

GROCERY ANCHORED

Pads & Shop Space Available:

NEC FM 720 & Shahan Prairie Rd Oak Point, TX 75068

VENTURE

UCD
UNITED COMMERCIAL DEVELOPMENT

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Metrics

NEC FM 720 & Shahan Prairie Rd
Oak Point, TX 75068

Available Spaces

Shop Space
LOT 1: 23,030 SF
LOT 3: 12,359 SF

Pads

LOT 9: .840 AC (36,610 SF)	LOT 8: 1.212 AC (52,794 SF)
LOT 7 (Hard Corner): .850 AC (37,027 SF)	LOT 6: 1.013 AC (44,130 SF)
LOT 5: .949 AC (41,351 SF)	LOT 4: 1.244 AC (54,177 SF)

Traffic Counts

FM 720 29,755 VPD	Shahan Prairie Rd 5,940 VPD





Area Attractions

DUNKIN'
WILDRIDGE
CVS

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Property Highlights

NEC FM 720 & Shahan Prairie Rd
Oak Point, TX 75068

1. The site is the only Grocery Anchored shopping Center in Oak Point and will be a Community draw.
2. 51,000 SF Grocer anchoring the site
3. Underserved retail market within a fast growing community
4. High growth residential area with average household income in excess of $149,000 within 3 miles
5. Master planned community, Wildridge, is adjacent to the site and has 1,600 homes. Prices range from $300,000-$675,000.
6. The Oak Point area was recently ranked among the top 2 growth areas in DFW per residential strategies.





2026 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,980	41,245	136,195
EST. MED. HOME VALUE	$480,829	$479,955	$459,262
EST. AVG. HH INCOME	$151,924	$149,030	$156,272

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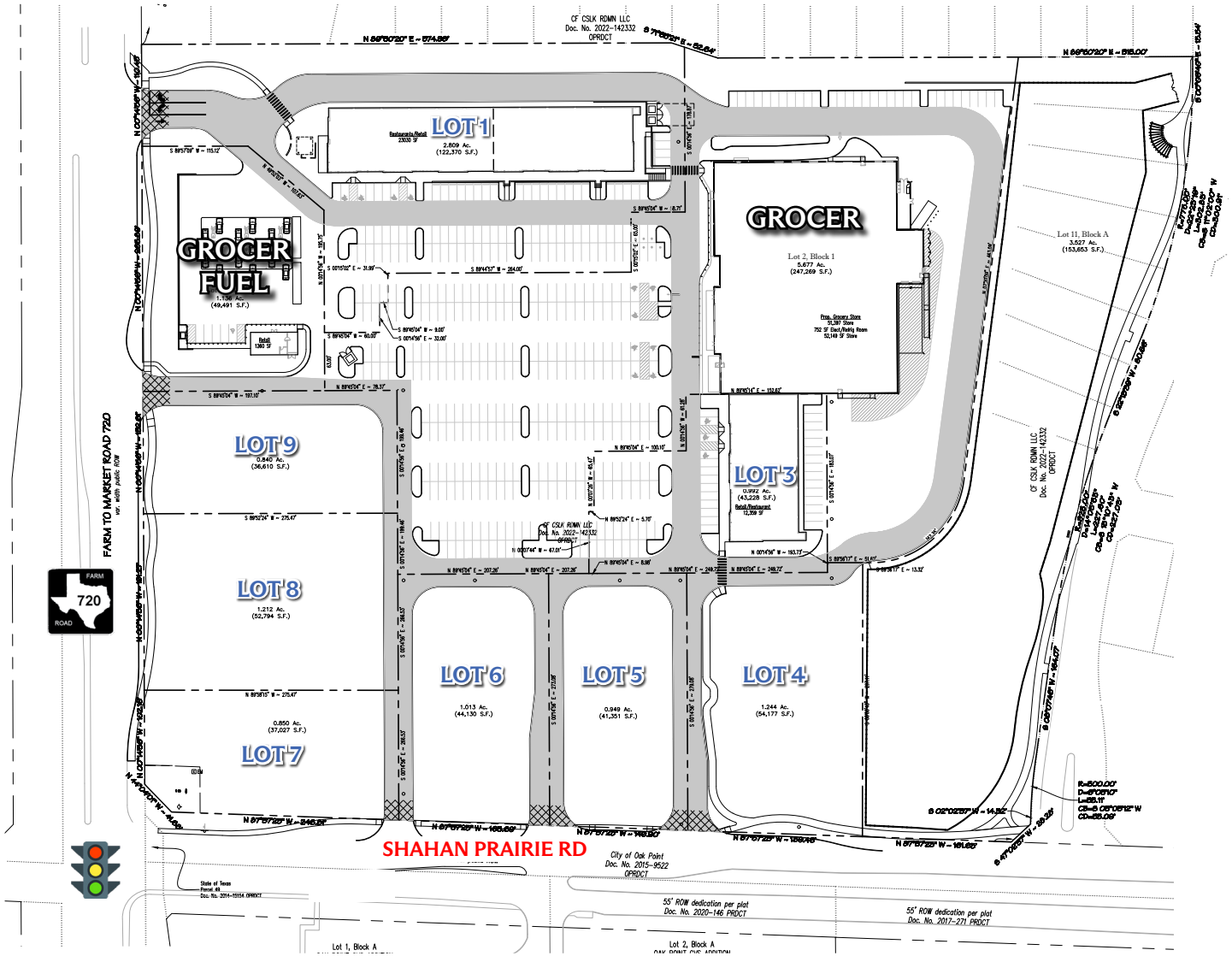
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Site Plan

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Drone

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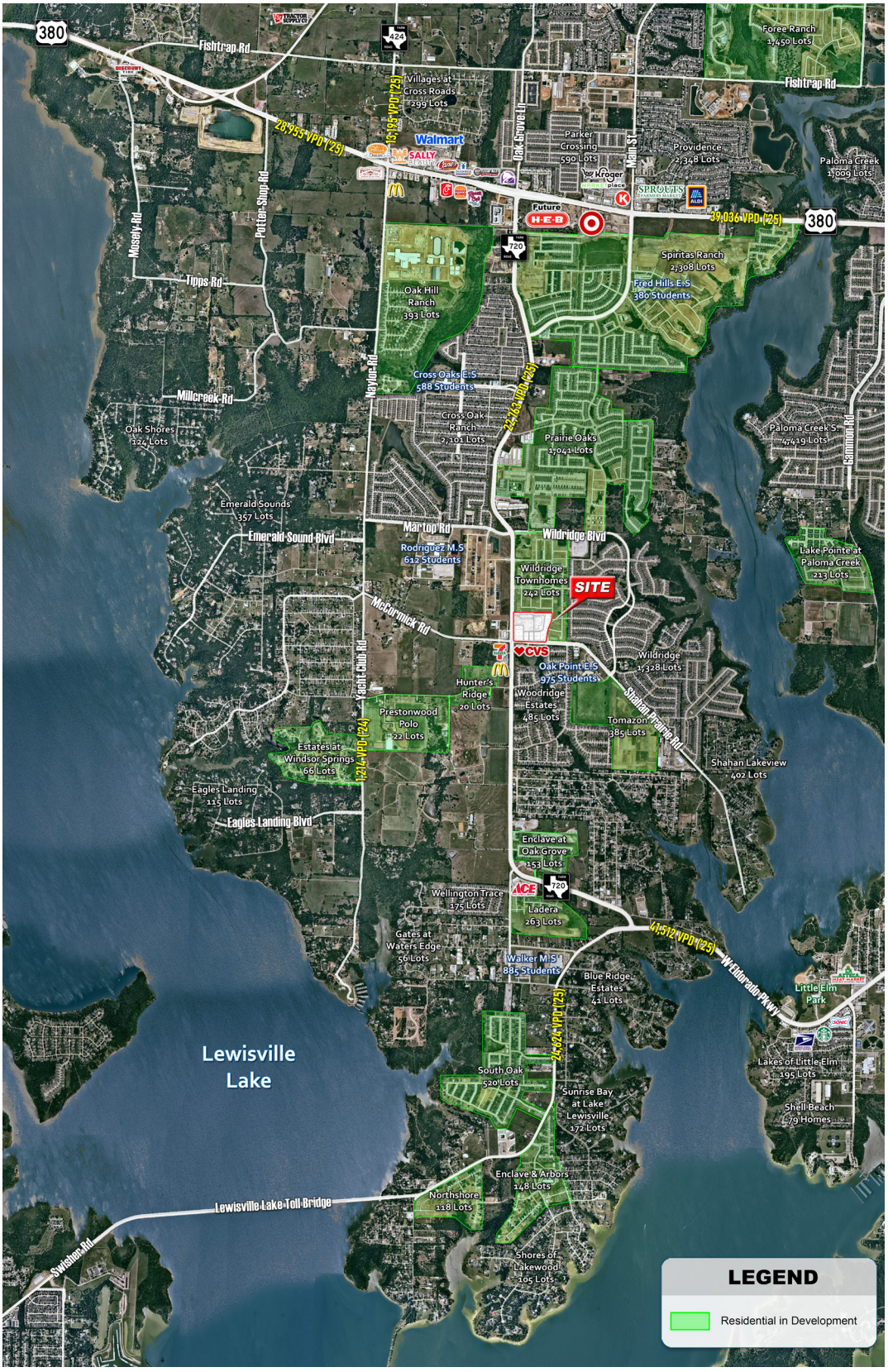
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Aerial

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Elevations

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XHIBIT 7





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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.

EQUAL HOUSING OPPORTUNITY

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:

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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.

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Sales Agent/Associate's Name	**License No.**	**Email**	**Phone**

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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