



102 E OVILLA RD

RED OAK, TX 75154

PROPERTY DETAILS

ADDRESS 102 E Ovilla Rd
Red Oak, TX 75154

AVAILABILITY 2,809 SF

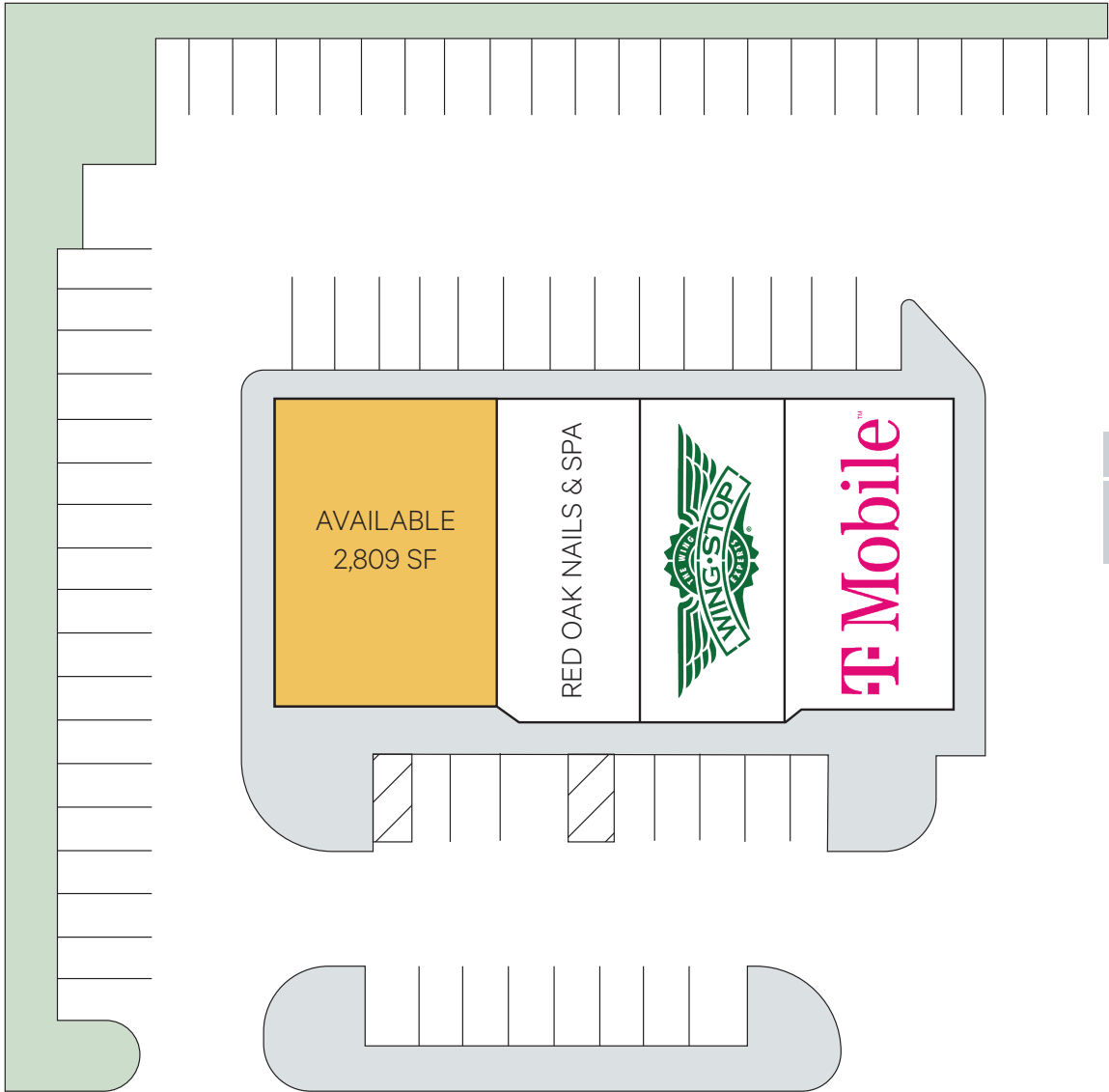
PROPOSED USES Full Service Restaurant

PROPERTY HIGHLIGHTS

- End cap space
- 2nd generation restaurant
- Fully built out with equipment
- Covered patio
- Large pylon and storefront signage



SITE PLAN



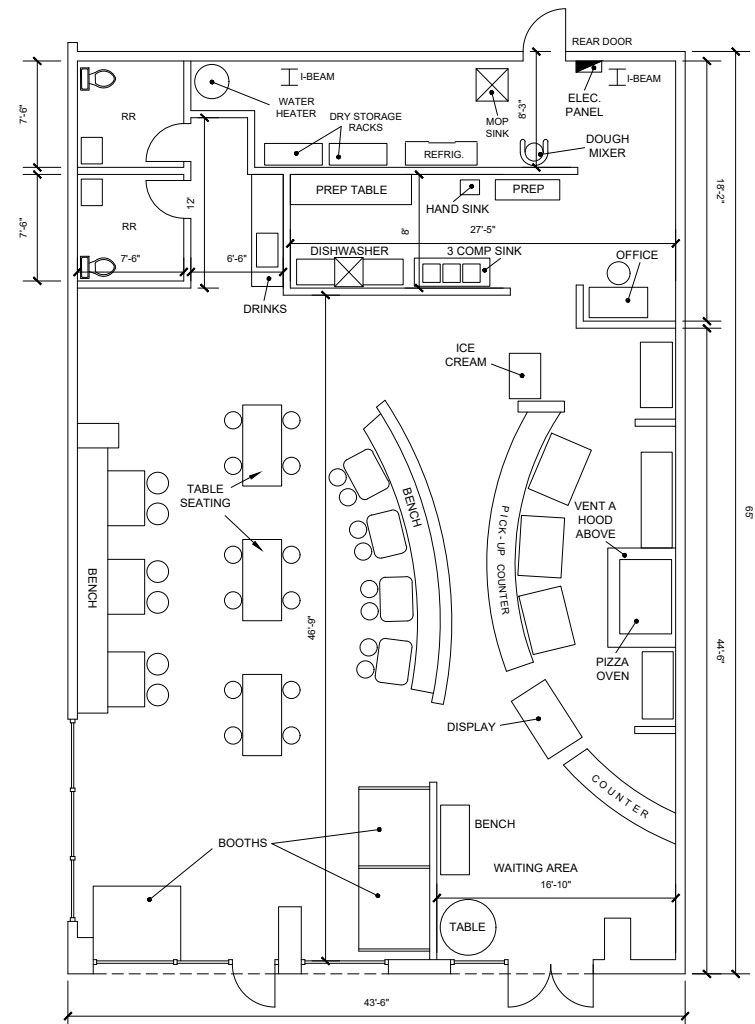
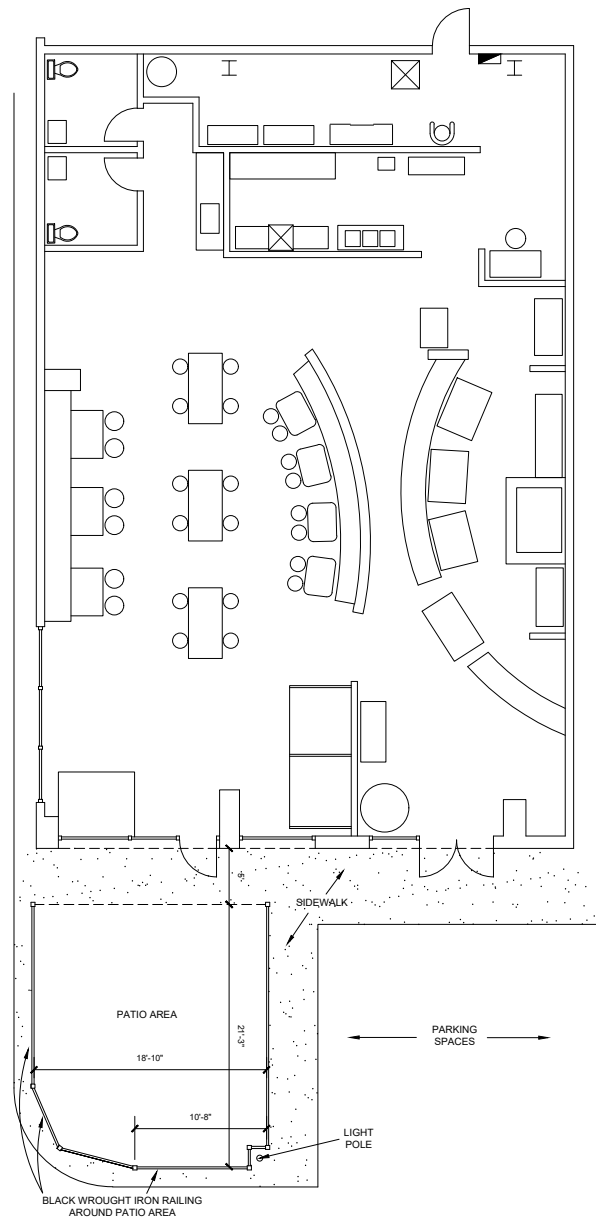
Available Space

B1	2,809 sf
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Current Tenants

B2	Red Oak Nails & Spa	1,913 sf
B3	Wingstop	1,800 sf
B4	T-Mobile	2,000 sf

FLOOR PLAN



OBLIQUE AERIAL



This aerial map displays a commercial and residential area in Houston, Texas. Key features include:

- Major Roads:**
 - Interstate 35E (I-35E):** Runs vertically on the left side of the map.
 - Ovilla Rd:** A major horizontal road with a traffic volume of 27,542 vpd.
 - E Ovilla Rd:** A horizontal road running across the middle of the map.
 - Reese Dr:** A horizontal road located north of E Ovilla Rd.
 - Hickory Creek Dr:** A vertical road running east-west, intersecting E Ovilla Rd.
 - Methodist St:** A vertical road on the far right side of the map.
- Traffic Volume Data:**
 - 102,351 vpd:** Indicated on the left side of the map, near the intersection of Reese Dr and E Ovilla Rd.
 - 28,596 vpd:** Indicated on the left side of the map, near the intersection of E Ovilla Rd and Hickory Creek Dr.
- Businesses and Landmarks:**
 - Walmart:** Located north of E Ovilla Rd, with a note indicating "2.1M visits annually".
 - South Meadows:** A residential area located east of the Walmart, with "113 MF-units".
 - Brookshire's:** Located south of E Ovilla Rd, with a note indicating "569k visits annually".
 - Red Oak Town Village:** A residential area located south of Brookshire's, with "312 MF-units".
 - Other Businesses:** Numerous other businesses are visible, including CVS, McDonald's, Burger King, Dunkin', Domino's, Ace Hardware, and many others.
- Site Location:** A red arrow points to a specific site location on E Ovilla Rd, just south of the intersection with Reese Dr.

PROPERTY PHOTOS

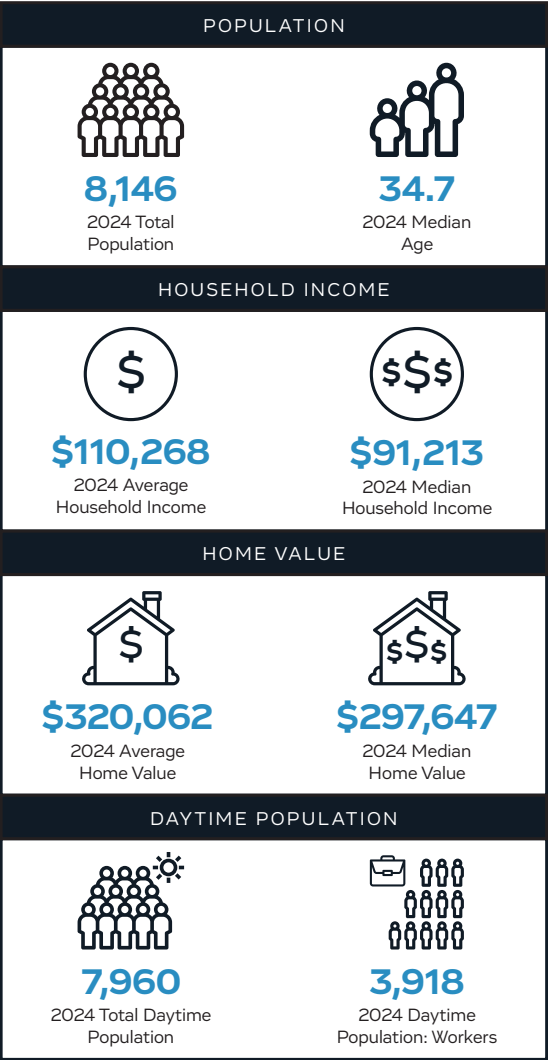


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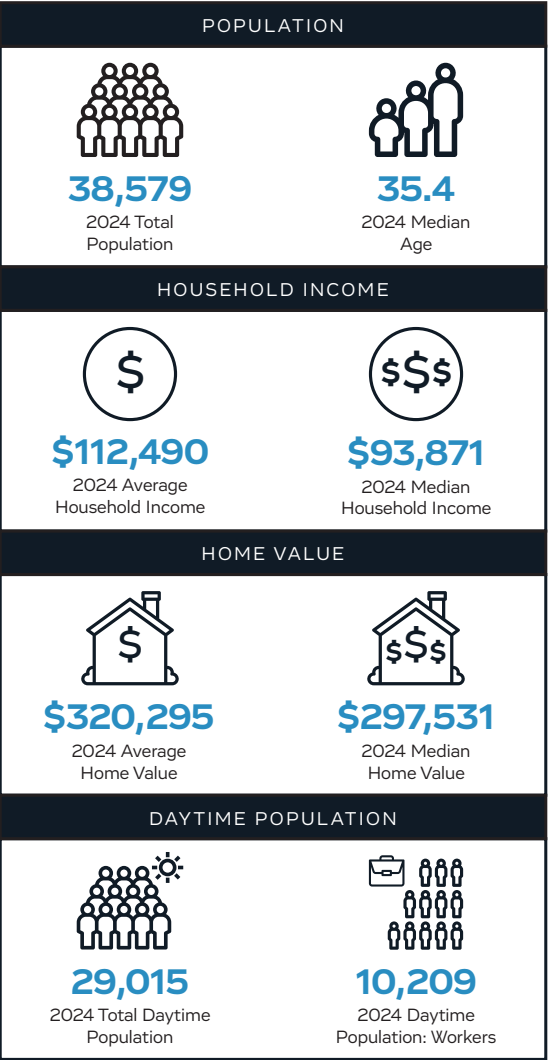


DEMOGRAPHICS

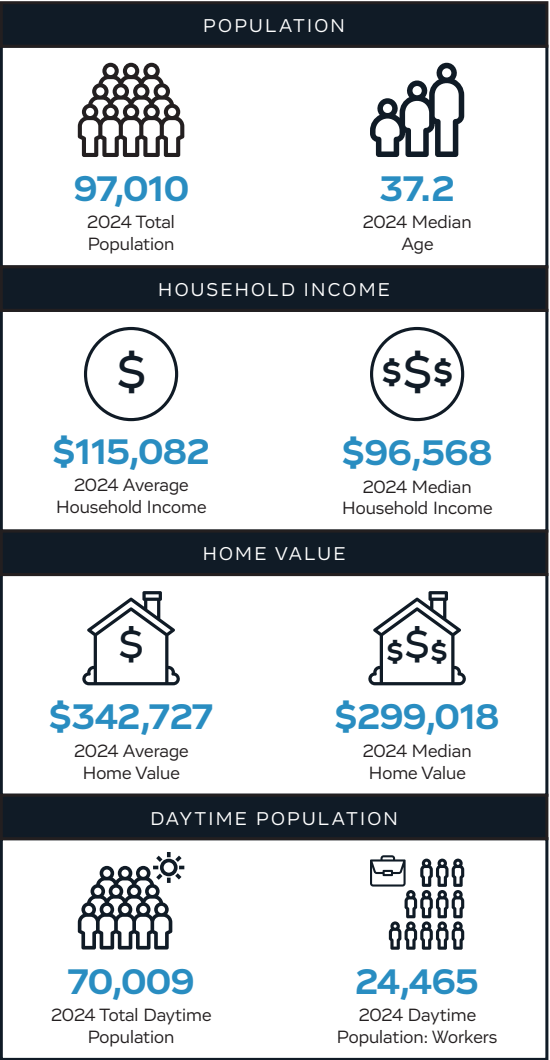
1 MILE



3 MILE



5 MILE





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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.

Weitzman

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Buyer/Tenant/Seller/Landlord Initials

Date

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