

RED OAK DEVELOPMENT SITES

±70.78 ACRES | COMMERCIAL ZONING

I-35E AND WEST RED OAK ROAD, RED OAK, TEXAS 75154



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

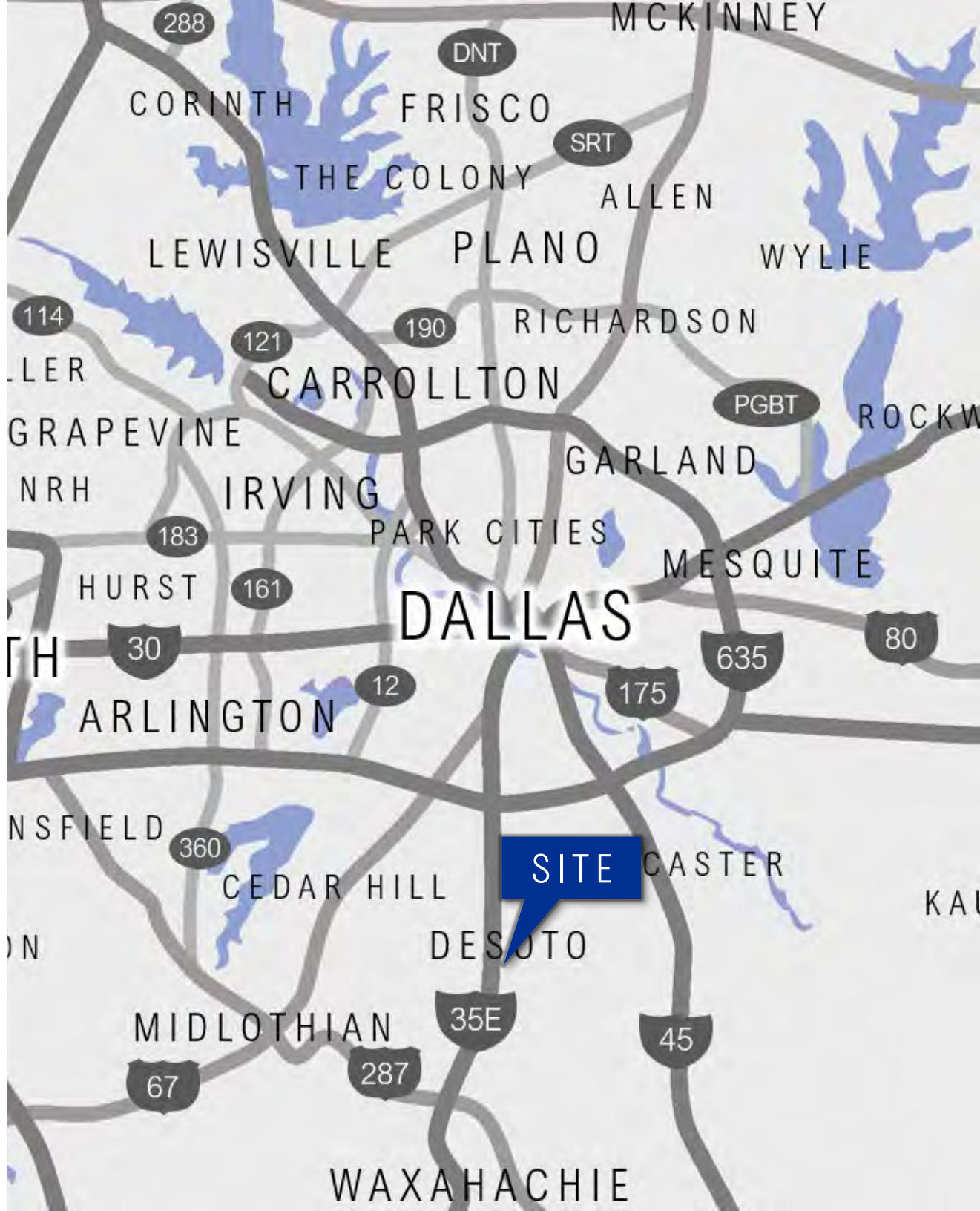
SLJ Company, LLC
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Dallas, Texas 75209

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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.

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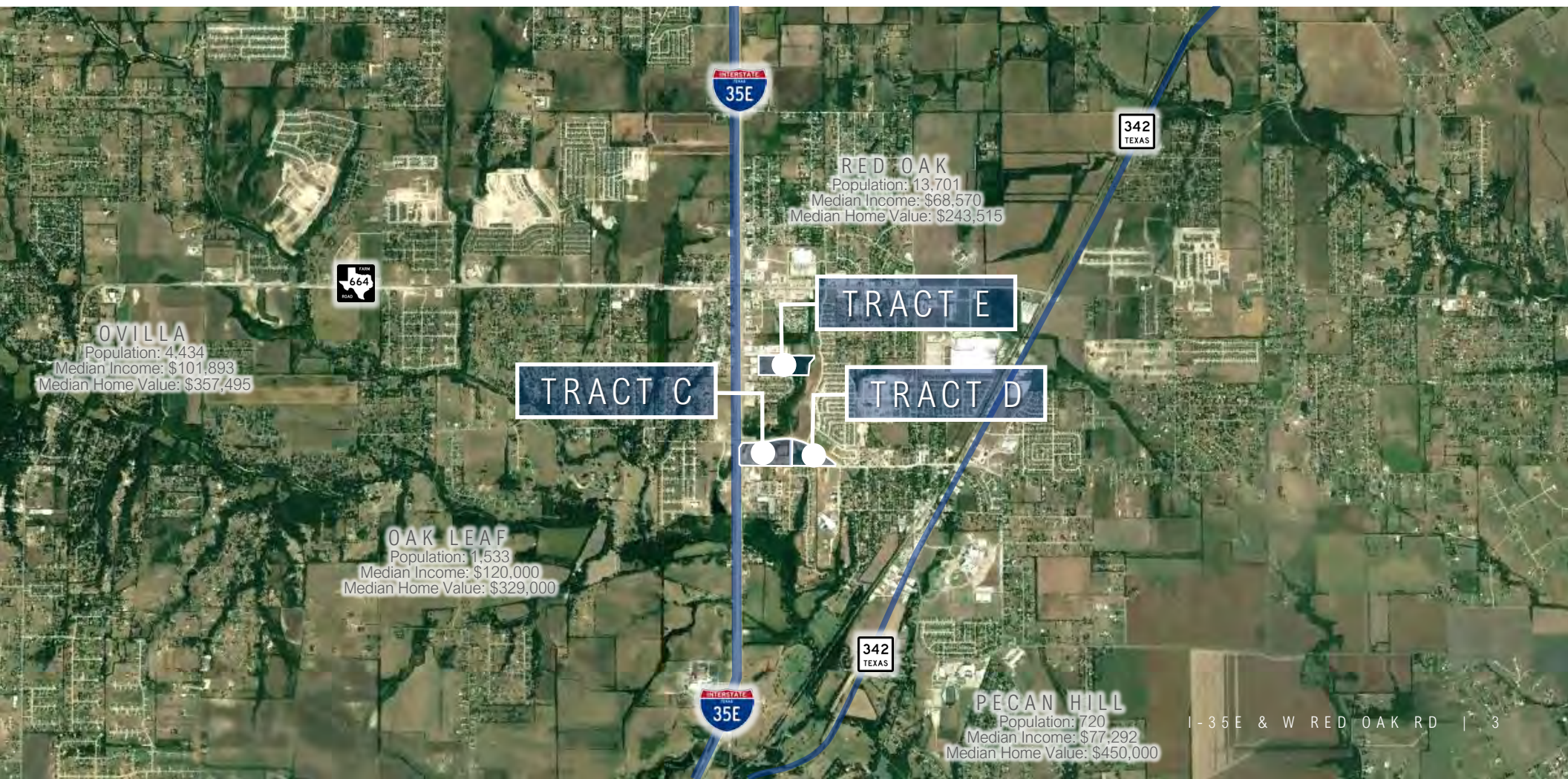
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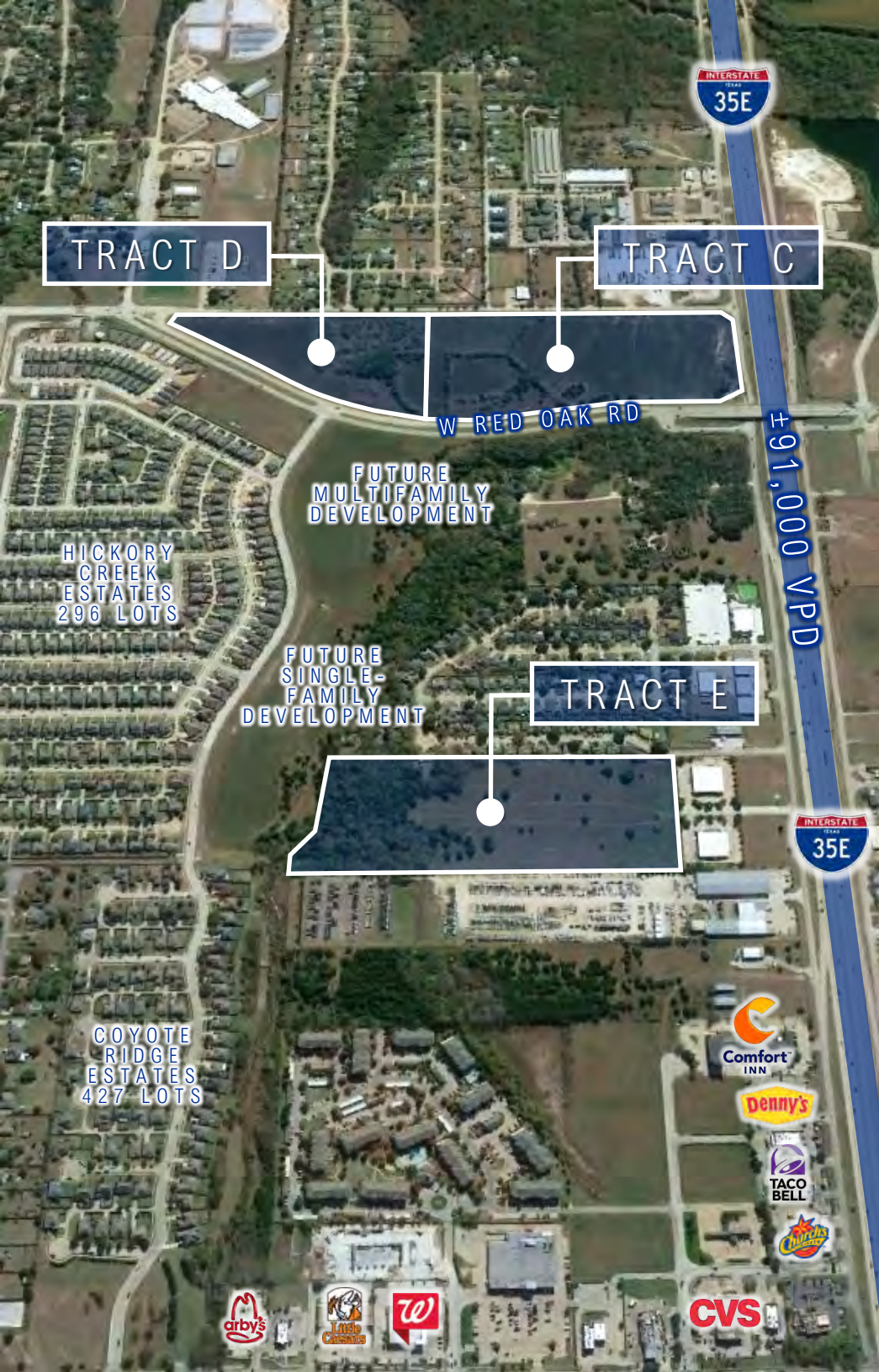


EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer for sale Red Oak Development Sites, ±70.78 acres of commercial tracts, located on the northbound side of I-35E at W Red Oak Rd in Red Oak, Texas. The subject property consists of three development sites that offer high visibility and ease of access to I-35E, which enjoys a traffic count in excess of 91,000 vehicles per day. Red Oak is the fastest growing city in Ellis County and the general area, which makes it an excellent location for commercial development.

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PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

The Property enjoys a prime location at I-35E & W Red Oak Rd, near prominent retail centers in Red Oak, Texas. The Property is in close proximity to Red Oak's top employer, Triumph Aerostructures as well as TxDOT's Proposed Loop 9 Tollway, the recently constructed \$71 million Red Oak High School and Texas State Technical College campus.

COMMERCIAL SITES

The subject property consists of an approximately 13.26 acre tract that is zoned "C-1" as well as two tracts zoned "HO." One "HO" site is an approximately 21.82 acre tract with highway frontage, whereas the second "HO" site is approximately 17.85 acres with no highway frontage. The "C-1" zoning district is intended for use as a neighborhood retail center, whereas the more liberal "HO" zoning district is intended as a regional center, allowing uses such as clinic/hospital, lodging and auto sales. The Property boasts highway visibility, excellent exposure to vehicular traffic and superb access from both W Red Oak Rd and the I-35E access road.

STRONG POPULATION GROWTH

From 2000 through 2014, Red Oak's phenomenal 209% growth in taxable sales is unsurpassed by neighboring cities. From 2010 to 2020, the population within a 5 mile radius of the Property saw 56.8% growth. The population in that same area is expected to grow another 11.3% between 2021 and 2026. The surge in population density in the area makes this an ideal location for commercial development.

MANY AREA TRAFFIC DRIVERS

Retailers in close proximity include Walmart, Starbucks, Brookshire's, CVS Pharmacy, Walgreens, Ace Hardware, Family Dollar, Dollar General, McDonald's, Racetrac and Walmart Neighborhood Market, among many others.



PROPERTY PROFILE

TRACT C

LAND AREA

±21.82 Acres (950,479 SF)

LOT DIMENSIONS

Frontage on W Red Oak Rd: ±1,505 Feet

Frontage on I-35E Access Rd: ±579 Feet

ZONING

HO

TRACT D

LAND AREA

±13.26 Acres (577,605 SF)

LOT DIMENSIONS

Frontage on W Red Oak Rd: ±1,403 Feet

Maximum Depth: ±713 Feet

ZONING

C-1

TRACT E

LAND AREA

±17.85 Acres (777,548 SF)

LOT DIMENSIONS

Maximum Width: ±548 Feet

Maximum Depth: ±1,954 Feet

ZONING

HO

ZONING INFORMATION

[Link to Zoning Verification Letter](#)
[Link to Zoning District Development Standards](#)
[Link to Red Oak Zoning Ordinance](#)

C-1 – COMMERCIAL DISTRICT 1

PRIMARY USES

Neighborhood retail, office and limited service uses

MAXIMUM HEIGHT

40 Feet or 2 Stories

MAXIMUM LOT COVERAGE

40%

MINIMUM LOT SIZE

Area: 7,000 SF
Width: 60 Feet
Depth: 100 Feet

MINIMUM FRONT YARD

25 Feet

MINIMUM SIDE YARD

25 Feet

MINIMUM REAR YARD

10 Feet

HO – HIGHWAY ORIENTED DISTRICT

PRIMARY USES

Regional retail, auto sales, lodging, medical, office and limited service uses

MAXIMUM HEIGHT

140 Feet

MAXIMUM LOT COVERAGE

50%

MINIMUM LOT SIZE

Area: 8,000 SF
Width: 60 Feet
Depth: 120 Feet

MINIMUM FRONT YARD

0 Feet

MINIMUM SIDE YARD

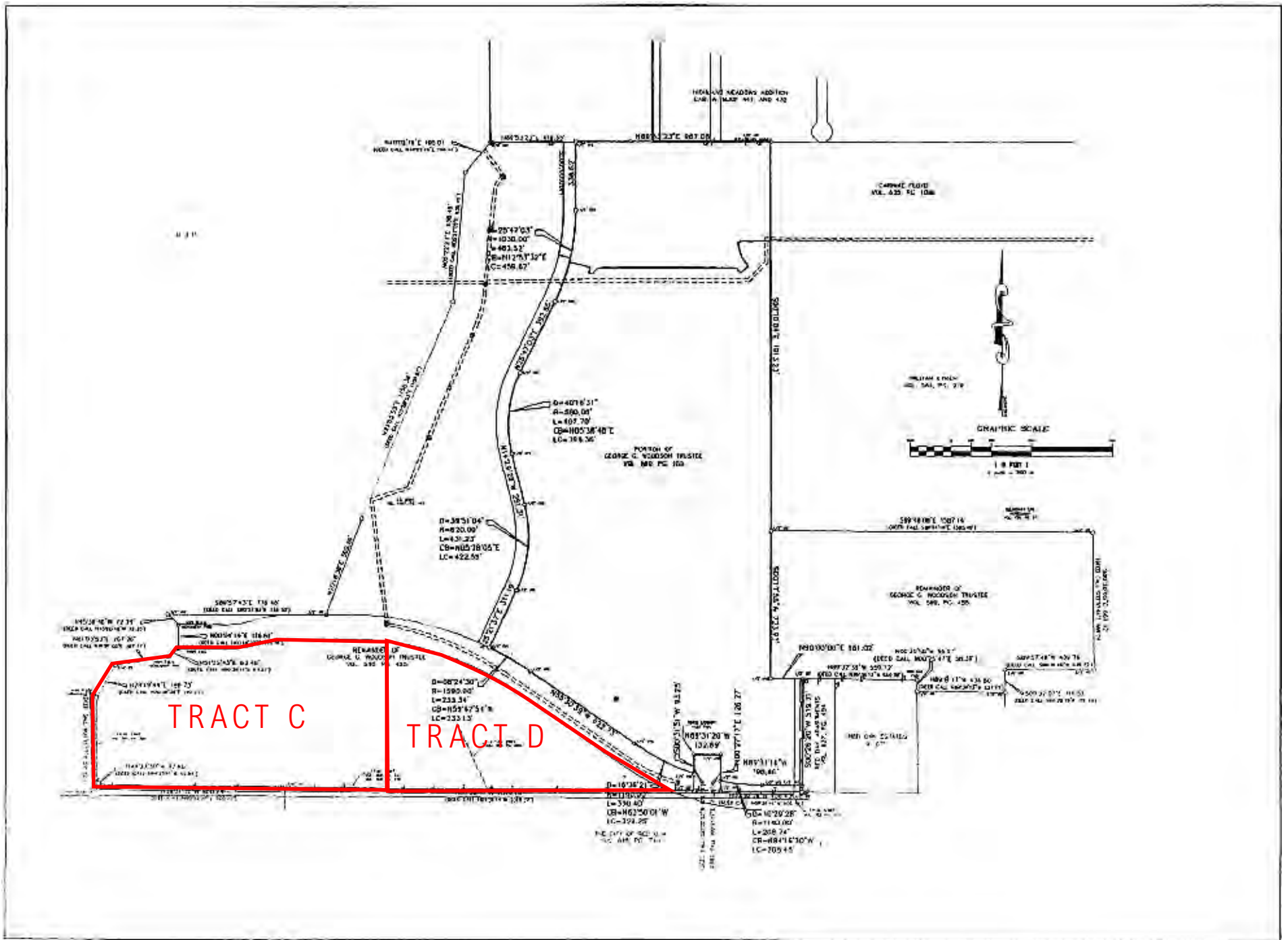
25 Feet

MINIMUM REAR YARD

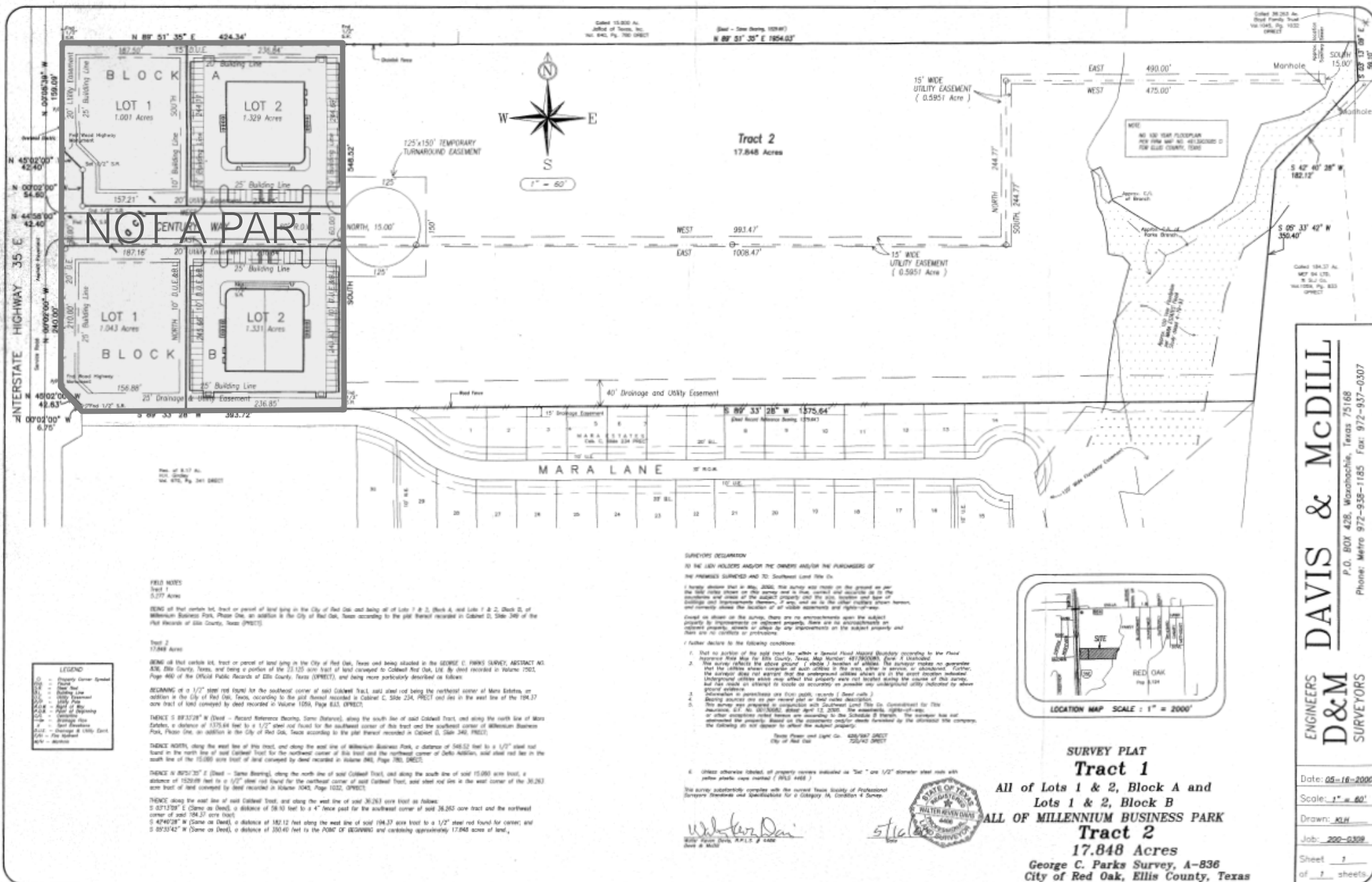
10 Feet



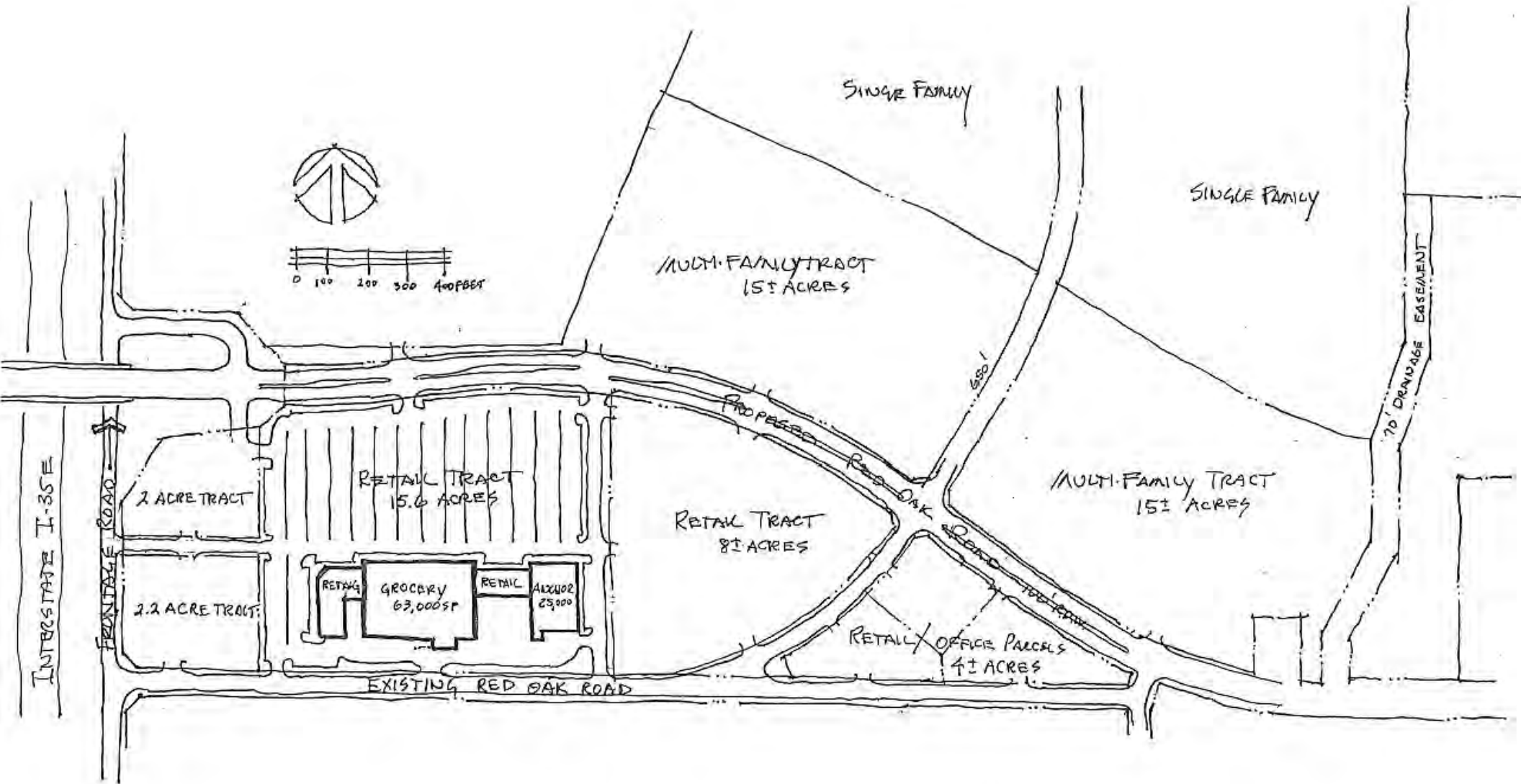
SURVEY



SURVEY



CONCEPTUAL SITE PLAN



CONCEPT SITE PLAN

RED OAK ROAD & I-35E
RED OAK, TEXAS

GOOD FULTON FARRELL
ARCHITECTS



2021 DEMOGRAPHICS

1 MILE

OF
BUSINESSES

410

OF
EMPLOYEES

3,231

CONSUMER
SPENDING
(\$000S)

76,182

3 MILE

EMPLOYED
POPULATION

64.0%

COLLEGE
EDUCATED
POPULATION

60.7%

POPULATION
<30 MINUTE
COMMUTE

47.3%

5 MILE

POPULATION

93K

HOUSEHOLDS

32K

MEDIAN AGE

35.20

AVERAGE
HOUSEHOLD
INCOME

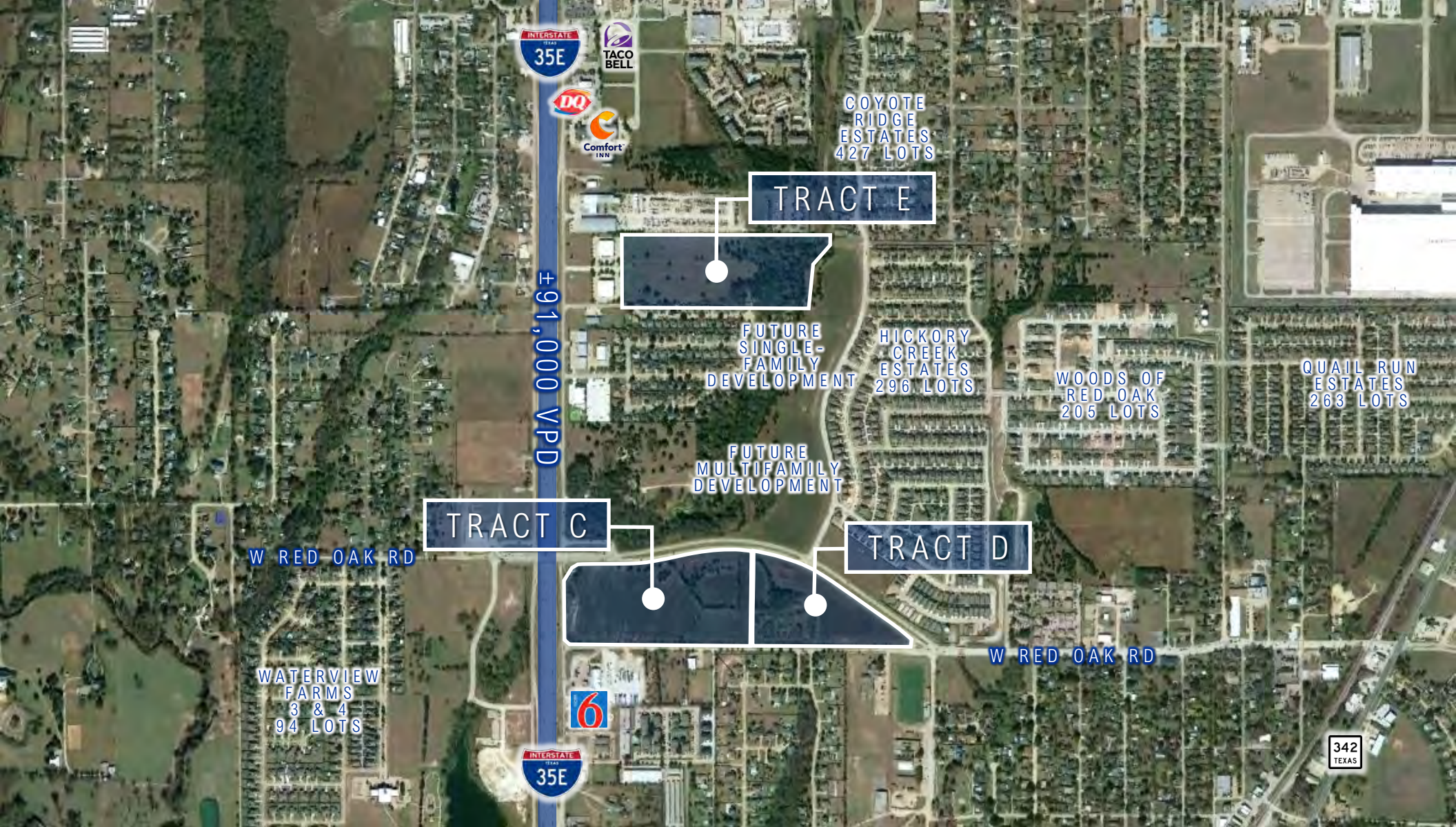
\$95K

MEDIAN
HOME
VALUE

\$234K

PROJECTED
POP. GROWTH
2021-2026

11.30%



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date