

FOR SALE
RETAIL / COMMERCIAL LAND
Red Oak, Texas

LOCATION: The subject property is located on the west side of I-35E, approximately one-quarter mile north of Ovilla Road (FM 664) in Red Oak. Ovilla Road is the first exit south of the Dallas County/Ellis County line.

SIZE: 45.971 Acres; 2,002,496.76 S.F.

ZONED: Highway Oriented (Retail / Commercial)

FRONTAGE: I-35E - 928.47 ft. **DEPTH:** 2,157.13 ft.

TRAFFIC COUNT: I-35E - 79,780 vehicles per day

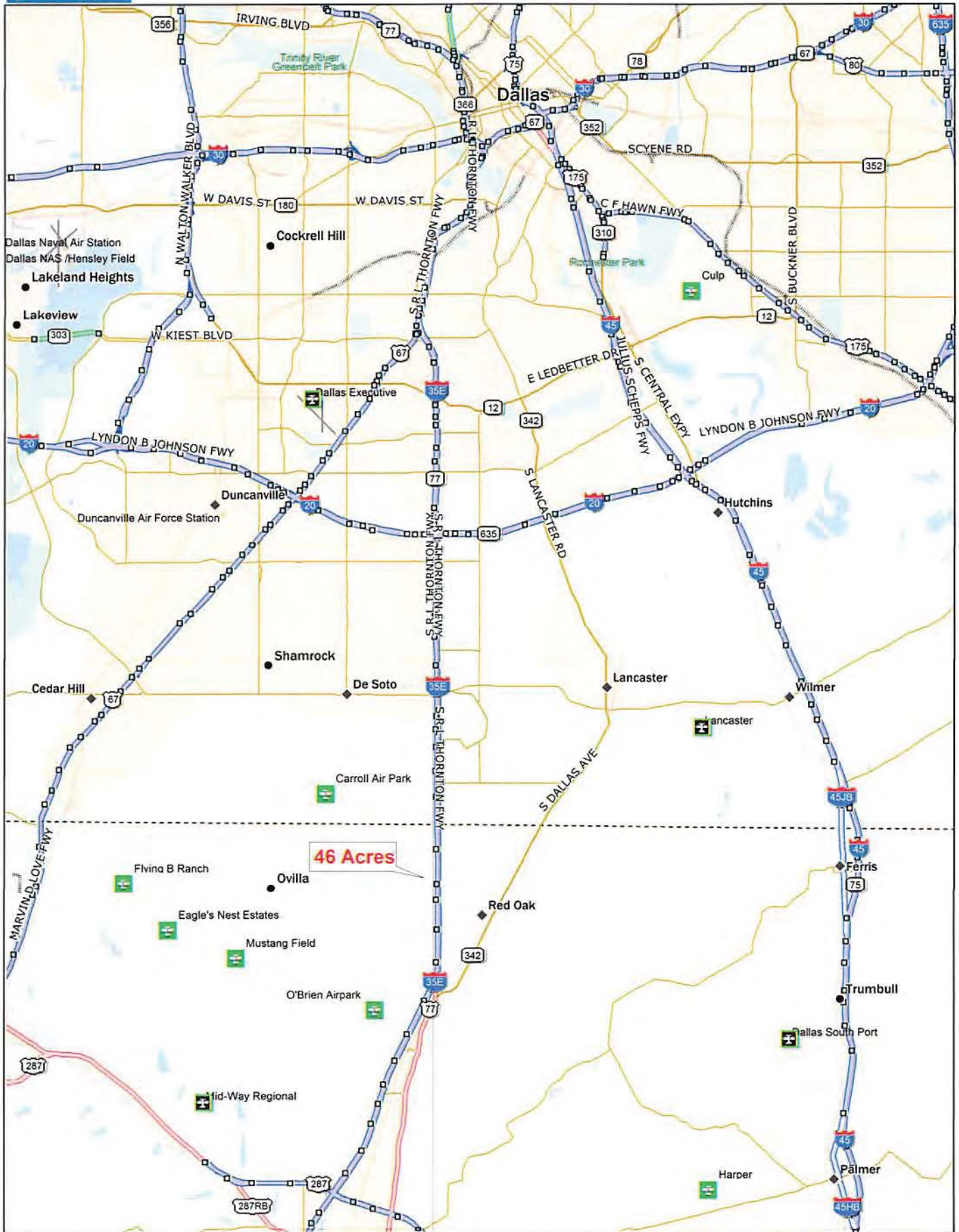
UTILITIES: City water, city sewer and electricity are available.

PRICE: Varies depending on size and location.
\$10,012,485.00 (\$5.00 Per S.F.) for whole tract

COMMENTS: Excellent highway visibility and exposure. This site is great for catching all of the daily southbound commuter traffic coming out of Dallas and into Ellis County. Red Oak is experiencing healthy growth in both the residential and retail / commercial markets. Recent retail openings include Walmart Superstore, Walgreen's and Burger King. Presently, over 1,100 employees work at the Triumph Group aerospace facility on E. Ovilla Road. Triumph Group occupies approximately 900,000 S.F. of space with an estimated project cost of \$170 million.

FOR MORE INFORMATION
Call
JOE RUST COMPANY
972-333-4143

Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.



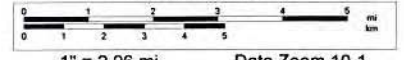
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www.delorme.com

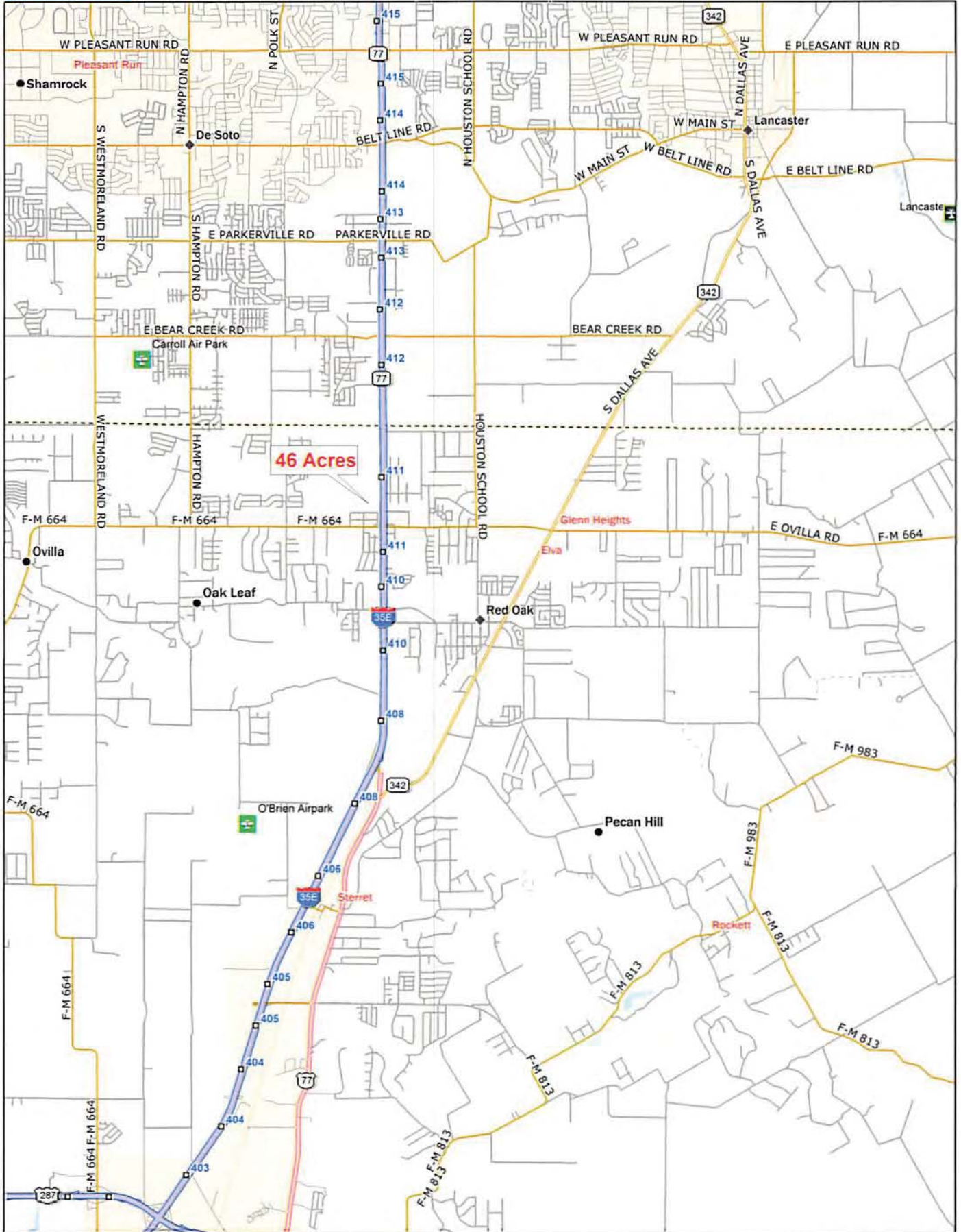


Scale 1 : 187,500



1" = 2.96 mi

Data Zoom 10-1



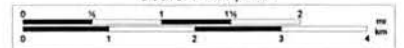
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Scale 1 : 87,500



1" = 1.38 mi

Data Zoom 11-2



FUTURE LOOP 9

46 ACRES

FUTURE CONNECTOR ROAD

FM 664

RED OAK, TEXAS



www.joerust.com

Joe Rust
972.333.4143
joerust@joerust.com

Lance Rust
469.337.4627
lancerust@joerust.com

Red Oak, Texas



TO DALLAS
←

TO AUSTIN
→

↑
Southbound
Exit Ramp

46 ACRES

OVILLA ROAD

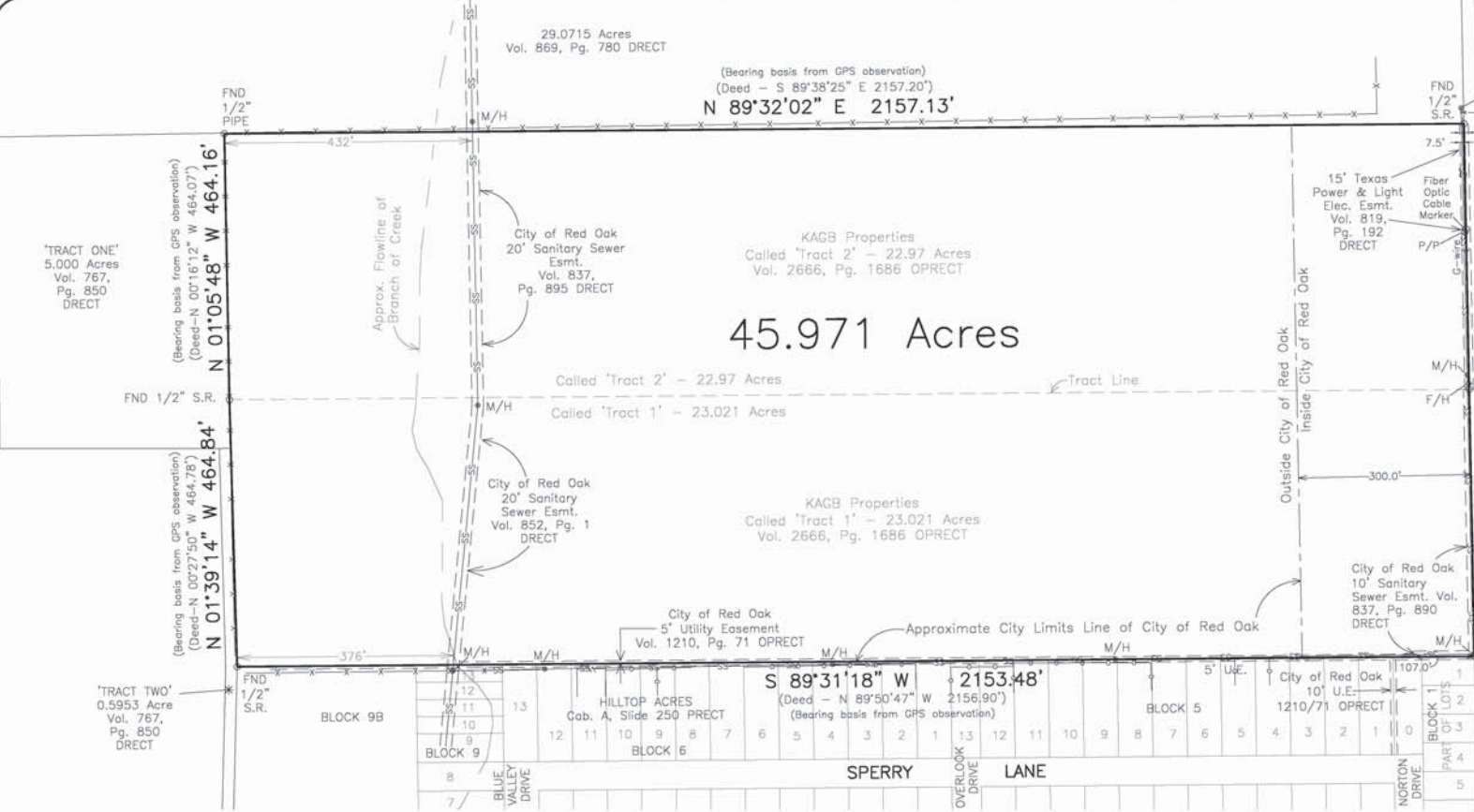


REVISIONS	BY
10-03-14	KB



DAVIS & McDILL, Inc.
 ENGINEERS
D & M
 SURVEYORS
(A Texas licensed surveying firm # 01594-00, and a Texas licensed engineering firm # F-6439)
 Phone: Metro 972-338-1185 Fax: 972-337-0007

Date: 9/22/14
 Scale: 1" = 100'
 Drawn: D. McDill
 Job: 214-0440
 -REVISED-
 Sheet 1
 of 1 sheets.



ASPHALT ROAD
 M/H W/V
 S 01°08'25" E 463.53'
(Deed-S 002000 E 463.58')
(Bearing basis from GPS observation)
 FND 1/2" S.R.
 15.0'
 7.5'
 15' Texas Power & Light Elec. Esmt. Vol. 819, Pg. 192 DRECT
 Fiber Optic Cable Marker
 P/P/P
 M/H
 F/H
 300.0'
 City of Red Oak 10' Sanitary Sewer Esmt. Vol. 837, Pg. 890 DRECT
 FND 1/2" S.R.
 S 01°09'41" E 464.94'
(Deed-S 002000 E 464.90')
(Bearing basis from GPS observation)

P.O.B.



FIELD NOTES
45.971 Acres

BEING all that certain lot, tract or parcel of land partially lying in the City of Red Oak, Texas, and being situated in the John Nugent Survey, Abstract No. 796, Ellis County, Texas, and being all of that called 23.021 acre "TRACT 1" and all of that called 22.97 acre "TRACT 2" conveyed to KAGB Properties by deed recorded in Volume 2666, Page 1686, Official Public Records, Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found in the west line of Interstate Highway 35E (I-35E) for the southeast corner of said "TRACT 1", and being the same for this tract, and also being the northeast corner of Hilltop Acres, an addition partially in the City of Red Oak, Texas, according to the plat thereof recorded in Cabinet A, Slide 250 of the Plat Records of Ellis County, Texas (PRECT), with the bearing basis for this description from GPS observation, Texas Co-ordinate System, North Central Zone, with a beginning co-ordinate of Northing = 6881515.296, Easting = 2485402.505;

THENCE South 89°31'18" West, 2153.48 feet (Deed - N 89°50'47" W, 2156.90') along the south line of "TRACT 1" and this tract, and along the north line of Hilltop Acres addition to a 1/2" steel rod found for the southeast corner of the "TRACT 1", and being the same for this tract, and also being the northeast corner of said Hilltop Acres addition, and said point also being an easterly corner of a called 0.5953 acre tract as described by deed recorded in Volume 767, Page 850, DRECT;

THENCE North 01°39'14" West, 464.84 feet (Deed - N 02°27'50" W, 464.78') along the west line of "TRACT 1" and this tract, and along the east line of said 0.5953 acre tract, at approximately 380.00 feet passing the northeast corner of a called 0.5953 acre tract and the southeast corner of a called 5.000 acre tract also described by deed recorded in Volume 767, Page 850, DRECT, and continuing a total distance of 464.84 feet to a 1/2" steel rod found for the northeast corner of said "TRACT 1" and the southeast corner of said "TRACT 2";

THENCE North 01°05'48" West, 464.16 feet (Deed - N 02°16'12" W, 464.07') along the west line of said "TRACT 2" and this tract, and along the east line of said 5.000 acre tract to a 1/2" steel pipe found for the northwest corner of "TRACT 2", and being the same for this tract, and also being the northeast corner of said 5.000 acre tract, and said point also being in the south line of the a called 29.0715 acre tract of land described by deed recorded in Volume 869, Page 780, Deed Records, Ellis County, Texas (DRECT);

THENCE North 89°32'02" East, 2157.13 feet (Deed - S 89°38'25" E, 2157.20') along the north line of "TRACT 2" and this tract, and along the south line of said 29.0715 acre tract to a 1/2" steel rod found (Outgoing = 6882443.857, Easting = 2485383.857) in the west line of said I-35E for the northeast corner of "TRACT 2", and same for this tract, and also being the southeast corner of said 29.0715 acre tract;

THENCE South 01°08'25" East, 463.53 feet (Deed - S 002000 E, 463.58') along the east line of "TRACT 2" and this tract, and along the west line of I-35E to a 1/2" steel rod found for the southeast corner of said "TRACT 2" and being the northeast corner of said "TRACT 1";

THENCE South 01°09'41" East, 464.94 feet (Deed - S 002000 E, 464.90') along the east line of "TRACT 1" and this tract, and along the west line of I-35E to the POINT OF BEGINNING and containing approximately 45.971 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to TOWN SQUARE TITLE COMPANY, L.L.C. and DMJ PROPERTIES, L.L.C., a Texas limited partnership, that (a) this survey complies with the current Texas Society Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey; (b) this survey is true and correct and was made on the ground under my supervision as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon; (c) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (d) this survey correctly shows the size, location and type of all buildings, structures, and other visible improvements on the subject property; (e) this survey correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building setback lines and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters (with instrument, book, and page number indicated); (f) except as shown, there are no visible (1) improvements, easements, rights-of-way, party walls, drainage ditches, streams, uses, discrepancies or conflicts, (2) party walls or encroachments onto adjoining premises, streets, or alleys by any of said buildings, structures, or other improvements, (3) encroachments onto the subject property by buildings, structures, or other improvements on adjoining premises, or (4) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the subject property; (g) the distance from the nearest intersecting street or road is as shown hereon; (h) the subject property has direct and free access to a dedicated public street or road as shown hereon; (i) if the subject property consists of two or more parcels having common boundaries, those parcels are contiguous along the common boundaries; and (j) except as shown, no part of the subject property is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map for Ellis County, Texas, Map # 48136C0075 F, dated June 3, 2013, which such map panel covers the area in which the subject property is situated and this survey correctly indicates the zone designation of any area as being in the 100-year Flood Plain or "flood prone area." The undersigned has received and examined a copy of the Title Insurance Commitment No. 1124 issued by Town Square Title Company, L.L.C. for the subject property as well as a copy of each instrument listed therein, and the location of any matter shown thereon, to the extent it can be located, has been shown on this survey. The surveyor has not obstructed the property. Based on the easements and/or deeds furnished by the aforesaid title company, the following do not affect the subject property:

Texas Power and Light Company Vol. 369, Pg. 269 and Vol. 436, Pg. 414 DRECT
 State of Texas Vol. 492, Pg. 50, Vol. 492, Pg. 53 and Vol. 493, Pg. 408 DRECT

Walter Kevin Davis, R.P.L.S. # 4466
 Davis & McDill, Inc. Date

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

LEGEND

---	Mix Fence
---	Steel Fence
---	Iron Fence
---	Chain Line Fence
---	Railroad Track
---	Cable TV
---	Gas Line
---	Petroleum Pipeline
---	Electric Line
---	Sanitary Sewer Line
---	Water Line
---	Underground Telephone
---	Drainage

LEGEND

○	Property Corner Symbol
○	Found
○	Steel Rod
○	Steel Pipe
○	Utility Easement
○	200' Pipe
○	20" Pipe
○	Point of Beginning
○	Centerline
○	Drainage Pipe
○	Spot Elevation
○	Building Line
○	Water Line
○	Water Meter
○	Water Mains
○	Cover
○	Fire Hydrant
○	Water Valve
○	Drainage & Utility Easement

WELCOME



CITY OF RED OAK, TEXAS



PRIMARY RETAIL TRADE AREA



RED OAK, TEXAS

OVERVIEW

Red Oak is a community located in Ellis County, Texas, at the intersection of Interstate 35E and FM 664 / Ovilla Road, and just 18 miles south on Interstate 35E from the heart of downtown Dallas.

Red Oak benefits from its location in the Dallas / Fort Worth Metroplex, the 4th largest metropolitan area in the United States. The Red Oak retail trade area has a population of 172,956. Red Oak continues to value its rural character as it grows as a part of one of the fastest growing regions in the United States.

The primary retail intersection is Interstate 35E and FM 664 / Ovilla Road. There are retail opportunities at this intersection on all four corners with the total land available over 100 acres.

RETAIL OPPORTUNITIES

RETAIL PRIMARY TRADE AREA STATISTICS

POPULATION	YR	TRADE AREA	3 MILES	5 MILES
City of Red Oak	2012	172,956	27,274	72,590
	2017	184,993	29,677	77,635
Median Age	2012	34.3	33.0	35.0
Median HH Income	2012	\$55,290	\$55,613	\$59,444
	2017	\$62,084	\$60,754	\$66,207

TRAFFIC COUNTS	VPD	EDUCATION (PTA)	Est. 2012
Intersection of Interstate 35E & FM 664 / Ovilla Road	110,392	Education Attainment	75.04%
		College Graduate	28.2%
		Some College, no Degree	27.8%
		High School Graduate	26.9%
		Less than High School	17.2%

INCOME (PTA)	Est. 2012	Est. 2017	DAYTIME POPULATION	(Est.) 4,702
Average Household	\$70,410	\$78,458		
Median Household	\$55,290	\$62,084		
Per Capita	\$24,527	\$27,218		

RACE (PTA)	Est. 2012	Est. 2017	AGE GROUPS (PTA)	Est. 2012
Caucasian / White	49.5%	48.9%	Under 4 years	7.5%
African American	39.3%	38.3%	5 - 14 years	16.8%
Amer. Indian / Alaska	0.5%	0.6%	15 - 19 years	7.7%
Asian	0.6%	0.7%	20 - 24 years	6.1%
Hawaiian / Islander	0.1%	0.1%	25 - 34 years	13.0%
Other Races	7.7%	8.8%	35 - 44 years	14.4%
Two or More Races	2.3%	2.7%	45 - 54 years	14.1%
Hispanic / Latino	19.5%	22.4%	55 years & older	20.6%



PRIMARY TRADE AREA MAP

CONTRACT INFORMATION:
RED OAK EDC
 200 Lakewood Parkway
 Red Oak, Texas 75154
 Phone 972.617.6831



prepared by: 5007 Woodlands Lane • 3rd Floor • Dallas, Texas 75206 • 972.617.6831

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QUICK FACTS

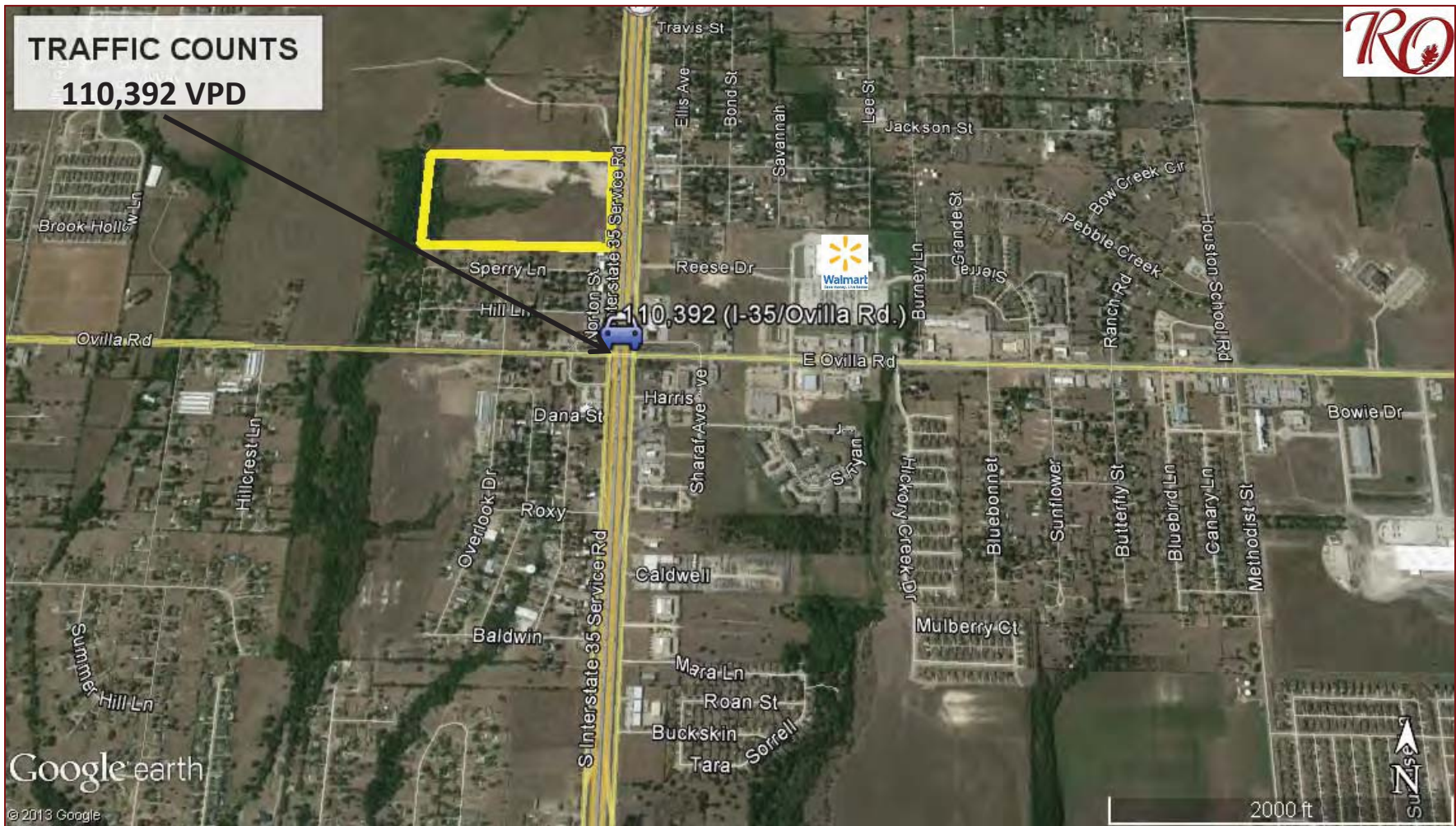
- **POPULATION:** 172,956 (2012)
- **AVERAGE H.H. INCOME:** \$70,410 (2012)
- **MEDIAN H.H. INCOME:** \$55,290 (2012)
- **PER CAPITA INCOME:** \$24,527 (2012)
- **TRAFFIC COUNTS:** 110,392 VPD*

* (TRAFFIC COUNT LOCATION: I-35 & FM 664/OVILLA ROAD)



OVILLA ROAD & I-35E

TRAFFIC COUNTS: 110,392 VPD



NORTH AREA CONCEPT DEVELOPMENT PLAN

I-35 CORRIDOR VISION PLAN



NORTH AREA CONCEPT DEVELOPMENT PLAN
I-35 CORRIDOR VISION PLAN
RED OAK, TEXAS

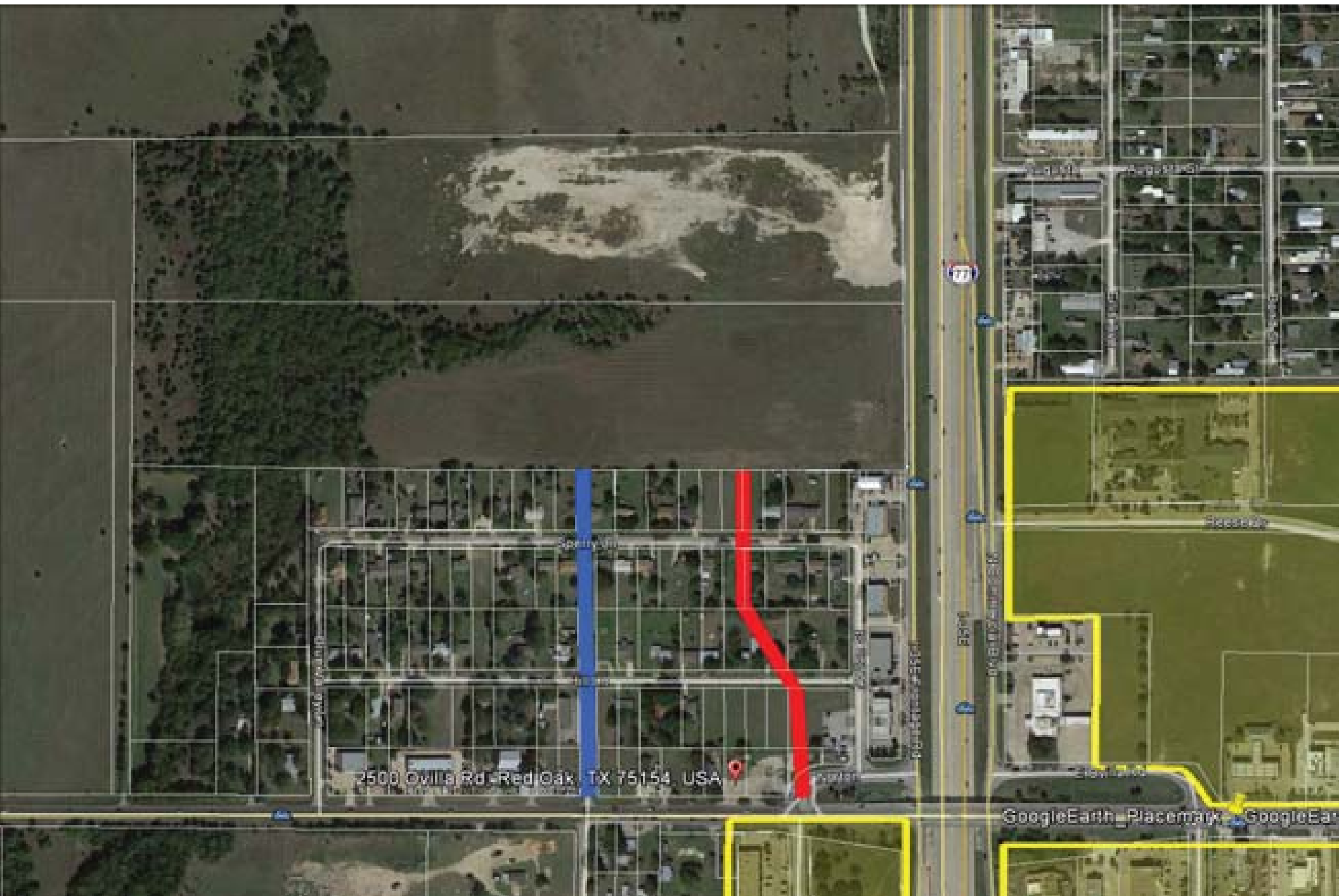
Scale: 1" = 300'



POTENTIAL CONNECTOR STREETS

The City of Red Oak has plans for Overlook Drive to extend north of Ovilla Road to provide future access to the 46 Acres and other tracts totaling 260 Acres. Overlook Drive is shown in “Blue” on the following map.

Another potential connector street is shown in “Red” on the map.





Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<u>Joe Rust Company</u>	<u>0204705</u>	<u>joerust@joerust.com</u>	<u>(972)333-4143</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0