

# 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**

SLJ Company, LLC  
4311 West Lovers Lane, Suite 200  
Dallas, Texas 75209

[www.sljcompany.com](http://www.sljcompany.com)

# TABLE OF CONTENTS

4 PROPERTY HIGHLIGHTS

---

5 PROPERTY PROFILE

---

6 ZONING INFORMATION

---

7 LOOP 9 PROJECT

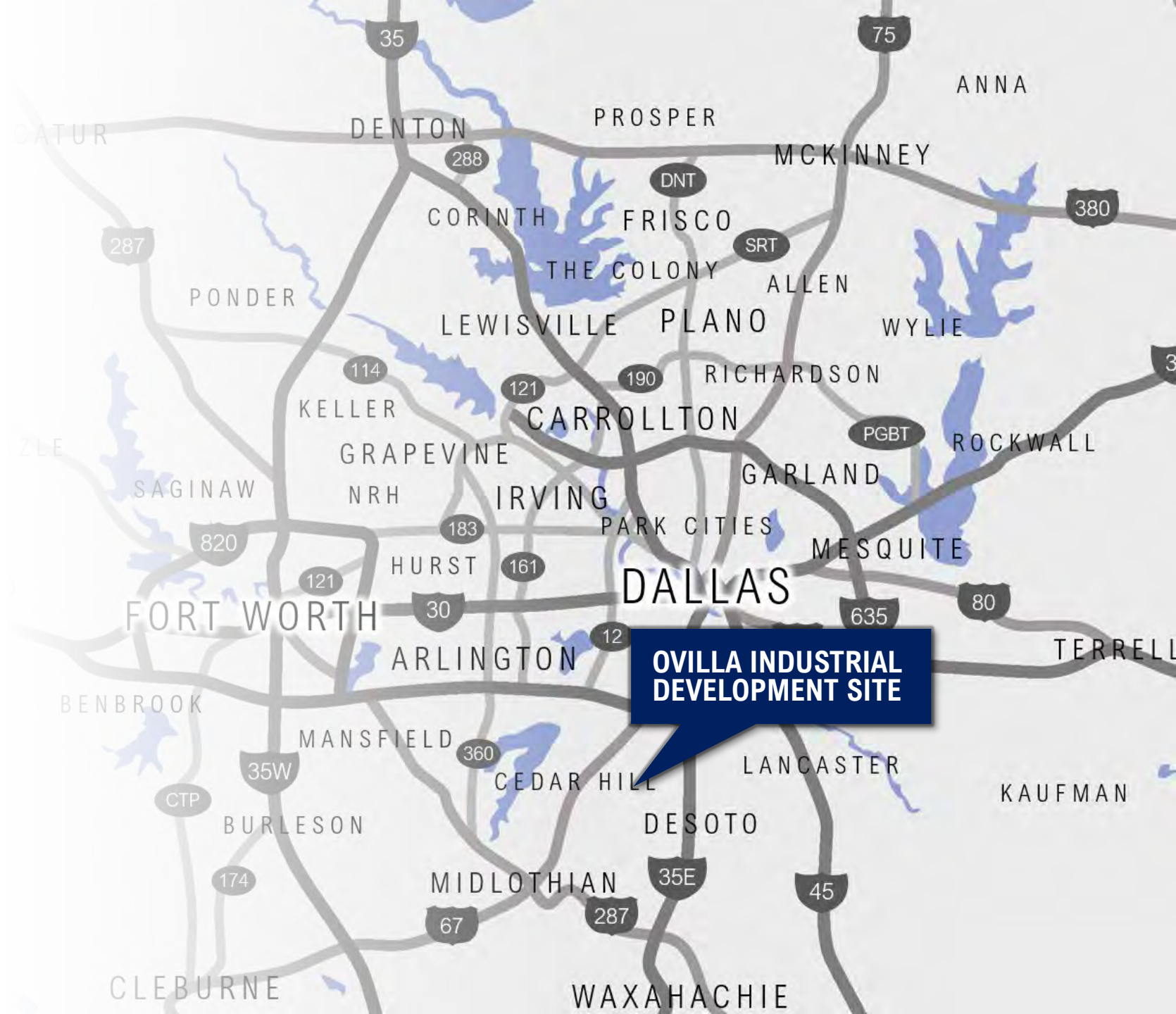
---

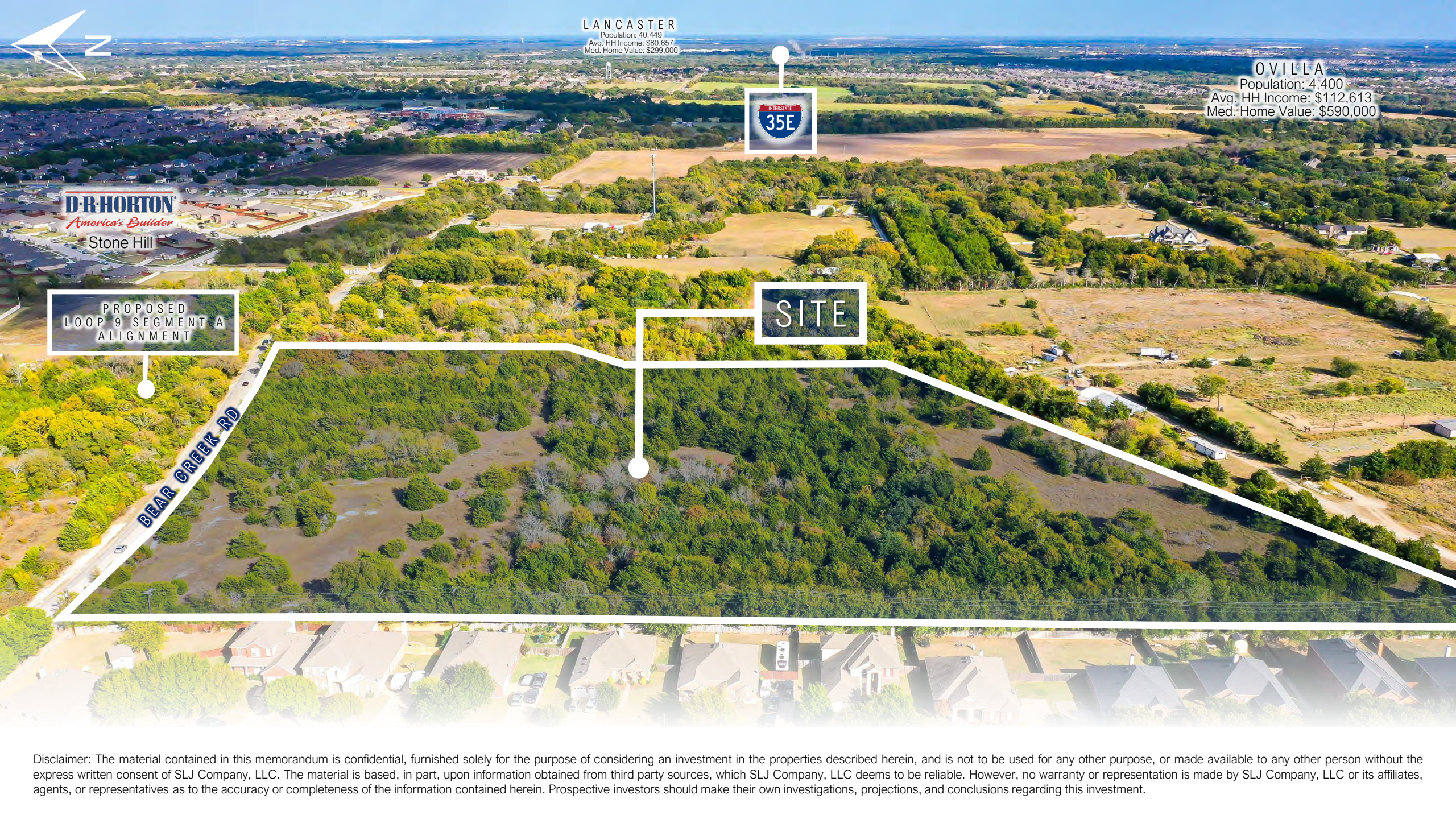
8 SURVEY

---

9 DEMOGRAPHICS

---





LANCASTER  
Population: 40,449  
Avg. HH Income: \$80,657  
Med. Home Value: \$299,000

OVILLA  
Population: 4,400  
Avg. HH Income: \$112,613  
Med. Home Value: \$590,000



**D-R HORTON**  
*America's Builder*  
Stone Hill

PROPOSED  
LOOP 9 SEGMENT A  
ALIGNMENT

SITE

BEAR CREEK RD

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.



SITE

BEAR CREEK RD

# 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

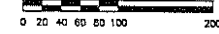
SITE

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

DEAR CREEK RANCH  
PHASE I  
VOL. 2005077, P. 12



SCALE: 1" = 80'



MIGUEL MENDOZA,  
CECILIA MENDOZA &  
ULYSSES MENDOZA  
NOT. 20100042106

MIGUEL MENDOZA,  
CECILIA MENDOZA &  
ULYSSES MENDOZA  
NOT. 20090100048

J. HUGO GARCIA & AZUCENA GARCIA  
NOT. 20180020269

ROBERT R. & JEAN ANNE WILSON  
VOL. 88026, P. 278

TROY ARLENE WYRICK  
VOL. 93171, P. 490

DENNIS ALLEN VANHUES  
NOT. 20090038242

POINT OF BEGINNING

R = 1,129.05'  
L = 234.67'  
Δ = 11°54'32"  
LC = N 8°02'58" E  
234.25'

WEST BEAR CREEK ROAD (50' RM)

R = 1,115.92'  
L = 26,10'  
Δ = 01°20'24"  
LC = N 7°45'04" E  
26.10'

LEGAL DESCRIPTION

A 16.3438 acre tract east of the M. M. BANKING SERVICE, Abstract No. 1203, Dallas County, Texas, being all of that tract conveyed to Jim Wiley by United Warranty Deed recorded in Volume 99115, Page 3177, Real Property Records, Dallas County, Texas, and being more particularly described by name and bounds as follows:

BEGINS at a found 1/2 inch steel rod in the south right-of-way line of Bear Creek Road, a 50 foot wide public street, at the northwest corner of the west portion of that 6.19 acre tract conveyed to Robert R. Wilson and wife, Jean Anne Real Property Records, and being North 25 degrees 31 minutes 25 seconds East, 60.00 feet from the northwest corner of Bear Creek Ranch, Phase I, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map thereof recorded in Volume 2005077, Page 14, Map Records, Dallas County, Texas;

THENCE along the south right-of-way line of said Bear Creek Road and along a curve to the left whose radius bears North 01 degree 55 minutes 46 seconds West, 1129.05 feet, through a central angle of 11 degrees 54 minutes 32 seconds, an arc length of 234.67 feet (long chord bears North 82 degrees 03 minutes 50 seconds East, 234.25 feet to a found 1/2 inch steel rod at the end of this curve;

THENCE North 78 degrees 05 minutes 42 seconds East, continuing along the south right-of-way line of said Bear Creek Road, 279.29 feet to a found 1/2 inch steel rod at the beginning of a curve to the right whose radius bears South 13 degrees 54 minutes 18 seconds East, 1115.92 feet;

THENCE continuing along the south right-of-way line of said Bear Creek Road and along said curve to the right, through a central angle of 01 degree 20 minutes 24 seconds, an arc length of 26,10 feet (long chord bears North 78 degrees 45 minutes 54 seconds East) to a found 1/2 inch steel rod at the northeast corner of that 1.00 acre tract conveyed to Troy Arlene Wyrick, by Warranty Deed recorded in Volume 93171, Page 490 of said Real Property Records;

THENCE South 15 degrees 52 minutes 03 seconds East along the west line of said Wilson tract, 476.26 feet to a found 1/2 inch steel rod at the southeast corner thereof and in the north line of the west portion of said Wilson tract;

THENCE South 45 degrees 21 minutes 52 seconds West along the north line of the west portion of said Wilson tract, 332.00 feet to a found 1/2 inch steel rod;

THENCE North 00 degrees 35 minutes 59 seconds East along the west line of the west portion of said Wilson tract, 332.00 feet to a found 1/2 inch steel rod;

THENCE South 68 degrees 00 minutes 00 seconds West along the north line of the middle portion of said Wilson tract, 698.36 feet to a found 1/2 inch steel rod;

THENCE North 00 degrees 00 minutes 00 seconds West along the east line of the east portion of said Wilson tract, 1000.00 feet to the Point of Beginning, and containing 16.3438 acres (642,617 square feet) of land, more or less.

Street Address: 1908 Bear Creek Road      Odessa, Texas 79104

All easements not shown.

No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation:  
Zone X Community 481125 Parcel 0425-X Eff. Date 7-07-14

I hereby certify that this sketch of survey of the above described property is the result of an in-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.

Date: March 8, 2018  
J. Grant  
JOHN A. GRANT, III  
Registered Professional Land Surveyor 4101



TRACT AREA  
642,617 Square Feet  
16.3438 Acres

Grant Engineering, Inc.

Engineers      Surveyors      Planners  
3244 Memphis Street      Fort Worth, Texas 76110-4014      817-923-3131





# 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



**FIRST TEXAS  
HOMES**  
Bear Creek

**SITE**

BEAR CREEK RD

EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

214.520.8818 x 4

tyunderwood@sljcompany.com

**SLJ**

SLJ Company, LLC  
4311 West Lovers Lane, Suite 200  
Dallas, Texas 75209

[www.sljcompany.com](http://www.sljcompany.com)



# 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.

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

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

\_\_\_\_\_  
Date