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PROPERTY **SUMMARY**

410 Ellis Ave | Red Oak, TX 75154

SALE PRICE: Subject To Offer

YEAR BUILT: 1959

LEASE RATE: \$4,000.00 per month(NNN)

AVAILABLE SF: 0.77 Acres

BUILDING SIZE: 1,622 SF on 0.77 Acre

Seize the opportunity to lease prime commercial land in Red Oak's rapidly expanding corridor. Located at 410 Ellis Ave, this property offers high visibility, easy access to 1-35E, and proximity to major retailers, dining, and residential developments.

Positioned in a high-growth area, this site is ideal for retail, office space, medical, or mixed-use development.



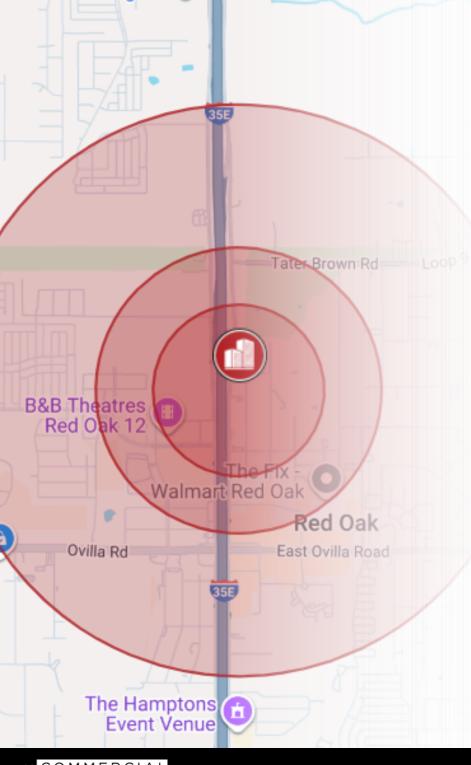
PROPERTY HIGHLIGHTS

High-Traffic Mixed Use/Land Near I-35 – Owner Finance! Prime Development Opportunity!

With strong traffic counts and a booming local economy, this is an excellent opportunity to establish your business in a thriving market.

- Owner finance: \$600,000 : 7-10% with 10-20% down.
- Heavy Traffic Counts Excellent Visibility
- Right off of I-35
- Strategic location with excellent accessibility
- High-growth area with strong commercial and residential demand
- Flexible leasing options for various business
 needs
- Proximity to major highways and high-traffic retail centers





AREA **OVERVIEW**

Strategically positioned in the thriving city of Red Oak, TX, this property offers high visibility and easy accessibility just off I-35E, ensuring seamless connectivity to Dallas and surrounding markets. Located near major retail centers, dining establishments, and key community hubs, this site is ideal for businesses, office spaces, or investment opportunities. With Red Oak's rapid growth and strong economic development, 410 Ellis Ave presents an exceptional opportunity in a high-demand commercial corridor.

	0.3 Miles	0.5 Miles	1 Miles
Total households	104	237	1,601
Total population	314	<i>7</i> 13	4,809
Persons per household	3	3	3
Average household income	\$105,363	\$106,866	\$109,089
Average house value	\$245,269	\$251,812	\$286,897
Average age	39	39	37
Average age male	37	37	36
Average age female	41	41	39

RETAILER MAP

