



# THE RO

*62,000 SF RETAIL + OFFICE  
401 S. OAK STREET, ROANOKE, TX*



# PROPERTY OVERVIEW

The Ro will soon be a 62,000 SF development facing Front Street in Roanoke's Old Town District. The 24-acre master-planned area is already home to Roanoke's City Hall, and the new 300-room, 8-story Peabody Roanoke will be breaking ground in the 1st Quarter of 2020. The Roanoke Downtown area has over 800 new apartments which have created a vibrant retail/restaurant corridor within walking distance to The Ro.

Roanoke has been one of the Top 10 fastest growing communities in the Metroplex for 3 straight years. The city is located 3 miles east of Texas Motor Speedway and minutes from both DFW and Alliance Airports. As part of this growth the city has experienced a number of large residential developments, as well as high profile corporate relocations. The recently announced Charles Schwab/TD Ameritrade campus is being developed a few blocks away in Westlake and will have 7,000 future employees when completed.

## LEASING INFORMATION



62,000 SF of Leaseable Space



42,000 SF of Retail, 20,000 SF of Office



Call for Rates



Vibrant Walkable Downtown



Located near City Hall and Future Peabody Hotel



Several Corporate Campuses in Close Proximity







Roanoke  
Community Park

**BRIDGESTONE**  
Bridgestone Americas, Inc.

**Reyes Holdings**

**DSC LOGISTICS**

**E Byron Nelson Blvd**

James M. Steele  
Accelerated HS

TACO BELL

**C**

**BEHR**

**HERITAGE**

**United supermarkets**

**The Ro**

377

17,101 VPD

**Hard Eight** PH BBQ  
**Wet Dog**  
**RENO RED'S**  
**Jack & Cat**  
**FOSTER'S**  
 Roanoke's Best Sushi  
**CHOPSHOP**  
**Twisted Root**  
 BURGER CO.

**SAMSUNG HVAC**

**Ryder** **Callaway GOLF**

**ROANOKE**

charles SCHWAB

**JT Ottinger Rd**

Roanoke  
Recreation Center

GNWSA - Roanoke  
Soccer Complex

**Roanoke's Peabody Hotel**



55,711 VPD

**Tom Thumb**  
**Randalls**

Premium Waters, Inc.

**SPEC'S**

**QT**





377

E Byron Nelson Blvd

ROANOKE

BECK ES

TROPHY CLUB

LAKEVIEW ES

TROPHY CLUB COUNTRY CLUB

Tom Thumb

Hwy 114

Charles SCHWAB  
2,600 employees  
2,500-acre development

CIRCLE RANCH

E Highway 114

85 employees  
800 students

Deloitte  
500 employees  
50,000 annual attendees

Fidelity  
5,400 employees

WESTLAKE  
EXTRAIR  
under construction

SOLANA  
Business Park  
3,000 employees

Sabre  
3,545 employees

Ameritrade  
1,800 employees

verizon  
585 employees

WESTLAKE

VAQUERO CLUB

SOUTHLAKE

W Dove Rd

N Pearson Ln

TX-114 Hwy

The Ro

Walmart  
DOLLAR TREE

HOME DEPOT

CELEBRITY MARK

Starbucks

CVS pharmacy

Taylor Scott & White

HOMEWOOD SUITES

WOODBRIDGE

MARRIOTT DALLAS/FORT WORTH SOLANA

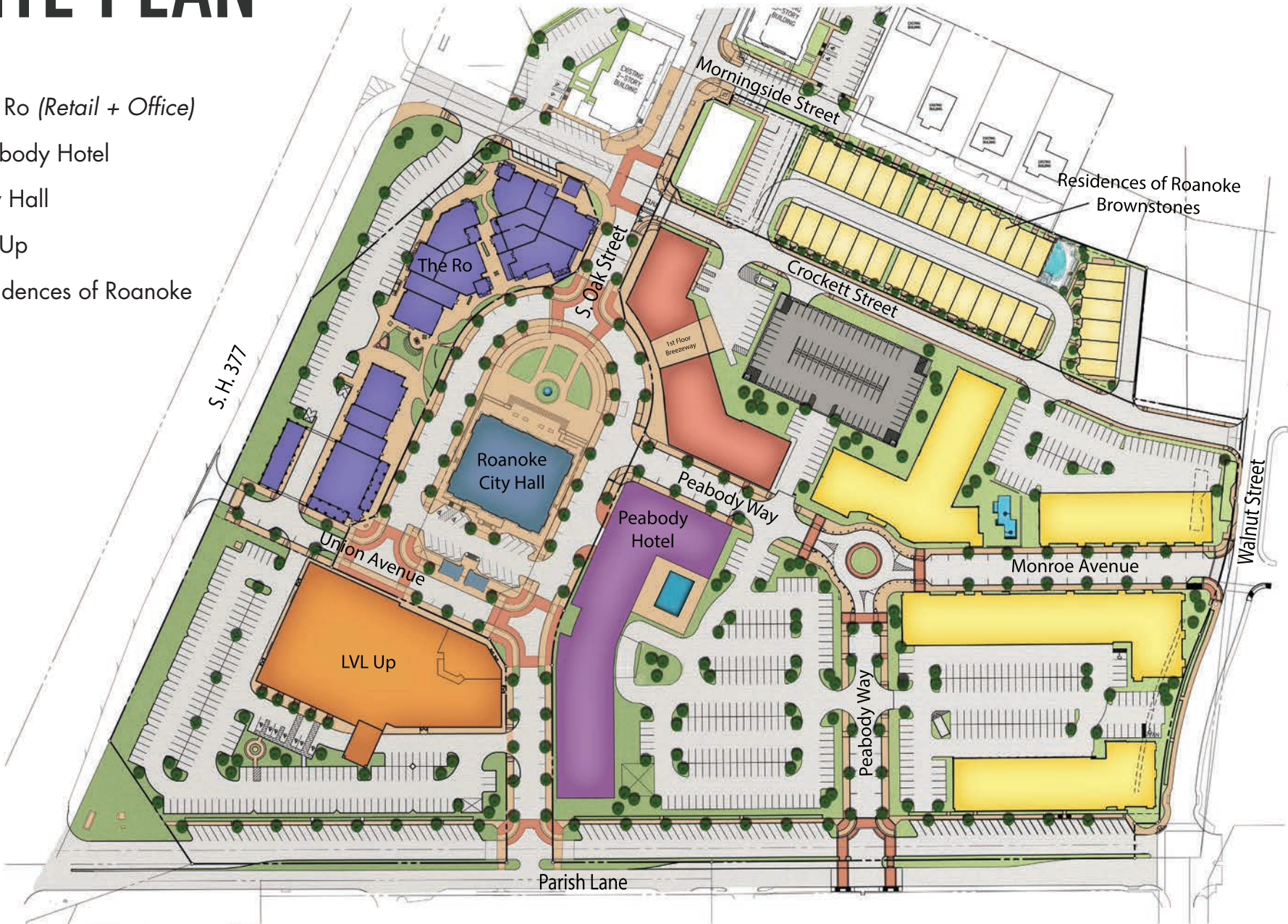






# SITE PLAN

-  The Ro (Retail + Office)
-  Peabody Hotel
-  City Hall
-  LVL Up
-  Residences of Roanoke



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2019 Total Population	3,611	35,525	97,168
Daytime Population	3,323	9,055	31,692
2010 Census	1,507	23,882	72,472
Population Growth (2010-2019)	<b>139.62%</b>	<b>48.75%</b>	<b>34.08%</b>
Population Growth (2019-2024)	<b>19.97%</b>	<b>14.73%</b>	<b>11.34%</b>
2024 Projection	4,332	40,758	108,186
Average Age	35.90	36.30	35.80
HOUSEHOLDS			
Total Households	1,463	12,537	33,481
2024 Projection	1,747	14,357	37,284
2019 Average Household Income	\$78,956	\$134,033	\$134,967
2019 Median Household Income	\$67,123	\$104,788	\$105,67
Median Home Value	\$193,841	\$347,075	\$307,800
Owner Occupied	629	9,222	25,609
Renter Occupied	834	3,314	7,872





# CONTACT

## **Mike Cagle**

p (972) 764-6001

e [mcagle@inroadsrealty.com](mailto:mcagle@inroadsrealty.com)

## **Taylor LeMaster**

p (972) 764-6004

e [tlemaster@inroadsrealty.com](mailto:tlemaster@inroadsrealty.com)

## **Thad Beckner**

p (972) 764-5404

e [tbeckner@inroadsrealty.com](mailto:tbeckner@inroadsrealty.com)





# INFORMATION ABOUT BROKERAGE SERVICES

## Approved by the Texas Real Estate Commission for Voluntary Use

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations

as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.



Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)