



± 3.68 ACRES

OVILLA ROAD | RED OAK, TX 75154

SEQ OVILLA ROAD & LITTLE CREEK TRAIL RED OAK, TX 75154



PRICE
\$10.00 PSF



SIZE
± 3.68 AC / 160,301 SF



APN
152550



LEGAL
LOT PT 1 BLK 1 LITTLE
CREEK 3.6772 AC



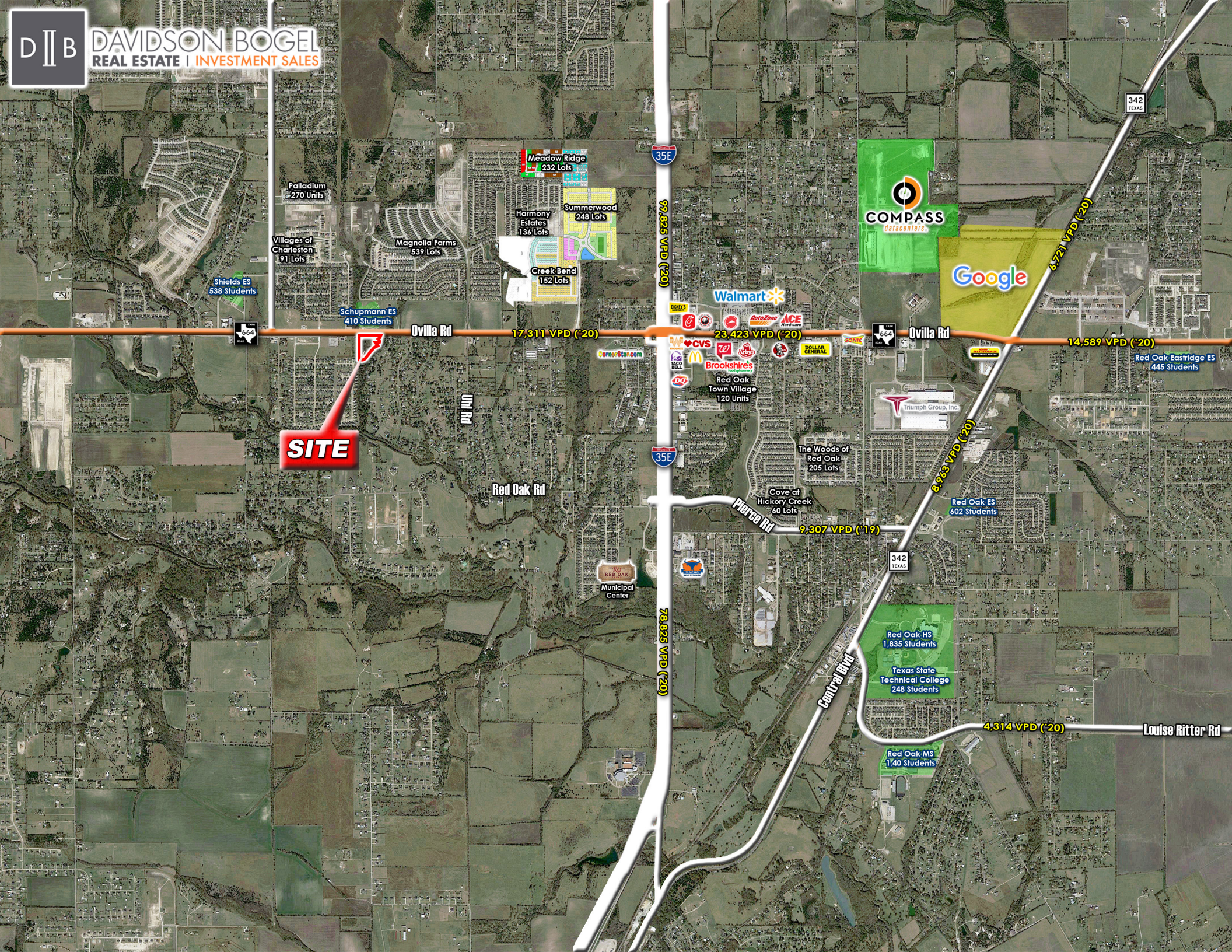
ZONING
COMMERCIAL / NB
Neighborhood Business



TRAFFIC & FRONTAGE
15,267 VPD (2019) WITH
480 FT FRONTAGE ON OVILLA
ROAD

CAMERON DEPTULA
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SITE

- Residential Developments:**
 - Palladium: 270 Units
 - Villages of Charleston: 91 Lots
 - Shields ES: 538 Students
 - Magnolia Farms: 539 Lots
 - Harmony Estates: 136 Lots
 - Summerwood: 248 Lots
 - Creek Bend: 152 Lots
 - Red Oak Town Village: 120 Units
 - The Woods of Red Oak: 205 Lots
 - Cove at Hickory Creek: 60 Lots
 - Red Oak Eastridge ES: 445 Students
 - Red Oak ES: 602 Students
 - Red Oak HS: 1,835 Students
 - Texas State Technical College: 248 Students
 - Red Oak MS: 1,40 Students
- Commercial & Retail:**
 - Walmart
 - CVS
 - McDonald's
 - Brookshires
 - AutoZone
 - ACE Hardware
 - Dollar General
 - Corner Store
 - Triumph Group, Inc.
- Infrastructure & Traffic:**
 - Interstate 35E: 99,825 VPD (~20)
 - State Road 342: 8,721 VPD (~20)
 - Ovilla Rd: 17,311 VPD (~20)
 - Ovilla Rd: 14,589 VPD (~20)
 - Red Oak Rd: 78,925 VPD (~20)
 - Pierce Rd: 9,307 VPD (~19)
 - Central Blvd: 8,983 VPD (~20)
 - Louise Ritter Rd: 4,314 VPD (~20)
- Other Landmarks:**
 - COMPASS datacenters
 - Google
 - Municipal Center