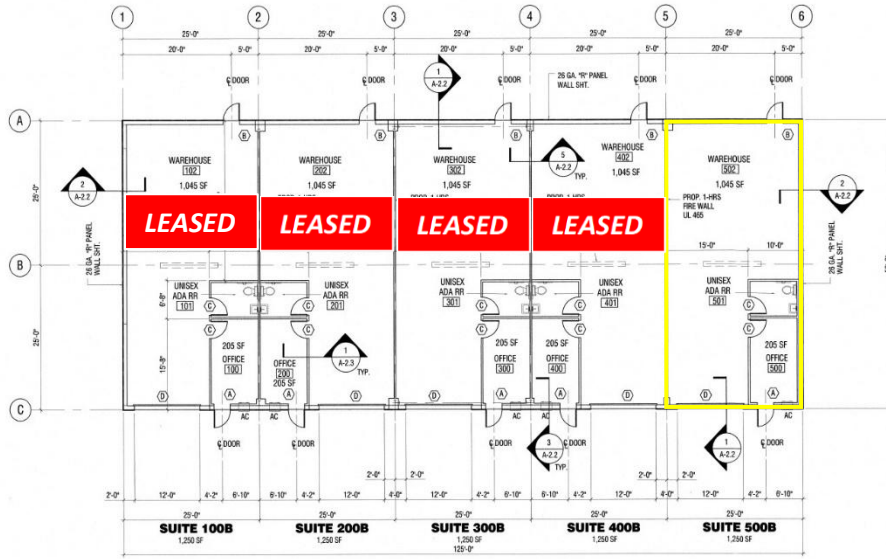
Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

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.



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 "304/316" OR APPROVED 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	1 1/2" X 12" CERAMIC TILE	CONCRETE	1 1/2" X 12" CERAMIC TILE	CONCRETE	9'-0"	
200	UNSEX RESTROOM	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	9'-0"	SEE NOTE 1 THRU 3
201	WAREHOUSE	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	VARIES	
202	OFFICE	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	9'-0"	SEE NOTE 1 THRU 3
203	UNSEX RESTROOM	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	9'-0"	SEE NOTE 1 THRU 3
204	WAREHOUSE	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	VARIES	
300	OFFICE	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	9'-0"	
301	UNSEX RESTROOM	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	9'-0"	SEE NOTE 1 THRU 3
302	WAREHOUSE	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	VARIES	
400	OFFICE	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	9'-0"	
401	UNSEX RESTROOM	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	9'-0"	SEE NOTE 1 THRU 3
402	WAREHOUSE	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	VARIES	
500	OFFICE	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	9'-0"	
501	UNSEX RESTROOM	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	9'-0"	SEE NOTE 1 THRU 3
502	WAREHOUSE	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	VARIES	

ROOM FINISH SCHEDULE							
ROOM NO.	AREA	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS
500	OFFICE	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	9'-0"	
501	UNSEX RESTROOM	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	9'-0"	SEE NOTE 1 THRU 3
502	WAREHOUSE	CONC. PAINT - 2 COATS	CONCRETE	CONC. PAINT - 2 COATS	CONCRETE	VARIES	

- NOTES:
1. TOILET AND URINAL WALLS 4 FOOT HIGH SMOOTH, HARD AND NON ABSORBENT PER 1210.2.2012 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 UP TO THE WALLS 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, TX 77057
TEL: 281-777-7828 FAX: 281-943-0649

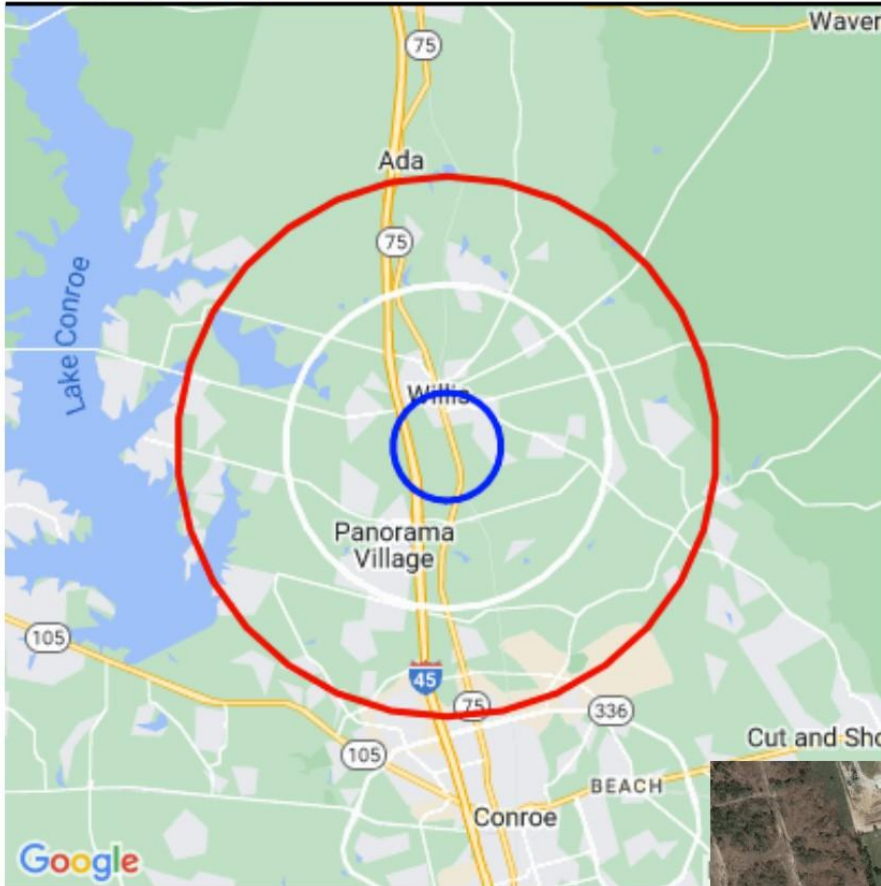
CUSTOMER:
ROBERT LUNDE

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

TITLE:
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



Robert Graham
 robert@rgteamtx.com
 936-672-2087

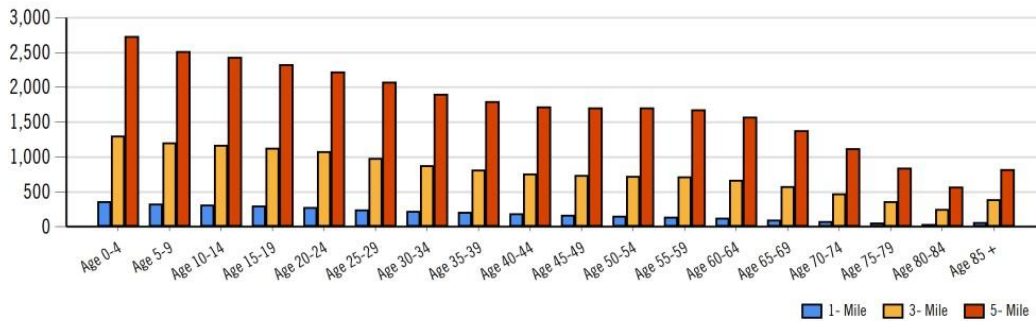


This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

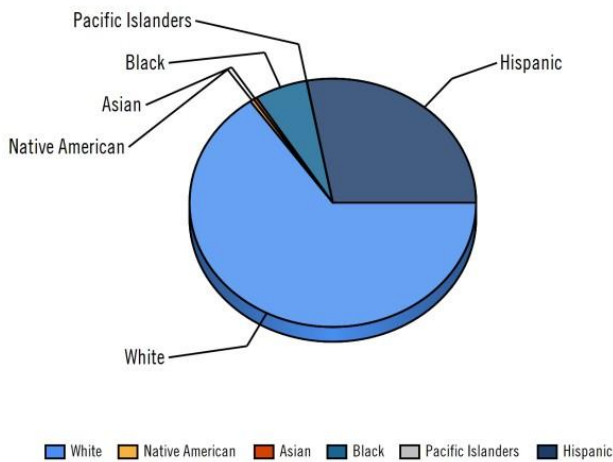
Arrowstar Realty
 Robert Graham
 (936) 672-2087
 Robert@rgteamtx.com

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.

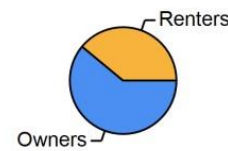
Population by Distance and Age (2020)



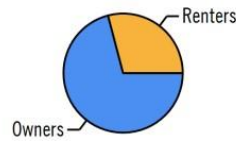
Ethnicity within 5 miles



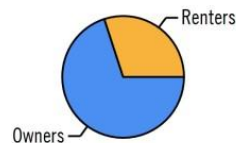
Home Ownership 1 Mile



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 %



Robert Graham
 robert@rgteamtx.com
 936-672-2087



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

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.



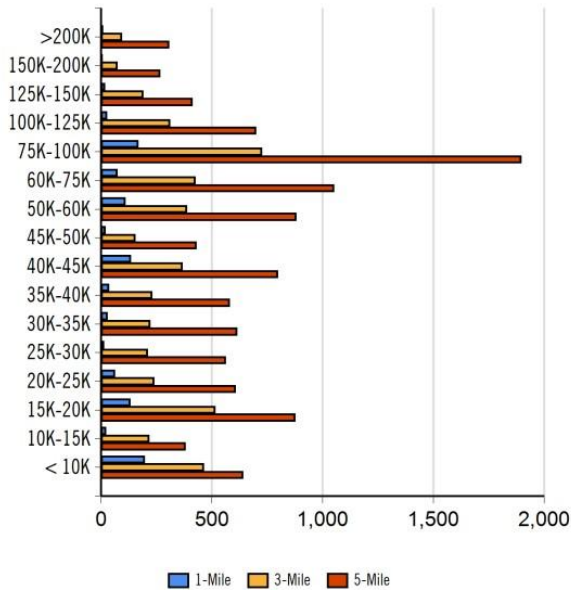
Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

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.



Robert Graham
 robert@rgteamtx.com
 936-672-2087



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

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.

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	42,867,894		212,038,411		504,929,660	
Average annual household	44,335		43,729		46,803	
Food	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	
Housing	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	
Household operations	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	
Apparel and services	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	



Robert Graham
 robert@rgteamtx.com
 936-672-2087



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

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.



Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

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	%
Total Expenditures	42,867,894		212,038,411		504,929,660	
Average annual household	44,335		43,729		46,803	
Transportation	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	
Health care	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	
Entertainment	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	
Miscellaneous	712	1.61 %	693	1.58 %	762	1.63 %
Cash contributions	1,281		1,220		1,298	
Personal insurance	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	



Robert Graham
robert@rgteamtx.com
936-672-2087



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

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.



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.

Arrowstar Realty	9005193		
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
Robert Graham	466722	robert@rgteamtx.com	(936)672-2087
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
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.