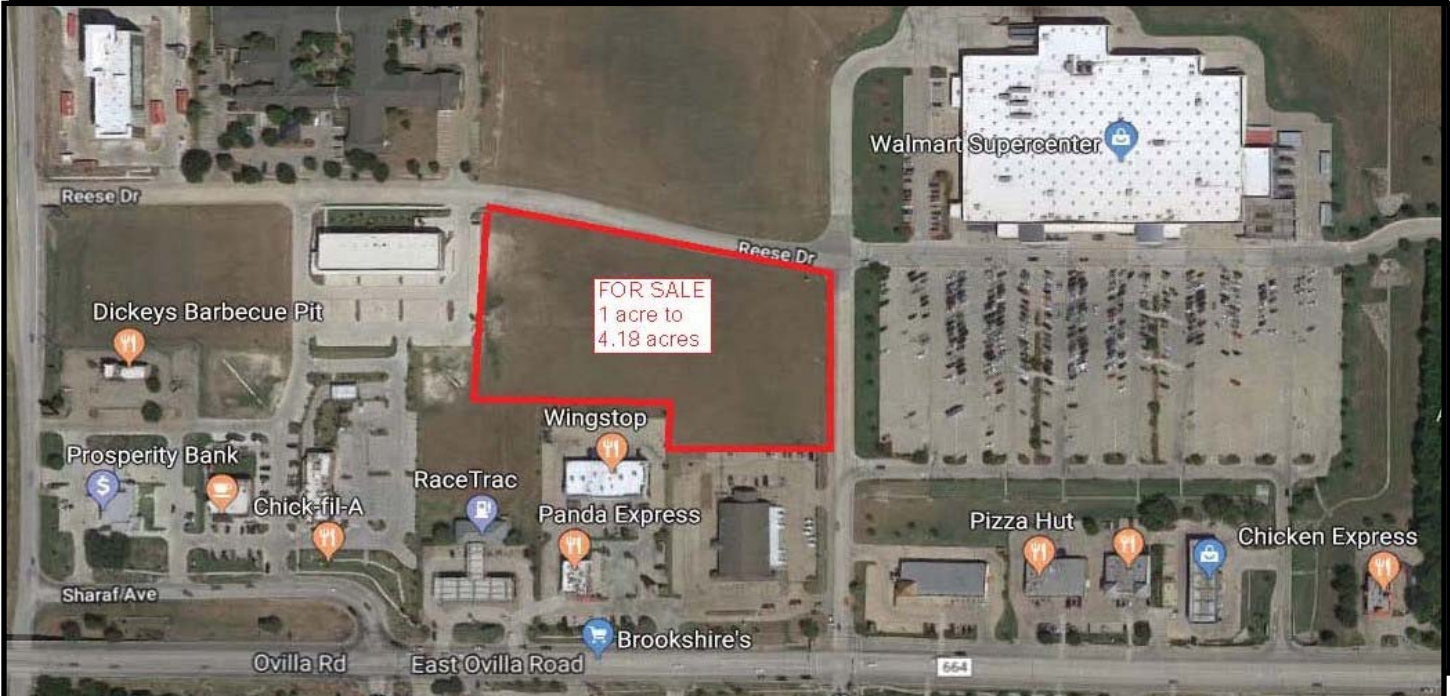


FOR SALE

Reese Dr & Ryan Dr, Red Oak, TX 75154
Across From Walmart
1-4 Acres



The best commercial/retail development tract in Red Oak

Will Divide 1-4 acres; All Utilities available; High Traffic-High Demand site
Great location for retail, restaurant or office

0.5 east of the new Red Oak Legacy Square, a mixed-use development that will include a massive 12 screen theatre, Bowling, Arcade as well as retail, office, and high-end apartments as part of the **largest development ever to come to the City of Red Oak.**

Tony W. Gilbert
214-699-8898

tgilbert@pacre.com

Capital Property Advisors

Commercial and Investment Real Estate

North Office

10501 N. Central Expressway, Suite 105 Dallas, TX 75231

South Office

534 Youngblood. Suite 200 Waxahachie, TX 75165

Information contained herein was obtained from sources deemed reliable; however *Capital Property Advisors* makes no guarantees, warranties or representations as to the completeness or accuracy hereof. The presentation of property is submitted subject to errors, omissions, changes in price or condition, prior sale or lease or withdrawal without notice.

Capital Property Advisors

Commercial and Investment Real Estate

Reese Dr & Ryan Dr, Red Oak, TX 75154

Tony Gilbert: 214-368-9999 -Mobile: 214-394-7414

tgilbert@cpacre.com

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The image is a composite of several elements. On the left, there are five inset images of commercial buildings, each with a callout line pointing to a specific location on the main aerial map. From top to bottom, these are: La Quinta Del Sol (a multi-story hotel), Chick-Fil-A (a fast-food restaurant), Prosperity Bank (a modern brick building), Starbucks (a coffee shop), and Chipotle (a Mexican restaurant). The main aerial map shows a commercial district with several streets labeled: Interstate 35E, Reese Drive, Ryan Drive, and FM 664/Ovilla Road. A yellow outline highlights a large area, and a red box labeled 'Subject' points to a specific site within this area. A red box above the subject site contains the text '1-4 acre sites are available'. Other callouts on the map include '83,468 VPD' (with a sun icon) and '40,013 VPD' (with a star icon). Various business logos are visible on the map, including Walmart, Arby's, McDonald's, CVS, and Brookshire's. A 'Google earth' logo is in the bottom left of the map area, and a 'RO RED OAK, TEXAS' logo is in the bottom right.

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Red Oak Retail



Area Description: Red Oak, Texas is a growing city of over 30,000 in 3 miles located south of Dallas and just five (5) miles north of Waxahachie. With new multifamily and retail anchors, this is an excellent opportunity for grocery, retail, and restaurants to join this community. Strategically located on the southbound ramp to Interstate 35, this development has tremendous exposure to 110,000 cars per day. With strong median incomes and a young population, this is a market that is ready to grow!

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Red Oak, Texas

GROSS SALES RED OAK, TEXAS



(SOURCE: FINANCE DEPARTMENT, CITY OF RED OAK, TEXAS 2002 - 2018 DATA)

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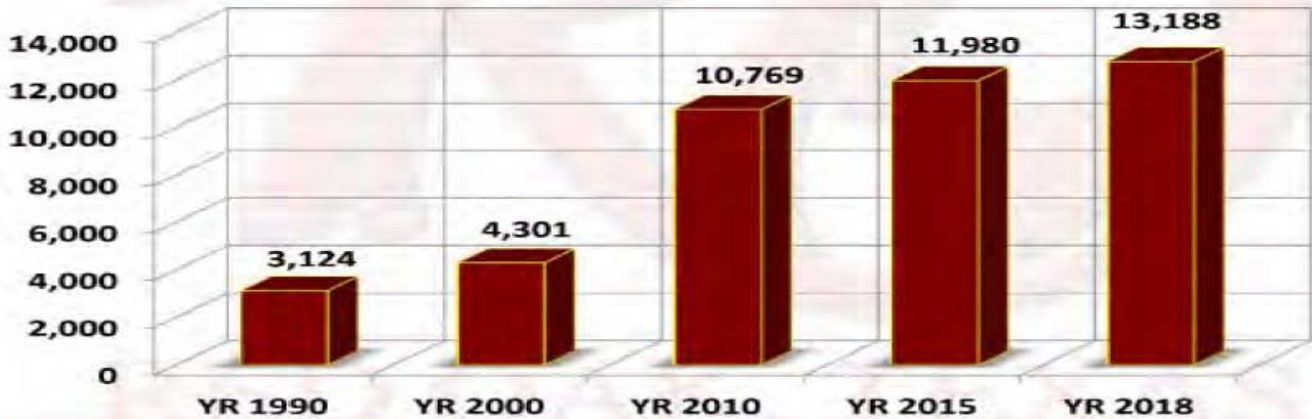
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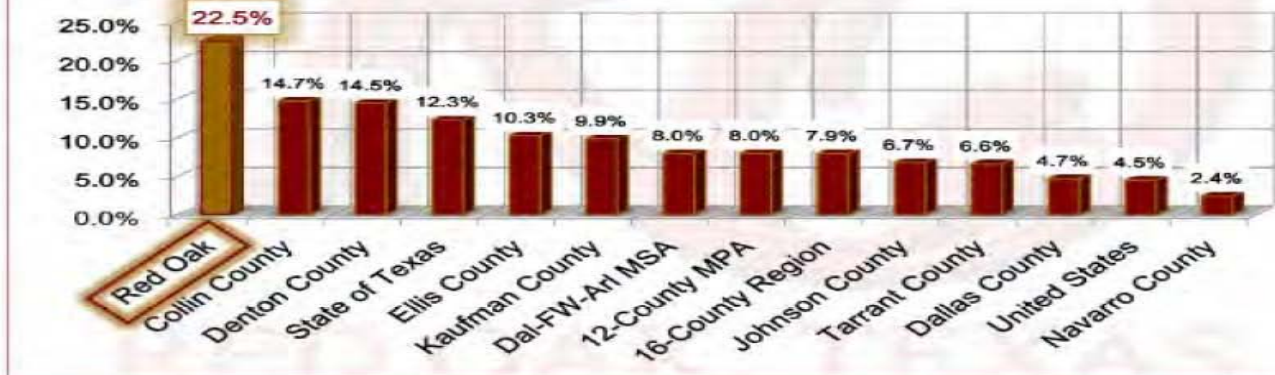
POPULATION GROWTH
RED OAK, TEXAS

1990 - 2018



(Sources: US Census Data. North Central Texas Council of Governments)

PERCENT GROWTH
2010 - 2018



(SOURCES: US CENSUS DATA. NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS)

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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.

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.

Gilbert Realty Group, LLC.	9005666	tgilbert@cpacre.com	214-368-9999
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Anthony W. Gilbert	295201	tgilbert@cpacre.com	214-699-8898
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

RS

Buyer/Tenant/Seller/Landlord Initials

Date