

OAK POINT RETAIL CENTER

SEQ of FM-720 & Lloyd's Rd
Oak Point, Texas 75068

ASKING PRICE: Call for Rates

AVAILABLE: 6,250 SF

HIGHLIGHTS:

- Delivery Q4 2026
- Located less than 2 miles south of the major US Hwy-380 corridor.
- Positioned in Dallas-Fort Worth's fastest-growing suburban market, boasting an impressive population growth of over 9% between 2023 and 2024.
- Captive audience with over 25,000 homes currently in various stages of development within a 2-mile radius.
- Target and Future HEB just 2 Miles North



5 MILE DEMOGRAPHIC SNAPSHOT:

<u>2025 Population</u>	<u>2030 Proj. Pop.</u>	<u>Daytime Pop.</u>	<u>Avg HH Income</u>
127,956	143,684	85,225	\$151,431

TRAFFIC COUNTS:

<u>FM-720</u>	<u>US-380</u>
38,000 VPD ('24)	41,905 VPD ('24)

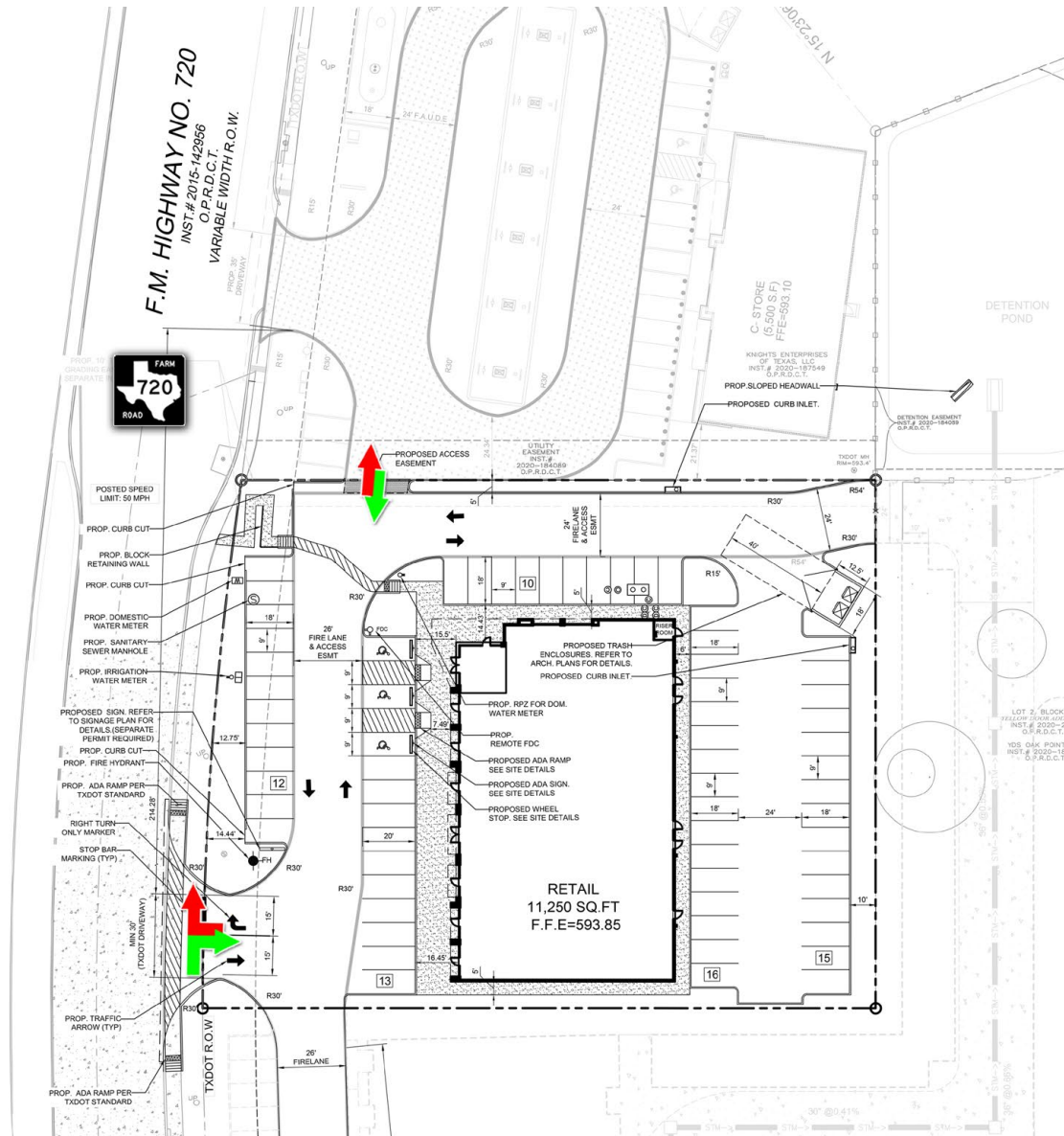


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This information is believed reliable but we make no guarantee, warranty or representation about its accuracy and completeness, prior sale, lease and withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.

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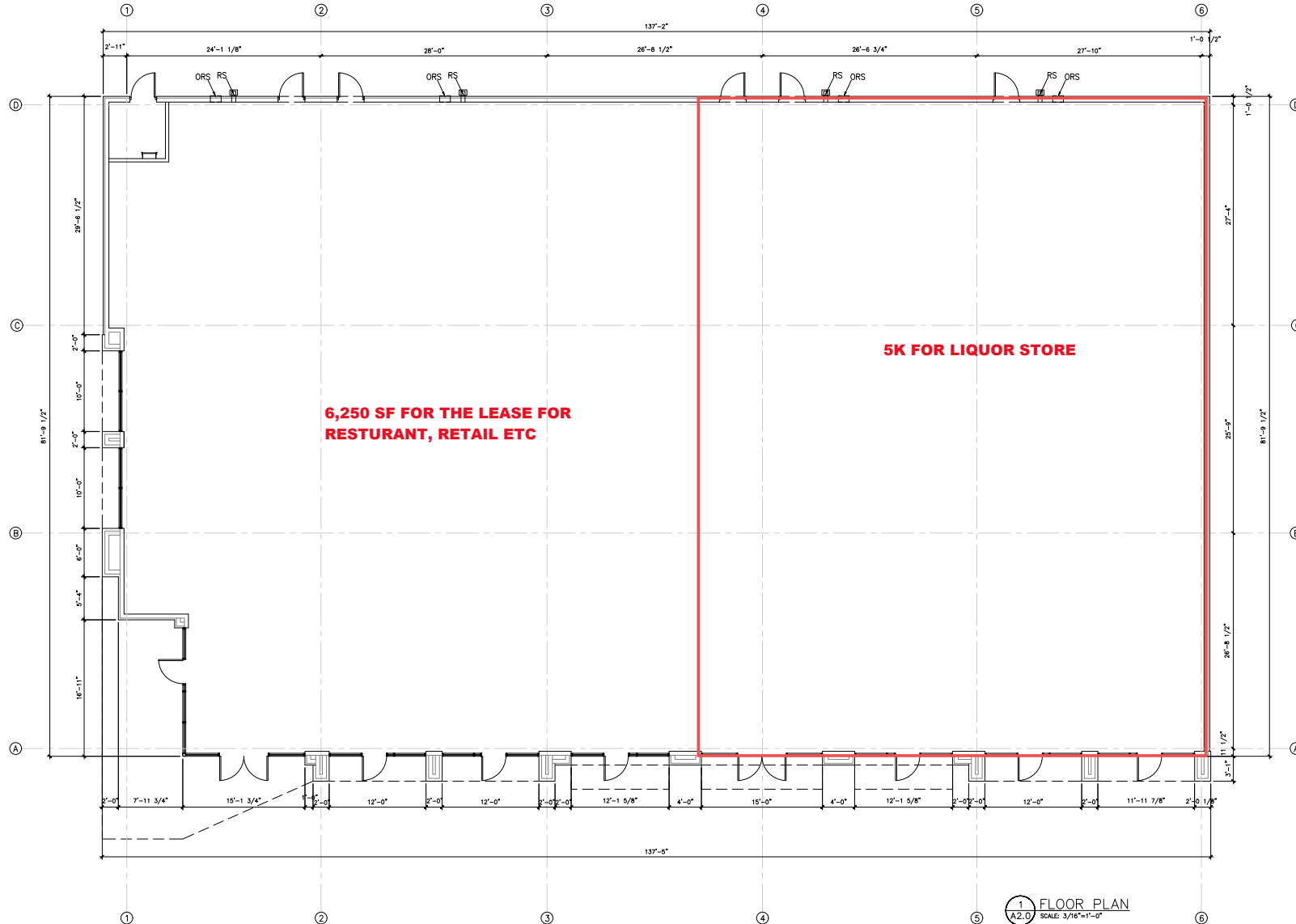


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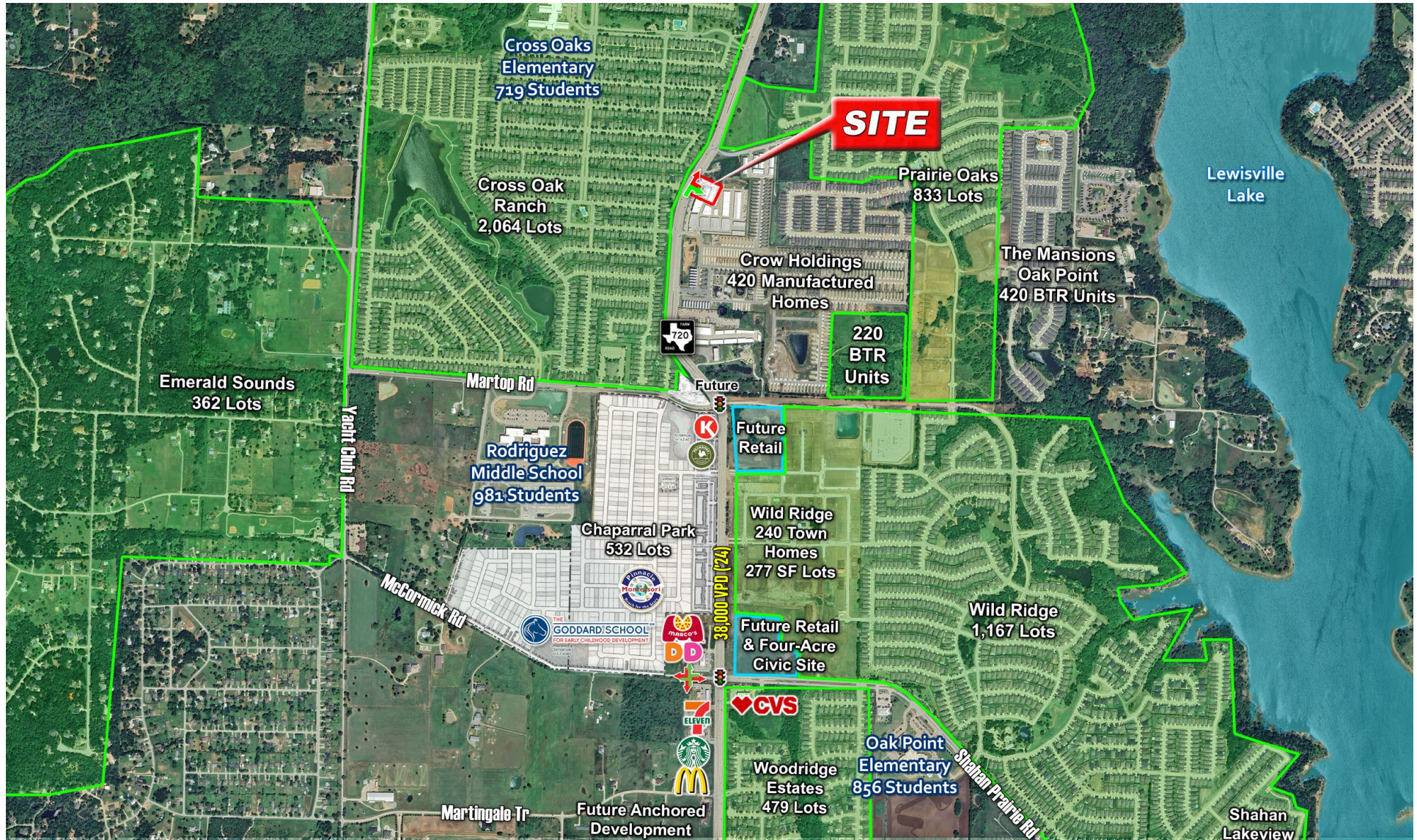


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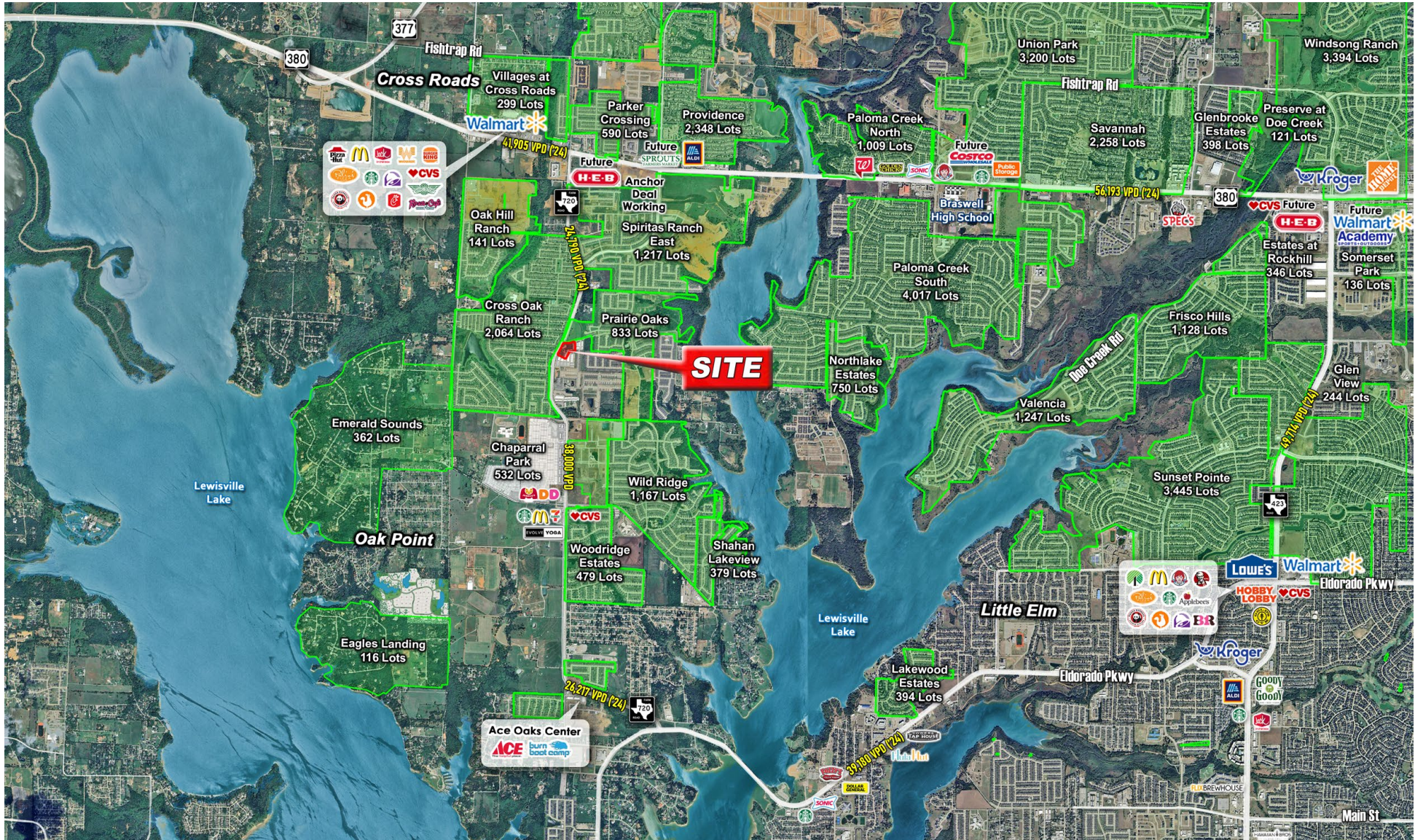


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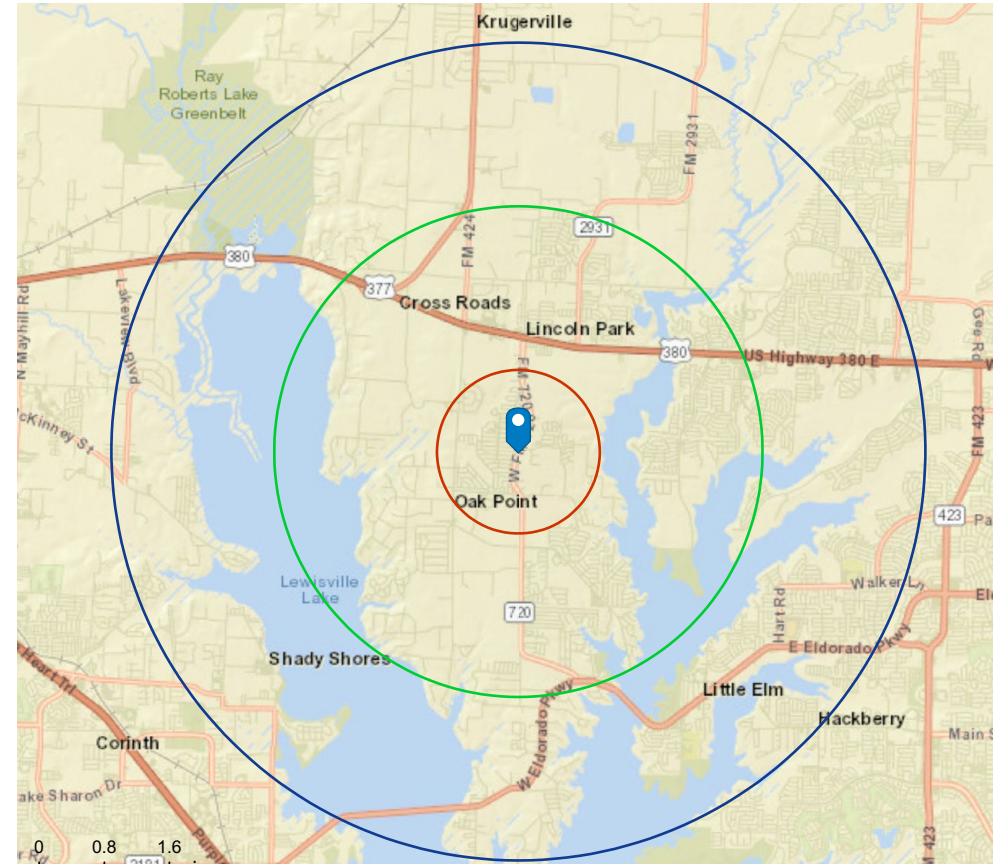
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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,860	18,672	48,035
2020 Total Population	6,569	37,381	94,758
2020 Group Quarters	0	0	31
2025 Total Population	8,776	49,826	127,956
2025 Group Quarters	0	0	31
2030 Total Population	11,812	59,052	143,684
2025-2030 Annual Rate	6.12%	3.46%	2.35%
2025 Total Daytime Population	5,248	33,100	85,225
Workers	1,359	9,649	24,741
Residents	3,889	23,451	60,484
Household Summary			
2010 Households	966	6,261	15,713
2010 Average Household Size	2.96	2.98	3.06
2020 Total Households	2,122	12,259	30,937
2020 Average Household Size	3.10	3.05	3.06
2025 Households	3,049	17,052	44,182
2025 Average Household Size	2.88	2.92	2.90
2030 Households	4,227	20,732	50,894
2030 Average Household Size	2.79	2.85	2.82
2025-2030 Annual Rate	6.75%	3.99%	2.87%
2010 Families	756	5,048	12,562
2010 Average Family Size	3.32	3.30	3.41
2025 Families	2,421	13,368	34,392
2025 Average Family Size	3.22	3.28	3.30
2030 Families	3,317	16,069	39,185
2030 Average Family Size	3.14	3.21	3.24
2025-2030 Annual Rate	6.50%	3.75%	2.64%
Housing Unit Summary			
2000 Housing Units	127	1,792	4,647
Owner Occupied Housing Units	70.9%	80.2%	76.2%
Renter Occupied Housing Units	24.4%	12.9%	16.3%
Vacant Housing Units	4.7%	6.9%	7.5%
2010 Housing Units	1,020	6,698	16,716
Owner Occupied Housing Units	75.1%	78.9%	78.2%
Renter Occupied Housing Units	19.6%	14.5%	15.8%
Vacant Housing Units	5.3%	6.5%	6.0%
2020 Housing Units	2,166	12,915	32,454
Owner Occupied Housing Units	79.3%	73.9%	73.1%
Renter Occupied Housing Units	18.7%	21.0%	22.3%
Vacant Housing Units	2.4%	4.9%	4.7%
2025 Housing Units	3,204	17,916	46,384
Owner Occupied Housing Units	74.3%	76.2%	74.5%
Renter Occupied Housing Units	20.8%	19.0%	20.8%
Vacant Housing Units	4.8%	4.8%	4.7%
2030 Housing Units	4,416	21,530	52,822
Owner Occupied Housing Units	73.8%	77.0%	75.8%
Renter Occupied Housing Units	21.9%	19.3%	20.6%
Vacant Housing Units	4.3%	3.7%	3.6%



	1 mile	3 miles	5 miles
2025 Households by Income			
Household Income Base	3,049	17,052	44,182
<\$15,000	1.9%	2.5%	2.8%
\$15,000 - \$24,999	1.1%	2.2%	1.7%
\$25,000 - \$34,999	5.1%	2.7%	2.6%
\$35,000 - \$49,999	5.5%	5.2%	5.0%
\$50,000 - \$74,999	10.3%	11.6%	11.0%
\$75,000 - \$99,999	14.4%	14.9%	13.8%
\$100,000 - \$149,999	20.8%	26.1%	24.6%
\$150,000 - \$199,999	22.0%	15.6%	16.4%
\$200,000+	18.7%	19.3%	21.9%



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

RMR Enterprises, Inc.	591178	ruben@tenantadvisors.com	817-703-9048
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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