



Signalized Hard-Corner Development in Affluent Trade Area

3301 W FM 720 | Oak Point, TX

ROSE MEZA ROSE.MEZA@SRSRE.COM | **MELANIE MAGUIRE** MELANIE.MAGUIRE@SRSRE.COM



NEC of W FM 720 and Martop Road



AVAILABLE

LOCATION

3301 W FM 720

Oak Point, TX

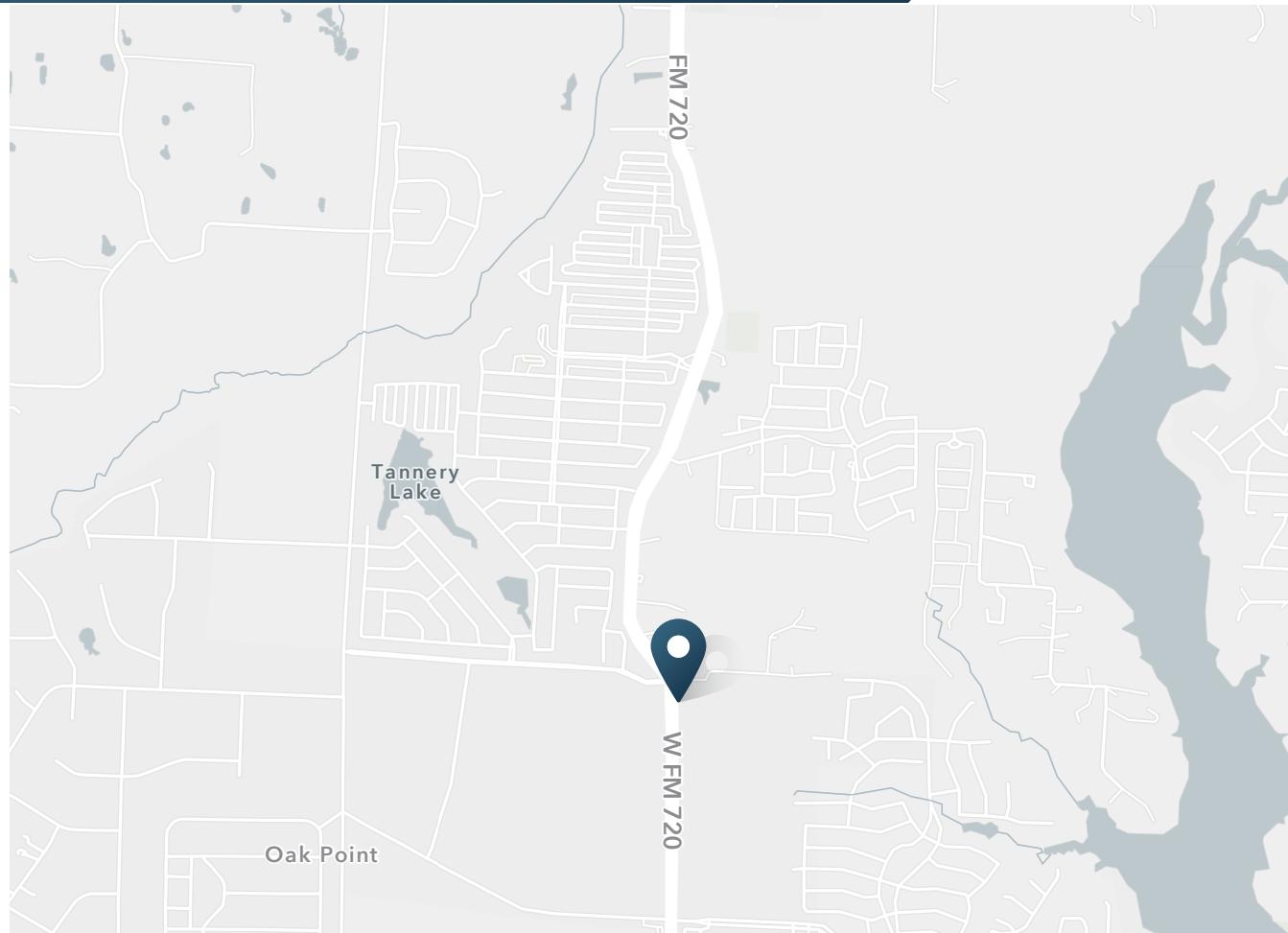
AVAILABLE

0.94± AC

Available

ABOUT THE PROPERTY

- Up to 0.94± AC Pad & Retail Opportunities with Drive-Thru Available
- Hard corner signalized intersection with excellent visibility to FM 720 & Martop Rd
- Significant residential growth with over 16 new residential projects underway within a 3-mile radius totaling 9,207 SF lots and 509 MF units
- Across from Rodriguez Middle School
- Zoning: Oak Point ETJ – allowing for auto, car wash and uses



TRAFFIC COUNTS

28,651 AADT '23

FM 720

40,096 AADT '22

Hwy 380

DEMOGRAPHIC SUMMARY

2025 EST. POPULATION

2030 EST. POPULATION

EST. DAYTIME POPULATION

EST. AVG. HH INCOME

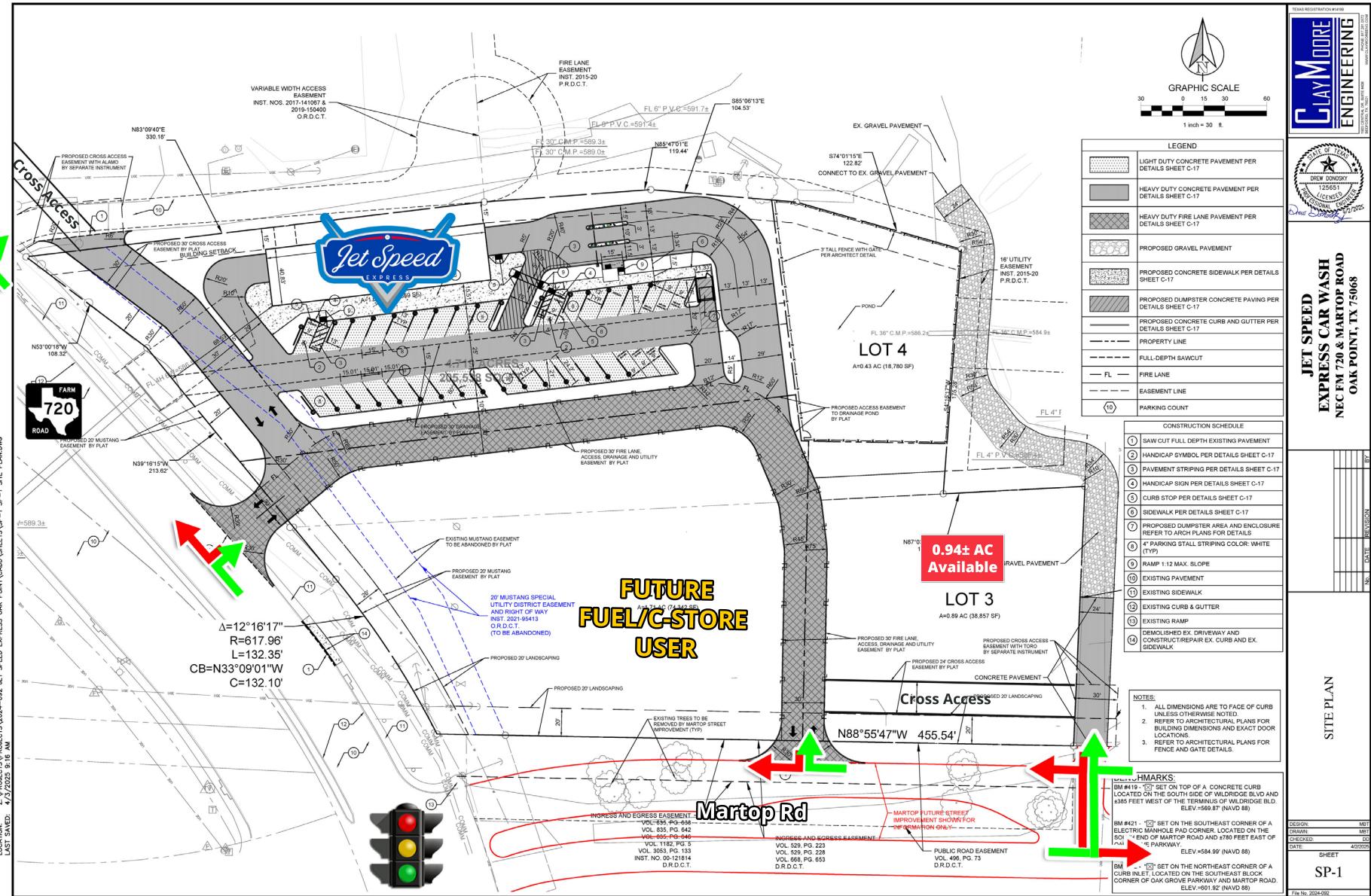
	1 MILE	3 MILES	5 MILES
2025 EST. POPULATION	8,906	44,571	133,636
2030 EST. POPULATION	12,226	52,935	148,896
EST. DAYTIME POPULATION	5,316	29,303	89,705
EST. AVG. HH INCOME	\$151,744	\$146,839	\$152,126

JOIN THESE RETAILERS



Site Plan

3301 W FM 720 | Oak Point, TX



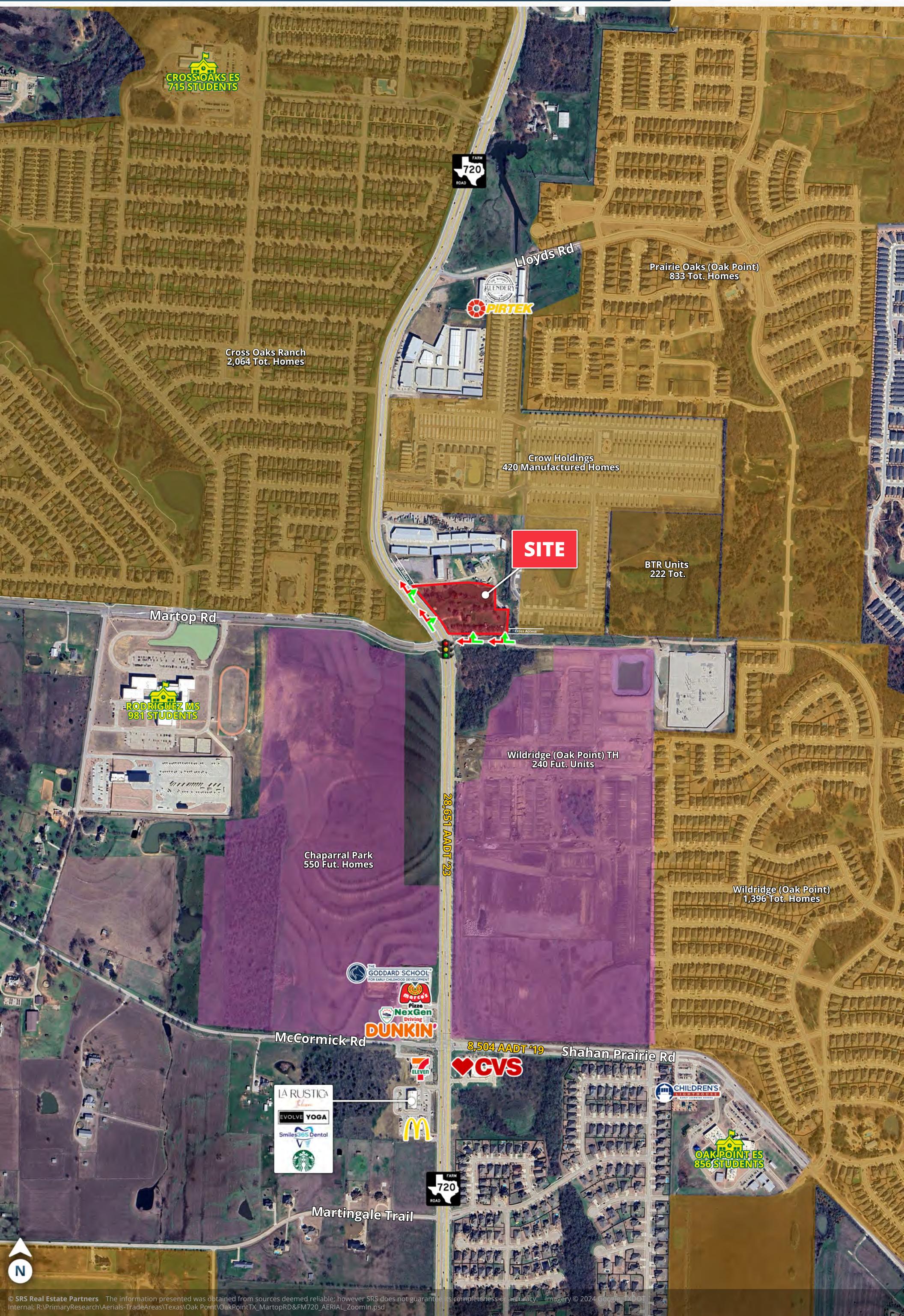
Renderings

3301 W FM 720 | Oak Point, TX



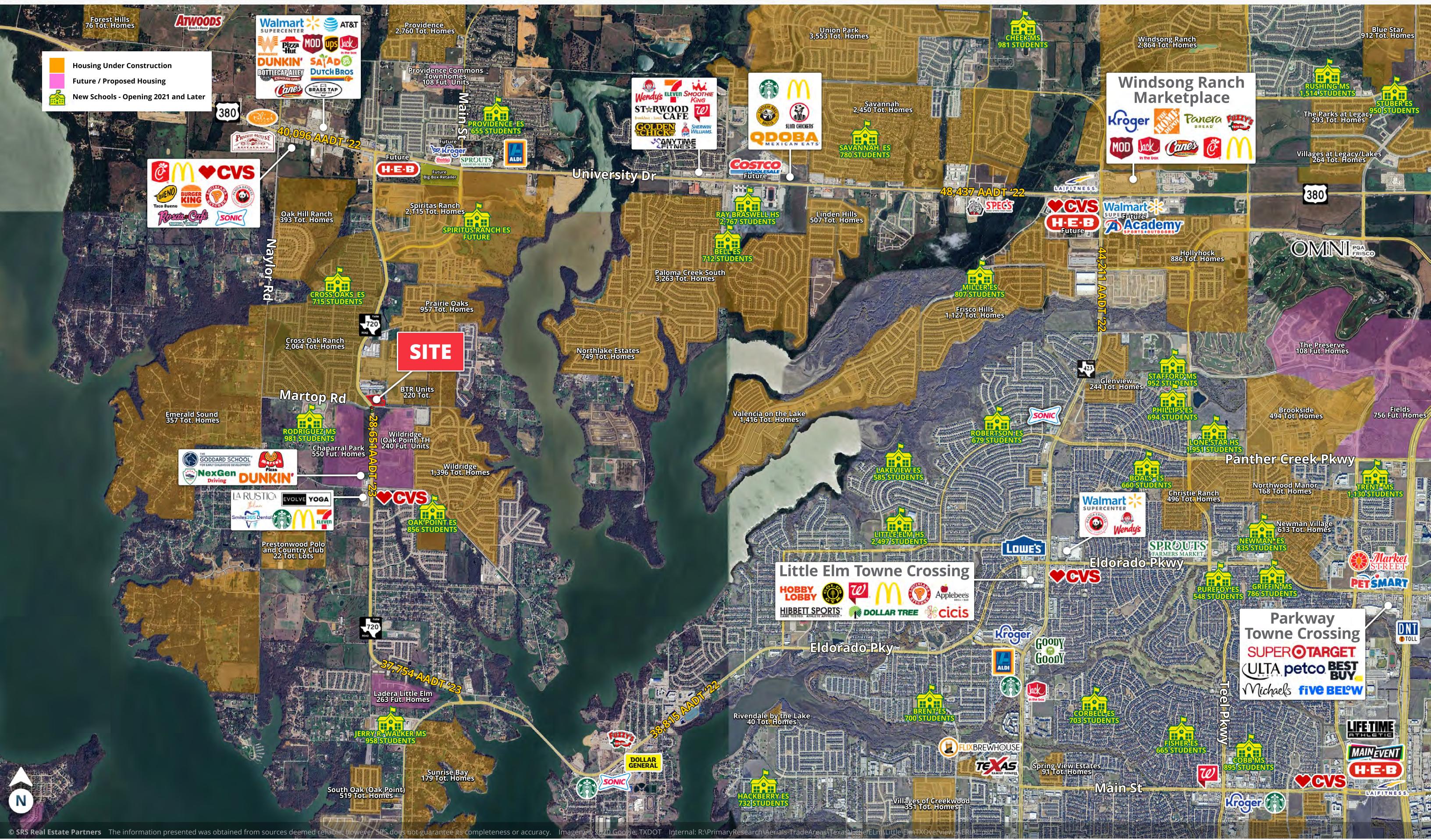
Martop Rd & FM 720

Oak Point, TX



Trade Area

Oak Point, TX



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

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 or 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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
----------------	-----------------	-----------------	-------------------	------



SRS Real Estate Partners
8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Rose Meza
972.833.2560
rose.meza@srsre.com

Melanie Maguire
214.560.3202
melanie.maguire@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.