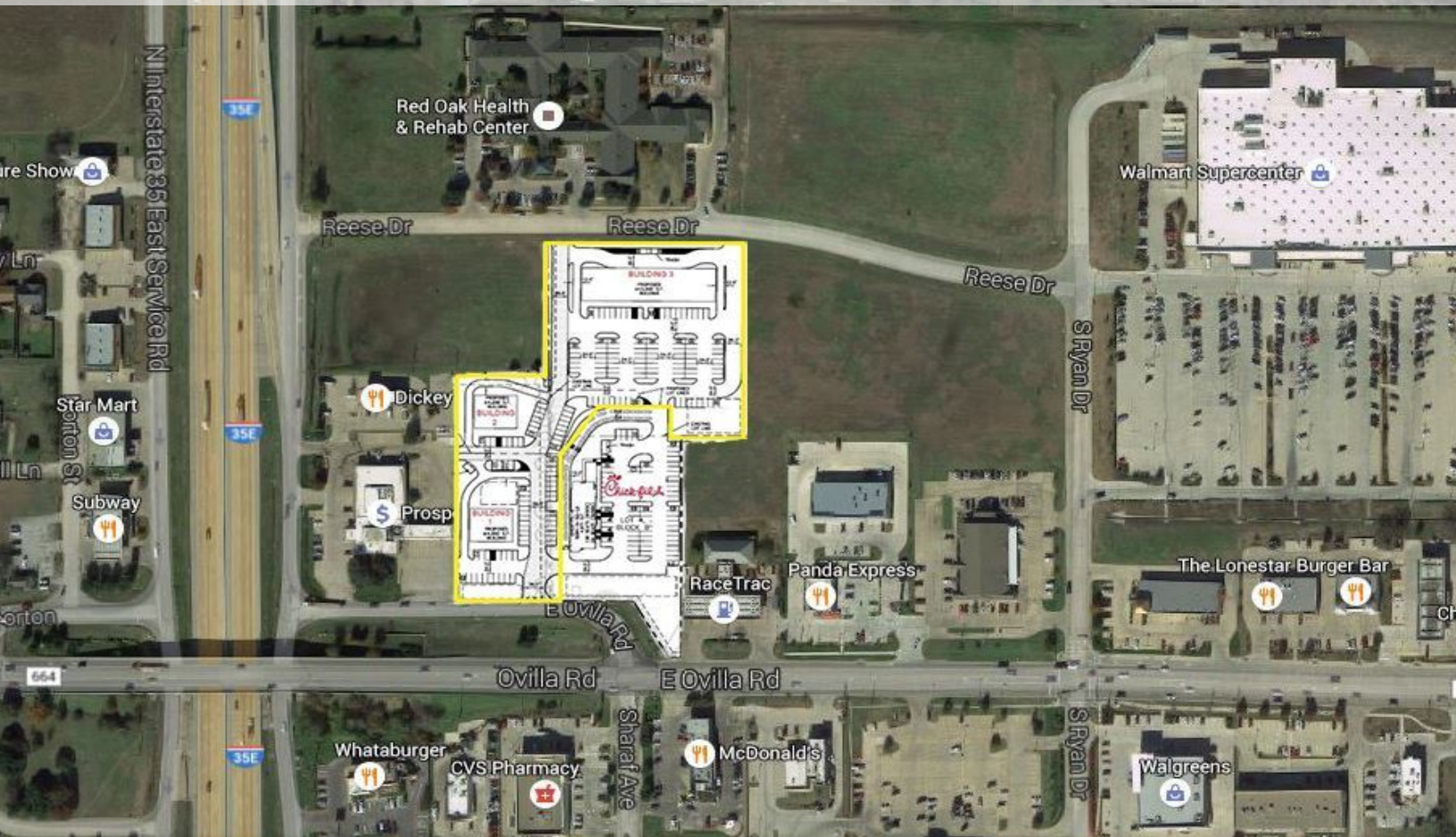


Ovilla Plaza - Retail Space For Lease

Northeast Corner Of Interstate 35E At Ovilla Road (FM 664) In Red Oak, TX



ABOUT RED OAK, TEXAS

Red Oak, Texas is located in North Ellis County, approximately 18 miles south of Dallas. Red Oak is located along Interstate 35 E at E Ovilla Road (FM 664). The population in Red Oak increased from 4,310 in 2000 to 10,769 in 2010. A population increase of 150%. The North Central Council of Governments projects by the year 2030, Red Oak's population will grow to 63,329. This is a 588% population growth for Red Oak.

PROPERTY INFORMATION

- BUILDING SIZE:
 - Building 1 – 4,200 SF
 - Building 2 – 4,200 SF
 - Building 3 – 13,200 SF
- LEASE RATES:
 - Building 1 - \$48/SF/YR – NNN
 - Building 2 - \$36/SF/YR – NNN
 - Building 3 - \$24/SF/YR – NNN
- TI ALLOWANCES:
 - Building 1 - \$48 per SF
 - Building 2 - \$36 per SF
 - Building 3 - \$24 per SF
- TRAFFIC COUNTS:
 - 63,299 CPD – Interstate 35E
 - 29,508 CPD – Ovilla Road

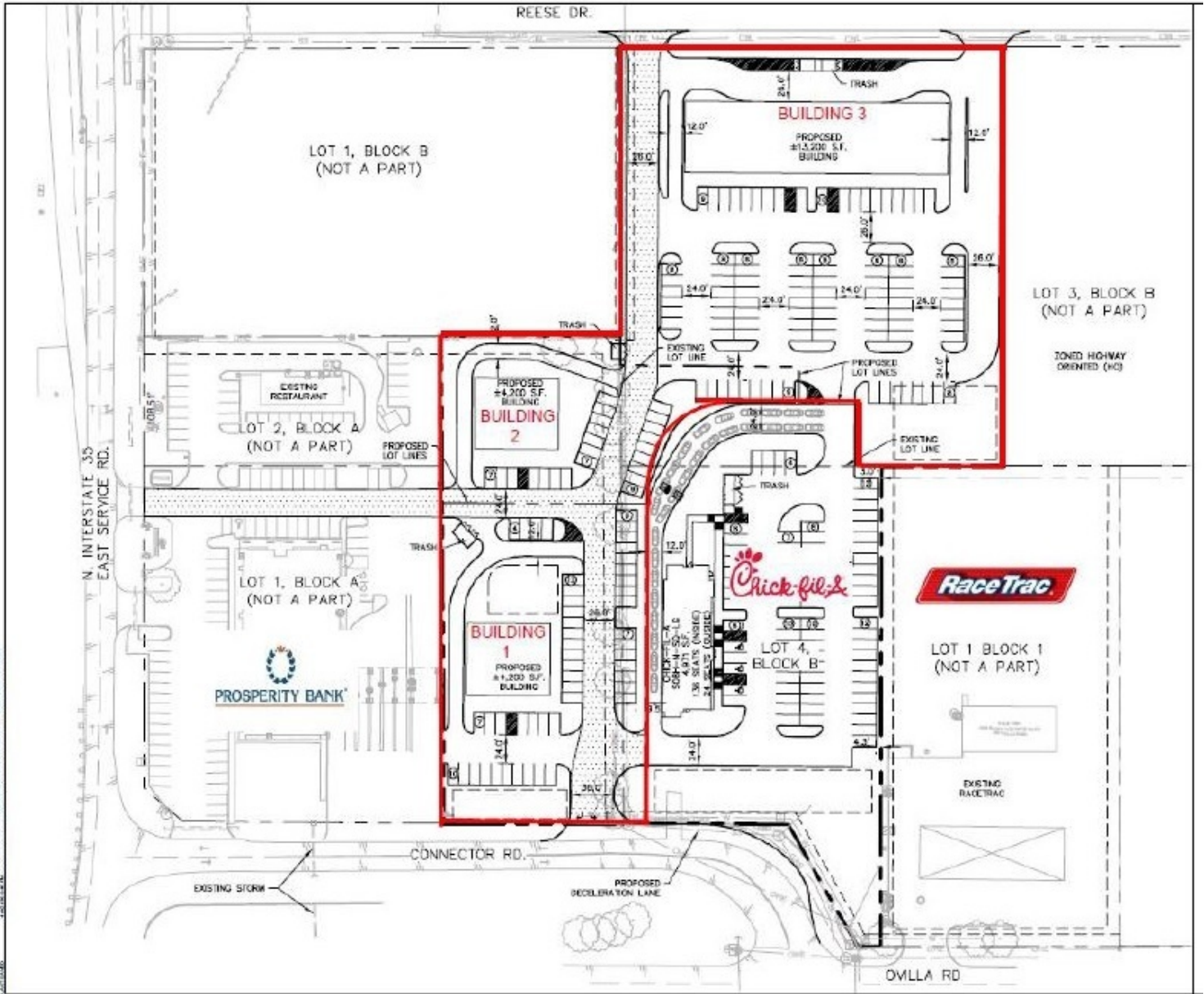
FOR MORE INFORMATION:

Brent Fredricks

bfredricks@moodyrambinint.com

713.572.3500

SITE PLAN - OVILLA PLAZA

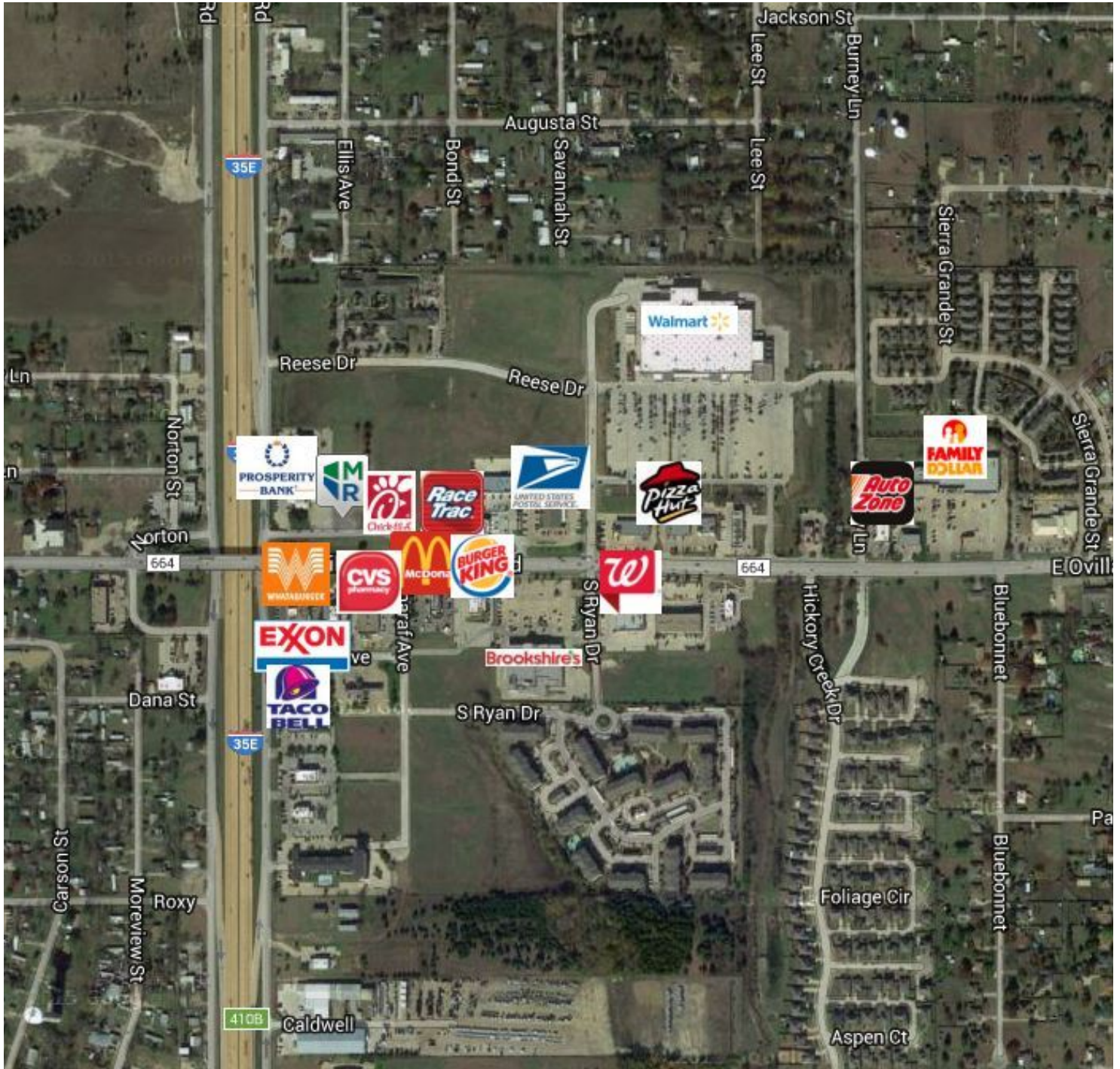


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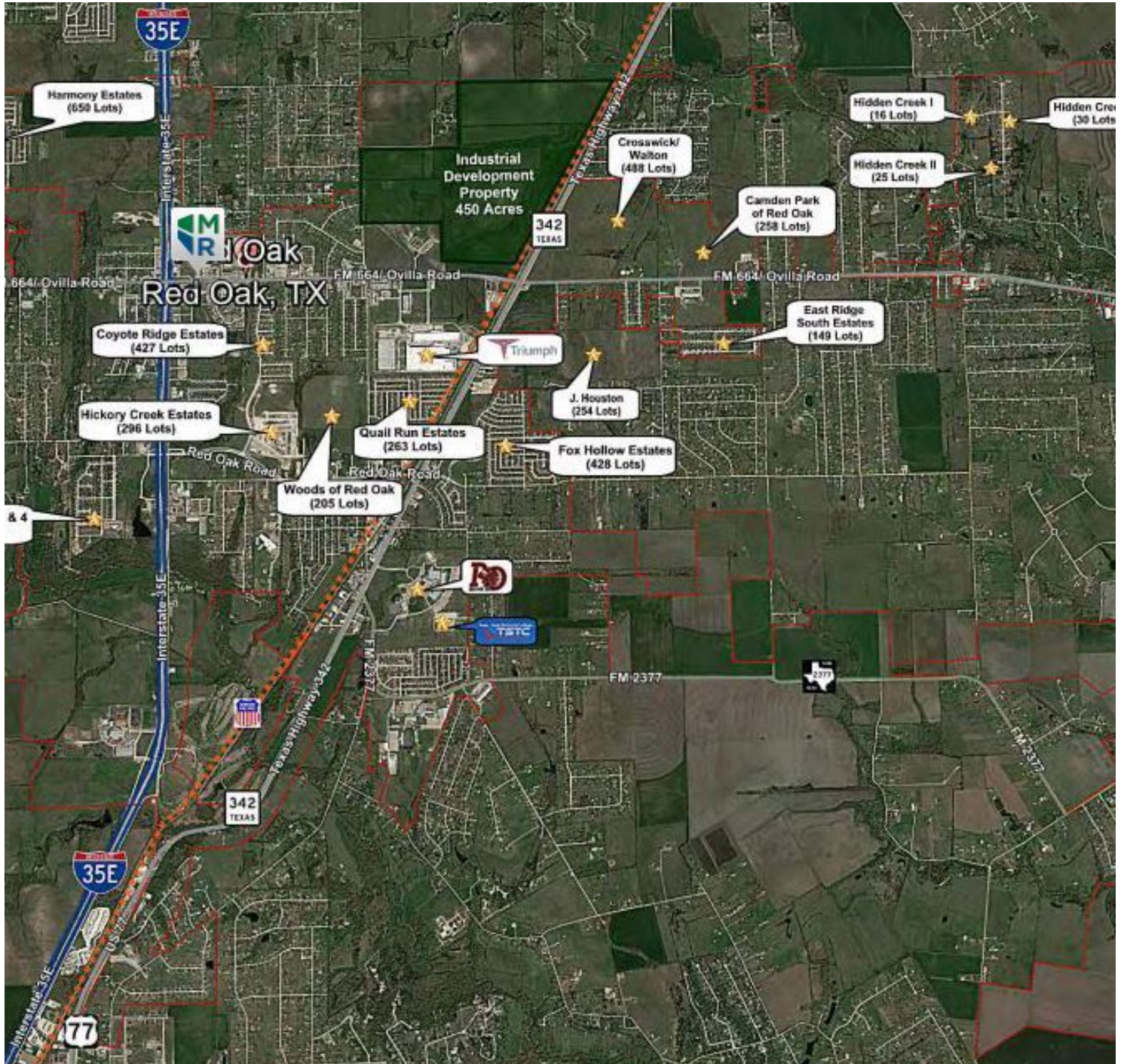
AREA RETAIL MAP



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RESIDENTIAL DEVELOPMENT MAP



FOR MORE INFORMATION:

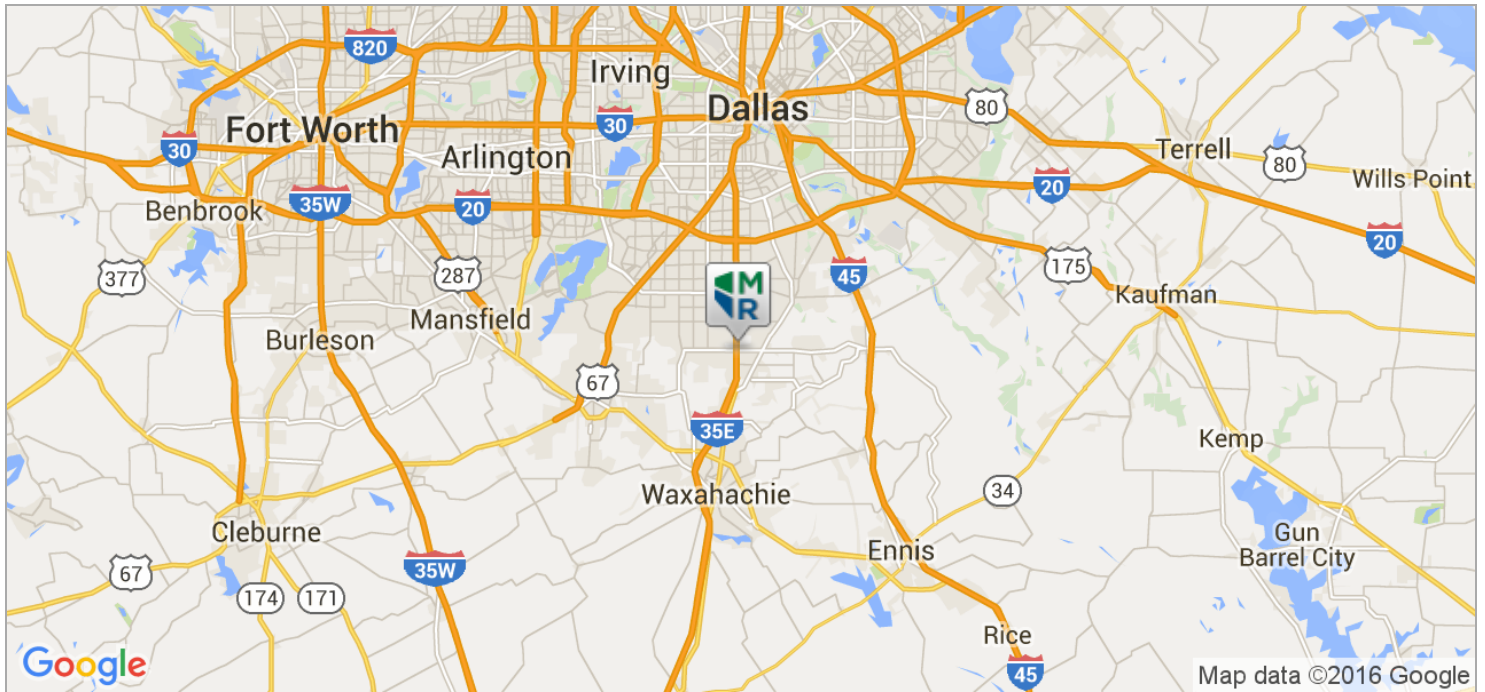
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Northeast Corner of Interstate 35E at Ovilla Road (FM 664) , Red Oak, TX 75154

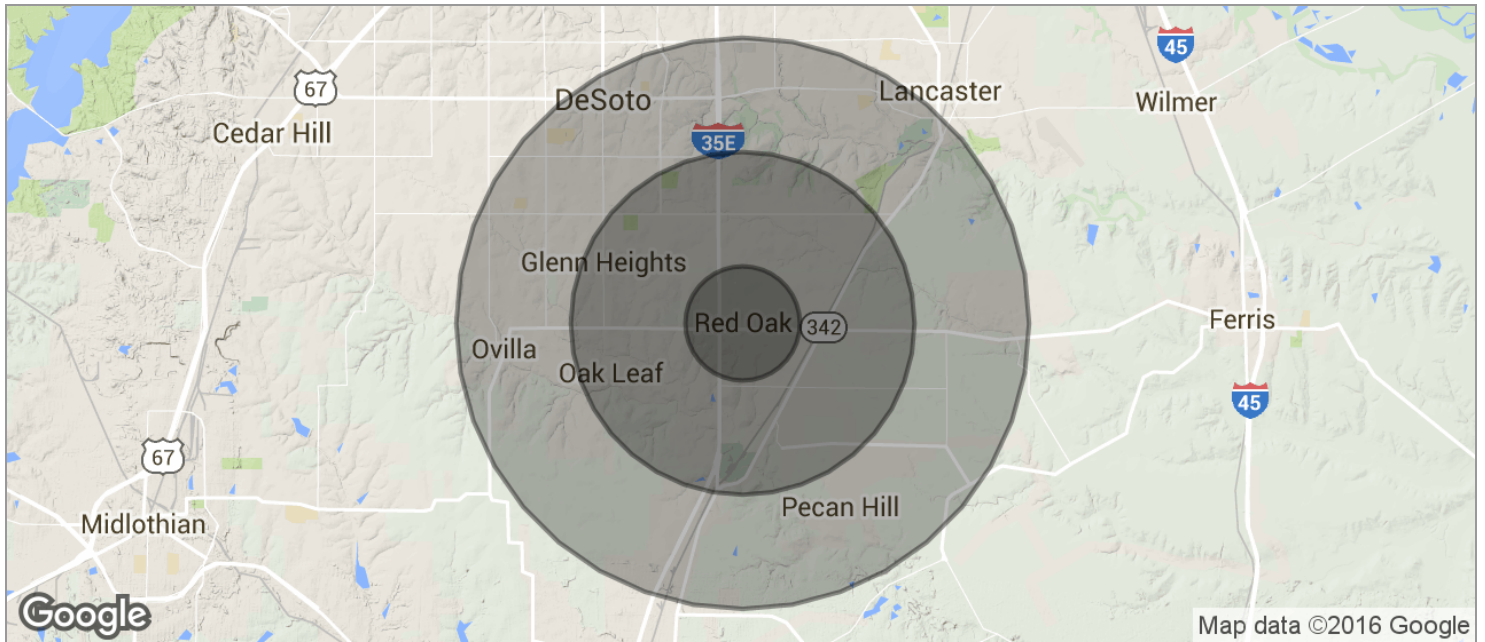


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Northeast Corner of Interstate 35E at Ovilla Road (FM 664) , Red Oak, TX 75154



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	3,308	23,105	60,045
MEDIAN AGE	29.9	32.5	33.8
MEDIAN AGE (MALE)	33.7	31.6	31.7
MEDIAN AGE (FEMALE)	27.5	33.5	35.2
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	1,048	7,611	20,521
# OF PERSONS PER HH	3.2	3.0	2.9
AVERAGE HH INCOME	\$66,325	\$73,965	\$72,782
AVERAGE HOUSE VALUE	\$138,913	\$137,522	\$146,032
RACE			
% WHITE	76.2%	63.7%	47.8%
% BLACK	11.9%	26.2%	43.7%
% ASIAN	0.1%	0.4%	0.6%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	2.3%	0.9%	0.6%
% OTHER	8.6%	7.4%	5.8%
ETHNICITY			
% HISPANIC	23.0%	21.5%	16.4%

* Demographic data derived from 2010 US Census

FOR MORE INFORMATION:

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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

Buyer/Tenant/Seller/Landlord Initials

Date