



28,889 AADT '24
FM 820



**FUTURE
FUEL / C-STORE
USER**

SITE
±0.89 AC
AVAILABLE

MARTOP RD
(UNDER CONSTRUCTION - Q1 2026 COMPLETION)

AVAILABLE

Signalized Hard-Corner Development in Affluent Trade Area

3301 W FM 720 | Oak Point, TX

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NEC of W FM 720 & Martop Road

AVAILABLE



AVAILABLE

0.89± AC

Available

ABOUT THE PROPERTY

- Up to 0.89± 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 all uses including auto

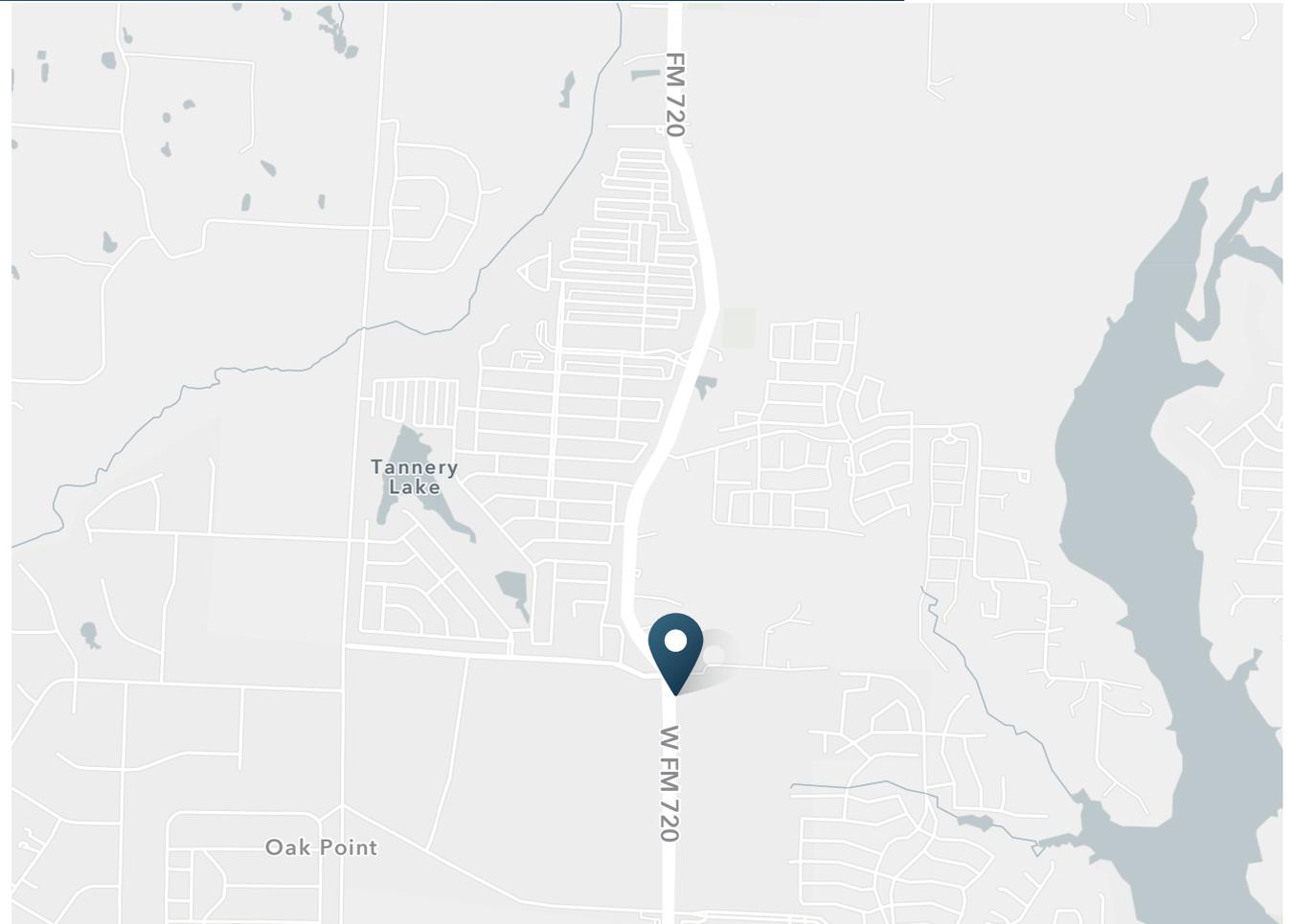
TRAFFIC COUNTS

28,889 AADT '24

FM 720

41,905 AADT '24

Hwy 380



DEMOGRAPHIC SUMMARY

	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



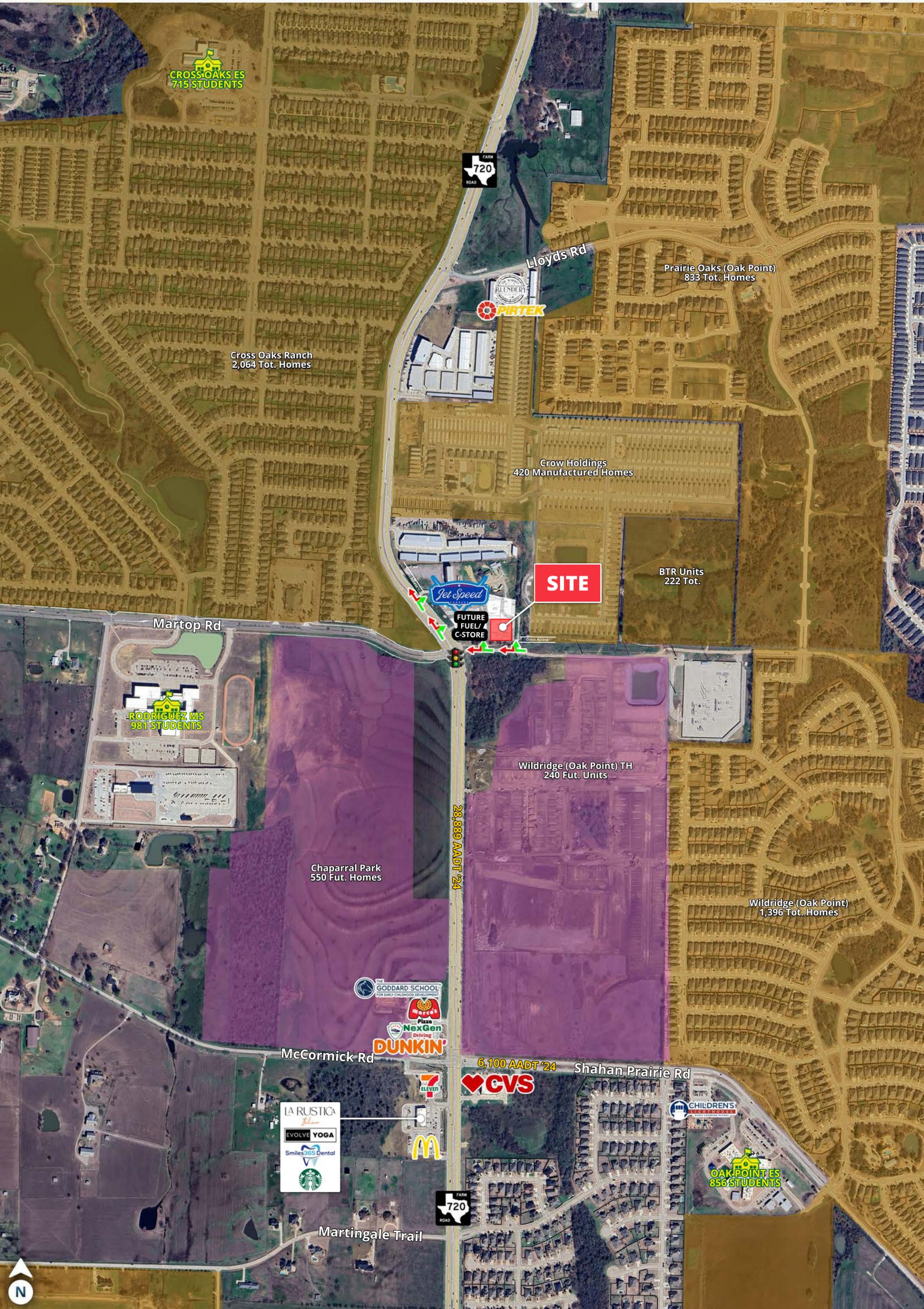
Renderings

3301 W FM 720 | Oak Point, TX



Martop Rd & FM 720

Oak Point, TX



CROSS OAKS ES
715 STUDENTS



Lloyds Rd

Prairie Oaks (Oak Point)
833 Tot. Homes

Cross Oaks Ranch
2,064 Tot. Homes



Crow Holdings
420 Manufactured Homes

SITE

BTR Units
222 Tot.

Martop Rd



RODRIGUEZ IMS
981 STUDENTS

Wildridge (Oak Point) TH
240 Fut. Units

Chaparral Park
550 Fut. Homes

28,889 AADT '24

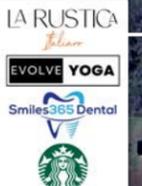
Wildridge (Oak Point)
1,396 Tot. Homes



McCormick Rd

6,100 AADT '24
CVS

Shahan Prairie Rd

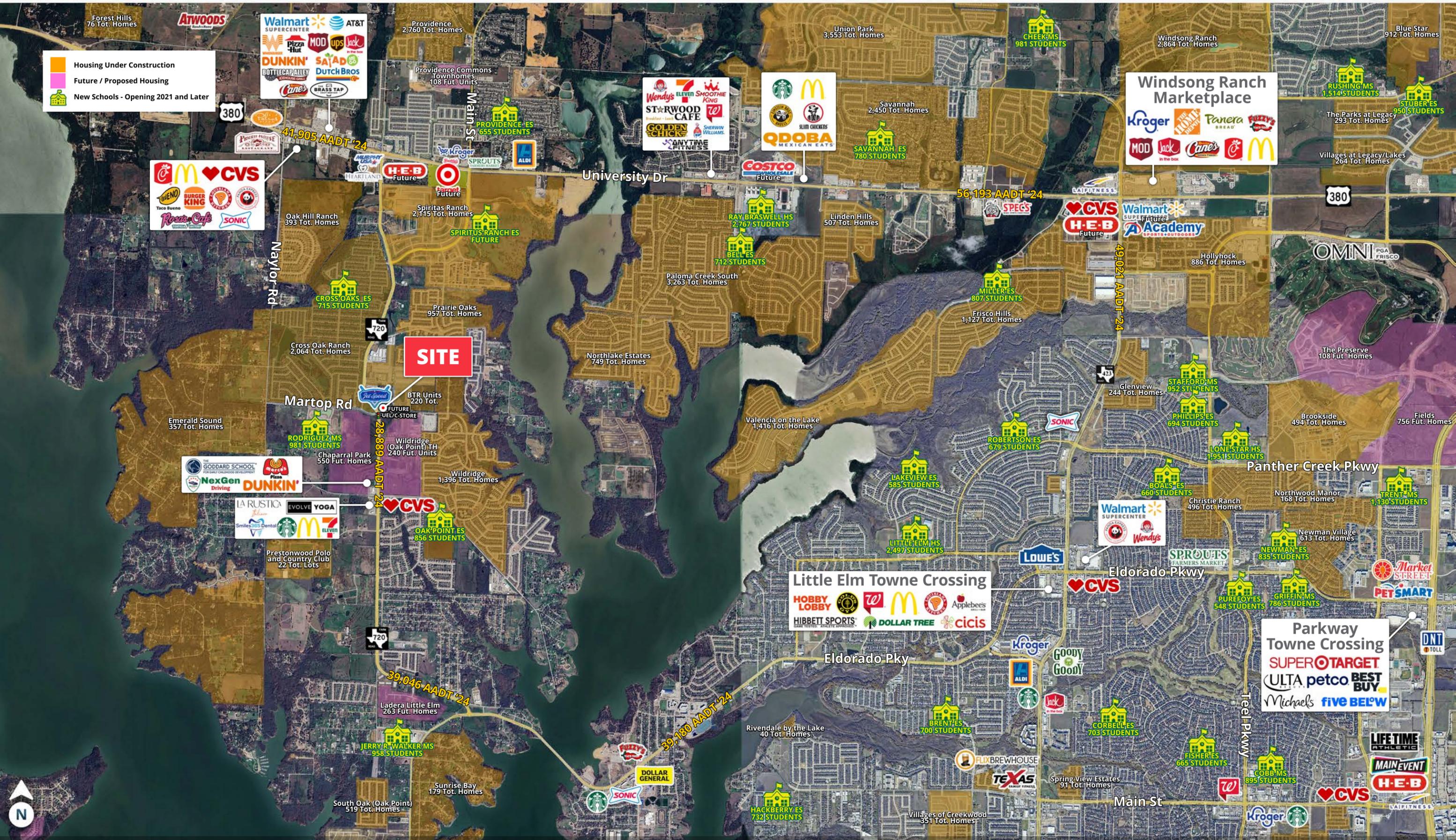


Martingale Trail

OAK POINT ES
856 STUDENTS



- Housing Under Construction
- Future / Proposed Housing
- New Schools - Opening 2021 and Later



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 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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