



**MOODY
RAMBIN**

Relationships in Real Estate

HARMONY PLAZA PAD SITES & RETAIL FOR LEASE

NORTHEAST CORNER OF OVILLA ROAD AT UHL ROAD | RED OAK, TEXAS

PROPOSED SHOPPING CENTER

BRENT FREDRICKS | 713-572-3500

PROPERTY INFORMATION

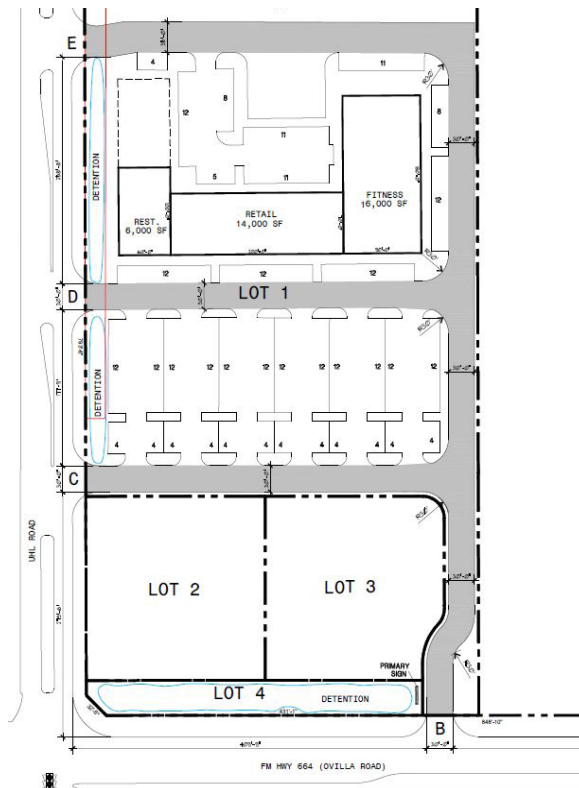
HARMONY PLAZA RETAIL PROPERTY HIGHLIGHTS

► Brent Fredricks

Bfredricks@moodyrambinint.com

713-572-3500

- Red Oak is located in North Ellis County on Interstate 35 E at Ovilla Road (FM 664), just 20 minutes south of Dallas and 30 minutes southeast of Fort Worth, Texas.
- Harmony Plaza is strategically located on Ovilla Road, one mile west of Red Oak's heavily trafficked highway, Interstate 35.
- The site is surrounded by several multi-family and future commercial developments and is predicted to grow over the next year by 4.2% within a 5-mile radius.
- Highly anticipated freestanding pad sites and retail center available for pre-lease.



PROPERTY RATES

LEASE RATES:

End Cap (6,000 SF Restaurant): \$28.00/ SF/YR NNN
End Cap (16,000 SF Fitness): \$18.00/ SF/YR NNN
In-Line Space (14,000 SF Retail): \$28.00/ SF/YR NNN

NNN RATE:

Estimated NNN Rate \$11.61/ SF/YR

TI ALLOWANCE:

Negotiable

GROUND LEASE RATES:

LOT 2: \$150,000/YR
LOT 3: \$140,000/YR



40,103 VPD

Ovilla Road Traffic Count
per Red Oak EDC



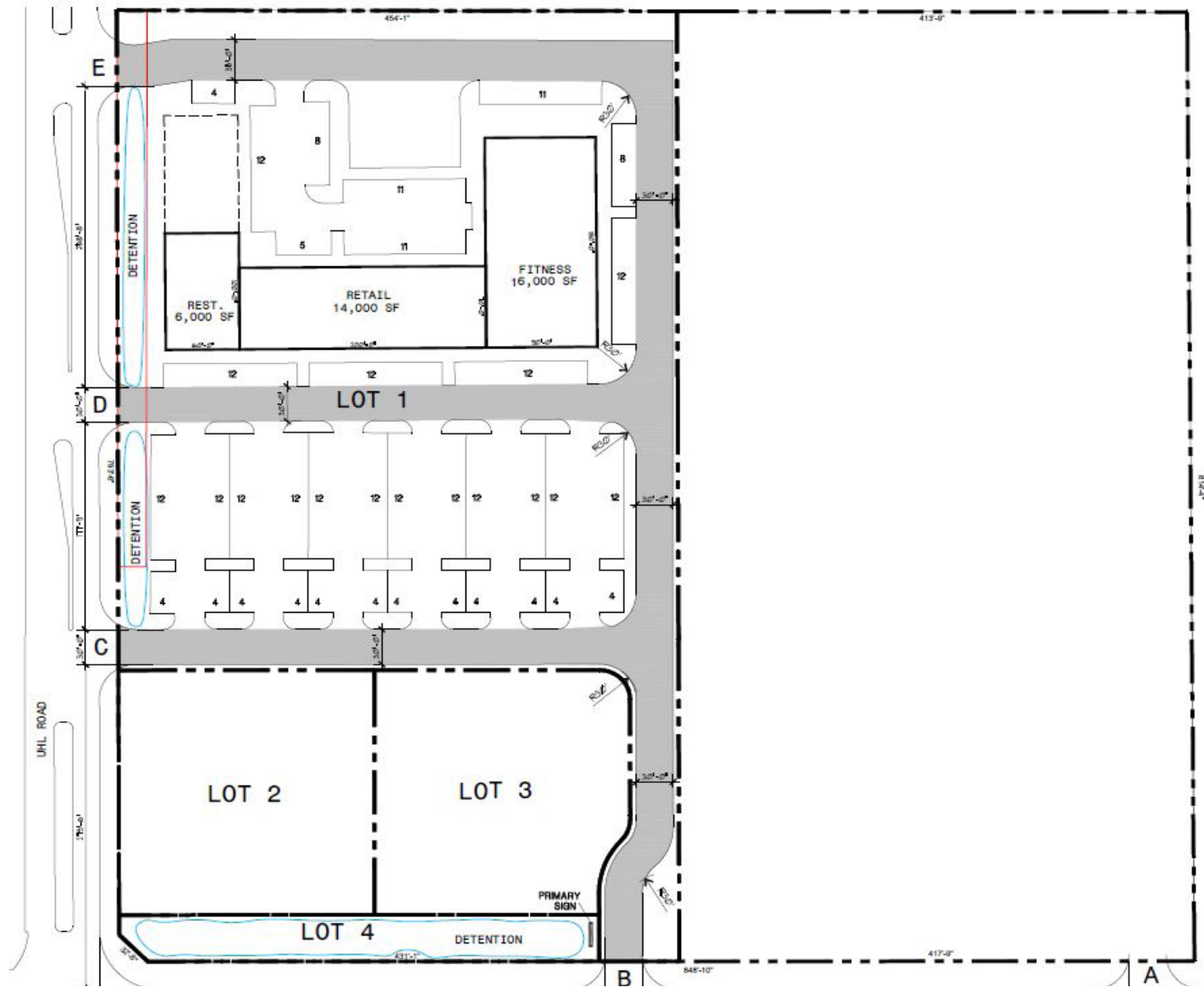
33,208

Owner Occupied Housing
within a 5-mile radius



\$1.3B

Total Specified Consumer
Spending (\$) within a 5 mile
radius



SITE PLAN



Harmony Plaza

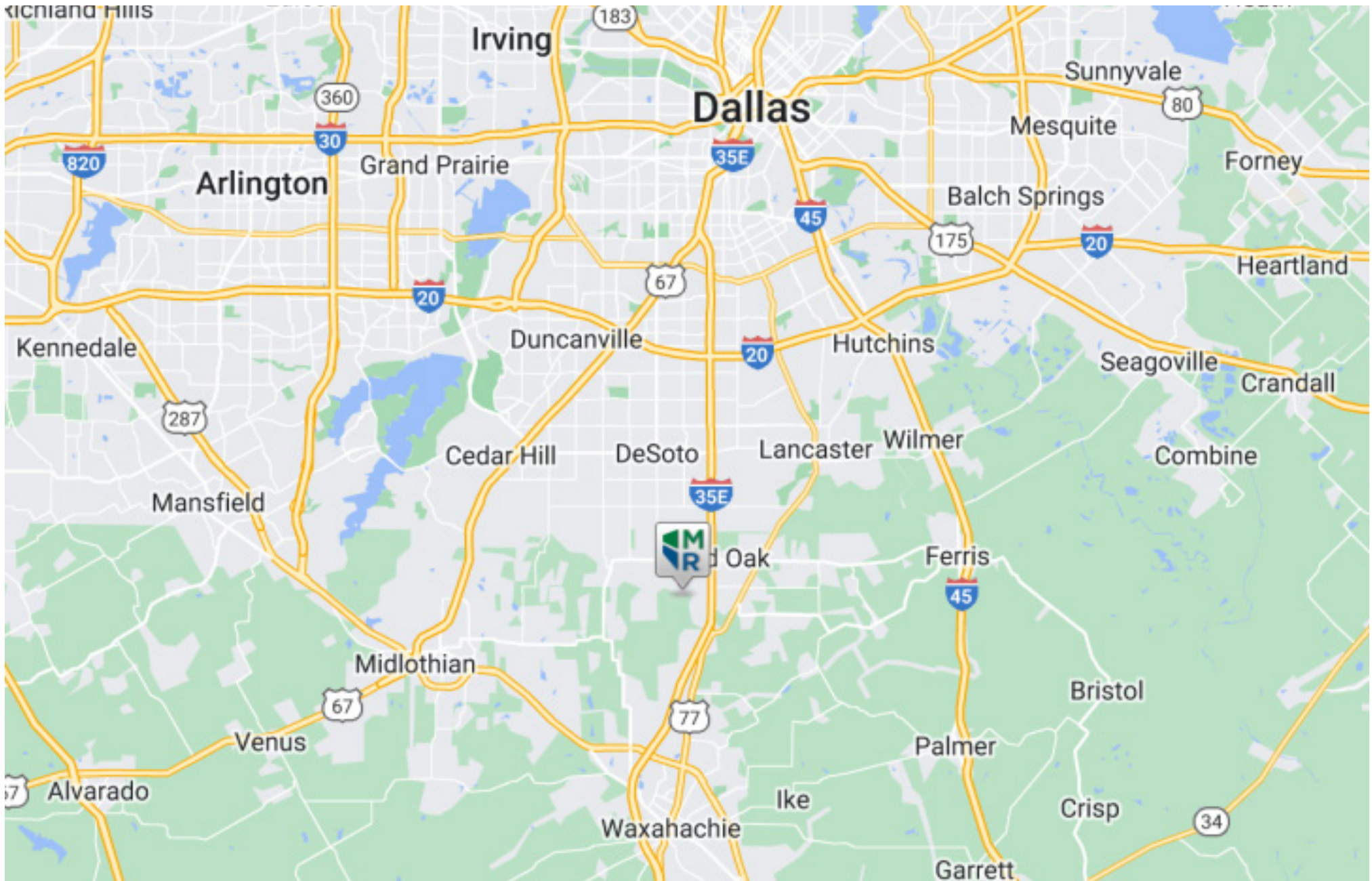
Ovilla Road

Uhl Road

40,103 VPD

AREA MAP

LOCATION MAP



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
Total Population	4,317	32,522	83,297
Median Age	36.2	36.3	37.0
Median Age (Male)	32.0	35.4	35.6
Median Age (Female)	39.1	35.8	36.8

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
Total Households	1,408	10,915	28,555
# of Persons Per HH	3.1	3.0	2.9
Average Household Income	\$102,325	\$95,514	\$95,370
Average House Value	\$259,503	\$208,350	\$217,077

RACE AND ETHNICITY

	1 Mile	3 Miles	5 Miles
% White	58.0%	48.0%	44.6%
% Black	34.5%	37.8%	43.2%
% Asian	0.7%	0.8%	0.8%
% Hawaiian	0.0%	0.0%	0.1%
% Indian	0.0%	0.7%	0.4%
% Other	0.1%	5.4%	5.1%
% Hispanic	25.4%	27.1%	22.7%

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.

MRIO, Inc.	542512	-	(713)773-5500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert O. Cromwell II	385561	bcromwell@moodyrambinint.com	(713)773-5500
Designated Broker of Firm	License No.	Email	Phone
Brent Fredricks	350464	bfredricks@moodyrambinint.com	(713)773-5500
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 (TREC) | Information available at <http://www.trec.texas.gov>



1455 West Loop South | Suite 700 | Houston, Texas 77027 | 713.773.5500