

**JP Lumbley & Associates, LLC**  
***Unique Retail Opportunity***

**July 28, 2009**

**\$600,000**

**IH-35E Service  
Road Frontage  
Italy, Texas**



Unique 7.47 acre tract with >900 feet frontage on IH-35E service road at the Hwy 34 Exit in Italy, Approximately halfway between Hillsboro and Waxahachie. Hard corner at intersection with major EW highway. Truck stop on one side, service/Sonic/jerky super-center on the other. Great demographics. Area is ripe for a new grocery or other retail. 2800 SF Starship Pegasus dome restaurant/giftshop/gameroom included.

- ◆ 7.47 Acres Unzoned
- ◆ .47 Acre Starship Pegasus Restaurant/ Gift Shop
- ◆ 31,000 traffic count
- ◆ Great Demographics
- 900+ Feet IH-35E Service Road Frontage
- \$600,000

**Joe Lumbley: 214-941-3417, 214-405-3417 (cell)**

**JP Lumbley & Associates, LLC**

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Dallas, Tx, 75208



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# Starship Pegasus

## 100 Kinfolks Lane, Italy, TX 76651

Listing ID: 1997086  
Property Type: Retail-Commercial For Sale  
Property Subtype: Convenience Store, Free-Standing Building  
Sale Price: \$600,000  
Unit Price: \$210.08 Per SF  
Sale Terms: Cash to Seller, Purchase Money Mortgage



nd Exterior (Front)

### Property Overview

Starship Pegasus consists of a 2856 SF reinforced concrete dome structure at a hard corner in Italy, Texas, about 15 miles south of Waxahachie and about 40 miles south of Dallas/Fort Worth. The dome is configured to look like a Star Trek starship (hence the name). The property consists of 7.47 acres (.47 for the Starship and 7 acres vacant land adjacent). It has almost 1000 feet frontage on the IH-35E service road at Highway 34 in Italy, Texas. Traffic count is over 31,000 daily on the Interstate and about 4000 on Highway 34.

The Starship, even though vacant and totally un-signed and un-advertised, always has people stopping by daily, taking pictures of

themselves against the Starship. With the property signage and marketing, this unique structure should be a significant draw just because of its construction.

There's a large Sonic/Shell/Shell Travel center adjacent to the Starship, and it is always crowded. Across the Interstate is an Exxon truck stop with a motel, a truck wash, a Grandy's, and a Schlotzsky's Sub shop.

Italy is poorly served by retail, and this location is ideal for a grocery or other retail operation on the vacant 7 acres.

### Property Details

#### General Information

Listing Name:	Starship Pegasus	Zoning:	not zoned
Retail-Commercial Type:	Convenience Store, Free-Standing Building, Garden Center, Restaurant, Service Station/ Gas Station, Street Retail, Tavern/Bar/ Nightclub, Vehicle Related	Gross Building Area (GBA):	2,856 SF
Property Use Type:	Business, Investment, Vacant/Owner-User	Building Size (RSF):	2,856 SF
		Total Land Size:	7.47 Acres
		Sale Price:	\$600,000
		Sale Terms:	Cash to Seller, Purchase Money Mortgage

#### Area & Location

Retail Clientele:	Business, Family, General, Recreation, Tourist, Traveler	Highway(s) Access:	Hard corner at IH-35E and TX-34 in Italy Texas
Property Located Between:	Waxahachie and Hillsboro	Site Description:	7.47 acres with 1000' of IH35E service road frontage at intersection with State Hwy 34. .47 acres is developed with a unique reinforced concrete dome designed to look like a Star Trek starship. Adjacent 7 acre plot is perfect for retail/grocery/automotive application.
Side of Street:	Northeast	Area Description:	Rural area halfway between Waxahachie and Hillsboro
Road Type:	Highway, Highway Service Drive		
Property Visibility:	Excellent		
Street Name:	IH-35E at TX 34		
Feet of Frontage:	1,000		
Vehicle Count:	31,000		
Transportation:	Highway		

### Building Related

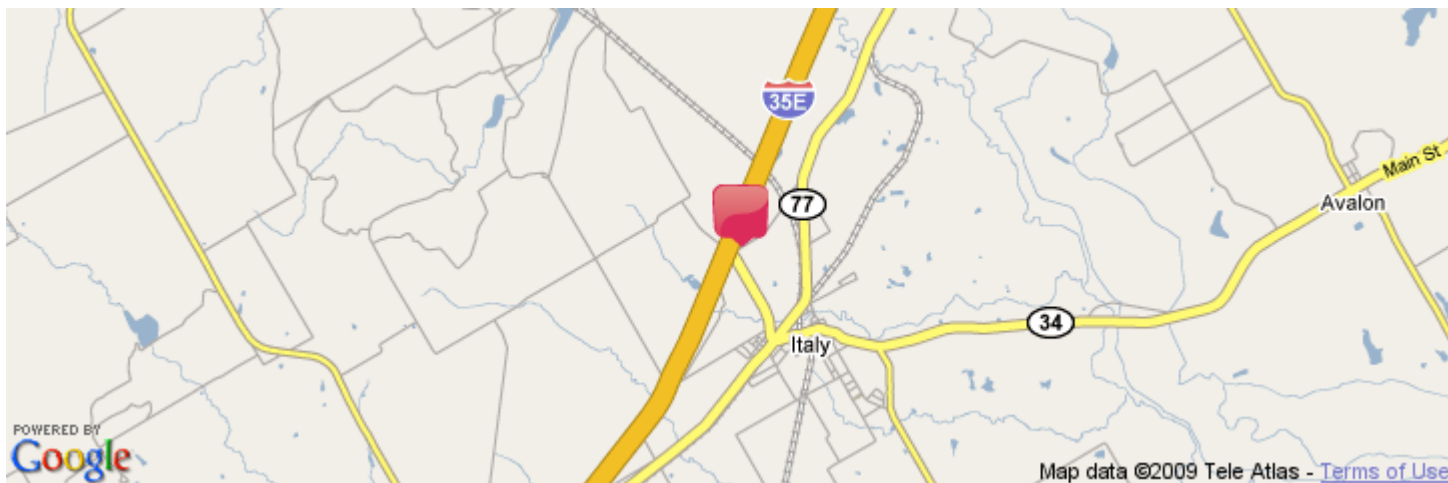
Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Heat Type:	Electricity, Hot Water
Typical SF / Floor:	2,856	Heat Source:	Central
Property Condition:	Average	Air Conditioning:	Engineered System, Package Unit
Roof Type:	Other	Interior Description:	Dome construction originally designed as a snack shop. Full kitchen, walk-in cooler, serving area, two restrooms
Construction/Siding:	Concrete, Stressskin		
Exterior Description:	Stucco		
Total Parking Spaces:	20		

### Land Related

Zoning Description:	unzoned	Topography:	Level
Lot Frontage (Feet):	1000	Easements:	Utilities, Water Rights

### Location

Address:	100 Kinfolks Lane Italy, TX 76651	County:	Ellis
		MSA:	Dallas-Fort Worth-Arlington



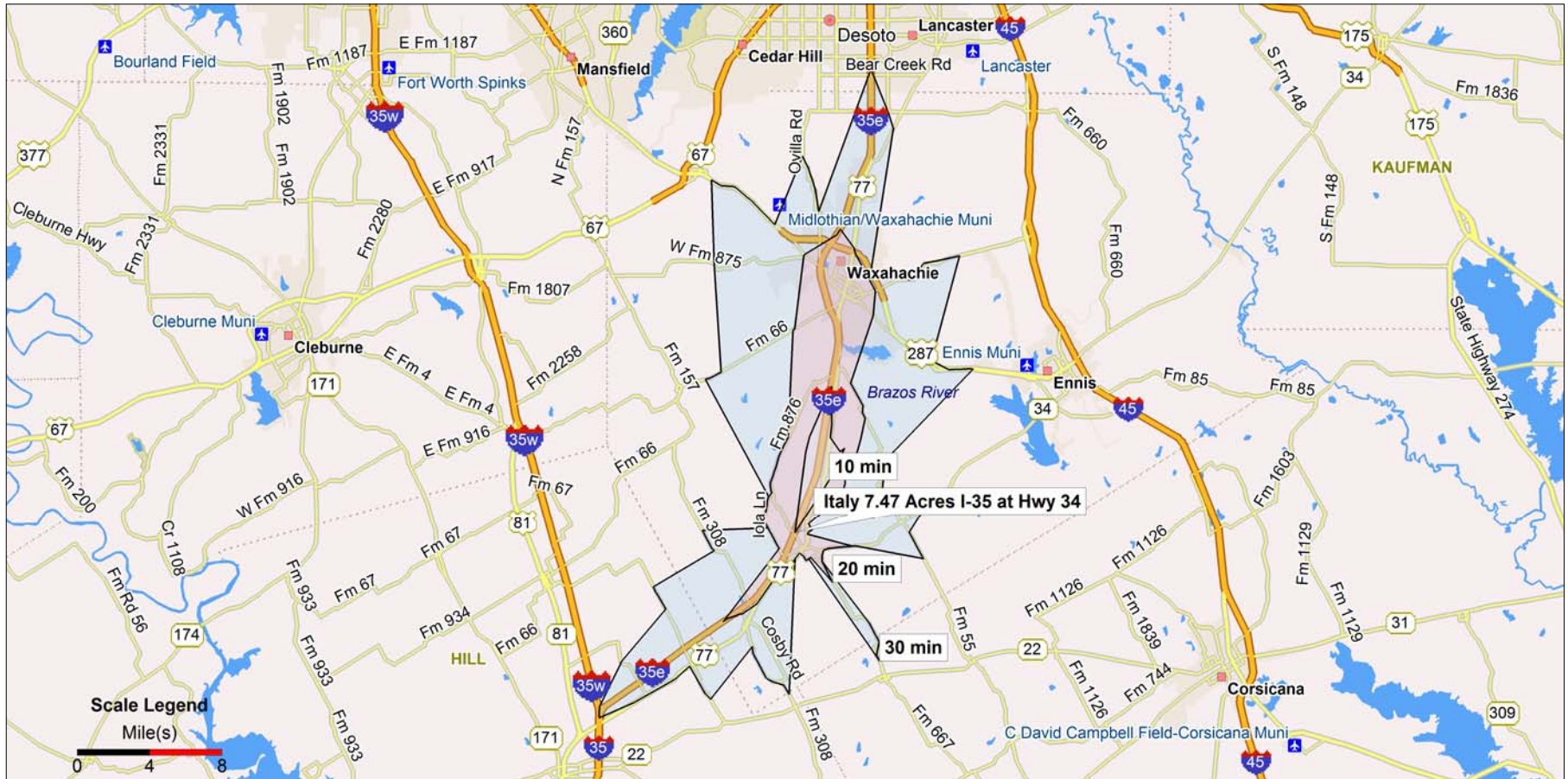
### Demographic Statistics (2000 Census)

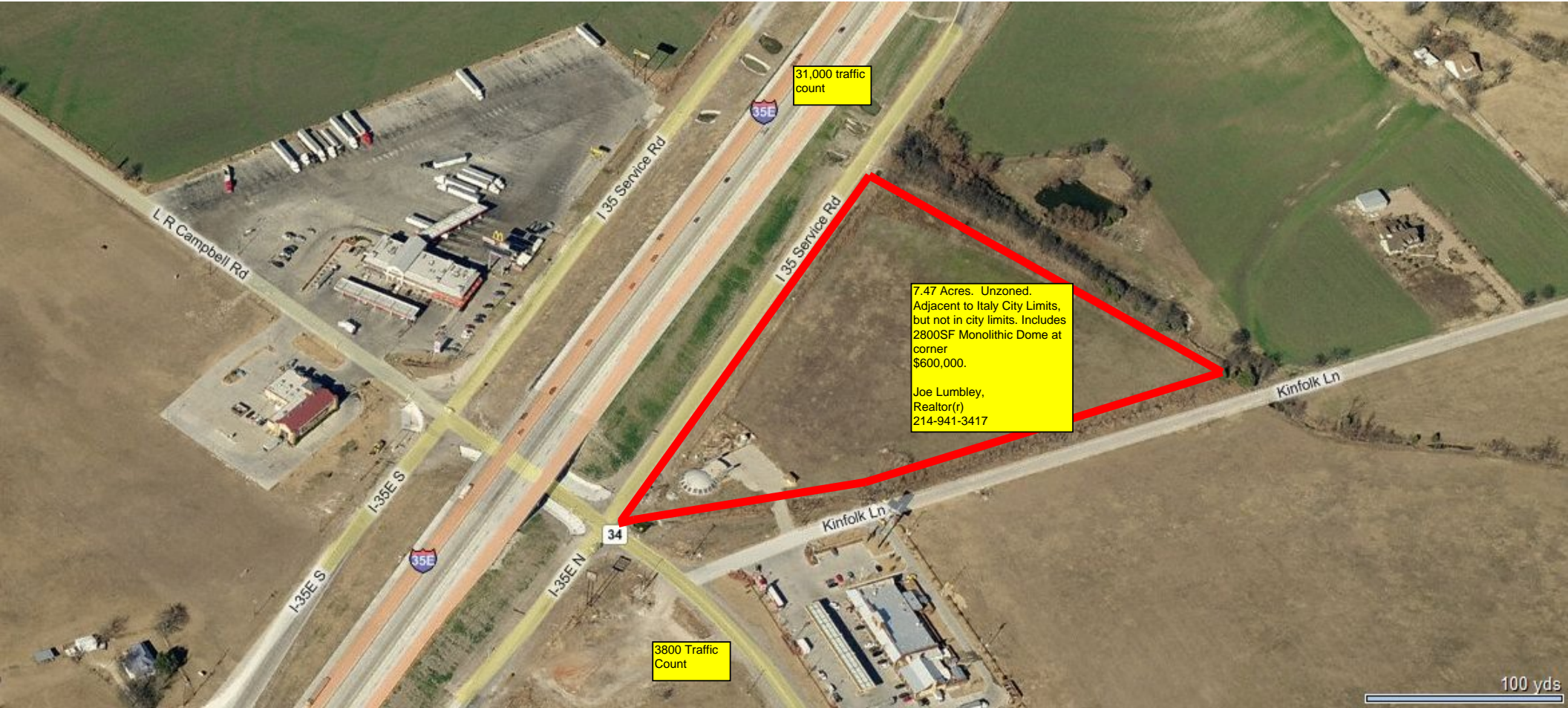
Proximity:	1 mile	3 miles	5 miles
Total Population:	187	2,386	3,166
Median Age:	33	33	34
Households:	62	793	1,076
Avg. Income:	\$45,041	\$49,409	\$50,991

### Property Contacts

**Agent Photo** **Joe Lumbley**  
 J.P. Lumbley & Associates, LLC.  
 819 N. Bishop  
 Dallas, TX  
 214-941-3417  
 joe@lumbley.com

# Drive Time Analysis: Pegasus Dome





31,000 traffic count

7.47 Acres. Unzoned.  
Adjacent to Italy City Limits,  
but not in city limits. Includes  
2800SF Monolithic Dome at  
corner  
\$600,000.

Joe Lumbley,  
Realtor(r)  
214-941-3417

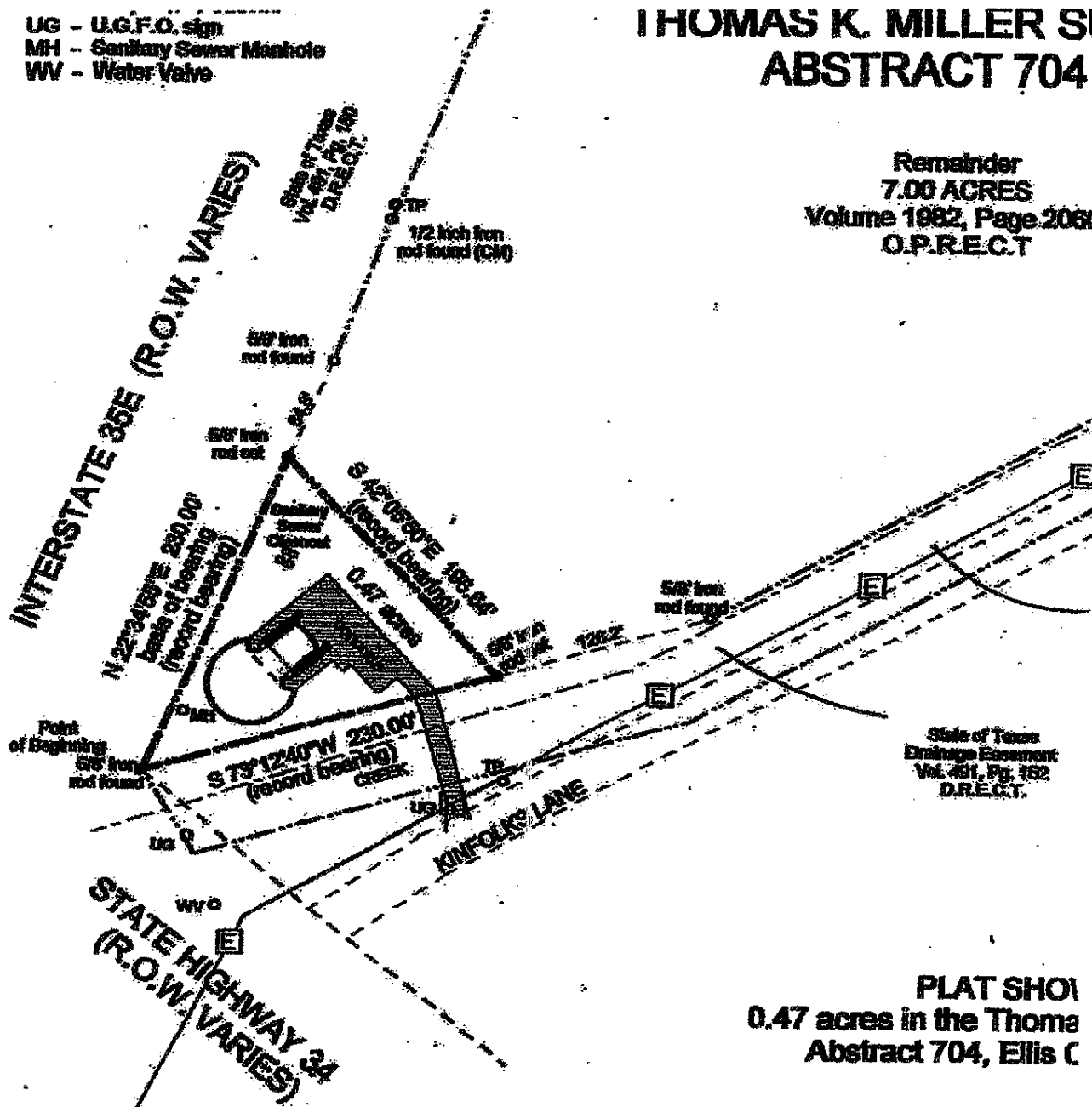
3800 Traffic  
Count

100 yds

UG - U.G.F.O. sign  
 MH - Sanitary Sewer Manhole  
 WV - Water Valve

# THOMAS K. MILLER SR ABSTRACT 704

Remainder  
 7.00 ACRES  
 Volume 1982, Page 2060  
 O.P.R.E.C.T



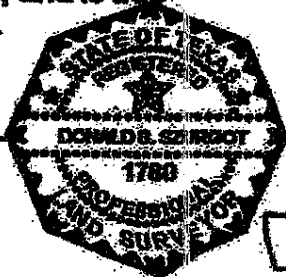
State of Texas  
 Drainage Easement  
 Vol. 451, Pg. 152  
 D.R.E.C.T.

PLAT SHOWS  
 0.47 acres in the Thomas  
 Abstract 704, Ellis C

**Surveyor Certificate:**

This plat represents an actual survey made on the ground under my supervision on August 9, 2004, and is true and correct to the best of my knowledge.

*Donald B. Szurgot*  
 Donald B. Szurgot  
 Registered Professional Land Surveyor  
 No. 1780, State of Texas

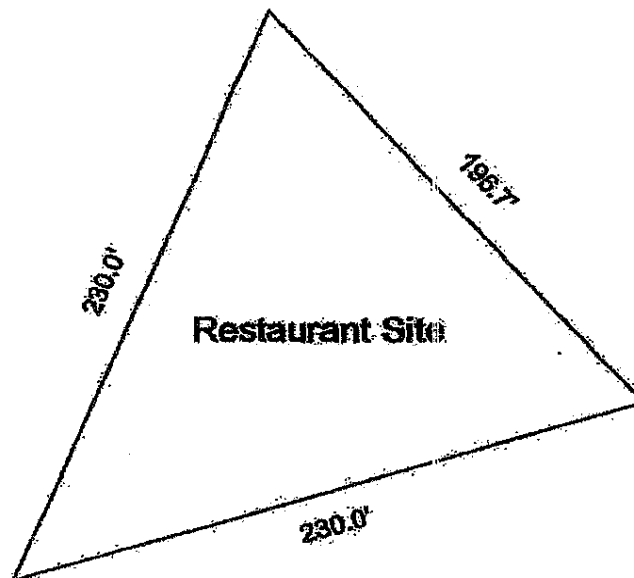


J.N. 080504 JLP

Flood State

According to  
 Insurance F  
 house/prop  
 year flood 2



**RESTAURANT LAND AREA**

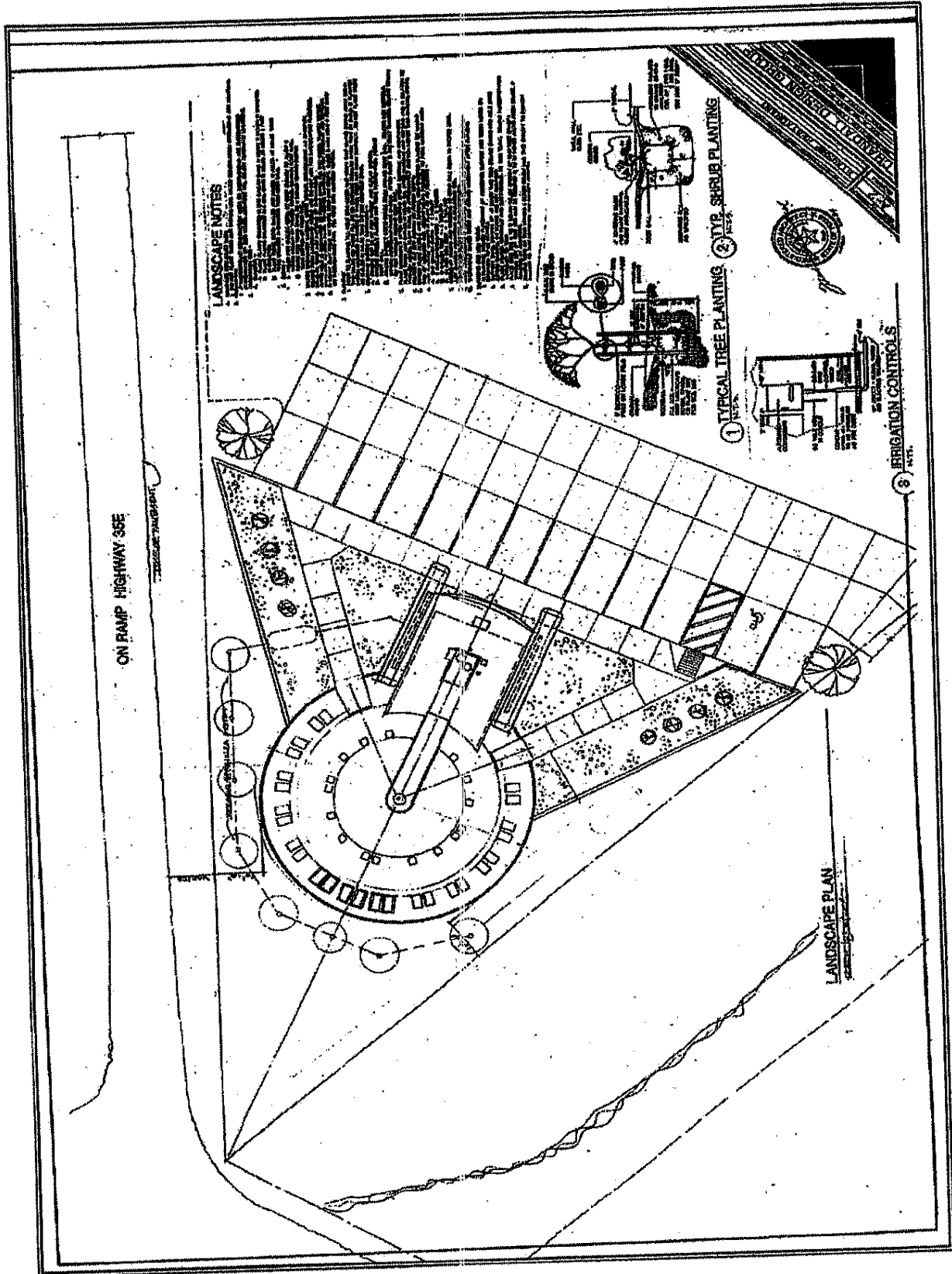
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Notes:

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Land  
Beginning at a point of the Tract described by Meter and Bounds as follows:  
THENCE South 73° 12' 40" East, a distance of 230.0 Feet;  
THENCE South 22° 34' 56" East, a distance of 230.0 Feet;  
THENCE South 42° 6' 13" East, a distance of 196.7 Feet to point of beginning;  
Said tract containing 0.5 acres (20447.4 sqft.) of land, more or less.  
Perimeter = 656.7 Feet  
No significant error of closure.

# PRELIMINARY SITE PLAN



# PRELIMINARY FLOOR PLAN

