

WILDRIDGE COMMERCIAL

PADS & ANCHOR SPACE AVAILABLE
OAK POINT, TX

Property Overview

ADDRESS

NEC FM 720 & Shahan Prairie Rd, Oak Point, TX 75068
SEC FM 720 & Martop Rd, Oak Point, TX 75068

PROPERTY TYPE

Land for Development

SIZE

+/- 23.5 AC (net)
+/- 27.5 AC (gross)

UTILITIES

At Site
Mustang SUD

NOTES

Wildridge is a master-planned community in Oak Point, Texas, offering prime commercial frontage with opportunities for businesses. Located in the heart of North Dallas, the community is strategically positioned near key commuter roads, luxury retail, specialty dining, and outdoor recreational areas in nearby Little Elm and Oak Point.

Spanning 430 acres along the shores of Lake Lewisville, Wildridge features over 1,600 homes and provides a blend of nature and modern living. The area is designed to integrate natural beauty with urban convenience, offering easy access to shopping, dining, and recreational pursuits.

Amenities include seven miles of trails, fishing ponds, bike rentals, parks, playgrounds, and direct access to Lake Lewisville. The amenity center features a resort-style pool, and a Lifestyle Director organizes community events. Wildridge offers a perfect combination of commercial potential, residential comfort, and outdoor recreation.

ZONING

PD-Mixed Use #20 (PID)
Community Commercial (CC)

PROPOSED USES

Grocer, Anchor, Fuel, QSR, Fitness, Bank, Restaurant with or without drive-thru, Auto, Medical, Office

ISD

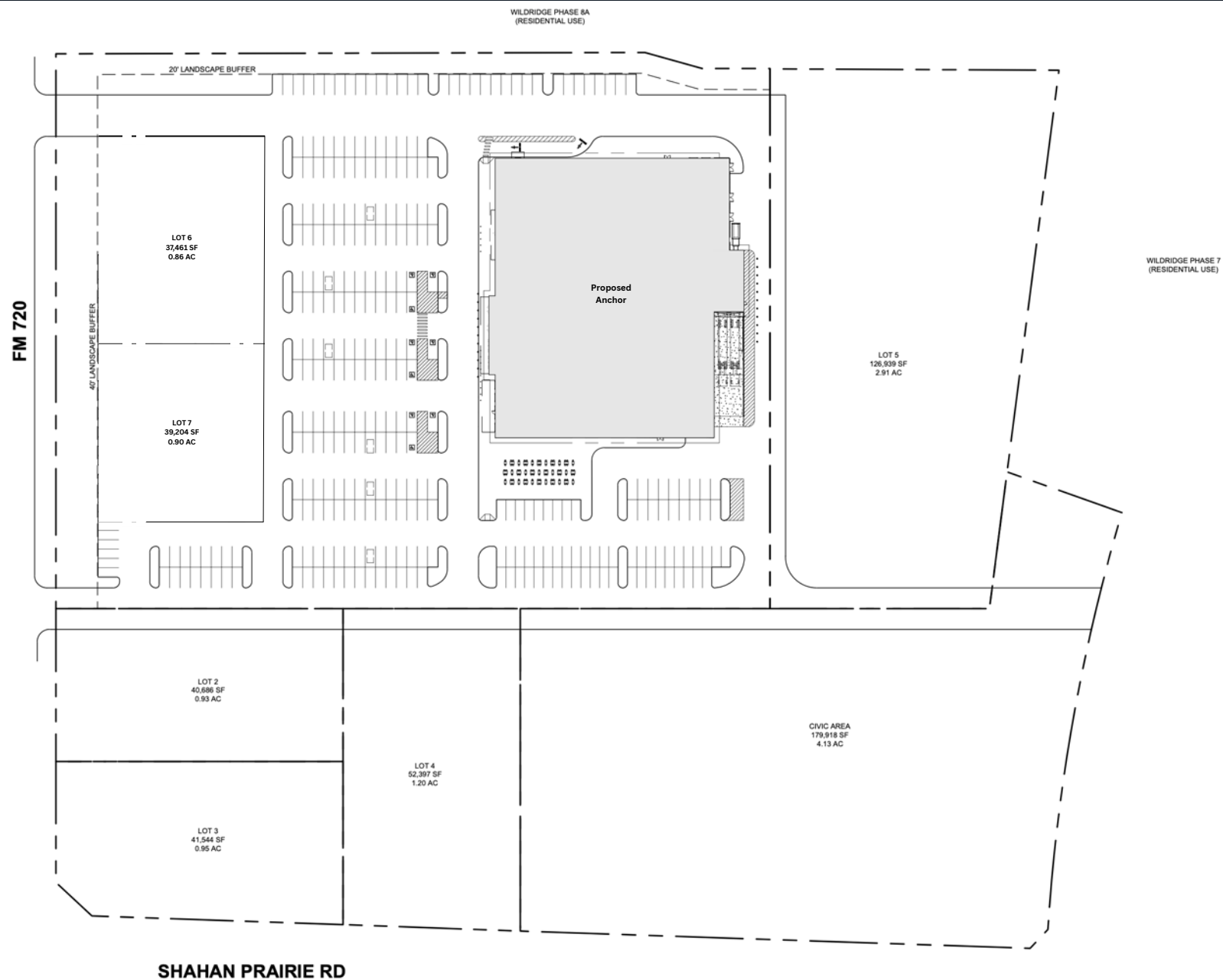
Little Elm

PRICING

Call Brokers

Proposed Site Plan

Subject to Change



Property Aerial



Property Aerial



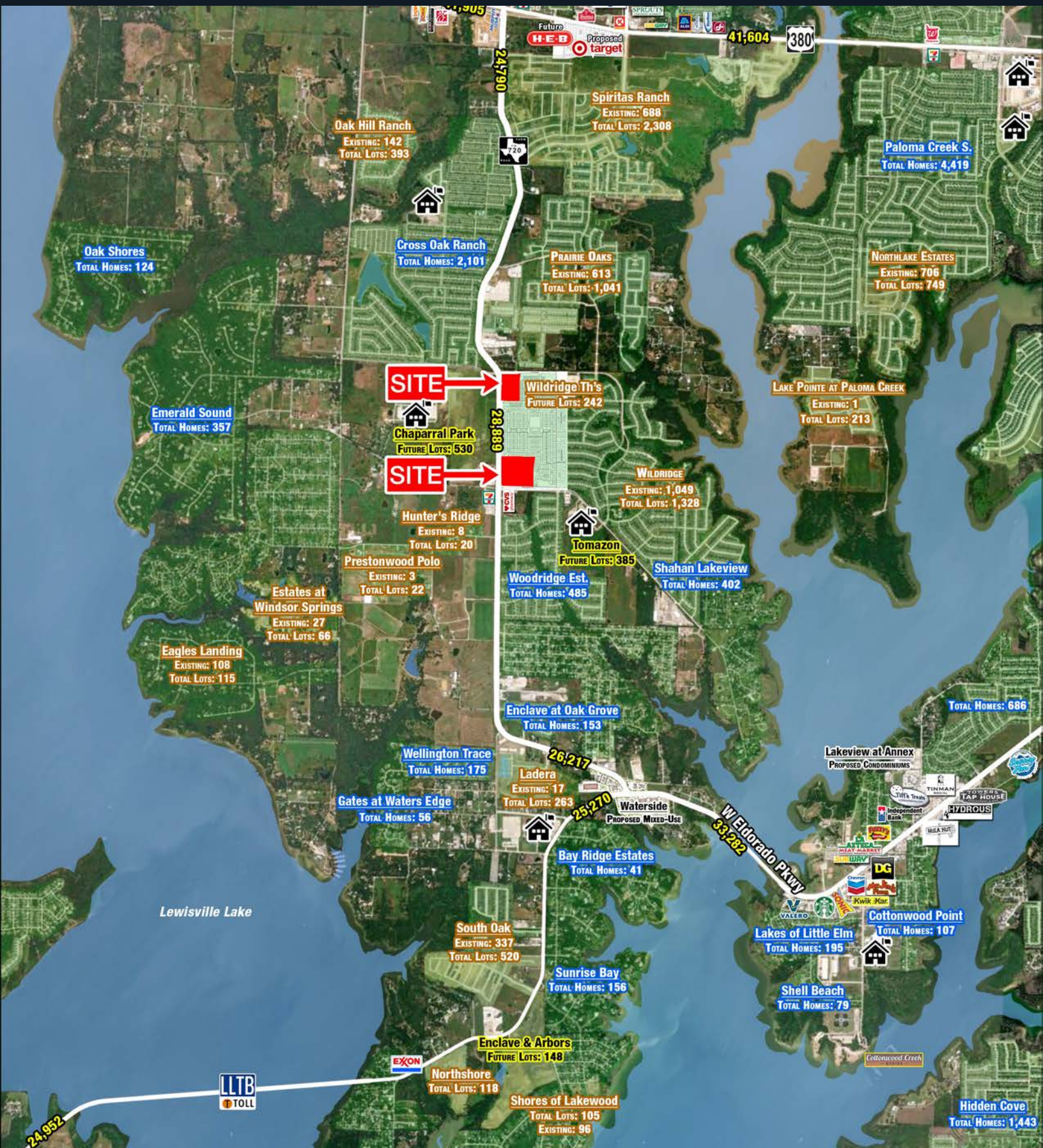
Property Aerial



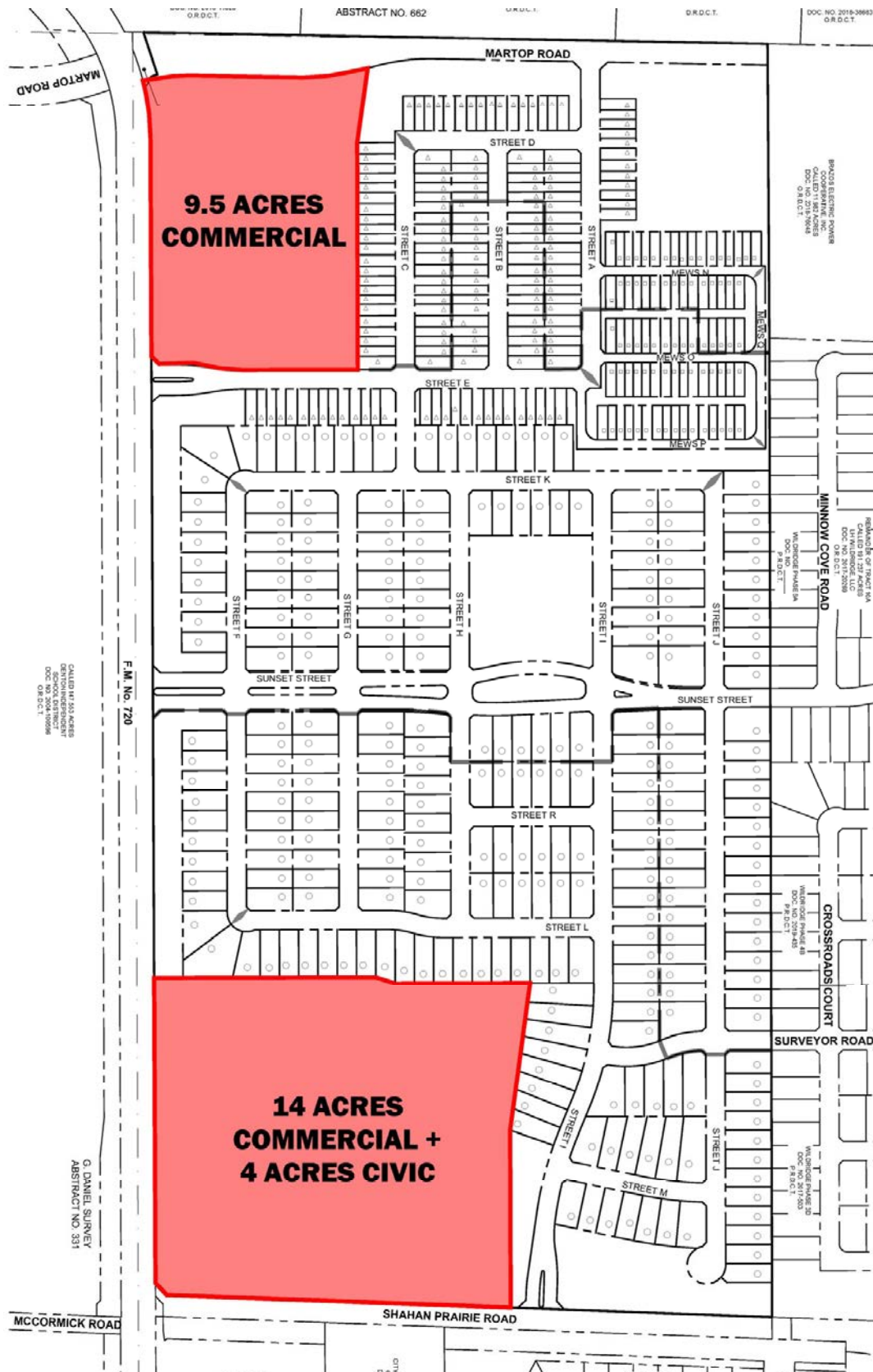
Property Aerial



Property Aerial



Site Plan



Concept Plan



Wildridge Masterplan



Residential Data

U.S. 380 Corridor, Oak Point, Cross Roads, & Aubrey

Most Active Subdivisions/MPC

Subdivision	Starts
1 Silverado	649
2 Spiritas Ranch	517
3 Enclave at Pecan Creek	260
4 Sandbrook Ranch	245
5 Union Park	242

Most Active Builder Programs

Subdivision	Builder	Starts
1 Silverado	DR Horton	649
2 Enclave at Pecan Creek	Express	260
3 Foree Ranch	Lennar	232
4 Sandbrook Ranch	Highland	166
5 Spiritas Ranch	Pulte	138

Lots Delivered 3Q24

Subdivision	Size	Total Lots
Foree Ranch	40',45',50'	236

Lots Under Development

Subdivision	Total Lots
Silverado	832
Spiritas Ranch	664
Foree Ranch	633
Saratoga	552
Highpointe Ranch	422
Wildridge	375
Chaparral Park	240
Ribbonwood	213
Belmont	150
Chatham Reserve	117
Providence Commons	110



Ribbonwood

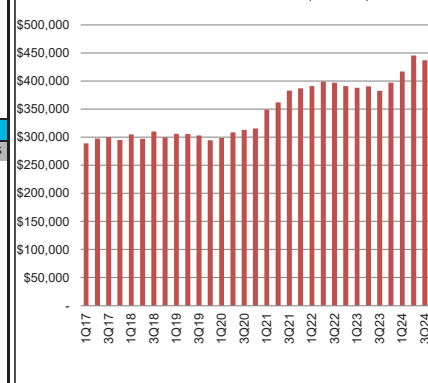


Saratoga

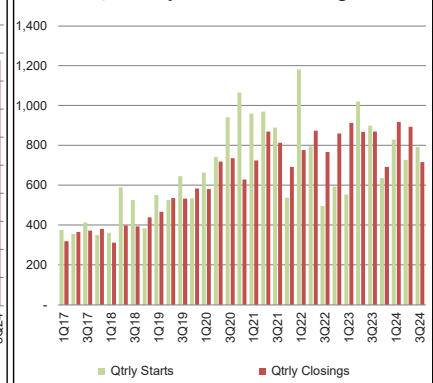
Market Area Annual Statistics (4Q23-3Q24)

	MOS		MOS		
Annual Starts	2,978	--	U/C Homes	1,493	5.6
Annual Closings	3,218	--	F/V Homes	128	0.5
Vacant Developed Lots	4,068	16.4	Models	57	0.2
Lots Under Development	4,548	--	Total New Home Inv	1,678	6.3
Ann Lots Delivered	3,115	--			
			Median Price		\$436,805
			Average Price		\$466,975
			Est \$ Volume (Starts)		\$1,390,651,550

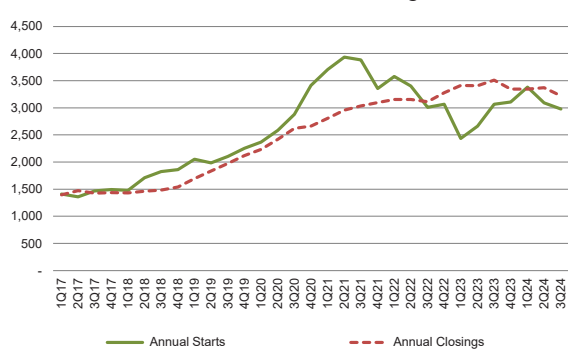
Median New Home Price (Starts)



Quarterly Starts and Closings



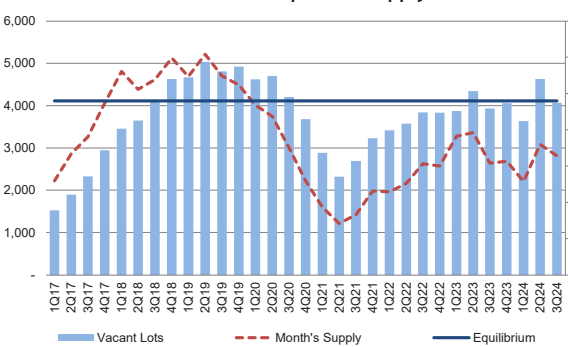
Historical Starts and Closings



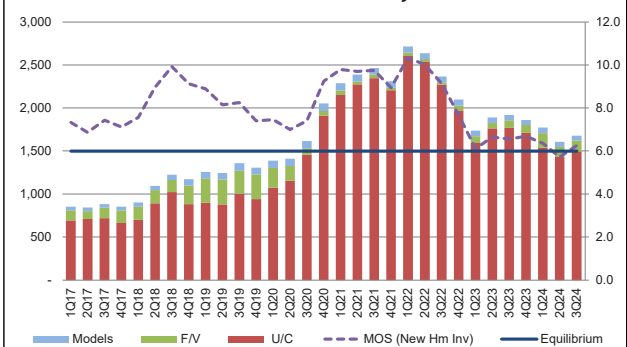
Starts and Closings by Price Range



Vacant Developed Lot Supply



New Home Inventory



*Data in charts represents combined statistics for US 380 Corridor, Oak Point, Cross Roads, Krugerville, Aubrey, and Little Elm ETJ along US 380

© 2024 Residential Strategies, Inc.

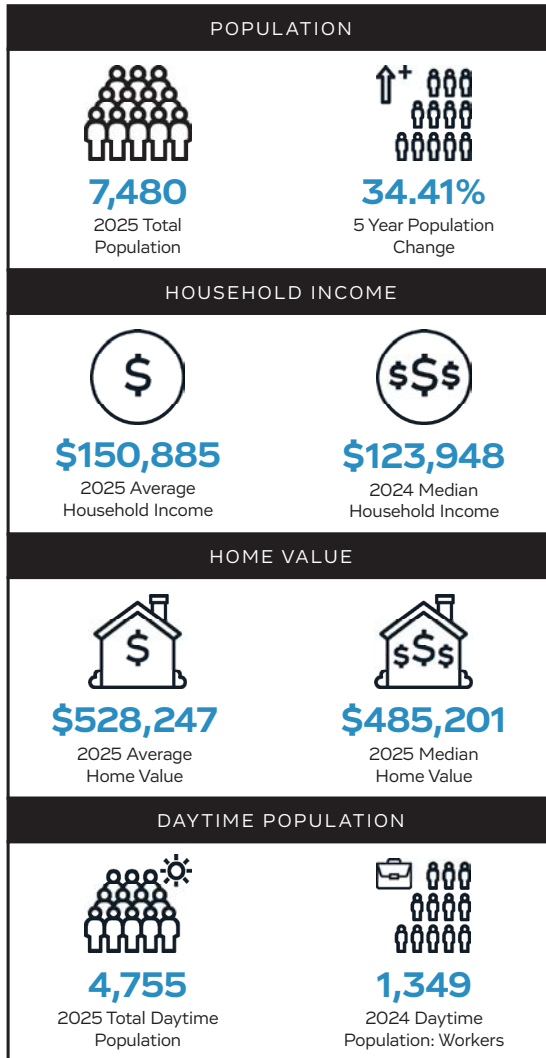
www.residentialstrategies.com

972.381.1400

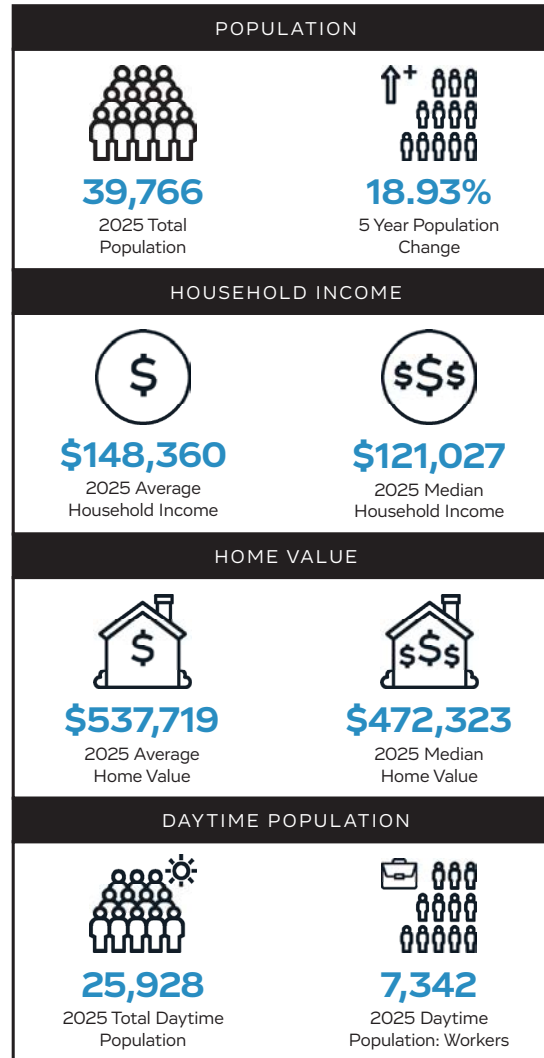


Demographics

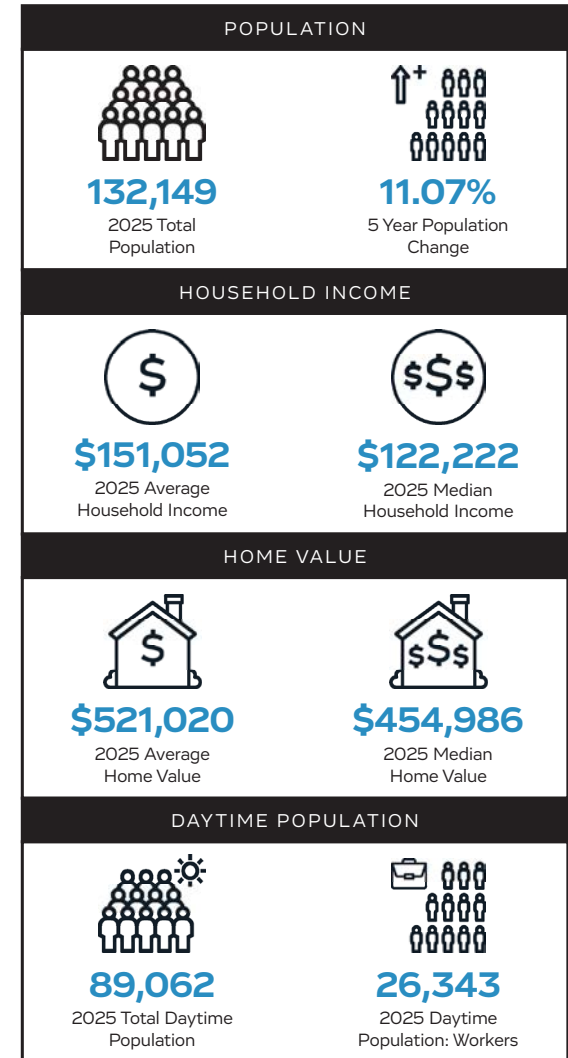
1 MILE



3 MILE

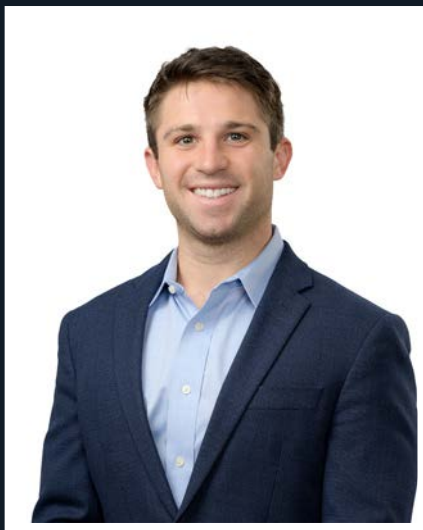


5 MILE





PRESENTED BY:



SCOTT SMITH

SENIOR VICE PRESIDENT

ssmith@weitzmangroup.com

214.720.3663



CORBIN TANENBAUM

SENIOR VICE PRESIDENT

ctanenbaum@weitzmangroup.com

214.720.7506

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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.



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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Scott Smith

Sales Agent/Associate's Name

701664

License No.

ssmith@weitzmangroup.com

Email

(214) 720-3663

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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.



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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Corbin Tanenbaum

Sales Agent/Associate's Name

704178

License No.

ctanenbaum@weitzmangroup.com

Email

(214) 720-7506

Phone

Buyer/Tenant/Seller/Landlord Initials

Date