



Red Oak, Texas 75154

An offering from
Texas Commercial
Real Estate Services





52 Acres
Commercial Land for Development
on I-35

52 Acres - Red Oak, Texas 75154

➤ Executive Summary

- 52 Acres raw land
- Opportunity to develop large tract next to a Golf Club
- Less than 20 miles from Dallas downtown
- I-35 highway frontage
- High volume corridor to major cities - Austin, Waco, Waxahachie, Oklahoma City, etc.

Ideal for:

-  **Retail**
-  **Medical Offices**
-  **Active Adult/Retirement community**
-  **Mixed-Use Development**

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➤ City of Red Oak in Dallas Area of North Texas

Property is located on Northbound frontage of Interstate that just 17 miles south of Dallas downtown. Red Oak is convenient to both Dallas/Fort Worth International (DFW) with over 2,000 flights a day. The city is conveniently located on the transit corridor between Austin and Dallas, extending into Denton, Oklahoma City and cities further North. Southward, the I-35 corridor extends into San Antonio and beyond well into the border with Mexico.

Red Oak residents enjoy an exceptional quality of life. Although the city continues to experience significant growth, residents and government are dedicated to high-quality developments.

An abundance of local churches offer citizens a variety of worship choices, while leisure time is enhanced by two local parks, Joe Pool Lake, a public golf course, eight tennis courts and a new multipurpose facility including a public library and conference rooms. Other area attractions include the Cherry Creek Nature Preserve and a developing city wide hike and bike trail.

Educational opportunities are also abundant in the area. Once a student has graduated from the fine educational environments of the Red Oak School District, a number a higher education options are available for further consideration, including nearby Cedar Valley College, Navarro College, University of North Texas, and the University of Texas at Arlington.

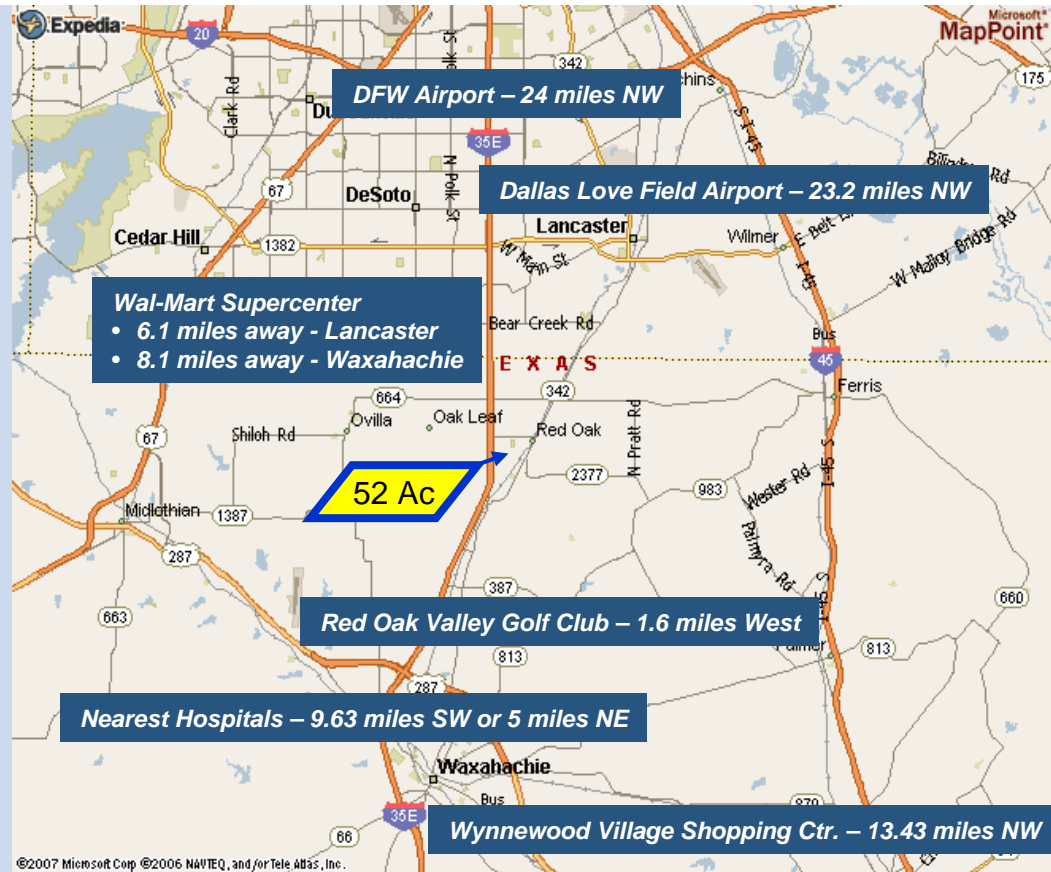
Strong retail development tends to all the needs of local residents, yet Dallas is never more than 20 minutes away for those longing to partake in experiences offered by major cities such as Dallas, Fort Worth, Arlington, Plano, Frisco, etc.

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Location

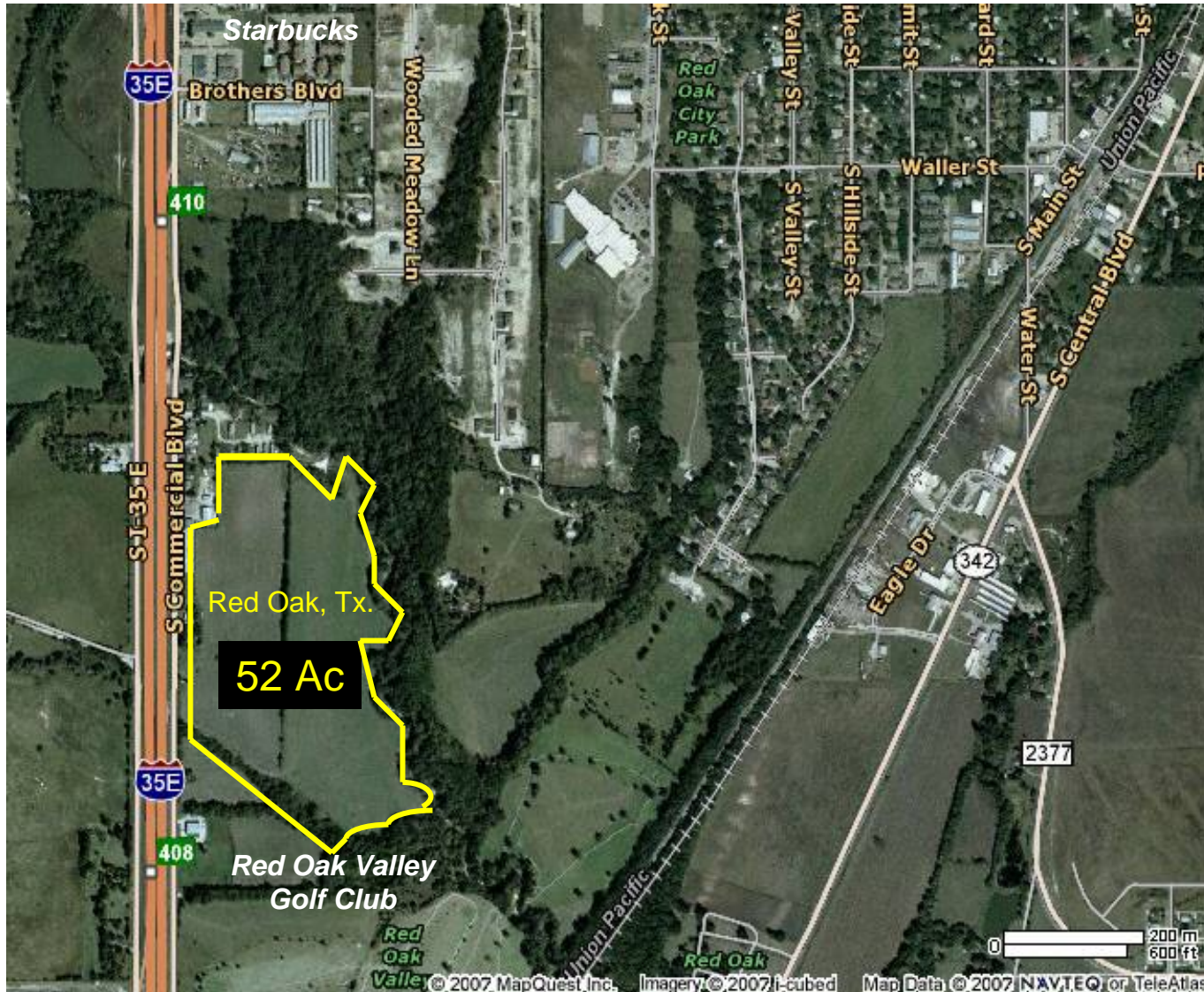
Major Highways

- 30 miles NW - LBJ Interstate 635
- 8+ miles East of Interstate 45
- .37 miles West of Interstate 35E
- 10 miles NE Interstate 20



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➤ Aerial



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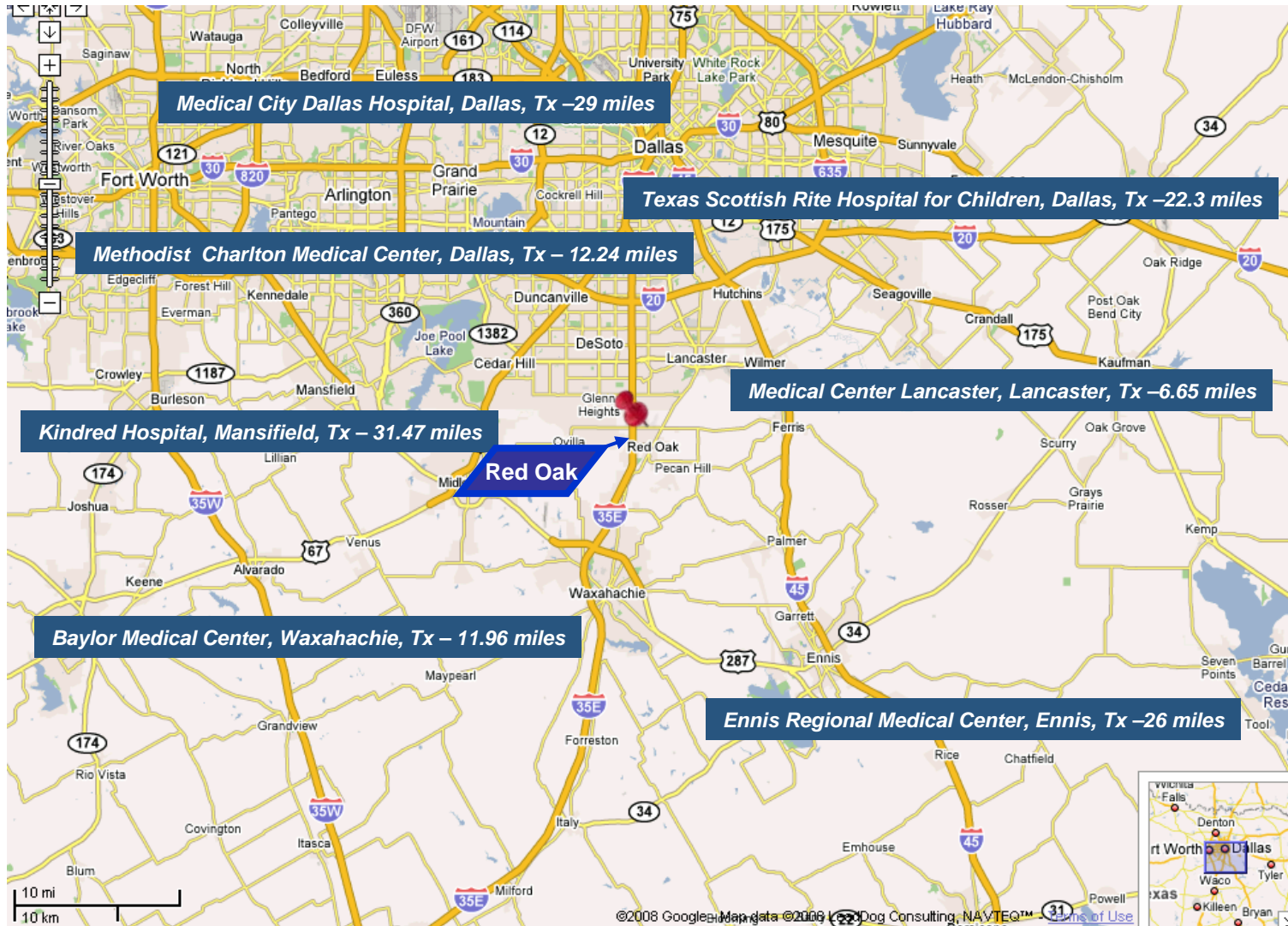
➤ Economic Development



This is a map of the Red Oak Area with various points of economic development indicated

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➤ Healthcare



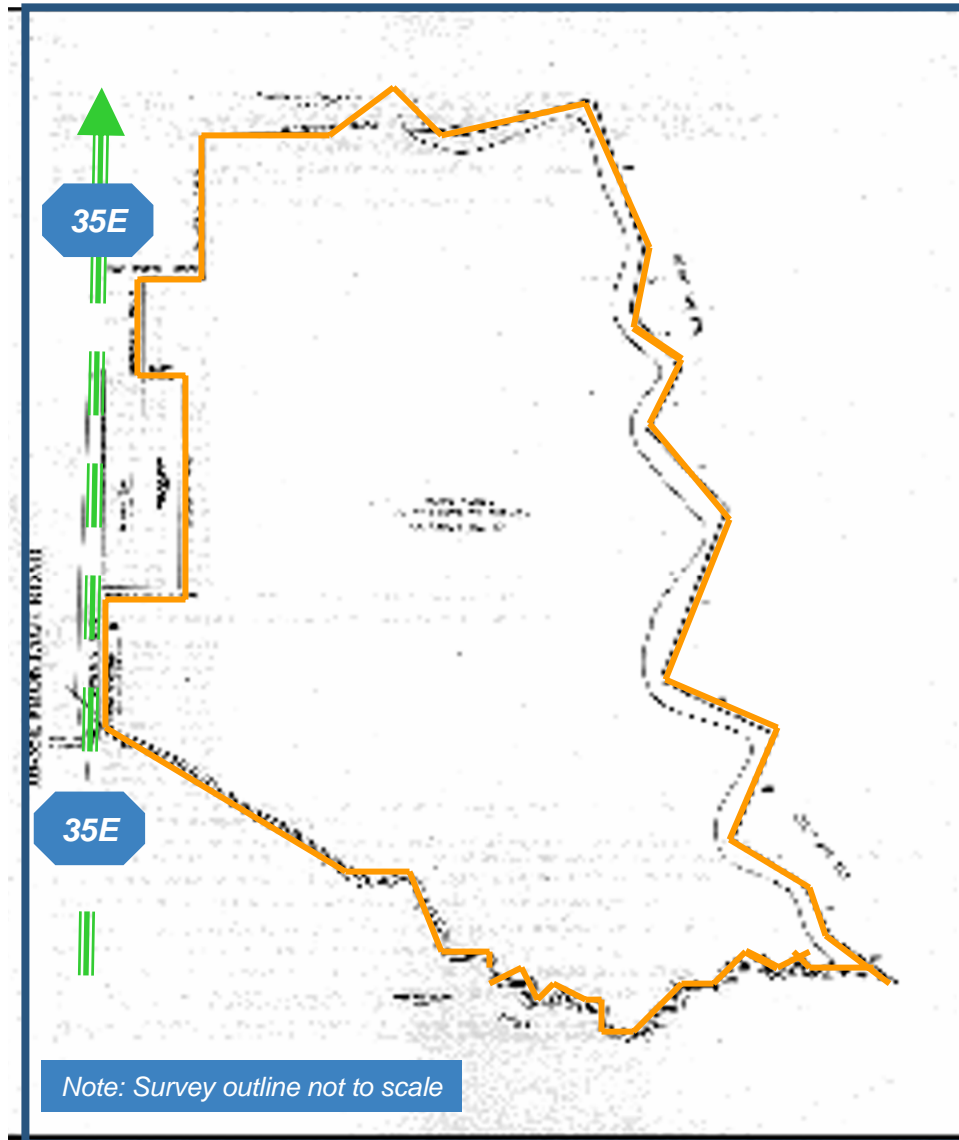
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Source: Googlemap.com

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➤ Survey



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➤ Property Zoning

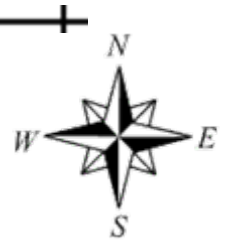
▪ Property is currently in agricultural zoning
▪ Future land use plan for the area is Planning Area -2 (PA-2)
▪ PA-2 is designated for Mixed Use Development, Commercial and Single Family Residential, Medical/Healthcare uses
▪ Property is partly in FEMA zone AE. Flood study with base elevation is already available. No further study needed. Grading plans need to be done by professional engineer. City is very business friendly.
▪ Within 5 miles of proposed Outer Loop 9

Note:

This is not a definitive assessment of planning and zoning requirements allowed. Buyer must verify all requirements with proper authorities.

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➤ Proposed Outer Loop 9



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➤ Pricing

52 ACRES

NOW OPEN TO ALL OFFERS

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➤ Contact Information



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