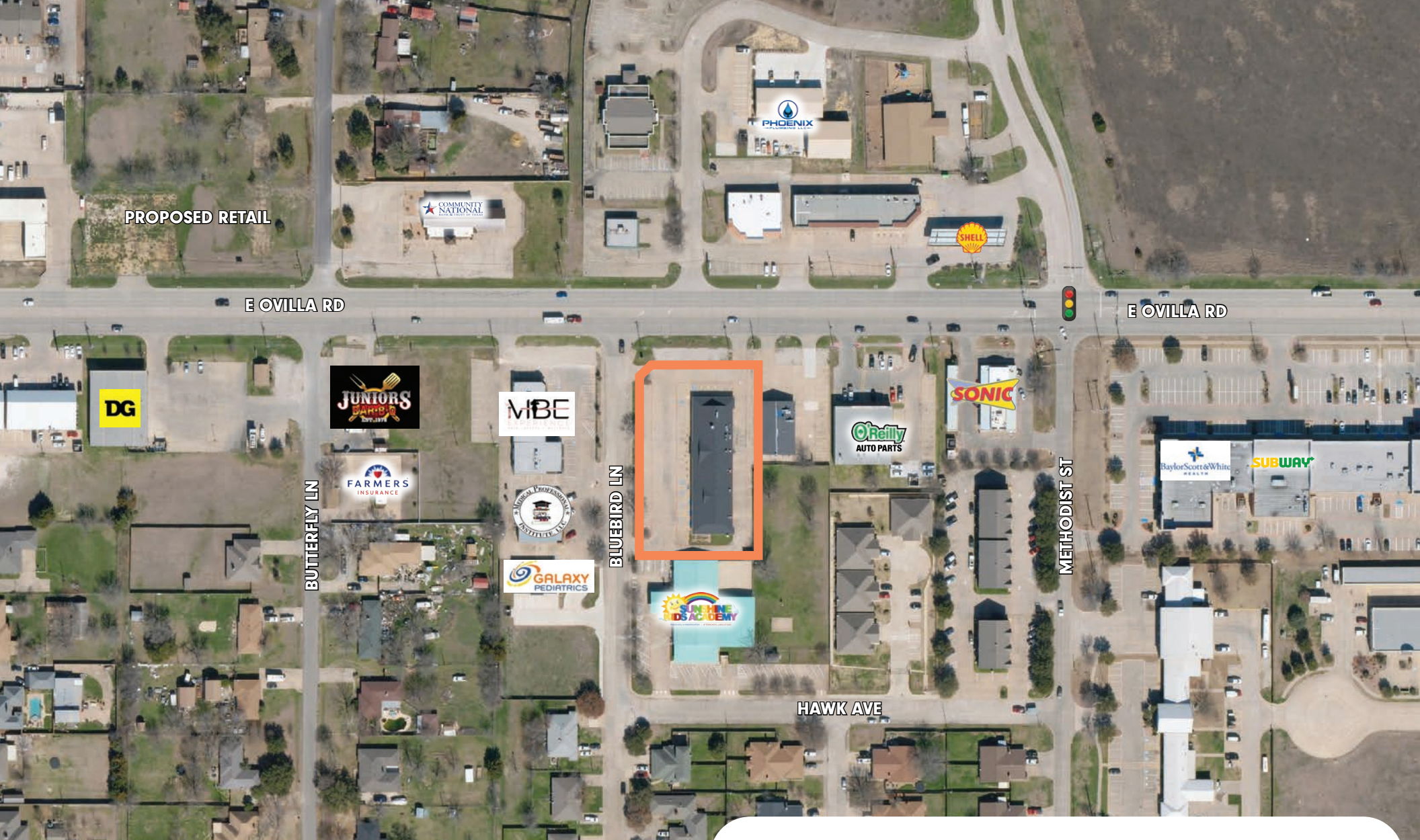




PROPOSED RETAIL

E OVILLA RD

E OVILLA RD

DG

JUNIORS
BAR-B-Q

MBE

FARMERS
INSURANCE

VIBE

GALAXY
PEDIATRICS

BLUEBIRD LN



O'Reilly
AUTO PARTS

SONIC

METHODIST ST

BaylorScott&White
HEALTH

SUBWAY

HAWK AVE

**273 E OVILLA RD
RED OAK, TX 75154**

RANGE
REALTY ADVISORS

DILLON COOK
214.416.8223
dcook@rangerealtyadvisors.com

MILTON BLACK
214.416.8219
mblack@rangerealtyadvisors.com

PROPERTY OVERVIEW



LOCATION

273 East Ovilla Rd
Red Oak, TX 75154



BUILDING SIZE

Total: $\pm$ 9,168 SF
Available: $\pm$ 4,790 SF



ACREAGE

Gross: $\pm$ 1.04
Net: $\pm$ 1.04



ZONING

C-1 Commercial



UTILITIES

Water: On Site
Sewer: On Site



ISD

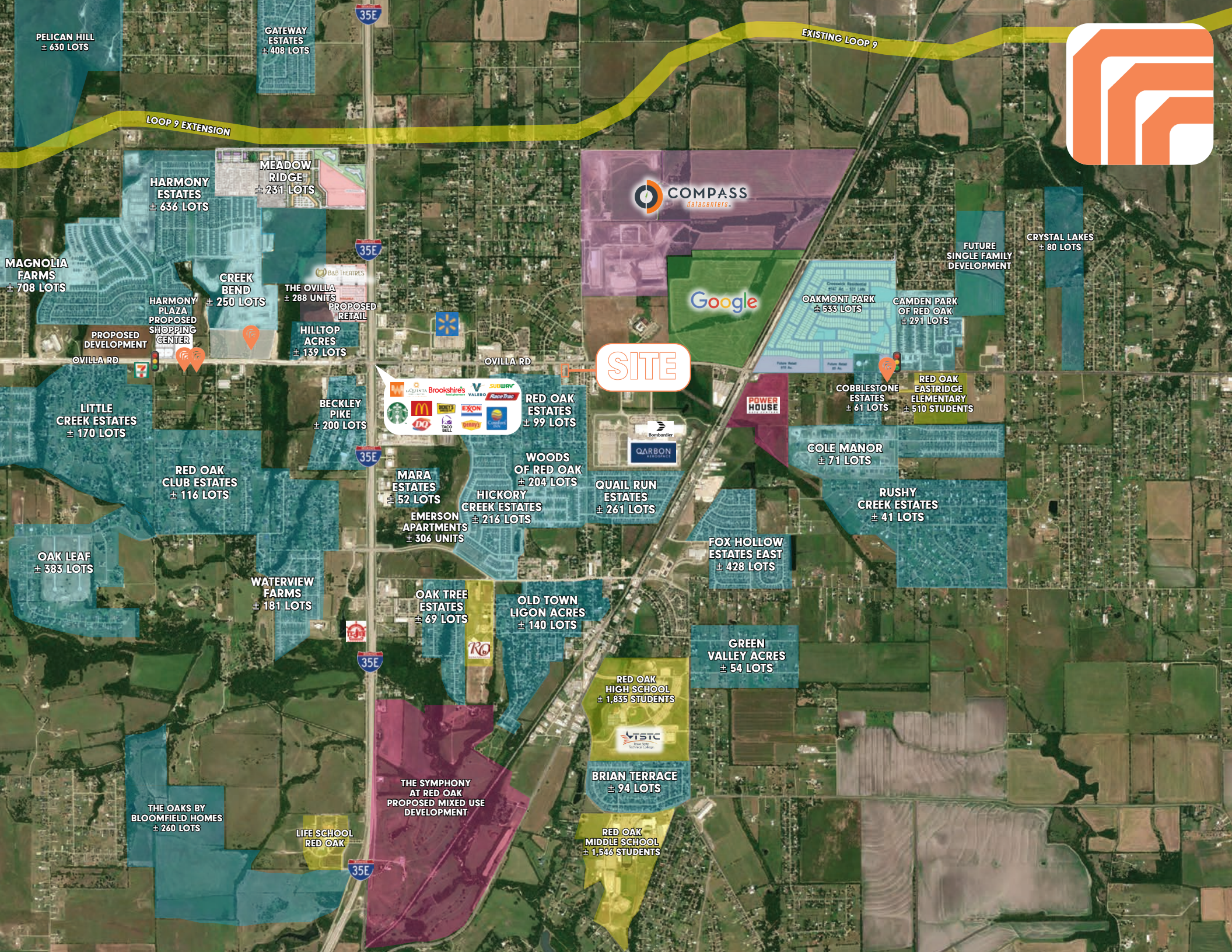
Red Oak ISD



VPD

Ovilla Road: $\pm$ 17,900





This is a detailed floor plan of a dental office, oriented with "Back" at the top and "front" at the bottom. The overall dimensions are 102' overall width and 52'-2" depth. The plan includes the following rooms and features:

- Top Section (Back):**
 - Two **EXAM** rooms, each 9'-6" wide.
 - A **LAB** area measuring 19'-2" wide.
 - A **CLOSET** measuring 8' x 4'-7".
 - SINKS** are located in the top-left and top-right areas.
 - A **REAR DOOR CLOSED** is indicated at the top center.
 - A **POSSIBLE X-RAY** area and an **ELEC. PANEL** are located near the center-top.
- Middle Section:**
 - On the left, an **OFFICE** (9'-3" x 12'-8") and an **EXAM** room (8'-1" x 38'-4").
 - In the center, an **OFFICE / RECEPTION** area (20'-4" x 9'-1") with a **COUNTER**, **FILES**, and a **SINK**. It includes a **RR** (restroom) and a **CLOSET**.
 - To the right of the center is a **WORK AREA** (10'-7" x 12'-4") with a **RR** (9' x 9').
 - On the far right, a large **LAB** area (25'-5" x 14'-9") with two **SINK**s, an **ELEC. PANEL**, and **CABINETS**. It also features a **SLIDER** and a **RR**.
- Bottom Section (Front):**
 - On the left, an **EXAM** room (8'-1" x 38'-4") and an **OFFICE** (9'-9" x 7'-8") with a **SINK**.
 - In the center, a **CONFERENCE** room (27'-3" x 11'-6") with a **GLASS WALL** and an adjacent **OFFICE** (10' x 11'-6").
 - On the right, a **SMALL CONF.** (7'-3" x 12'-7") and another **EXAM** room (7'-4" x 17').
 - Along the bottom wall, there are three **EXAM** rooms, each with a **SINK**.

Handwritten labels "Back" and "front" are present at the top and bottom of the plan, respectively. The overall width is marked as 102' overall, and the depth is marked as 52'-2".

TITLE: 273 OVILLA #1		PROJECT: FLOOR PLAN DOCTOR'S OFFICE 273 OVILLA RD. RED OAK, TEXAS	Chuck Lobb - Space Planning & Design 4445 Alpha Road, Building 1 - Suite 100 Dallas, Texas 75244 As-Built (972) 233-3333 Office Tenant Finish-Out (972) 233-1501 Fax Site Plans chuck.lobb@verizon.net
DATE: 01/10/2023	REVISION: 1		

4790. 59.
Red Oak R85.
273 Bovilla. Kd
Red Oak TX 75/54

BUILDING AERIAL



E OVILLA RD

E OVILLA RD

BLUEBIRD LN

BUILDING AERIAL



MARKET OVERVIEW



SUMMARY

RED OAK IS A CITY LOCATED IN ELLIS COUNTY, IN THE DALLAS-FORT WORTH METROPOLITAN AREA, MAKING IT PART OF A RAPIDLY GROWING REGION IN NORTH TEXAS. THE CITY IS STRATEGICALLY LOCATED NEAR MAJOR HIGHWAYS LIKE INTERSTATE 35E AND U.S. HIGHWAY 77, WHICH MAKE IT EASY FOR RESIDENTS TO COMMUTE TO DALLAS, FORT WORTH, OR OTHER CITIES IN THE REGION. IMPROVED INFRASTRUCTURE CONTINUES TO BE A KEY ELEMENT OF THE CITY'S DEVELOPMENT MAKING THIS PROPERTY AN IDEAL LOCATION FOR FUTURE DEVELOPMENT.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	5,198	44,087	119,179
2029 POPULATION	5,892	47,589	127,367
POP. GROWTH 2024-2029	2.7%	1.6%	1.4%
2023 TOTAL HOUSEHOLDS	1,672	14,989	41,879
MEDIAN HOUSEHOLD INCOME	\$95,459	\$74,728	\$82,422
2024 TOTAL BUSINESSES	249	971	2,562
2024 TOTAL EMPLOYMENT	1,959	6,871	18,646



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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.

11-2-2015



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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Milton Black	698469	mblack@rangerealtyadvisors.com	214-416-8219
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0