



342
TEXAS

LOT 1
± 2.65 AC

LOT 3
± 1.63 AC

VILLAHERMOSA BLVD

342
TEXAS

■ PAD SITES

± 4.28 ACRES

SOUTHEAST QUADRANT OF SH-342 & E OVILLA ROAD · RED OAK, TEXAS

ZONING

PD-177 (PAD SITES)

UTILITIES

AVAILABLE TO SITE

FRONTAGE

± 683 FT · SH-342

YOUNGERPARTNERS.COM

THE OFFERING

Property Overview

Two commercial pad sites — Lot 1 (± 2.65 AC) and Lot 3 (± 1.63 AC) — front State Highway 342 at the southeast quadrant of SH-342 and E Ovilla Road, inside Red Oak's PD-177 Birchway master-planned community.

Anchored by the 350-unit Birchway by Greystar community now under construction; offered as two separately available pads.

INVESTMENT HIGHLIGHTS

- 01 Two SH-342 land tracts, ± 4.28 acres total

03 Next to 350-unit Birchway by Greystar (u/c)

05 Will divide · sold separately or together
- 02 Within PD-177 Birchway mixed-use community

04 Utilities available to the site

TRADE AREA · 3-MILE RADIUS

29,116	\$120K	+12.2%	34
POPULATION	AVG. HH INCOME	GROWTH SINCE '20	MEDIAN AGE

Two tracts, separately available — will divide.

FAST FACTS

ELLIS COUNTY

Total Acreage	± 4.28 AC · 2 Pads
Lot 1	± 2.65 AC · 115,713 SF
Lot 3	± 1.63 AC · 71,111 SF
Zoning	PD-177 (Pad Sites)
Frontage	± 683 FT · SH-342
Price	Call For Pricing

AREA MAP · RED OAK, TX





THE SITE • TWO PAD SITES

± 4.28 ACRES

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PD-177 (PAD SITES)

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Directional Aerial Views

IMAGERY 08/10/26



H

HALDEN

• AT RED OAK •

Built-in demand. 350 units at your front door.

COMMUNITY

HALDEN AT RED OAK

UNITS

350 • GARDEN + TOWNHOME

STATUS

UNDER CONSTRUCTION

RELATION TO SITE

IMMEDIATELY ADJACENT

RED OAK, TX 05A

Clubhouse, Fitness & Pool

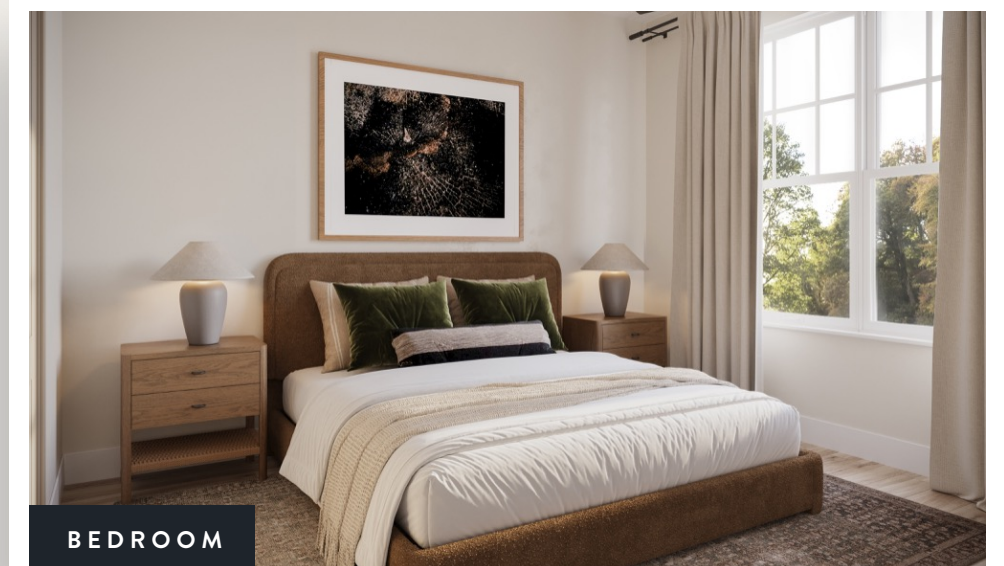
A resort-level amenity package anchors the community at the SH-342 frontage: clubroom, fitness center, and pool courtyard, all within walking distance of the pad sites.



Garden Flats & Townhomes

Two product types share the community: garden-style flats and two-story townhomes with attached garages. Community consists of rooftop base with above-market household income.

H
HALDEN
• AT RED OAK •

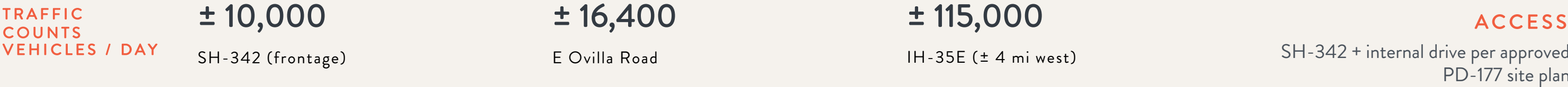
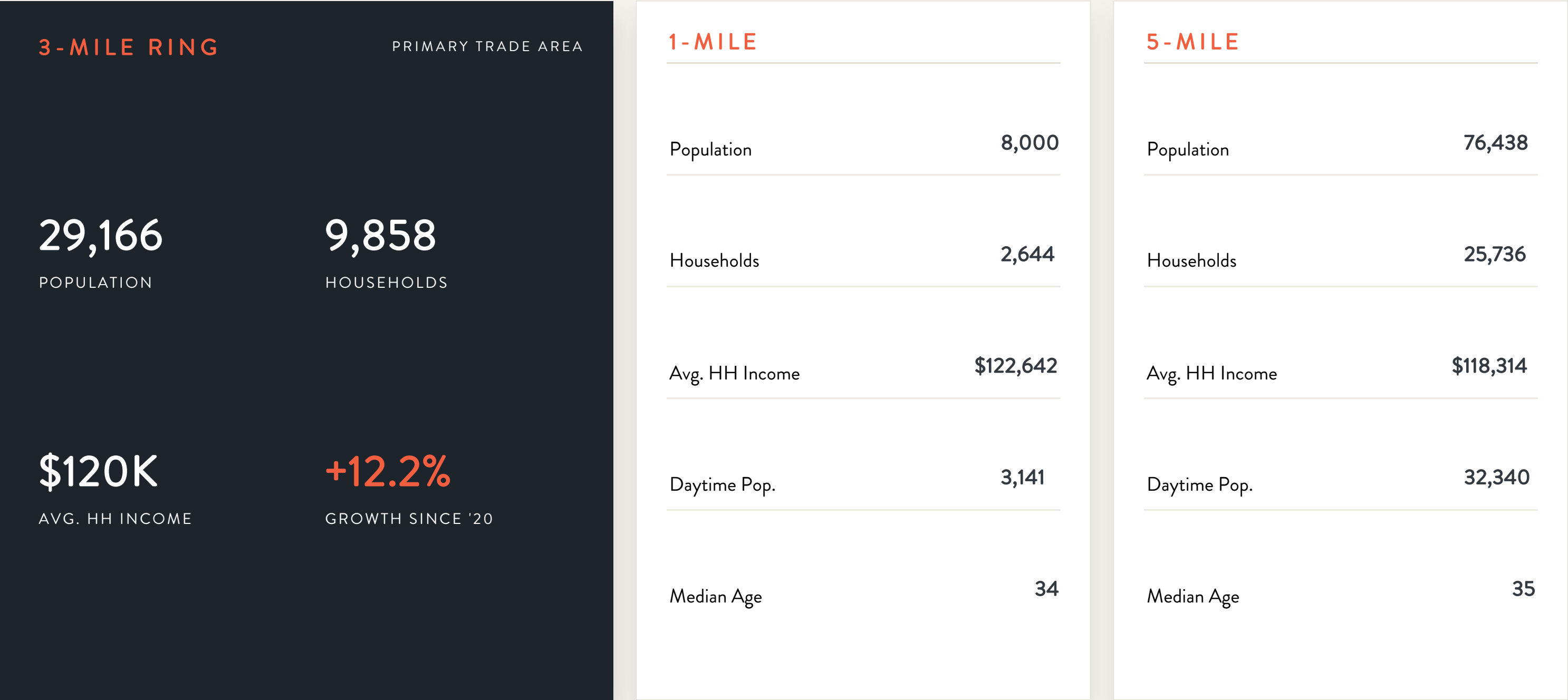


Renderings courtesy of the developer • finishes subject to change

MARKET, DEMOGRAPHICS & CONNECTIVITY

Trade Area & the SH-342 Corridor

SH-342 frontage places the site along a fast-growing Ellis County corridor, minutes from IH-35E and within the Gaxeon industrial and employment base, inside Red Oak's PD-177 Birchway community.



Ring demographics are illustrative estimates pending verification via Placer.ai and TxDOT AADT.

SURVEY & PLAT

Recorded Survey

Lots 1 and 3, Birchway Addition, City of Red Oak, Ellis County. Boundaries, easements and setbacks per the recorded plat; buyer to verify with a current survey. Access via SH-342 and internal drive per the approved PD-177 site plan.



LOT 1
± 2.65 AC · 115,713 SF

LOT 3
± 1.63 AC · 71,111 SF

FRONTAGE
± 683 FT · SH-342

DIVISIBILITY
Will divide

FOR MORE INFORMATION

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