

RESIDENTIAL DEVELOPMENT SITE

±14.15 ACRES | SINGLE-FAMILY ZONING

HICKORY CREEK DRIVE & LOCUSTBERRY DRIVE, RED OAK, TEXAS 75154



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

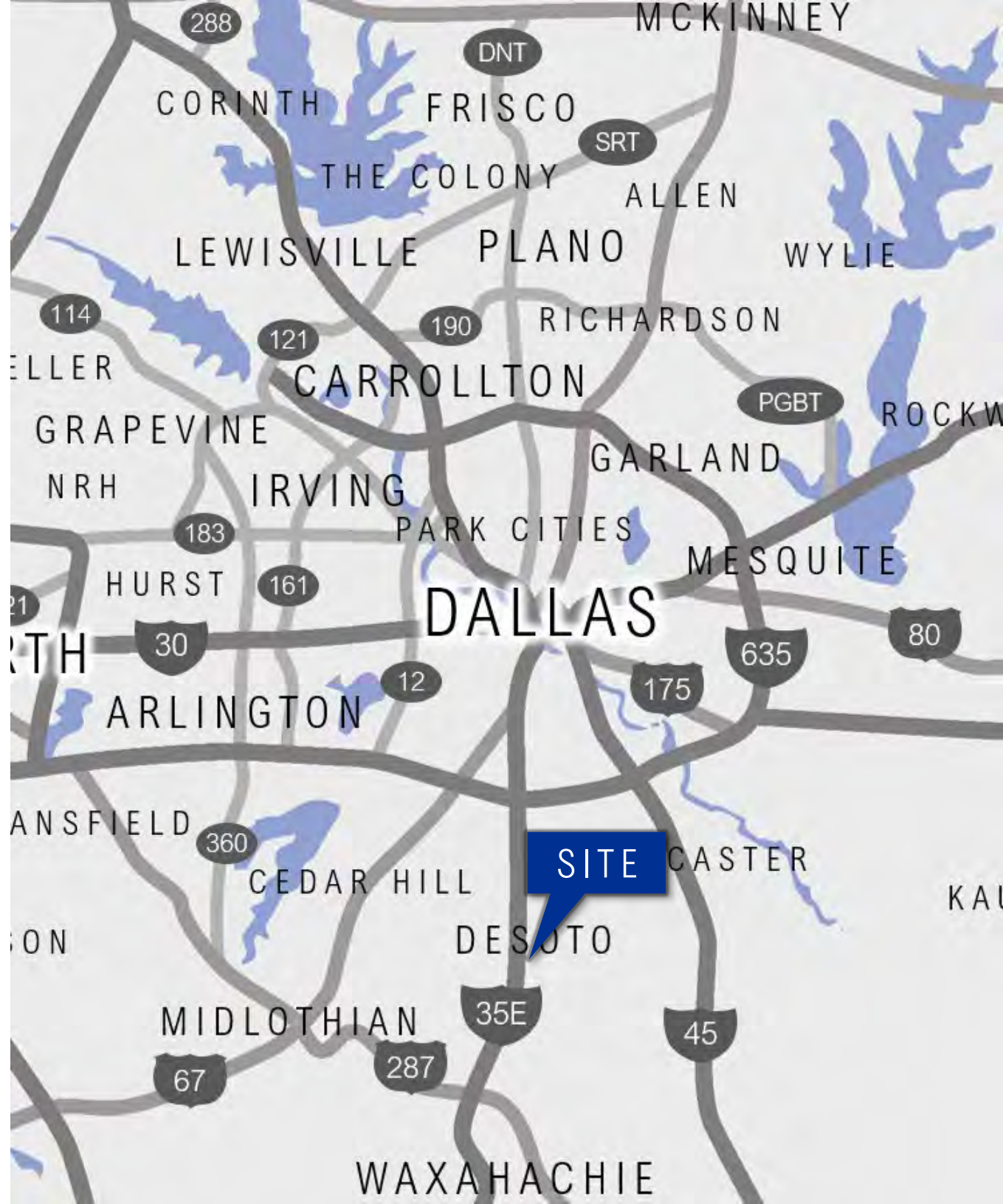
SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

www.sljcompany.com

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

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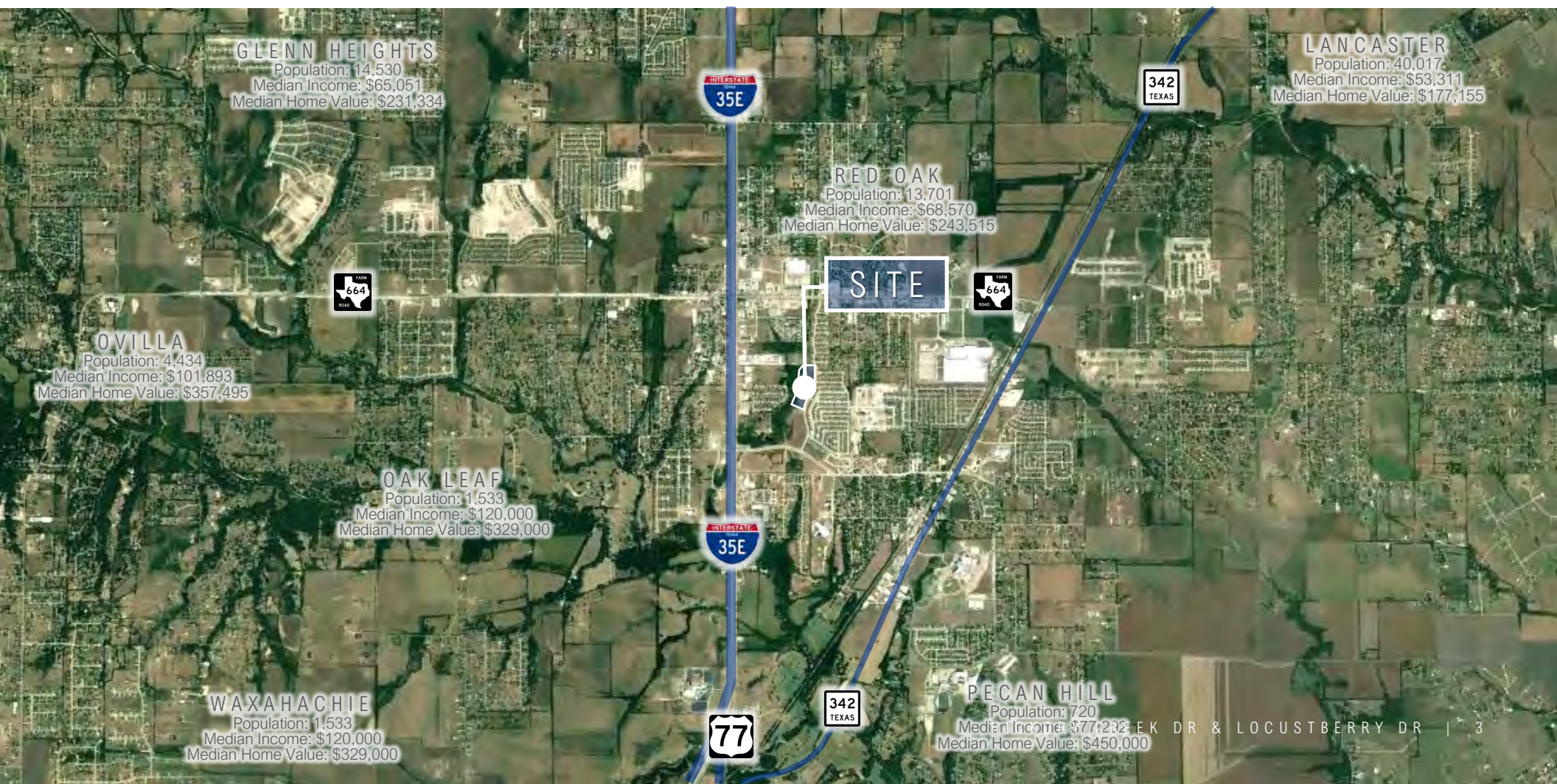
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EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer for sale ± 14.15 acres of single-family zoned land, located near the southwest corner of Hickory Creek Dr and Locustberry Dr, in Red Oak, Texas. Red Oak is the fastest growing city in Ellis County, which gives it excellent potential for single-family development.

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PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

The Property enjoys a prime location on Hickory Creek Dr near Locustberry Dr, just east of Interstate 35E. The Property is in close proximity to Red Oak's top employer, Triumph Aerostructures as well as TxDOT's Proposed Loop 9 Tollway, the recently constructed \$71 million Red Oak High School and Texas State Technical College campus.

PRIME DEVELOPMENT SITE

The Property consists of an approximately 14.15 acre tract zoned for Single-Family use and has a proposed site plan that accommodates 43 lots. The Property is in close proximity to multiple recently constructed single-family subdivisions. Over 3,600 single-family homes are planned or have been built in Red Oak since 2005.

STRONG POPULATION GROWTH

From 2000 through 2014, Red Oak's phenomenal 209% growth in taxable sales is unsurpassed by neighboring cities. From 2010 to 2020, the population within a 5 mile radius of the Property saw 50.97% growth. The population in that same area is expected to grow another 11.68% between 2020 and 2025. The surge in population density in the area makes this an ideal location for Single-Family development.

MANY AREA TRAFFIC DRIVERS

Retailers in close proximity include Walmart, Starbucks, Brookshire's, CVS Pharmacy, Walgreens, Ace Hardware, Family Dollar, Dollar General, McDonald's, Racetrac and Walmart Neighborhood Market, among many others.



PROPERTY PROFILE

LOCATION

The subject property is located near the southwest corner of Hickory Creek Dr and Locustberry Dr, just east of I-35E in Red Oak, Texas 75154.

LAND AREA

±14.15 Acres (616,374 SF)

*No minerals are included in the proposed transaction

ZONING

PD 27 (R-2)

LOT DIMENSIONS

Frontage on Hickory Creek Dr:	±1372 Feet
Maximum Depth:	±500 Feet

TRAFFIC COUNTS

W Red Oak Rd:	±5,000 VPD (2018)
Interstate 35E:	±46,600 VPD (2018)

ZONING INFORMATION

PRIMARY USES

Single-Family Residences

MINIMUM HOUSE SIZE

1,500 Square Feet

MINIMUM LOT SIZES

Lots with alleys: 6,600 Square Feet

Lots without alleys: 7,200 Square Feet

MINIMUM FRONT YARD

25 Feet

MINIMUM SIDE YARD

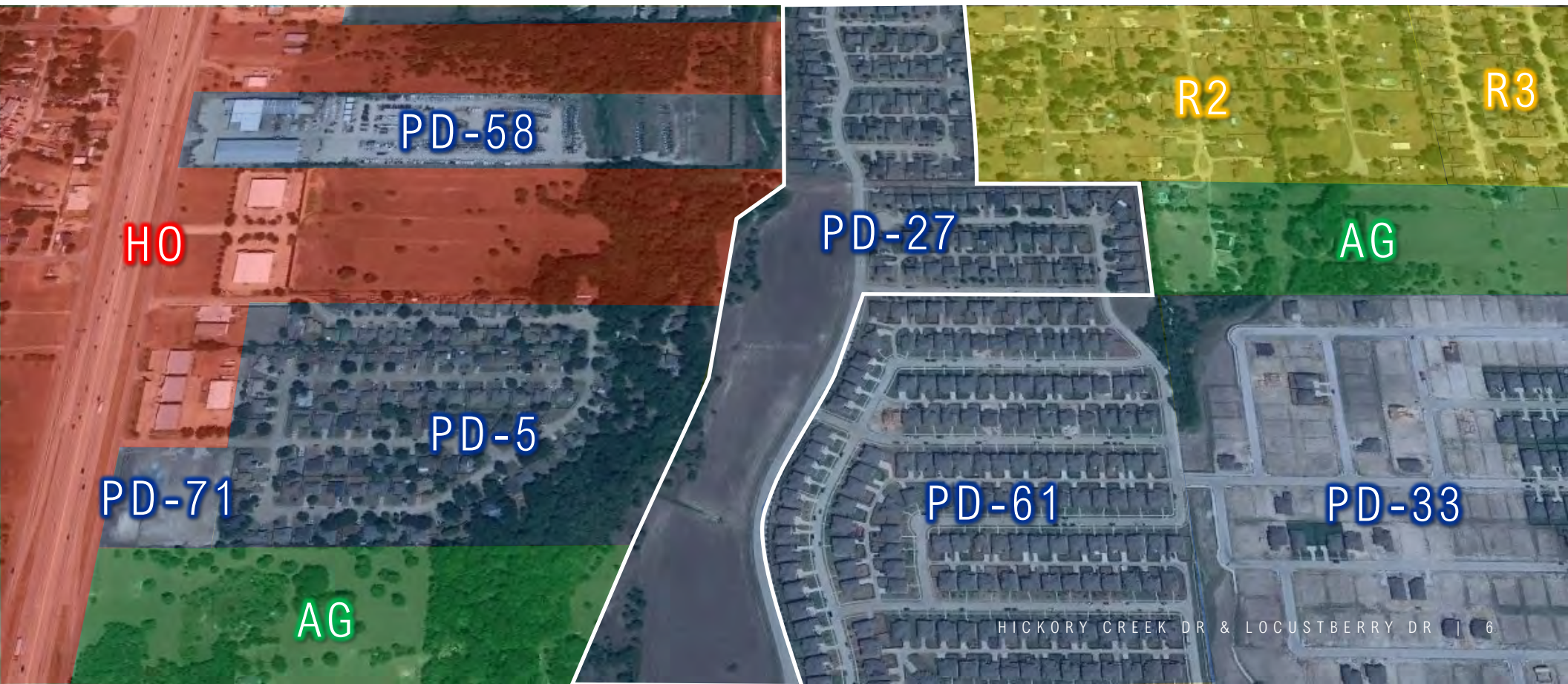
5 Feet; 15' adjacent to roadway

MINIMUM REAR YARD

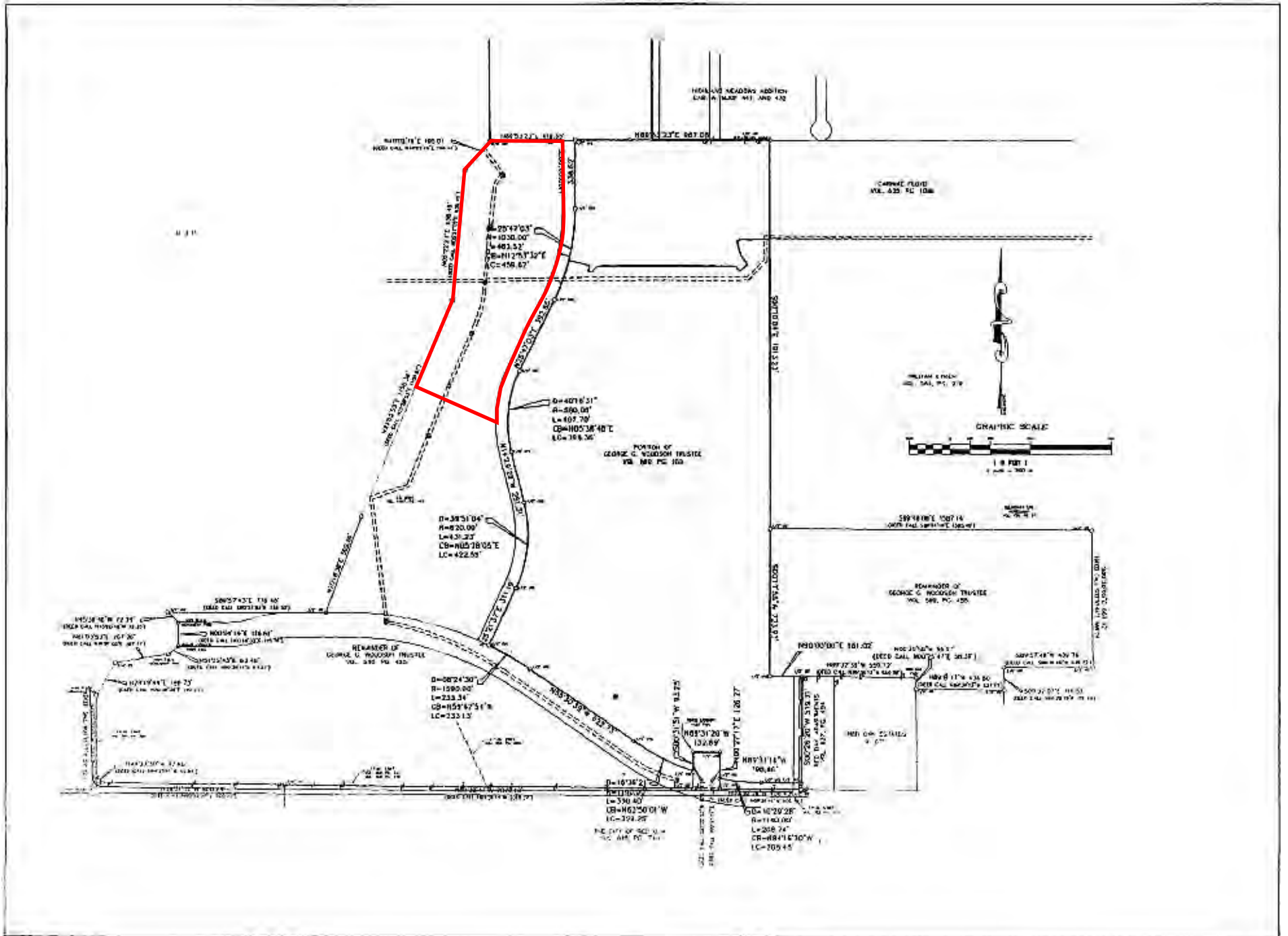
20 Feet

ADDITIONAL REQUIREMENTS

HOA and Architectural Control Committee required; HOA to maintain walls, landscape and common areas; Requires Side, Rear or "J" entry garage-no front entry garage; see Red Oak PD #27 – Coyote Ridge for all other requirements



SURVEY





2020 DEMOGRAPHICS

1 MILE

OF
BUSINESSES

385

OF
EMPLOYEES

3,695

CONSUMER
SPENDING
(\$000S)

884,758

3 MILE

EMPLOYED
POPULATION

63.7%

COLLEGE
EDUCATED
POPULATION

57.8%

POPULATION
<30 MINUTE
COMMUTE

52.9%

5 MILE

POPULATION

91K

HOUSEHOLDS

31K

MEDIAN AGE

35.00

AVERAGE
HOUSEHOLD
INCOME

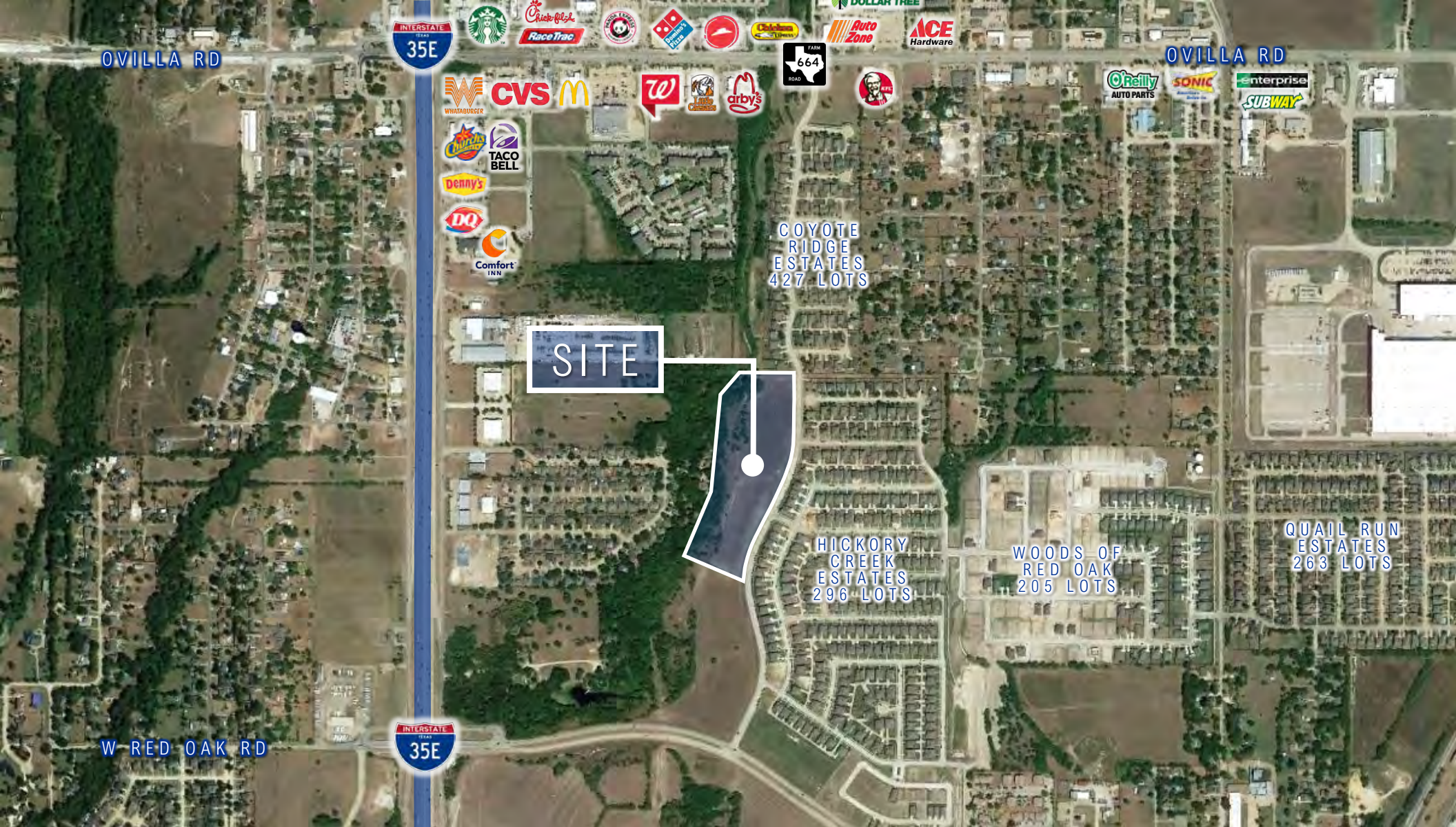
\$93K

MEDIAN
HOME
VALUE

\$204K

PROJECTED
POP. GROWTH
2020-2025

11.68%



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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.

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Buyer/Tenant/Seller/Landlord Initials

Date