



302 W. Ovilla Road
Red Oak, Texas 75154

FOR SALE
3,132 SF

NAI Robert Lynn / Retail

FEATURES + MAP + DEMOGRAPHICS



3,132 SF Freestanding Office Building



Prominent State Highway Position



A Mix of Office, Retail and Dense Residential



Sale Price: Contact Broker



**FM 664
23,762 VPD**

**HAMPTON RD
6,180 VPD**

Source: TXDOT 2024



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,892	45,320	102,591
TOTAL HOUSEHOLDS	2,253	15,054	33,999
AVERAGE HOUSEHOLD SIZE	3.1	3.0	3.0
AVERAGE HOUSEHOLD INCOME	\$132,328	\$115,066	\$119,818

Source: CoStar 2025

Population Trends and Key Indicators

302 E Ovilla Rd, Red Oak, Texas, 75154 3
Ring of 1 mile

7,139 Population
2,372 Households
3.01 Avg Size Household
34.4 Median Age
\$124,501 Median Household Income
\$376,479 Median Home Value
112 Wealth Index
113 Housing Affordability
75 Diversity Index

MORTGAGE INDICATORS

\$16,898
Avg Spent on Mortgage & Basics

18.9%
Percent of Income for Mortgage

POPULATION BY GENERATION

1.9% Greatest Gen: Born 1945/Earlier

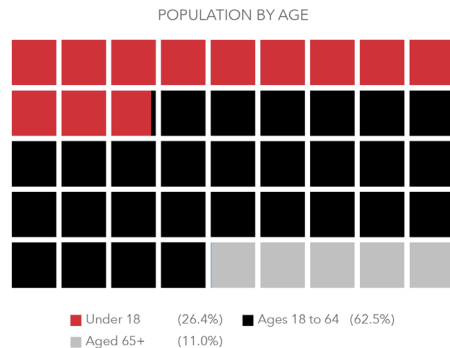
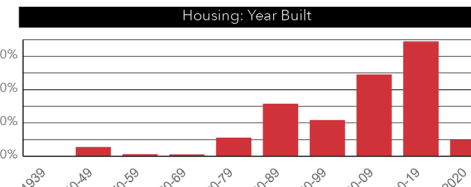
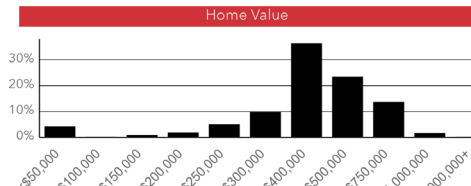
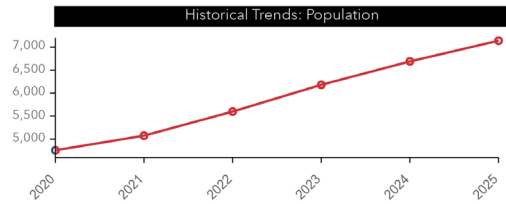
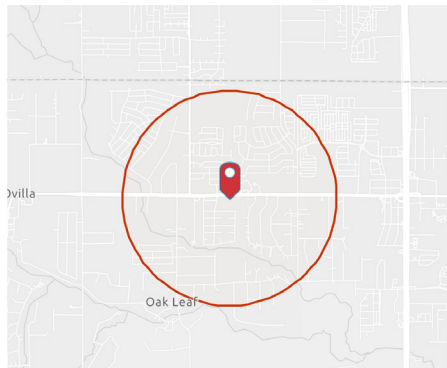
13.2% Baby Boomer: Born 1946 to 1964

20.0% Generation X: Born 1965 to 1980

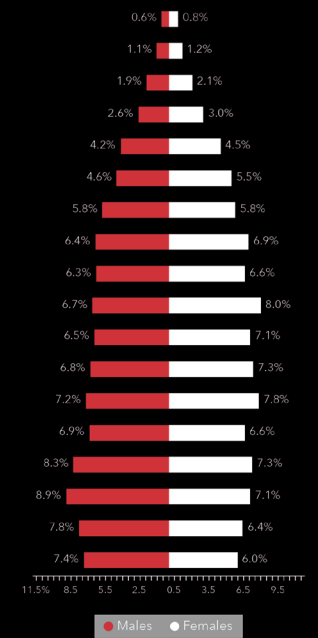
25.8% Millennial: Born 1981 to 1998

26.9% Generation Z: Born 1999 to 2016

12.3% Alpha: Born 2017 to Present



Age Pyramid



Annual Lifestyle Spending

\$4,141 Travel

\$121 Theatre/Operas/Concerts

\$96 Movies/Museums/Parks

\$125 Sports Events

\$11 Online Games

\$163 Audio

Tapestry



EDUCATION

7.8% No High School Diploma

29.3% High School Graduate

25.6% Some College/Associate's Degree

37.3% Bachelor's/Grad/Prof Degree

EMPLOYMENT

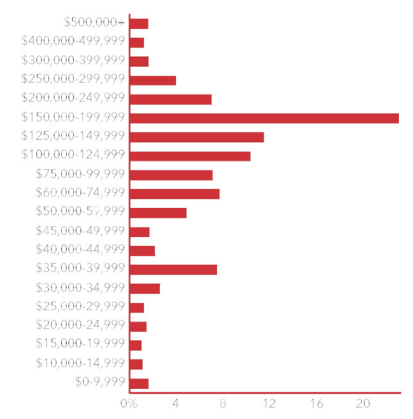
68.9% White Collar

21.9% Blue Collar

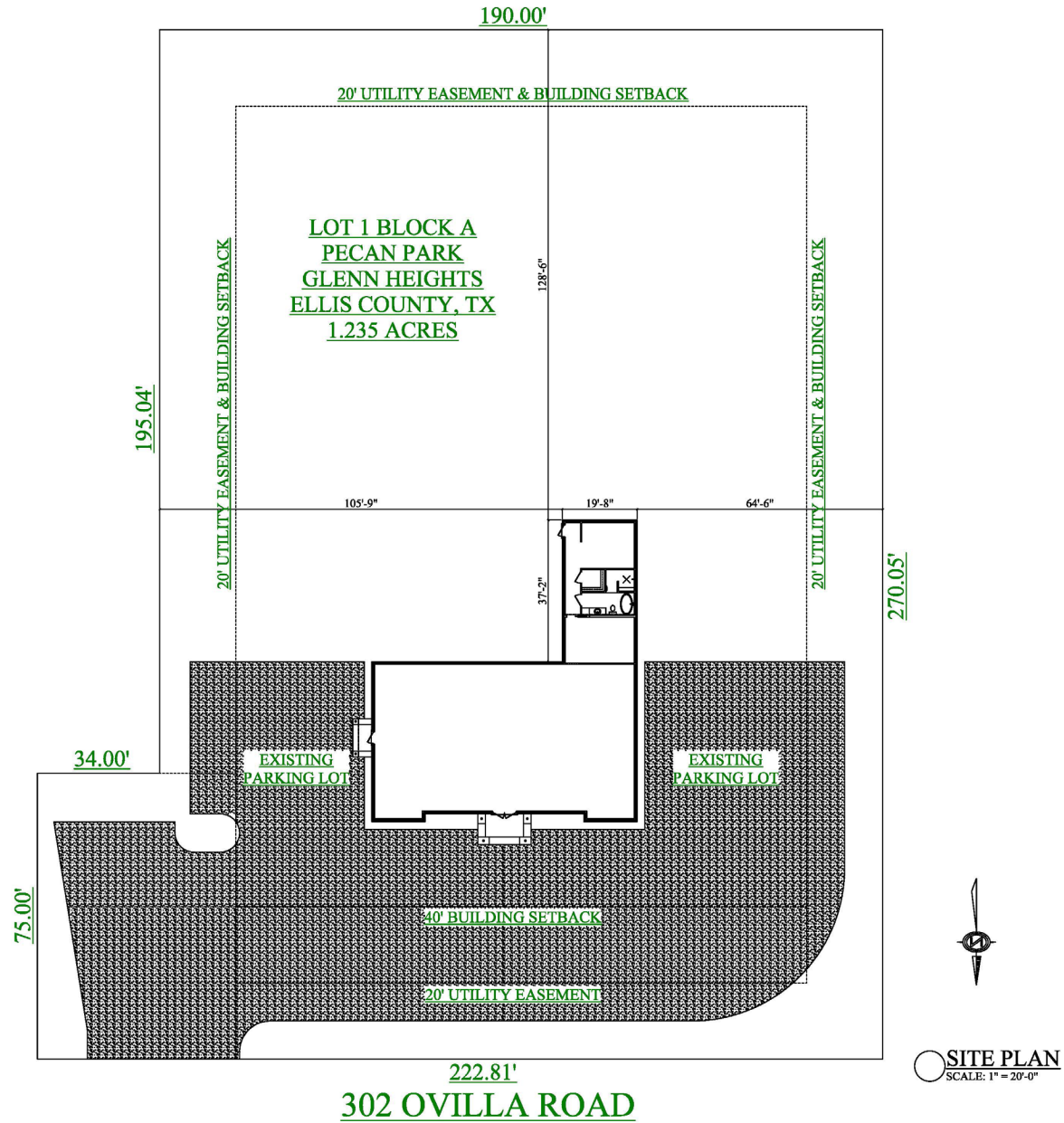
9.3% Services

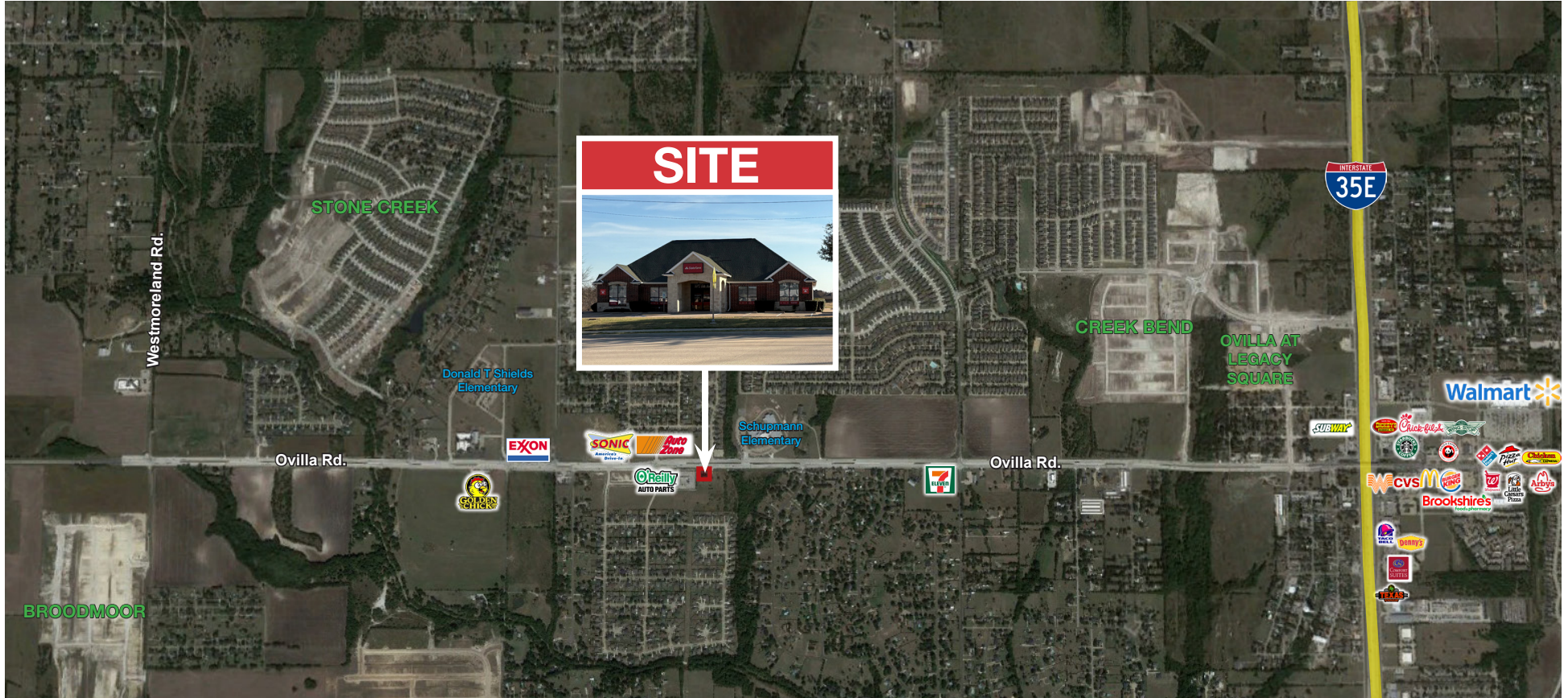
8.0% Unemployment Rate

HOUSEHOLD INCOME



esri THE SCIENCE OF WHERE
 Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri





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FOR SALE **3,132 SF**



Information About Brokerage Services

2-10-2025



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.

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