

# OVILLA INDUSTRIAL DEVELOPMENT SITE

1906 BEAR CREEK RD, OVILLA, TX 75154

**\$1,685,000**

**SITE**

- > ±19.34 ACRES
- > ADJACENT TO PROPOSED LOOP 9 PROJECT
- > ONLY INDUSTRIAL SITE WITHIN OVILLA CITY LIMITS
- > LIBERAL ZONING ALLOWS A WIDE VARIETY OF USES

BEAR CREEK RD

CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

214.520.8818 x 4

tyunderwood@sljcompany.com

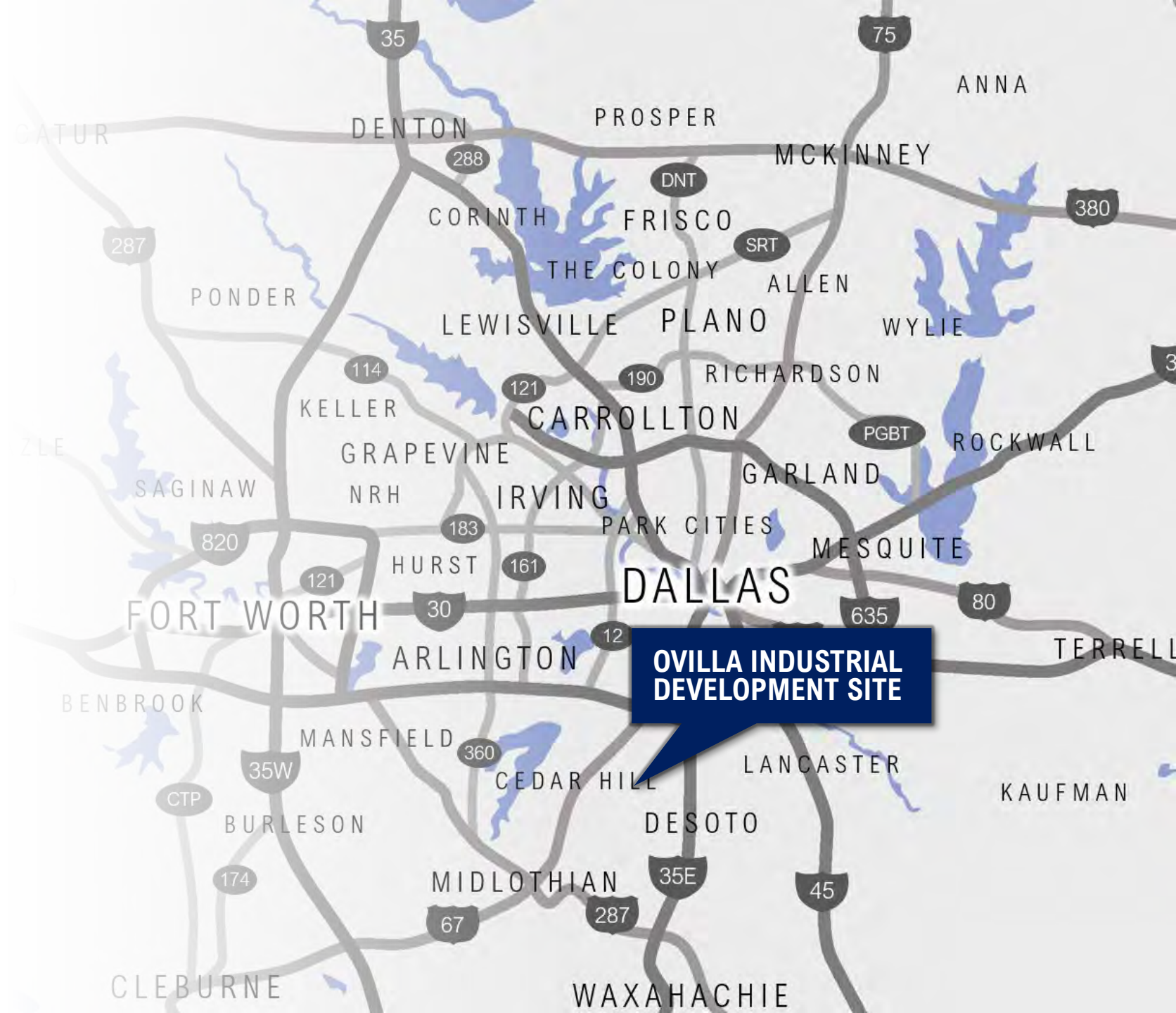
**SLJ**

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Dallas, Texas 75209

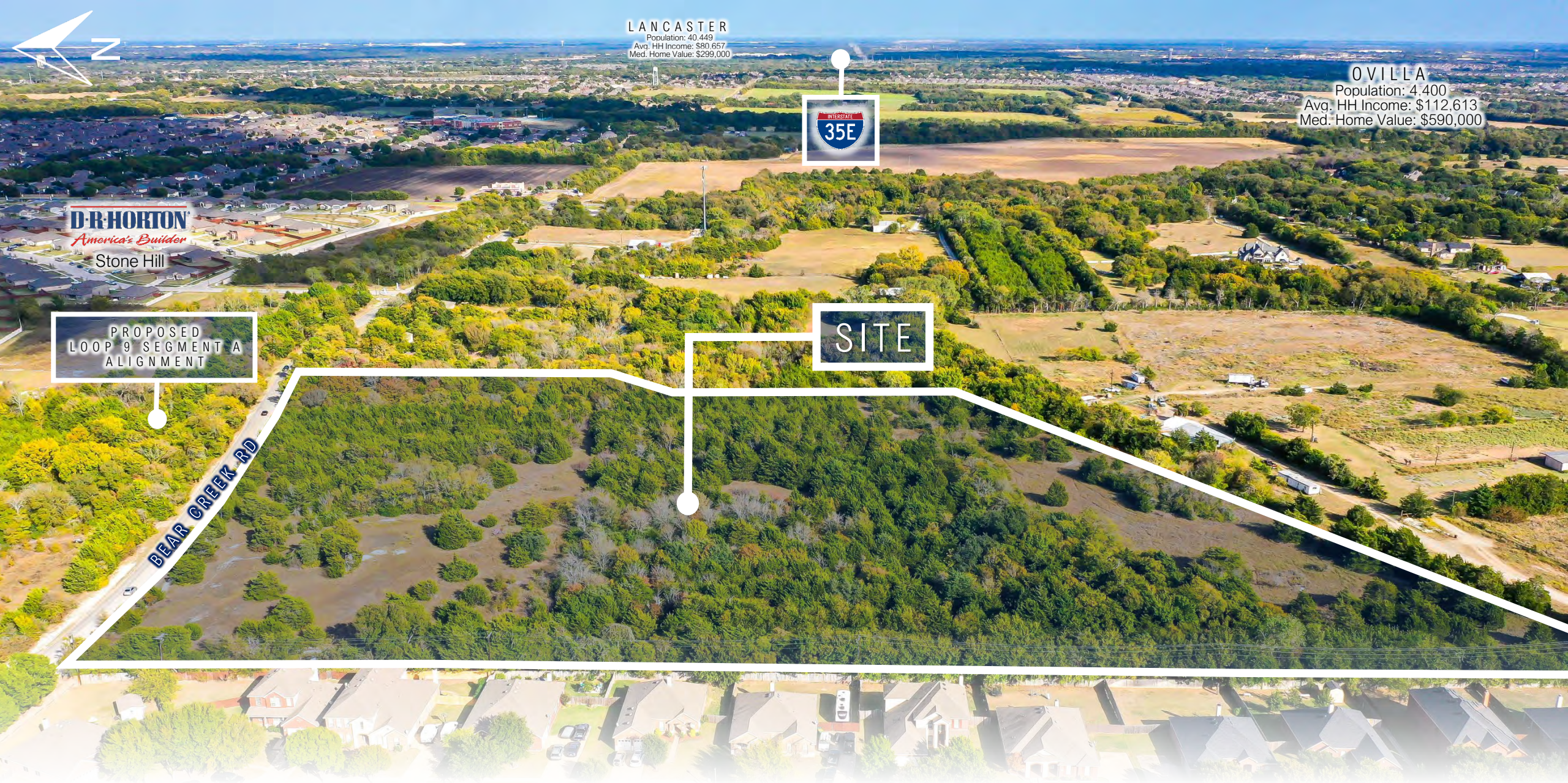
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4	PROPERTY HIGHLIGHTS
5	PROPERTY PROFILE
6	ZONING INFORMATION
7	LOOP 9 PROJECT
8	SURVEY
9	DEMOGRAPHICS







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## PROPERTY HIGHLIGHTS



Located on Bear Creek Rd. between S Duncanville Rd. and S Cockrell Hill Rd., in Ovilla, Texas.



Less than four and a half miles from both I-35E & US-67



Approximately 19.34-acre tract in Ovilla's Industrial (I) zoning district allowing a wide variety of industrial and commercial uses.



Only industrial development site within Ovilla city limits.



Located adjacent to the proposed Loop 9 Segment A alignment which connects US-67 to I-35E along the Dallas and Ellis County border



Near new residential developments such as First Texas' Bear Creek and D.R. Horton's Stone Hill subdivisions.



The area population is expected to grow another 5.2% between 2024 and 2029.



The surge in population density makes this an ideal location for commercial development.





# PROPERTY PROFILE

## LOCATION

The Property is located at 1906 Bear Creek Rd., between S Duncanville Rd. and S Cockrell Hill Rd, in Ovilla, Texas 75154.

## PRICING

\$1,685,000 (\$2.00/SF)

## LAND AREA

Total Area: ±19.34 Acres (842,450 SF)

## LOT DIMENSIONS

Frontage on Bear Creek Rd  
Maximum Depth:

±842 Feet  
±1,050 Feet

## TRAFFIC COUNTS

Bear Creek Rd:  
S Cockrell Hill Rd:

±3,099 VPD (2022)  
±4,670 VPD (2022)

## ZONING

Industrial (I) District

## APN

Dallas County  
65120219610030000



# ZONING INFORMATION

## PRIMARY USES

Manufacturing, Industrial, Commercial, Retail, Service, Professional, Automotive, and Medical uses, among others.

## LINKS

[Link to Zoning Map](#)

[Link to Zoning District Standards](#)

[Link to FEMA Floodplain Map](#)

[Link to Ovilla Tree Preservation Ord.](#)

[Link to Permitted Use Table](#)

[Link to Water/Wastewater Map](#)

[Link to DCAD Floodplain Map](#)





# LOOP 9 PROJECT



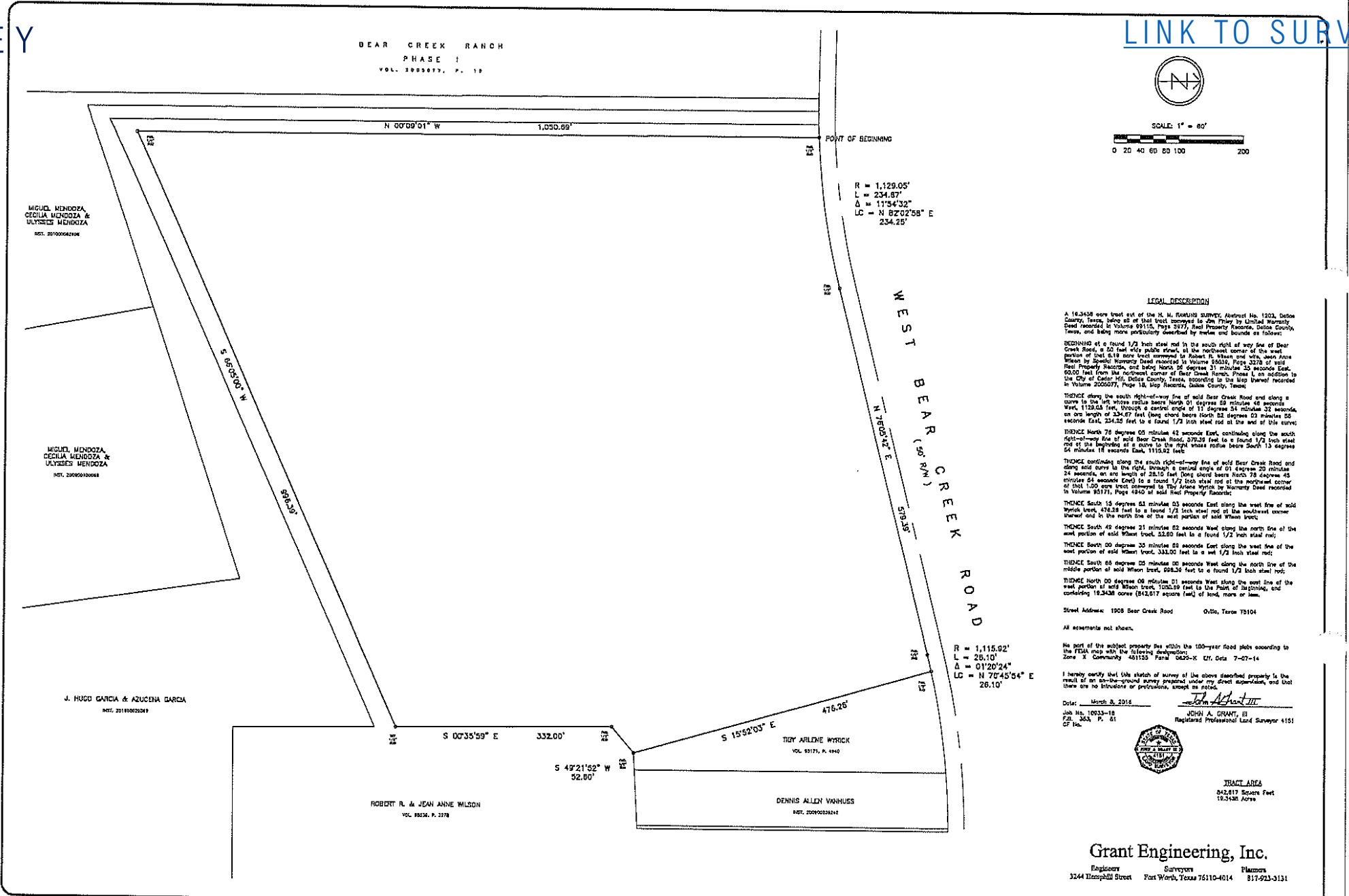
PROPOSED  
LOOP 9 SEGMENT A  
ALIGNMENT

SITE

## LINKS

- [Link to TXDOT Information](#)
- [Link to Segment A Information](#)
- [Link to Segment A Map](#)









## 2024 DEMOGRAPHICS

	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
1 MILE	29	125	33,081
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	
	\$131K	\$276K	
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	67.9%	68.7%	44.8%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	134K	45K	37.9





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# 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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>SLJ Company, LLC</b>	<b>419172</b>	<b>llebowitz@sljcompany.com</b>	<b>214-520-8818</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Louis Harold Lebowitz</b>	<b>171613</b>	<b>llebowitz@sljcompany.com</b>	<b>214-520-8818</b>
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<b>Charles Titus Underwood III</b>	<b>488370</b>	<b>tyunderwood@sljcompany.com</b>	<b>214-520-8818</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Fabio Ernesto Felix Vega</b>	<b>802044</b>	<b>fabio@sljcompany.com</b>	<b>214-520-8818</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date