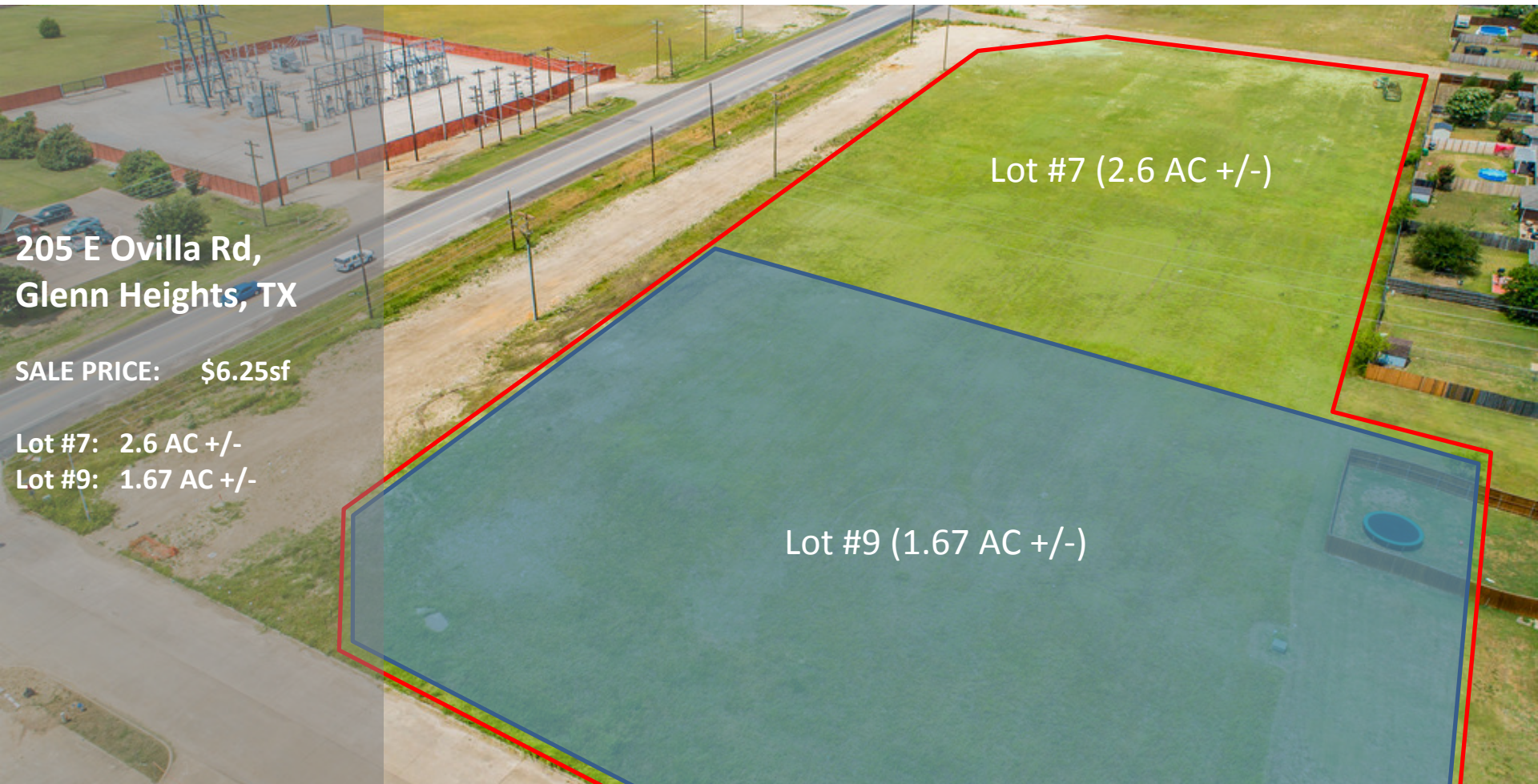


# Retail Land for Sale



205 E Ovilla Rd,  
Glenn Heights, TX

SALE PRICE: \$6.25sf

Lot #7: 2.6 AC +/-

Lot #9: 1.67 AC +/-

Lot #9 (1.67 AC +/-)

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**kw** DALLAS DFW  
SOUTH LAKE  
KELLER WILLIAMS REALTY  
A Keller Williams Southlake Affiliate  
Each office independently owned and operated



# Property Description

## Property Overview

Exclusive opportunity for Retail Development in E Ovilla Rd Ideal for stand-alone retail, Multi-Tenant Retail Centers, etc.

Parcel's can be subdivided.

This area is ripe for development opportunities!

## Property Details

- High retail demand
- Minutes from I-35
- Upside potential
- Can sell individual parcels 1.3 - 1.6 AC +/- (call broker for pricing)
- Can sell both sites of 2.66 Ac and 4.27 Ac
- Projected Growth of 13.39% from 2018 - 2023 (Costar) within 1 Mile
- Median Household Income \$92,769 within 1 Mile (Costar)

## Market Overview

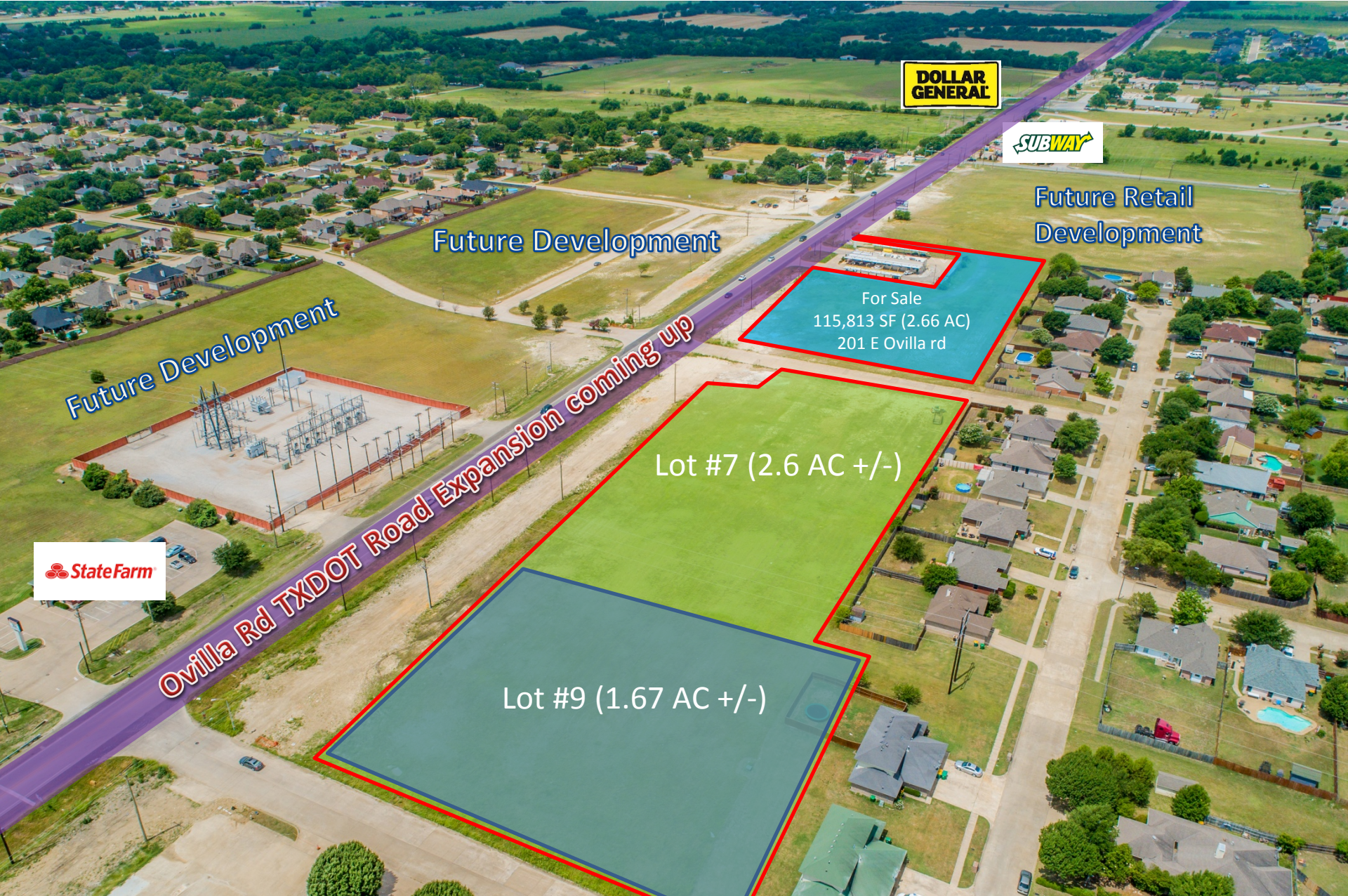
- Coming soon E Ovilla Road expansion (TXDOT) which will benefit the future development of surrounding areas.
- The city of Glen Heights is open for business and is seeking to identify partnership opportunities for strategic development projects!

## Demographics

- 2018 Population: 85,208
- Average Household Income: \$80,921
- Median Age: 36
- Households: 28,559
- Projected Annual Growth 2018-2023 : 8.96%







DOLLAR  
GENERAL

SUBWAY

Future Development

Future Retail  
Development

Future Development

Ovilla Rd TXDOT Road Expansion coming up

For Sale  
115,813 SF (2.66 AC)  
201 E Ovilla rd

Lot #7 (2.6 AC +/-)

Lot #9 (1.67 AC +/-)

State Farm

AERIAL





**HIGH TRAFFIC, EXCELLENT VISIBILITY AND PLENTY OF PARKING**





Future residential development  
in progress

Lot #7  
(2.6 AC +/-)

Lot #9  
(1.67 AC +/-)

For Sale  
115,813 SF  
(2.66 AC)

Future Retail  
Development

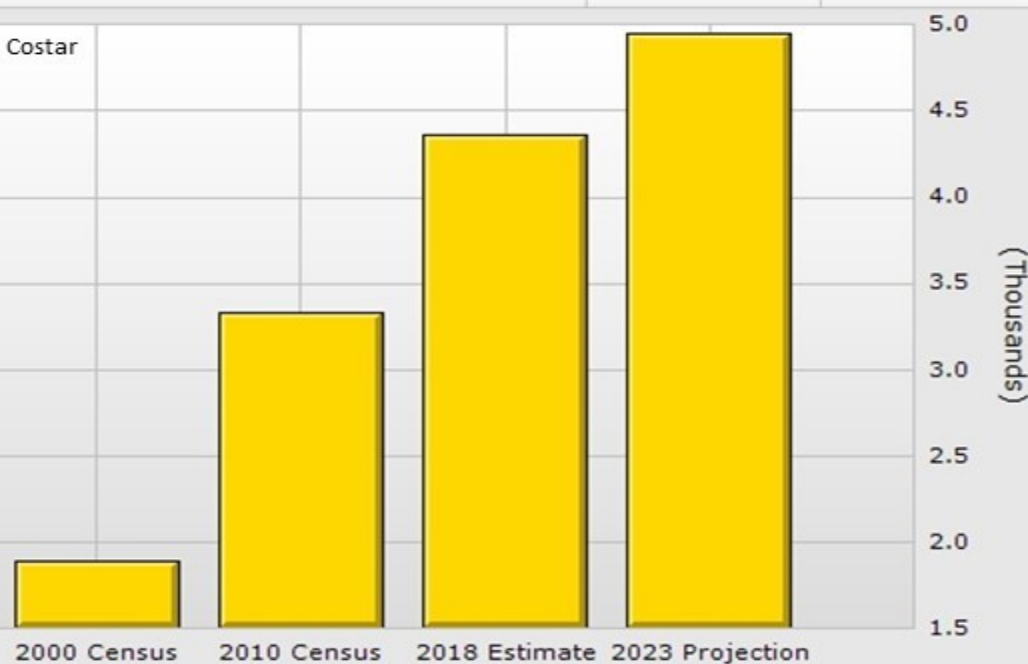
Future  
Development

Ovilla Rd TXDOT Road Expansion coming up



Population		1 Mile	3 Mile	5 Mile
	2018 Total Population:	4,362	34,431	85,208
	2023 Population:	4,946	37,833	92,840
	Pop Growth 2018-2023:	13.39%	9.88%	8.96%
	Average Age:	35.90	35.30	36.30
Households				
	2018 Total Households:	1,399	11,376	28,559
	HH Growth 2018-2023:	13.44%	9.95%	8.93%
	Median Household Inc:	\$92,769	\$75,777	\$80,921
	Avg Household Size:	3.10	3.00	3.00
	2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing				
	Median Home Value:	\$177,416	\$168,706	\$171,864
	Median Year Built:	2000	1995	1995

Source: Costar



# 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:
  - (1) that the owner will accept a price less than the written asking price;
  - (2) that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - (3) 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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Buyer/Tenant Initials

Seller/Landlord Initials

date

IABS 1-0

TAR 2501