

OVILLA ROAD DEVELOPMENT SITE

FM 664, OVILLA, TEXAS 75154

- > ±9.79 ACRES
- > RETAIL, RESTAURANT, MEDICAL, OFFICE,
DAYCARE, & MINI-WAREHOUSE SITES



CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY

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SLJ

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DESOTO
 Population: 55,968
 Avg. HH Income: \$96,654
 Med. Home Value: \$330,000

LANCASTER
 Population: 40,449
 Avg. HH Income: \$80,657
 Med. Home Value: \$299,000



RED OAK
 Population: 17,396
 Avg. HH Income: \$117,367
 Med. Home Value: \$459,000

±97,700 VPD

GLENN HEIGHTS
 Population: 18,299
 Avg. HH Income: \$92,431
 Med. Home Value: \$405,000



STARLIGHT
 HOMES
 Stone Creek

S HAMPTON RD



OVILLA RD

OVILLA
 Population: 4,400
 Avg. HH Income: \$112,613
 Med. Home Value: \$590,000

S WESTMORELAND RD

SITE



MALLOY RD

OVILLA RD

FIRST TEXAS
 HOMES
 Broadmoor Estates
 Phase I - 84 Units

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.



PROPERTY HIGHLIGHTS



The Property enjoys a prime location on Ovilla Rd (FM 664), between S Westmoreland Rd and Malloy Rd, in Ovilla, Texas.



The Property is just three and a half miles from Interstate 35E and offers high visibility with excellent access.



The Property consists of an approximately 9.789-acre tract in Ovilla's General Commercial zoning district which allows a variety of retail, medical, office, and service uses.



Restaurants with or without drive-throughs are permitted with an SUP.



Two conceptual site plans have been completed accommodating different configurations of retail, restaurant, office, medical, daycare, and mini-warehouse uses.



From 2010 to 2023, the population within a 3-mile radius of the Property experienced 54.33% growth.



The population area is expected to grow another 10.76% between 2023 and 2028.



The surge in population density in the area makes this an ideal location for commercial development.



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



PROPERTY PROFILE

LOCATION

The Property is located near the southwest corner of the intersection of Ovilla Rd (FM 664) and S Westmoreland Rd in Ovilla, TX 75154.

LAND AREA

Total Area: ±9.789 Acres (426,402 SF)

*No minerals are included in the proposed transaction

LOT DIMENSIONS

Frontage on Ovilla Rd (FM 664): ±714 Feet
 Maximum Depth: ±598 Feet

TRAFFIC COUNTS

Ovilla Rd (FM 664) ±7,800 VPD (2022)
 S Westmoreland Rd: ±2,077 VPD (2022)

ZONING

General Commercial (CG) District

APN
 250566

ZONING INFORMATION

PRIMARY USES

Retail, Restaurant with or without Drive-Thru**, Office, Bank with or without Drive-Thru, Professional, Medical, Mini-warehouse, Daycare, among others.

**Subject to SUP

LINKS

[Link to Zoning Verification Email](#)

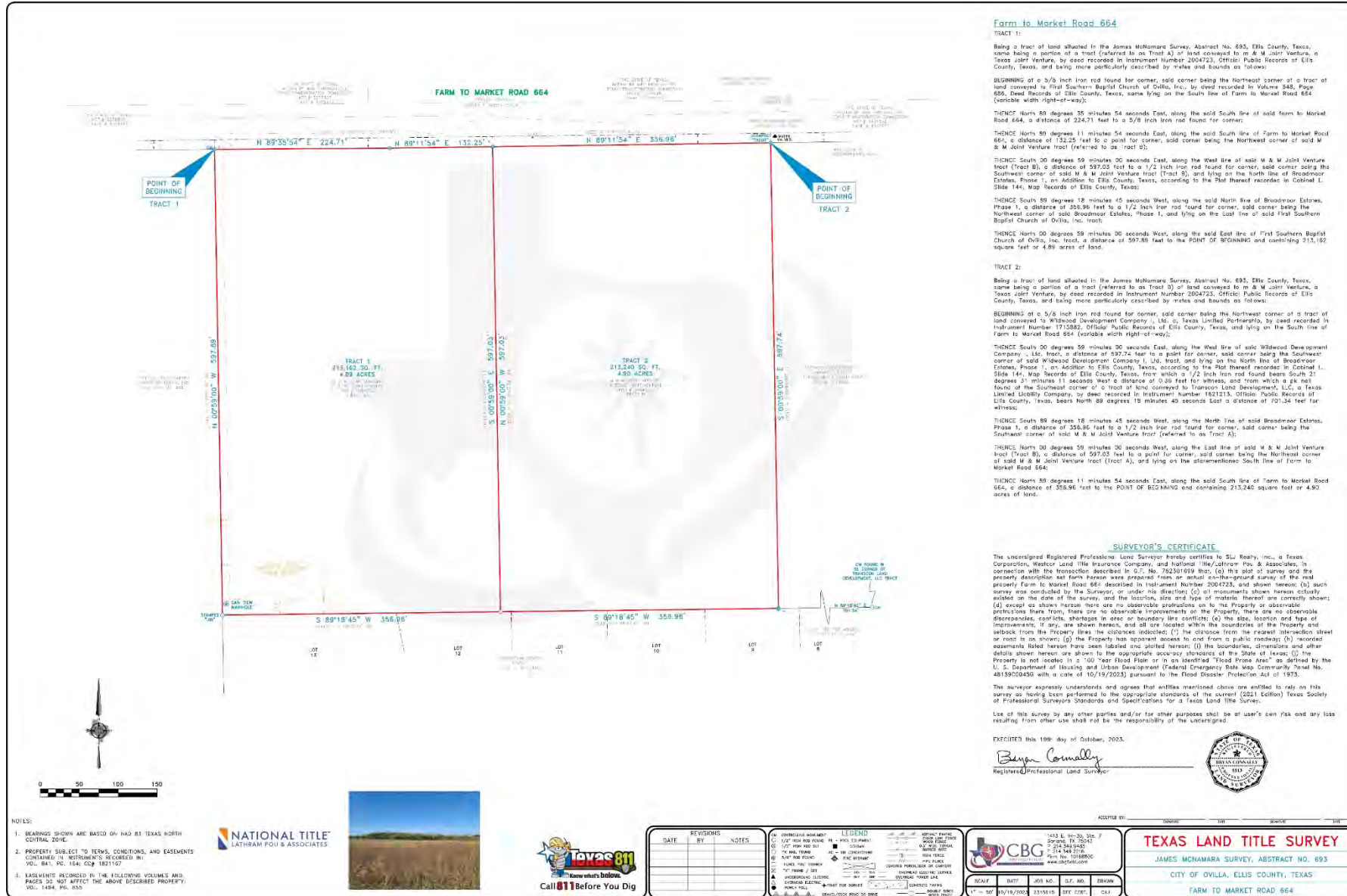
[Link to Permitted Use Table](#)

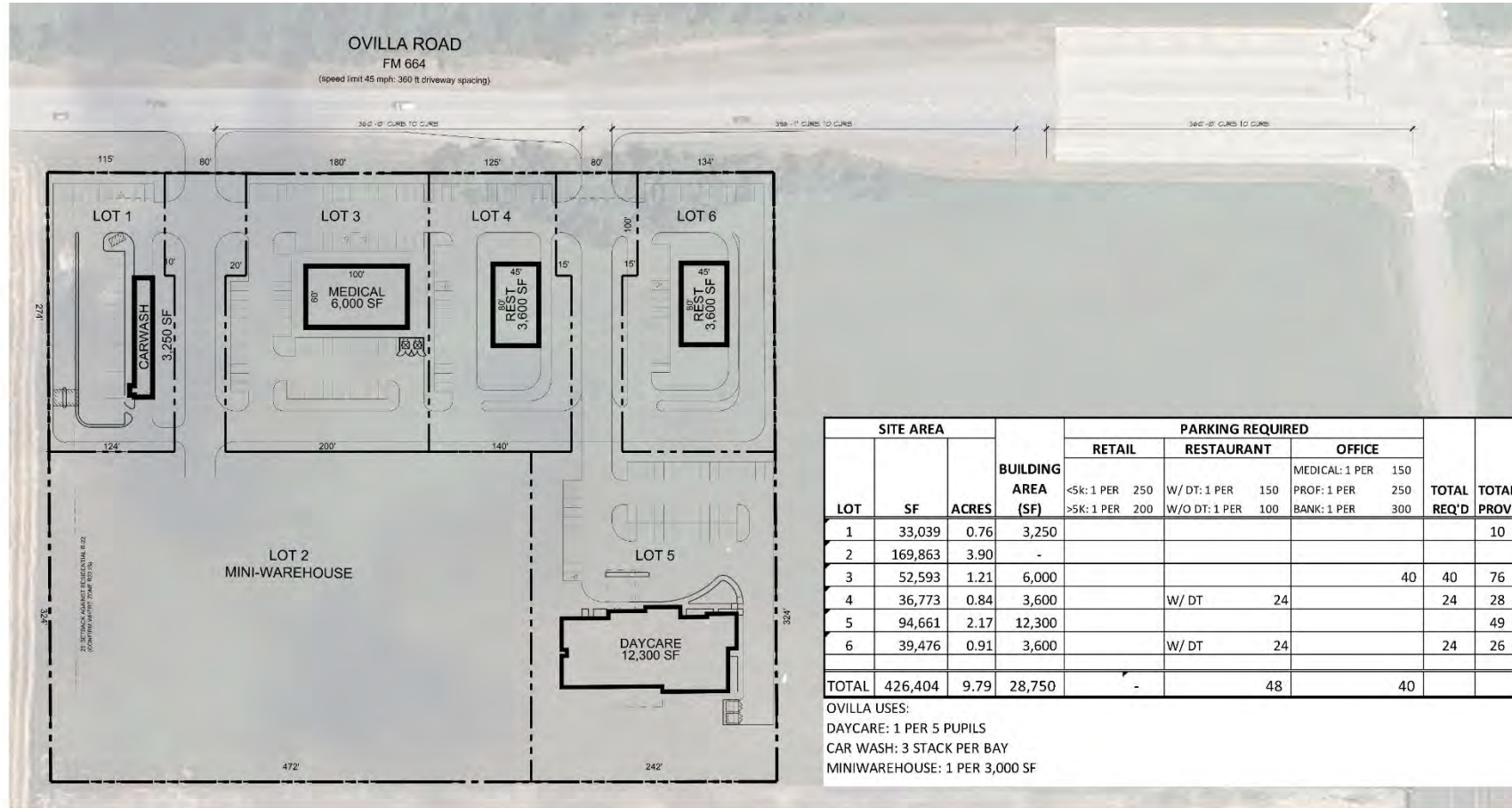
[Link to Zoning District Standards](#)

[Link to Zoning Map](#)

[Link to Zoning Ordinance](#)







LOT	SITE AREA		BUILDING AREA (SF)	PARKING REQUIRED			TOTAL REQ'D	TOTAL PROV.	PARKING RATIO	LOT COVERAGE (%)	
	SF	ACRES		RETAIL	RESTAURANT	OFFICE					
				<5k: 1 PER 250 >5k: 1 PER 200	W/ DT: 1 PER 150 W/O DT: 1 PER 100	MEDICAL: 1 PER 150 PROF: 1 PER 250 BANK: 1 PER 300					
1	33,039	0.76	3,250				10	3.08	/1000 SF	9.8%	
2	169,863	3.90	-						/1000 SF	0.0%	
3	52,593	1.21	6,000			40	40	76	12.67	/1000 SF	11.4%
4	36,773	0.84	3,600		W/ DT	24	24	28	7.78	/1000 SF	9.8%
5	94,661	2.17	12,300				49	3.98	/1000 SF	13.0%	
6	39,476	0.91	3,600		W/ DT	24	24	26	7.22	/1000 SF	9.1%
TOTAL	426,404	9.79	28,750			48	40			/1000 SF	

OVILLA USES:
 DAYCARE: 1 PER 5 PUPILS
 CAR WASH: 3 STACK PER BAY
 MINIWAREHOUSE: 1 PER 3,000 SF

01 SITE PLAN

1" = 50'-0"



THESE DRAWINGS OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS, INC.

OVILLA RD & WESTMORELAND RD

OVILLA, TEXAS
 SLJ COMPANY

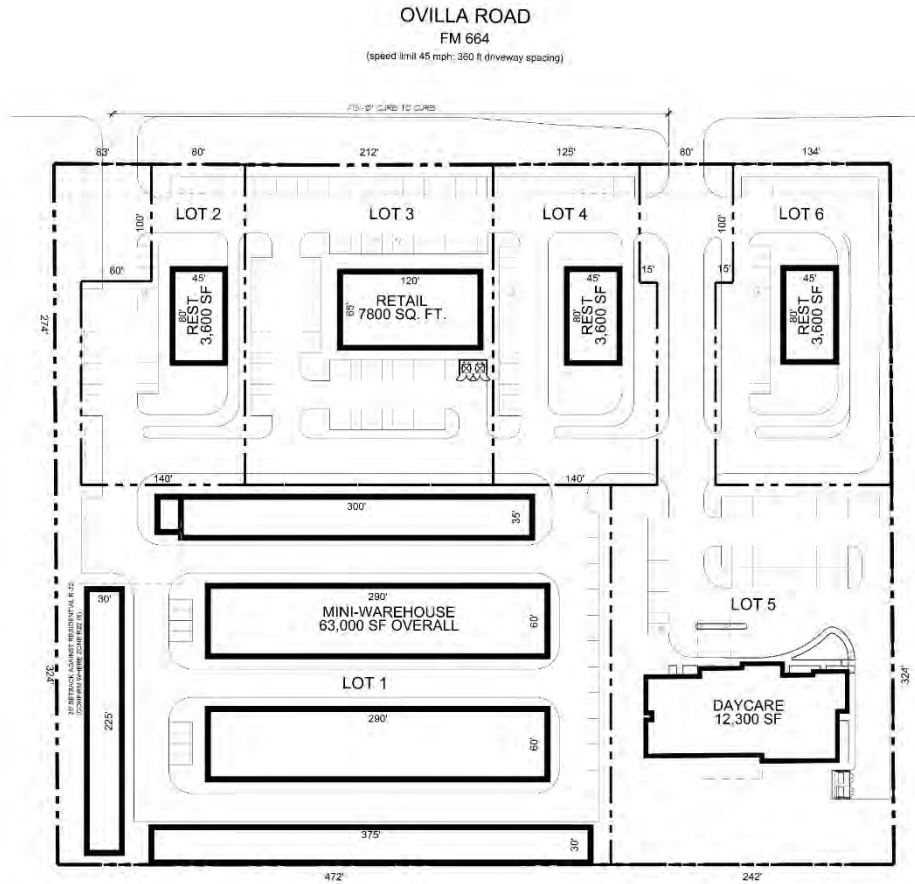
PRELIMINARY PLAN
 NOT FOR CONSTRUCTION
 DIMENSIONS ARE APPROXIMATE

SP01

JOB NO: ----
 ISSUE DATE: 11/18/23
 SCALE: AS NOTED

SITE PLAN B

[LINK TO SITE PLAN B PDF](#)



01 SITE PLAN 

LOT	SF	ACRES	BUILDING AREA (SF)	PARKING REQUIRED			TOTAL REQ'D	TOTAL PROV.	PARKING RATIO	LOT COVERAGE (%)
				RETAIL	RESTAURANT	OFFICE				
1	165,365	3.80	63,000	<5k: 1 PER 250 >5k: 1 PER 200	W/ DT: 1 PER 150 W/O DT: 1 PER 100	MEDICAL: 1 PER 150 PROF: 1 PER 250 BANK: 1 PER 300	21	26	0.41 /1000 SF	38.1%
2	32,299	0.74	3,600		W/ DT 24		24	31	8.61 /1000 SF	11.1%
3	57,853	1.33	7,800	50% 20	50% 39		59	82	10.51 /1000 SF	13.5%
4	36,773	0.84	3,600		W/ DT 24		24	28	7.78 /1000 SF	9.8%
5	94,661	2.17	12,300				49	3.98	/1000 SF	13.0%
6	39,476	0.91	3,600		W/ DT 24		24	26	7.22 /1000 SF	9.1%
TOTAL	426,427	9.79	93,900	20	111	-			/1000 SF	

OVILLA USES:
 DAYCARE: 1 PER 5 PUPILS
 CAR WASH: 3 STACK PER BAY
 MINIWAREHOUSE: 1 PER 3,000 SF



OVILLA RD & WESTMORELAND RD
 OVILLA, TEXAS
 SLJ COMPANY

PRELIMINARY PLAN
 NOT FOR CONSTRUCTION
 DIMENSIONS ARE APPROXIMATE
SP02
 JOB NO: ---
 ISSUE DATE: 11/13/23
 SCALE: AS NOTED



2023 DEMOGRAPHICS

	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
1 MILE	69	454	30,824
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	PROJECTED POP. GROWTH 2023-2028
	\$131K	\$328K	13.4%
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	68.2%	65.6%	40.8%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	102K	34K	35.6



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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. **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.

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Charles Titus Underwood III Licensed Supervisor of Sales Agent/ Associate	488370 License No.	tyunderwood@sljcompany.com Email	214-520-8818 Phone
Fabio Ernesto Felix Vega Sales Agent/Associate's Name	802044 License No.	fabio@sljcompany.com Email	214-520-8818 Phone

Buyer/Tenant/Seller/Landlord Initials

Date