



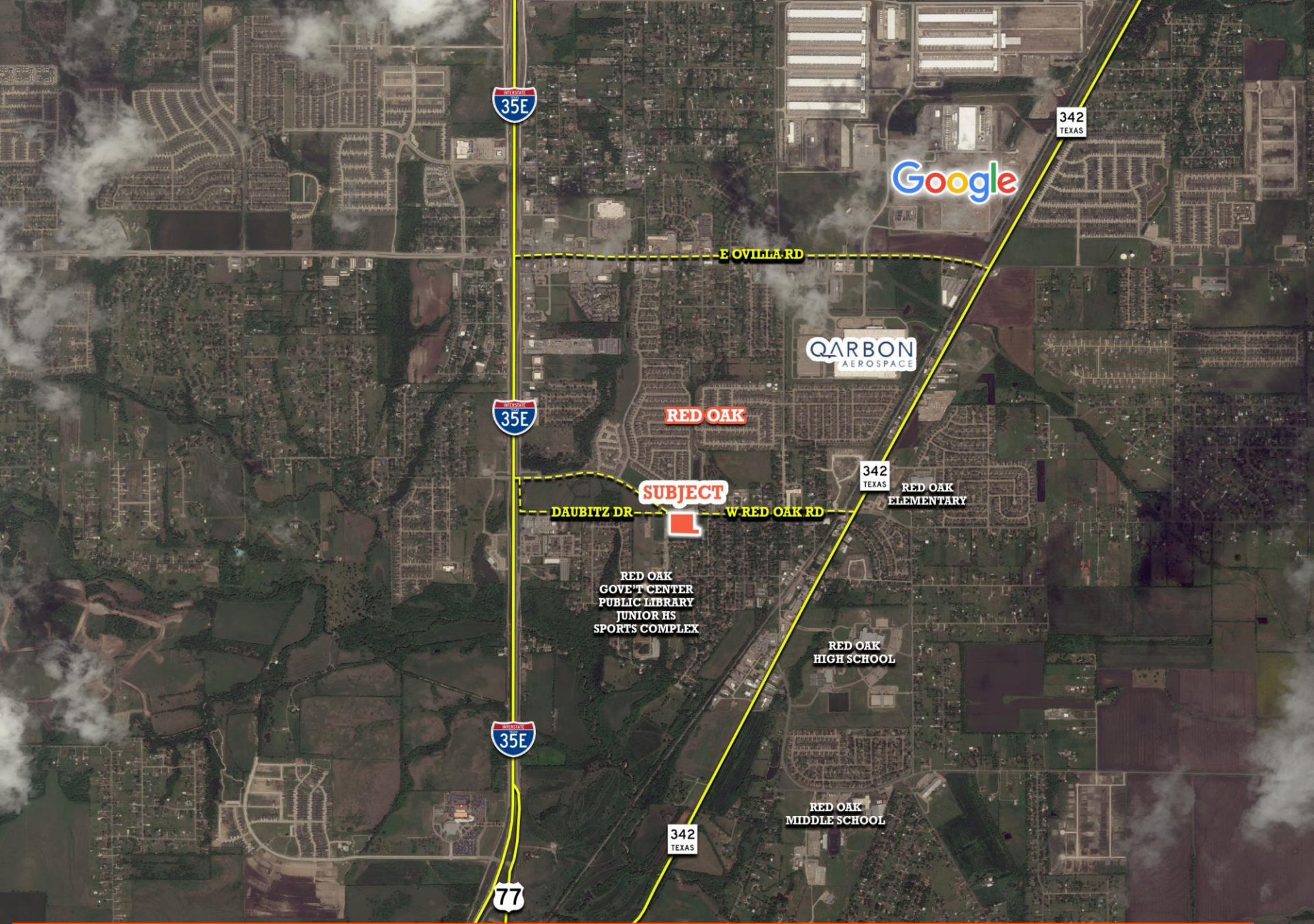
W RED OAK RD

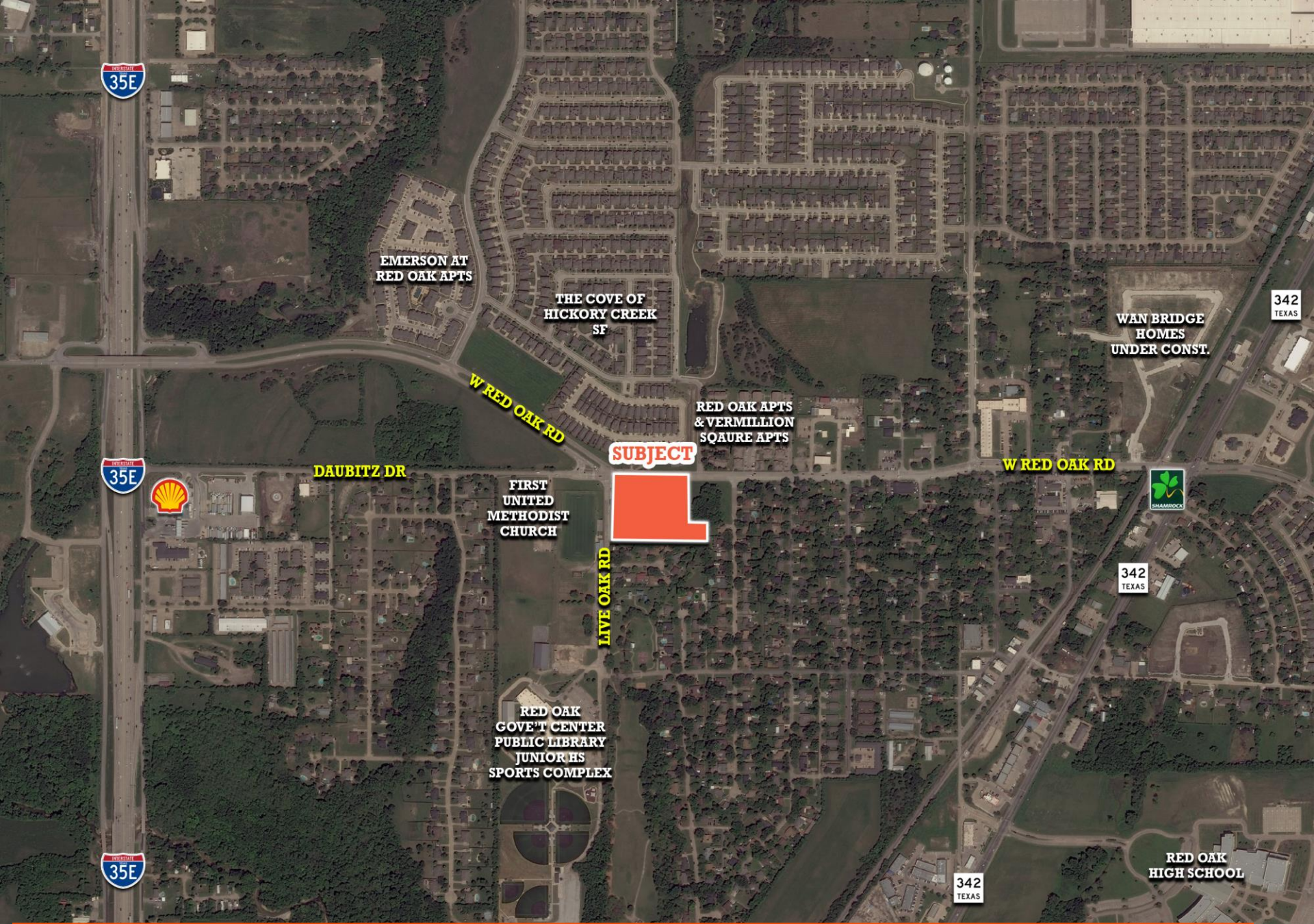
DAUBITZ DR

W RED OAK RD

± 4.26 ACRES
EXCLUSIVELY LISTED BY
YOUNGER PARTNERS

SEC RED OAK RD & LIVE OAK RD
-CITY OF RED OAK-
ZONED COMMERCIAL





HARGROVE
± 4.6 AC
ZONED PD-61R5

SLJ CO.
± 34 AC
ZONED C1

THE COVE OF HICKORY CREEK
SF
ZONED PD-61R5

RED OAK APTS
VERMILLION SQUARE APTS
ZONED A

DAUBITZ DR

FIRST UNITED
METHODIST CHURCH
ZONED RE

CITY OF RED OAK
GOV'T CENTER
PUBLIC LIBRARY
ZONED RE

SUBJECT
± 4.26 AC
ZONED C1

LADD
± 1.2 AC
ZONED
C1

MAJD
± 1.0 AC
ZONED
C1

LIVE OAK CT

LIVE OAK CT
SF
ZONED R3

Property Information

± 4.26 ACRES
SEC Red Oak Rd & Live Oak Rd, Red Oak

LOCATION

- RED OAK, ELLIS COUNTY, TEXAS
- PROPERTY ID: 189367
- SEC RED OAK RD & LIVE OAK RD

PROPERTY BREAKDOWN & PRICING

- **PROPERTY SIZE:** ± 4.26 “GROSS” ACRES
- **ESTIMATED WETLANDS/CREEK:** ± 0.26 ACRES
- **ESTIMATED BUILDABLE:** ± 4.00 “NET” ACRES
- **ASKING PRICE:** Contact Broker

PROPERTY INFORMATION

- **CURRENT ZONING:** C1 – Commercial
- **FRONTAGE, RED OAK RD:** ± 467 FT
- **FRONTAGE, LIVE OAK RD:** ± 432 FT
- **TRAFFIC CT, RED OAK RD (E/W):** ± 8,532 VPD
- **SCHOOL DISTRICT:** Red Oak ISD
- **CCN:** City of Red Oak

APPROXIMATE DISTANCE FROM



± 0.6 MILES



± 0.7 MILES

EAST OVILLA
ROAD

± 1.3 MILES



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DEMOGRAPHICS (REGIS, SITES USA)	1 MILE	3 MILE	5 MILE	7 MILE
2025 Total Estimated Population	7,516	29,896	72,682	158,456
2025 Total Estimated Households	2,646	9,990	24,360	53,702
2025 Average Household Income	\$118,544	\$126,279	\$130,551	\$124,596



W RED OAK RD

LAKE TRAIL DR

DAUBITZ DR

W RED OAK RD

LIVE OAK RD

CREEK

VALLEY ST

LIVE OAK CT



EMERSON AT RED OAK
APARTMENTS

THE COVE OF HICKORY CREEK
SINGLE-FAMILY

RED OAK & VERMILLION SQUARE
APARTMENTS

W RED OAK RD

DAUBITZ DR

W RED OAK RD

CITY OF RED OAK
MULTI-PURPOSE FIELD

LIVE OAK ST

SUBJECT
± 4.26 AC



RED OAK
PUBLIC LIBRARY

CITY OF RED OAK
MULTI-PURPOSE FIELD

SUBJECT
± 4.26 AC

DAUBITZ DR

LIVE OAK ST

W RED OAK RD

W RED OAK RD



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Younger Partners Dallas, LLC

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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
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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