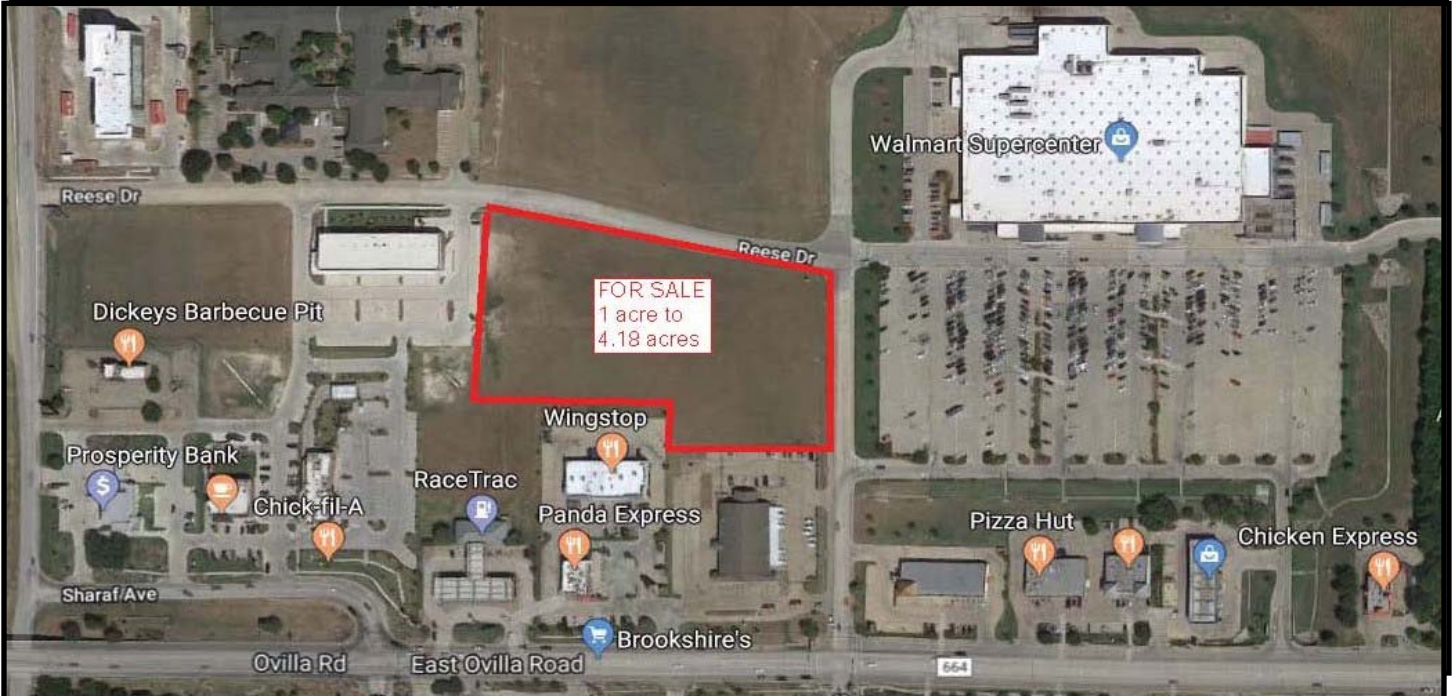


# FOR SALE

Reese Dr & Ryan Dr, Red Oak, TX 75154  
Across From Walmart  
1-4 Acres



## The best commercial/retail development tract in Red Oak

Will Divide 1-4 acres; All Utilities available; High Traffic-High Demand site  
Great location for retail, restaurant or office

0.5 east of the new Red Oak Legacy Square, a mixed-use development that will include a massive 12 screen theatre, Bowling, Arcade as well as retail, office, and high-end apartments as part of the **largest development ever to come to the City of Red Oak.**

**Tony W. Gilbert**  
**214-699-8898**

[tgilbert@pacre.com](mailto:tgilbert@pacre.com)

## **Capital Property Advisors**

**Commercial and Investment Real Estate**

North Office

10501 N. Central Expressway, Suite 105 Dallas, TX 75231

South Office

534 Youngblood. Suite 200 Waxahachie, TX 75165

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# Capital Property Advisors

Commercial and Investment Real Estate

## Reese Dr & Ryan Dr, Red Oak, TX 75154

Tony Gilbert: 214-368-9999 -Mobile: 214-394-7414  
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# Red Oak Retail



**Area Description:** Red Oak, Texas is a growing city of over 30,000 in 3 miles located south of Dallas and just five (5) miles north of Waxahachie. With new multifamily and retail anchors, this is an excellent opportunity for grocery, retail, and restaurants to join this community. Strategically located on the south-bound ramp to Interstate 35, this development has tremendous exposure to 110,000 cars per day. With strong median incomes and a young population, this is a market that is ready to grow!

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# Red Oak, Texas

## GROSS SALES RED OAK, TEXAS



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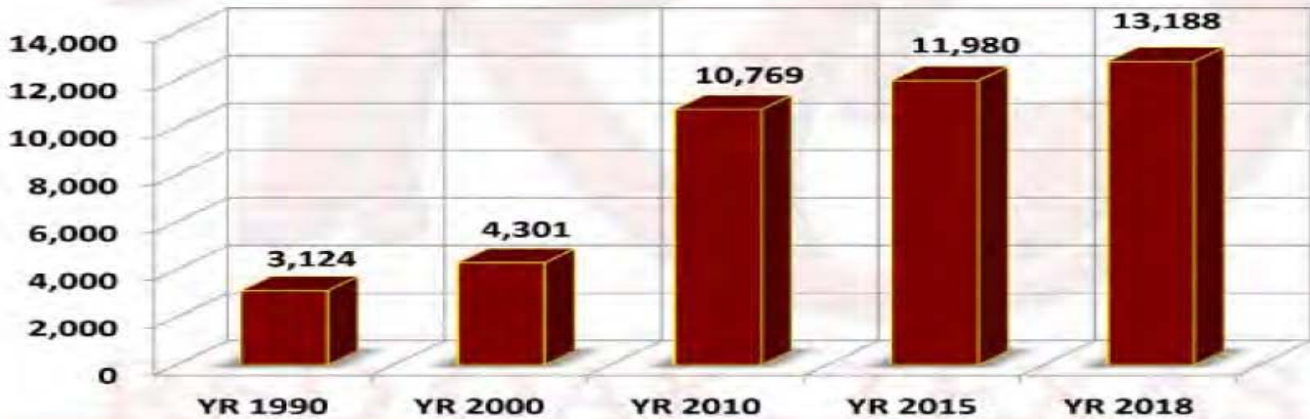
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**tgilbert@cpacre.com      www.cpacre.com**

## **POPULATION GROWTH**

### **RED OAK, TEXAS**

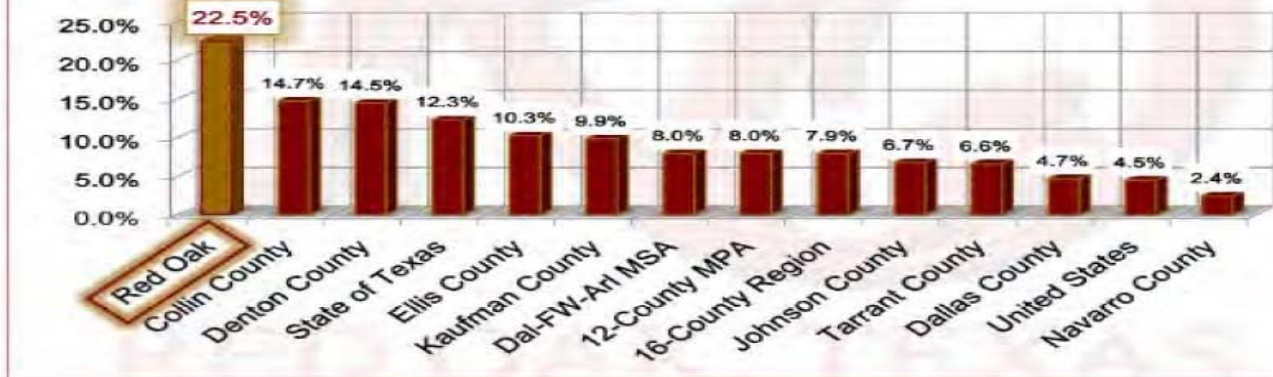
**1990 - 2018**



(Sources: US Census Data, North Central Texas Council of Governments)

## **PERCENT GROWTH**

### **2010 - 2018**



(SOURCES: US CENSUS DATA, NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS)

# **Capital Property Advisors**

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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.

**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.

Gilbert Realty Group, LLC.	9005666	tgilbert@cpacre.com	214-368-9999
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Anthony W. Gilbert	295201	tgilbert@cpacre.com	214-699-8898
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

RS

Buyer/Tenant/Seller/Landlord Initials

Date