

FOR SALE



502 N State Highway 342

Red Oak, TX 75154



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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

Prime opportunity on 502 N State Highway 342 in Ennis, TX, offering excellent frontage and visibility along a well-traveled corridor. This property provides strong access to Highway 342 with convenient connectivity to I-45, making it ideal for a variety of residential, commercial, or investment uses (buyer to verify zoning and intended use).

Situated on a generously sized lot, the property offers ample space and flexibility for future development, expansion, or redevelopment. Its strategic location places it just minutes from downtown Ennis, local schools, retail, and major employers, while still maintaining easy access to Dallas-Fort Worth.

Whether you're an owner-user, investor, or developer seeking a value-add opportunity in a growing North Texas market, this property presents strong long-term potential. Opportunities along this stretch of Highway 342 are limited—don't miss your chance to secure a versatile property in a rapidly developing area.

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,750,000 |
| Lot Size: | 16,401 SF |
| Building Size: | 10,080 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 122 | 527 | 1,943 |
| Total Population | 390 | 1,656 | 5,918 |
| Average HH Income | \$120,848 | \$116,260 | \$110,817 |

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Location Description

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LOCATION DESCRIPTION

Situated along North State Highway 342 in Red Oak, this property benefits from direct highway frontage, strong visibility, and convenient access in one of Ellis County's growing corridors. Highway 342 serves as a key north-south connector linking Red Oak, Ennis, and surrounding communities, while providing quick access to I-35E and nearby employment centers throughout the southern Dallas-Fort Worth metroplex.

The site is positioned near established residential neighborhoods, local schools, and retail services, supporting consistent traffic flow and accessibility. Its location within Ellis County places it in a market experiencing steady population growth and ongoing commercial development, making the property well-suited for a variety of commercial, service, or investment uses (buyer to verify zoning and intended use).

Overall, the property's highway exposure, connectivity, and placement within a growing regional market enhance its long-term usability and visibility.

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Additional Photos

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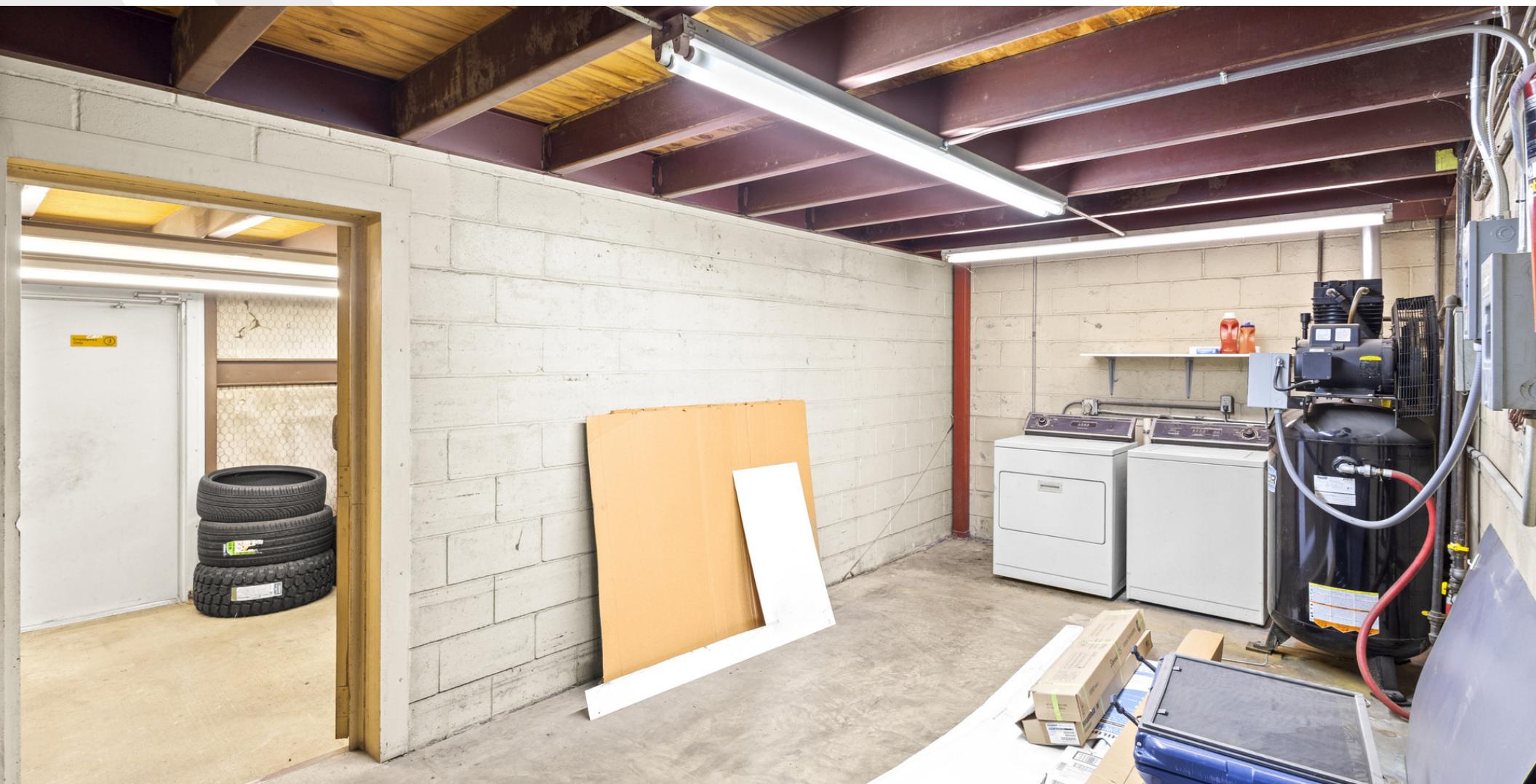
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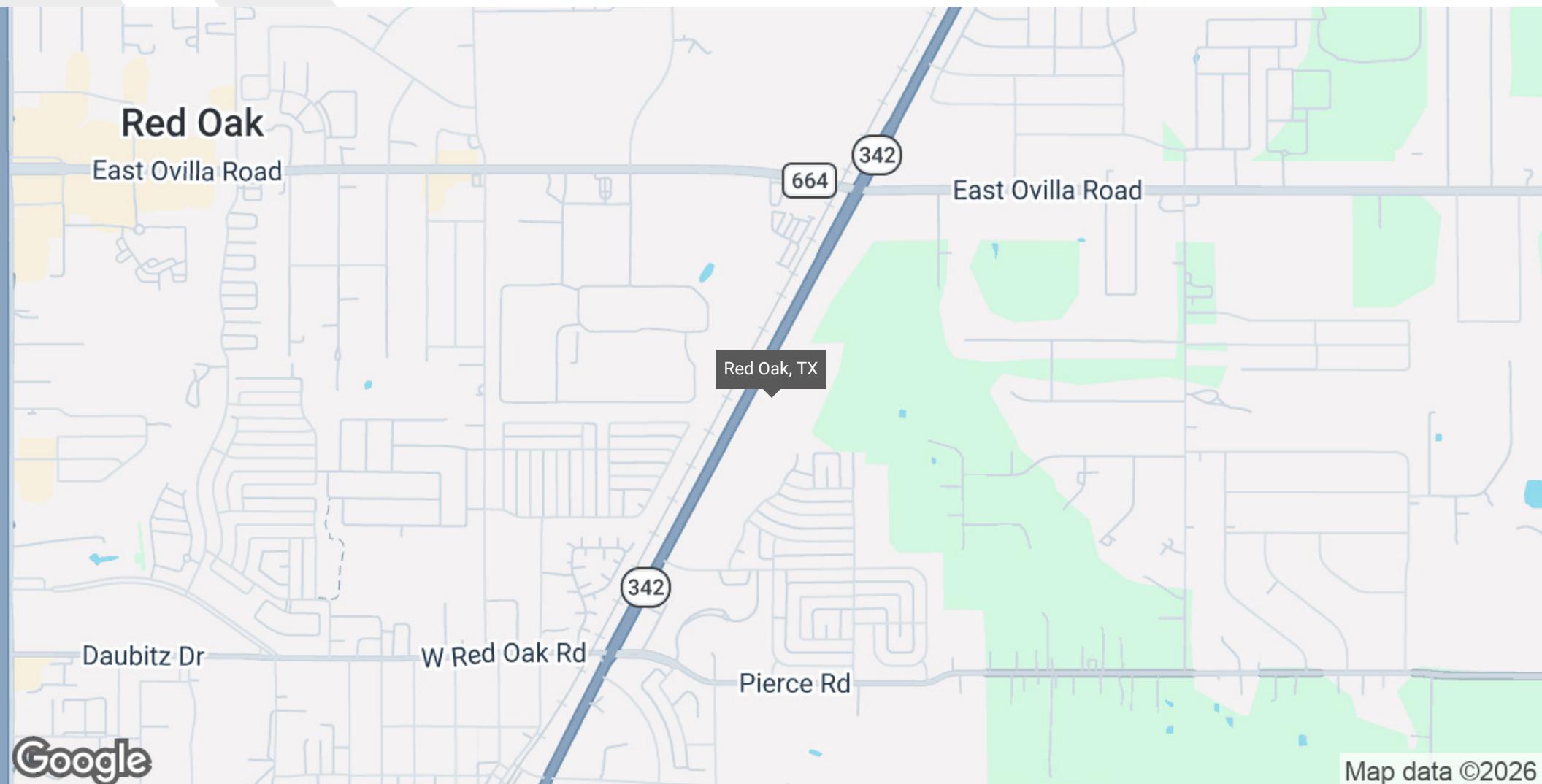
Section 2

Location Information



Regional Map

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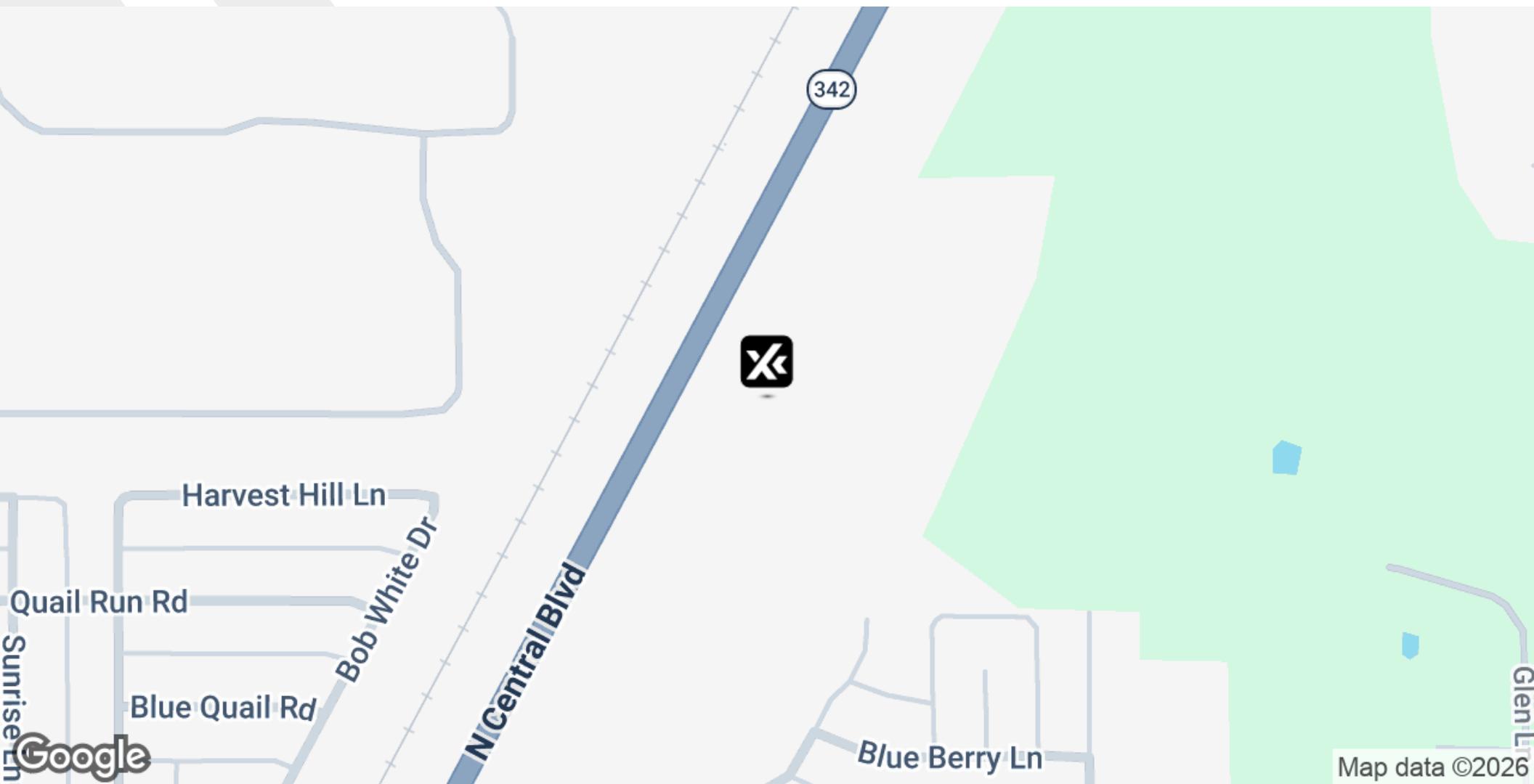
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Location Map

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Aerial Map

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Google

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Section 3

Demographics

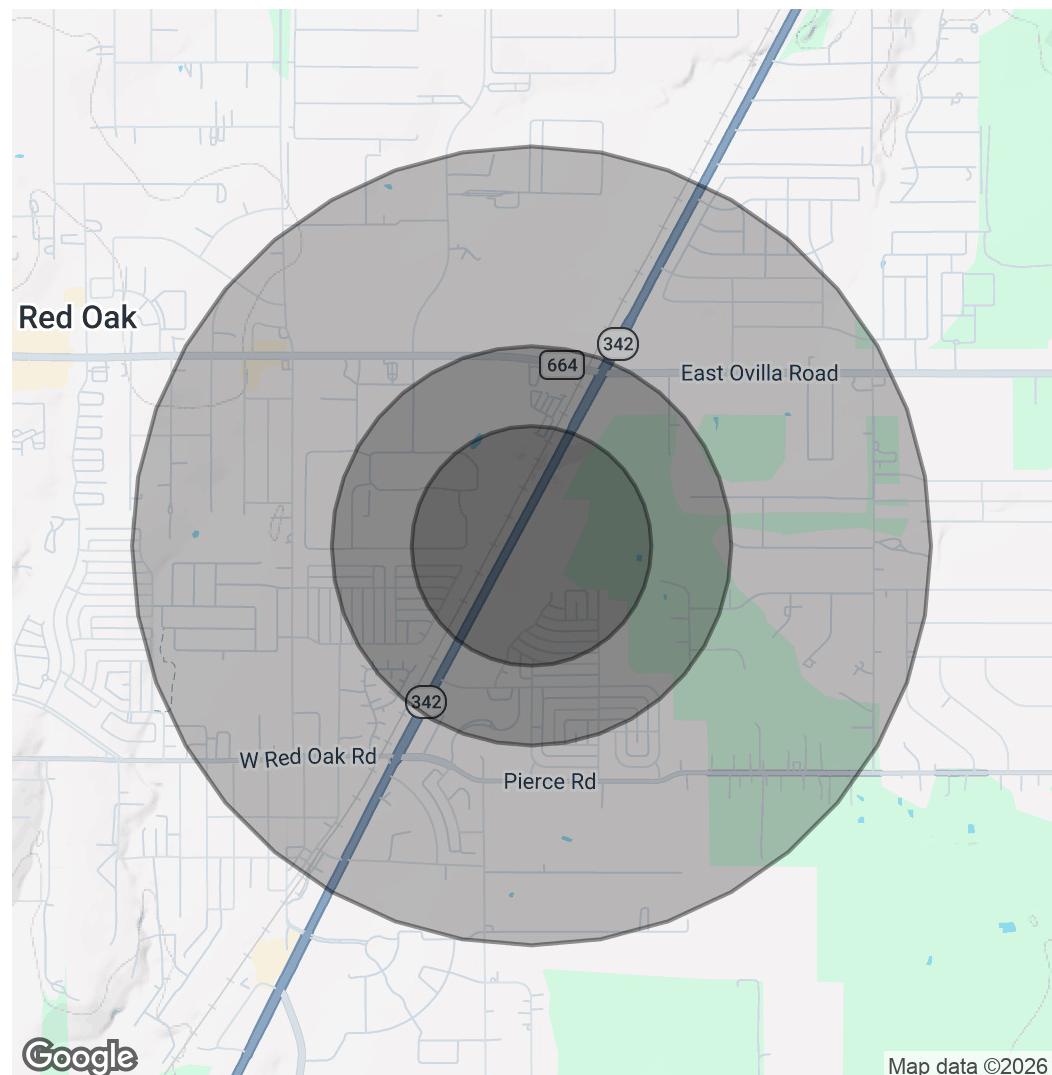


Demographics Map & Report

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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 390 | 1,656 | 5,918 |
| Average Age | 36 | 35 | 36 |
| Average Age (Male) | 34 | 33 | 34 |
| Average Age (Female) | 37 | 37 | 38 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 122 | 527 | 1,943 |
| # of Persons per HH | 3.2 | 3.1 | 3 |
| Average HH Income | \$120,848 | \$116,260 | \$110,817 |
| Average House Value | \$330,210 | \$335,493 | \$333,232 |

Demographics data derived from AlphaMap



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