

502 US HIGHWAY 377

Pilot Point, TX 76258

Industrial
Investment Opportunity
Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

502 US HIGHWAY 377
Pilot Point, TX 76258



Investment Highlights

- **Prime Location:** Situated directly on U.S. Highway 377 with ± 250 feet of frontage, offering excellent visibility and accessibility.
- **Property Size:** $\pm 8,400$ SF industrial building situated on a spacious ± 1.46 -acre lot.
- **Zoning:** Located within the Industrial District (LI), allowing for a wide range of commercial and industrial uses.
- **Growth Market:** Pilot Point is rapidly growing, fueled by expanding residential and commercial development across North Dallas and Denton County.
- **Strategic Positioning:** Excellent opportunity for an owner/user or investor seeking a well-located industrial asset along a high-traffic corridor.





377

Subject Property

CHANDLER CABINETS

UPPERCUT

EMD ELECTRICAL
Manufacturing & Design

Exxon



Pilot Point High School
±452 Students



Pilot Point Elementary School
±185 Students

TNMP **AMERICONSTRUCTION**

TEXAS REPUBLIC BANK
Banking like it oughta be! Est. 1881



ACE Hardware **SONIC**

DOLLAR GENERAL

Pilot Point Middle School
±328 Students

Brookshire's food & pharmacy

SouthState

ANYTIME FITNESS

Pizza Hut

O'Reilly AUTO PARTS

The Landings
±292 Units

PILOTPOINT DENTISTRY

McDonald's

N Washington St

± 11,000 VPD



Wildflower Dr

Gravel

1.46 AC

Available
70' X 120'
Metal Building

Gravel

Gravel



± 11,000 VPD



502 US HIGHWAY 377
Pilot Point, TX 76258

±8,400 SF
GLA

2005
Year Built

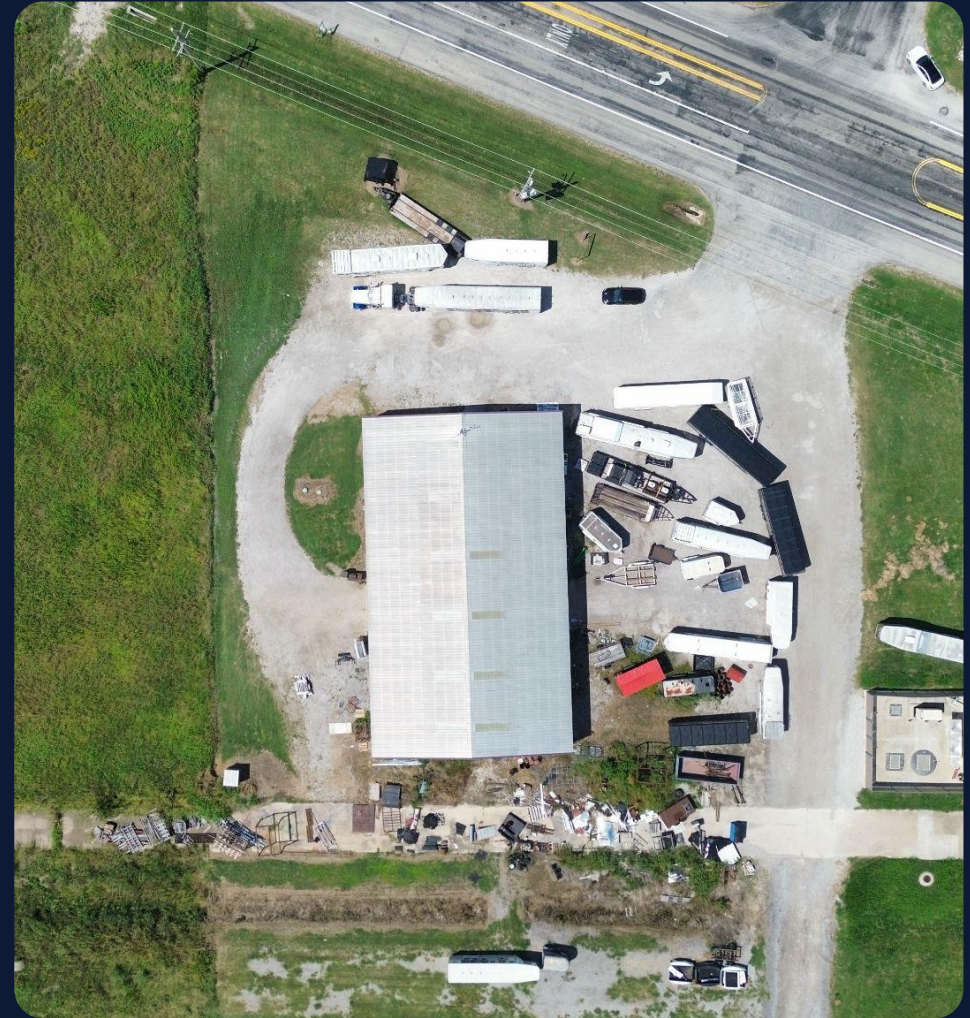
±11,034
Vehicles Per Day

±1.46
Acres

±250 Feet
Frontage



Property Photos



Financial Overview

502 US HIGHWAY 377
Pilot Point, TX 76258



Financial Summary

\$1,300,000

List Price

\$154.76

PSF

\$20.44

PSFL

±1.46 AC

Lot Size

Property Summary

Address 502 US Highway 377
Pilot Point, TX 76258

RBA ±8,400 SF

Lot Size ±1.46 AC

Coverage 13.04%

Zoning Light Industrial

Construction Metal

Year Built 2005



Market Overview

502 US HIGHWAY 377
Pilot Point, TX 76258



Pilot Point, TX

Market Demographics



4,829
Total Population

\$79,128
Median HH Income

1,600
of Households

81.4%
Homeownership Rate

2,001
Employed Population

25.9%
% Bachelor's Degree

35.3
Median Age

\$268,300
Median Property Value

Local Market Overview

Pilot Point, Texas, is a community in Denton County located along the eastern shore of Lake Ray Roberts, about 50 miles north of Dallas and Fort Worth. Established in 1854, the area has a long history tied to farming, ranching, and trade. The historic downtown square, with its preserved 19th-century architecture, reflects the town's heritage and serves as a center for local shops and businesses. Pilot Point is also known for its connection to equestrian culture, with nearby horse farms and access to scenic riding trails.

The community is surrounded by natural landscapes that offer opportunities for recreation and relaxation. Lake Ray Roberts and its state park provide fishing, boating, camping, hiking, and birdwatching. While it continues to grow, the area maintains its historic character and close-knit atmosphere, with local events and seasonal gatherings that highlight its agricultural and cultural traditions.

Population Growth Since 2020: 50–55%

Annual Growth Rates: 7–26%

2029 Population Projection: 10,000+ residents (City of Pilot Point)

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,118	6,711	9,850
Current Year Estimate	898	5,688	8,278
2020 Census	662	4,662	7,025
Growth Current Year-Five-Year	24.48%	17.99%	18.99%
Growth 2020-Current Year	35.65%	22.00%	17.83%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	415	2,602	3,812
Current Year Estimate	325	2,143	3,134
2020 Census	223	1,630	2,495
Growth Current Year-Five-Year	27.73%	21.44%	21.62%
Growth 2020-Current Year	45.27%	31.48%	25.63%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$141,672	\$122,029	\$123,137

Economic Drivers

Shifting from rural roots, Pilot Point now benefits from rapid population and income growth powered by expansion of the Dallas-Fort Worth metro's northern trajectory.

Strategically positioned on US Highway 377 with direct regional connections and proximity to NTX growth corridors.

Economic Drivers

Pilot Point sits within Denton County, a region experiencing accelerated development and demographic change. The recent land acquisition by H-E-B in the area underscores investor confidence. With a predominantly residential and agricultural history, industrial and logistics-related uses are emerging along the corridor to support growing nearby communities.

Primary Industries

- Light manufacturing and distribution
- Agribusiness supply functions
- Commuter-driven retail and services

Top Employers

- Pilot Point Independent School District
- City governmental services
- Local agricultural services and equipment providers
- Retail and service firms serving growing households
- (Potential H-E-B or future anchor tenants)

Recent Developments

- Expansion of US 377 corridor via TxDOT with long-term improvement plans
- H-E-B's 95-acre land purchase near Pilot Point for future retail/distribution potential
- Residential development surge: ~5,000 single-family residences under development and 15,000+ proposed in the area

\$59.9B+

Regional Gross Domestic Product

±50 Miles

Distance to Downtown Dallas



Area Development

Explosive Residential Expansion Driven by Master-Planned Communities

The Pilot Point area is undergoing rapid residential transformation, led by several large-scale master-planned communities set to redefine the local housing landscape. These developments reflect both the pace and scale of regional demand, driven by population growth and development spillover from the greater Dallas-Fort Worth metroplex.

Key Master-Planned Communities:

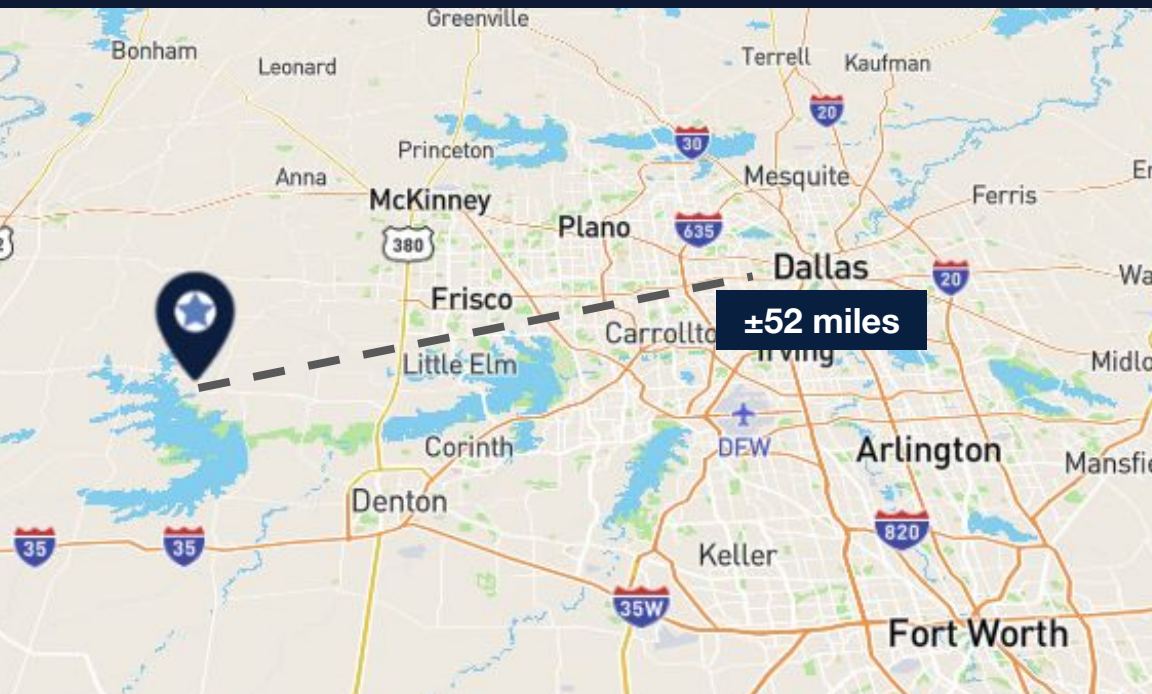
- Bryson Ranch: $\pm 3,000$ homes across $\pm 1,050$ acres
- Four Seasons Ranch: $\pm 4,200$ homes across $\pm 1,115$ acres
- Talley Ranch: $\pm 4,000$ homes on 3,735 acres
- Pecan Creek: $\pm 4,000$ homes plus retail, schools, and mixed-use components over ± 926 acres
- Additional Projects Underway: Eland Ranch, Mustang Ranch, Creekview Meadows

H-E-B Land Acquisition Signals Long-Term Investment:

H-E-B's active land acquisitions in the Pilot Point area reflect the brand's long-term confidence in local growth. As a high-demand regional anchor, H-E-B's presence typically precedes broader commercial activity and enhances consumer draw.

U.S. Highway 377 Expansion Enhancing Access:

The ongoing expansion of U.S. Highway 377 to six lanes will significantly improve access and visibility for Pilot Point. The project strengthens connectivity to surrounding growth markets and supports continued residential and commercial development.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 502 US HIGHWAY 377, Pilot Point, TX, 76258 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™, has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

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Buyer/Tenant/Seller/Landlord Initials

Date