

FOR SALE



502 N State Highway 342

Red Oak, TX 75154

Louis Chavez

323.422.1910

louis.chavez@expcommercial.com
www.expcommercial.com

Danny Santos

310.918.9931

dannysantosrealty@gmail.com

Table of Contents

FOR SALE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from eXp Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither eXp Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. eXp Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
ADDITIONAL PHOTOS	6
ADDITIONAL PHOTOS	7
ADDITIONAL PHOTOS	8
ADDITIONAL PHOTOS	9
ADDITIONAL PHOTOS	10
ADDITIONAL PHOTOS	11
LOCATION INFORMATION	12
REGIONAL MAP	13
LOCATION MAP	14
AERIAL MAP	15

Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Danny Santos

310.918.9931

dannysantosrealty@gmail.com



Section 1

Property Information



Property Summary

FOR SALE



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

Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Danny Santos

310.918.9931

dannysantosrealty@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Description

FOR SALE



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.

Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Danny Santos

310.918.9931

dannysantosrealty@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Danny Santos

310.918.9931

dannysantosrealty@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Danny Santos

310.918.9931

dannysantosrealty@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Danny Santos

310.918.9931

dannysantosrealty@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Danny Santos

310.918.9931

dannysantosrealty@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Danny Santos

310.918.9931

dannysantosrealty@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Danny Santos

310.918.9931

dannysantosrealty@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

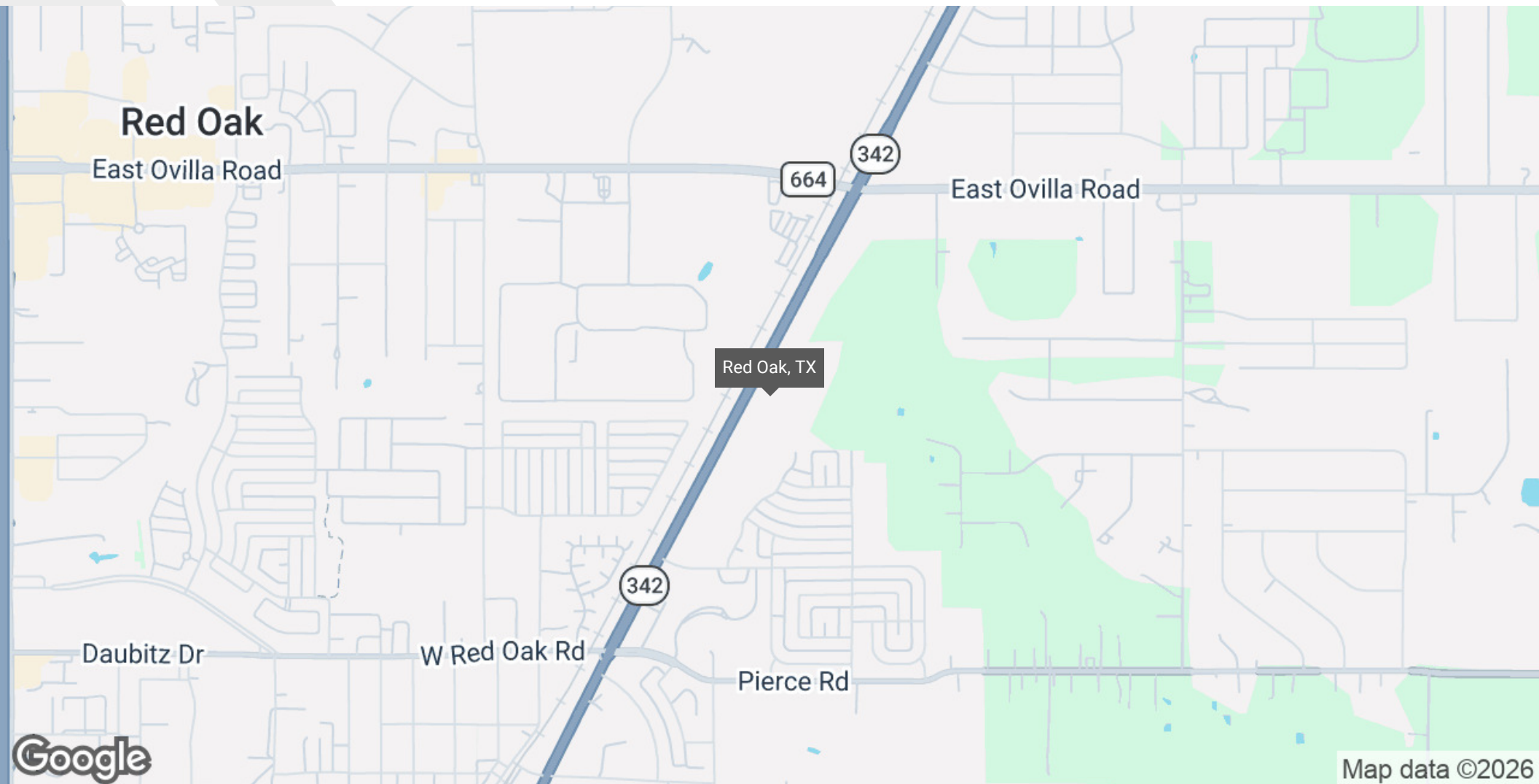
Section 2

Location Information



Regional Map

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Danny Santos

310.918.9931

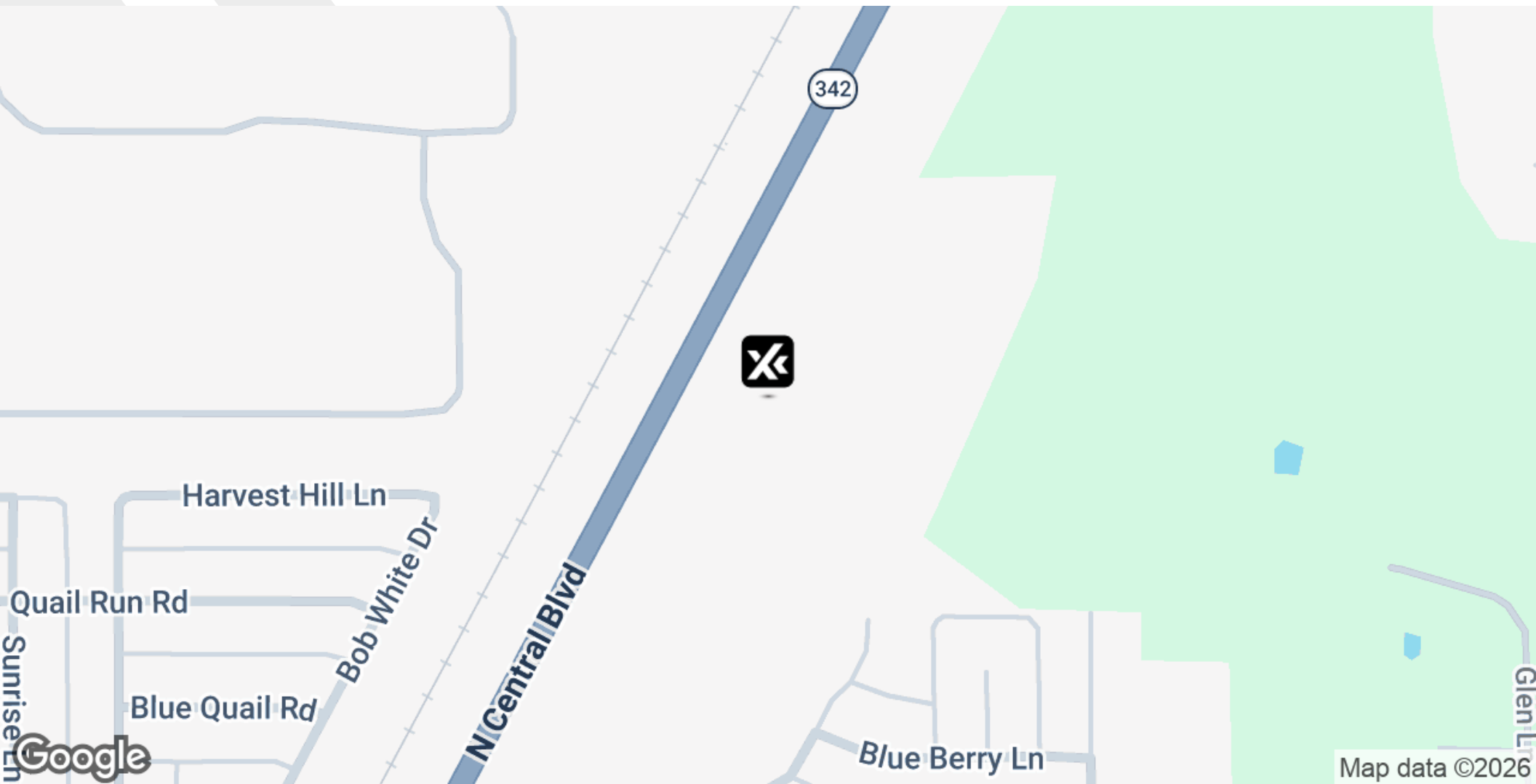
dannysantosrealty@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Danny Santos

310.918.9931

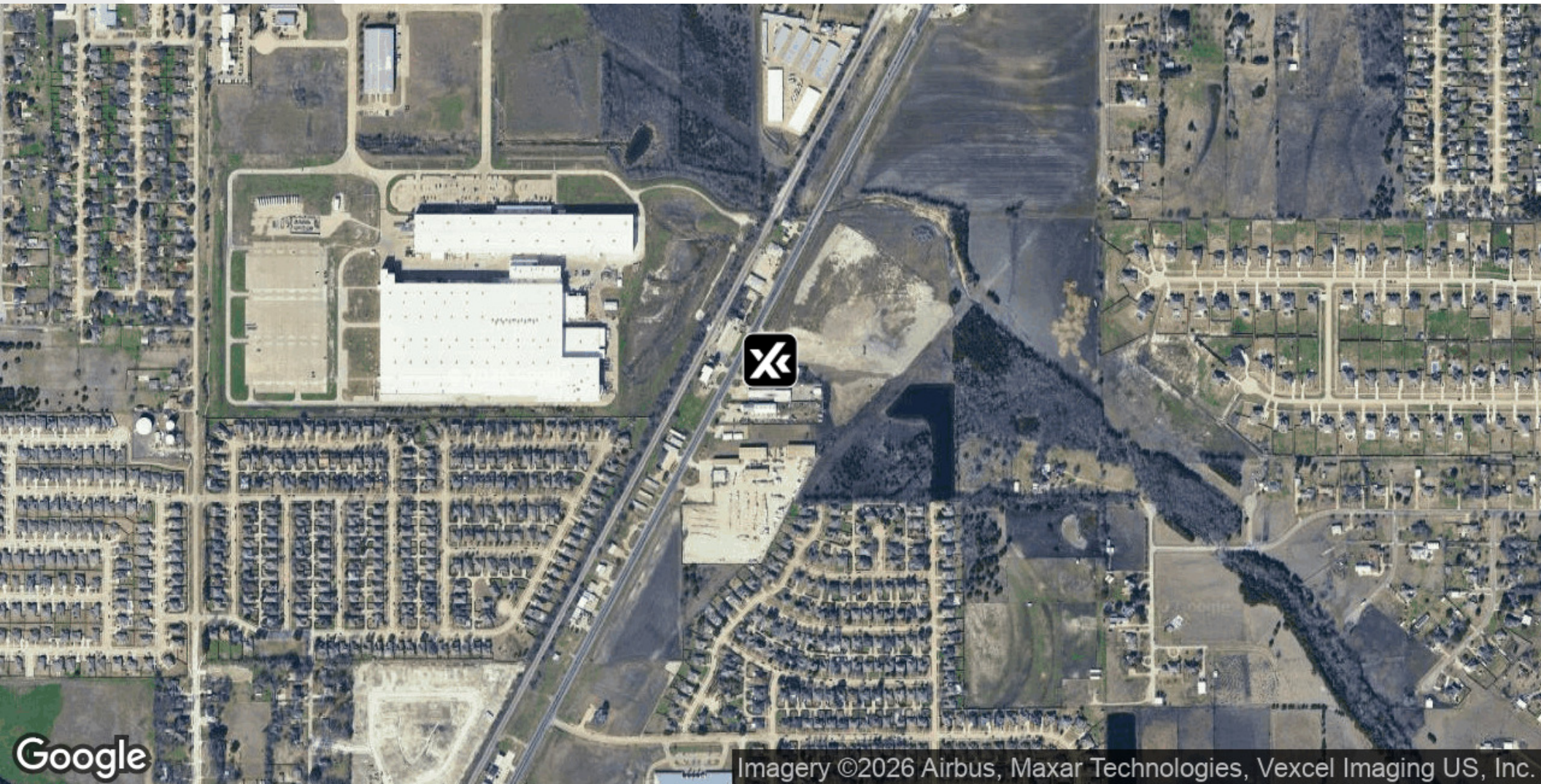
dannysantosrealty@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Aerial Map

FOR SALE



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Danny Santos

310.918.9931

dannysantosrealty@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



Section 3

Demographics

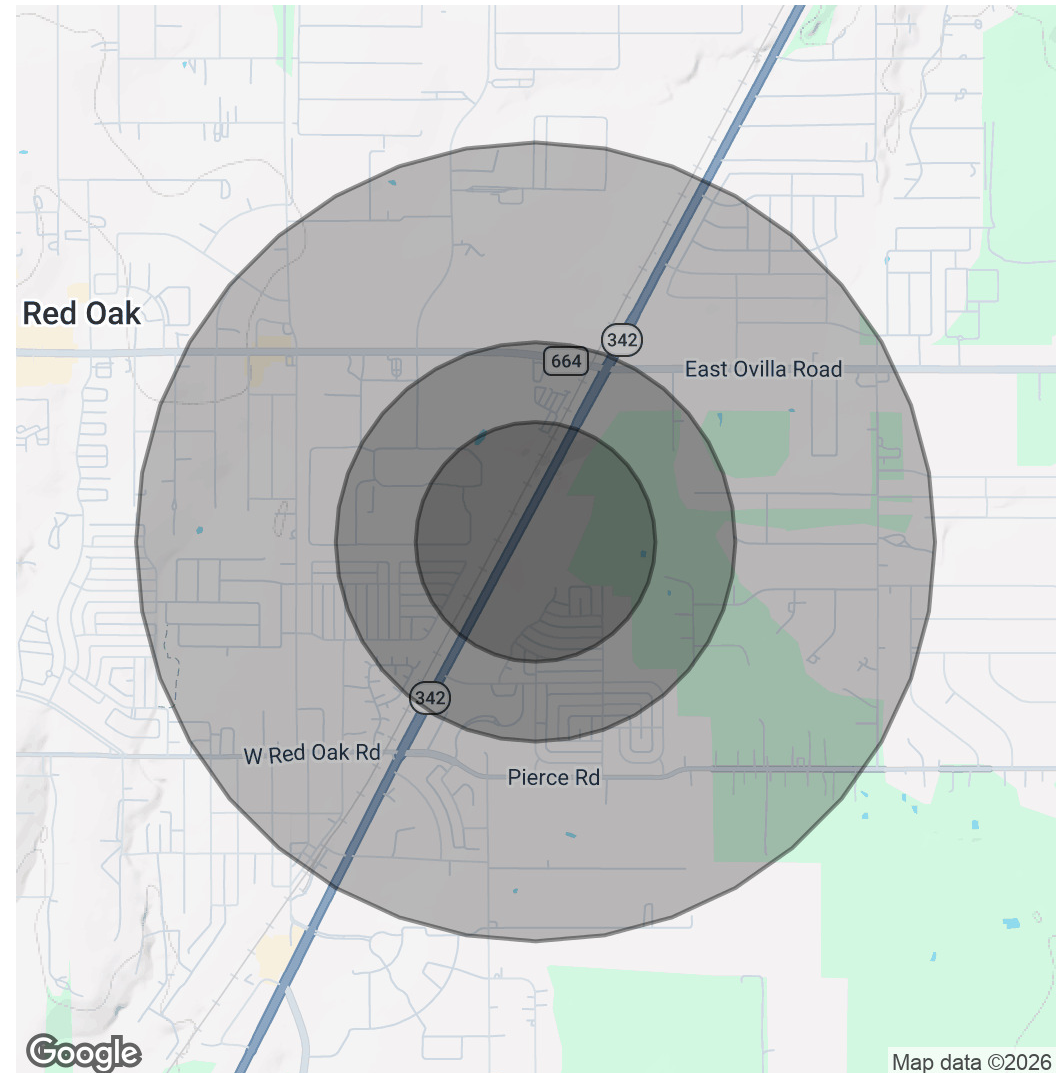
Demographics Map & Report

FOR SALE

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



Louis Chavez

323.422.1910

louis.chavez@expcommercial.com

Danny Santos

310.918.9931

dannysantosrealty@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.