

# RED OAK MEDICAL CENTER

301-309 Ovilla Rd, Red Oak, TX 75154

 INTERACTIVE  
MARKETING PACKAGE



SUITE 2100

SUITE 100

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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Suite 2100

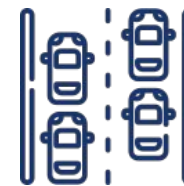


## PROJECT SCOPE

- **High Growth Market:** Red Oak's population has increased 40% since 2010.
- **Abundance of Parking:** Red Oak Medical Center offers 221 parking spots (5.72 per 1,000 SF)
- **Recent Façade and Landscaping Improvements:** Concrete tilt construction build with numerous upgrades: fresh new landscaping, parking lot re-striping and painting, and new signage installation and branding
- **Highly Accessible:** Great Ingress/Egress, 3 separate access points across the center
- **Elevator Access:** Suite comes with direct elevator access assisting handicapped and elderly as well as new access ramps directly in front of suite lobby.
- **Dual Signage Opportunity:** Pylon and building signage opportunity available with great visibility along E. Ovilla Rd.
- **Strong Medical Tenant Mix:** Tenants include Touchstone Imaging, Baylor Health Care, Baylor Rehab, Modern Focus Eye Care, Pearson Family Dentistry, and Red Oak Chiropractic



Suite 2100: ±3,733 SF  
Suite 100: ±1,632 SF



±18,300 VPD (E Ovilla Rd)  
±107,000 VPD (I-35)



Suite 100



**DEMOGRAPHICS**

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,571	38,918	114,367
Current Year Estimate	6,746	35,075	106,265
Growth Current Year-Five-Year	2.4%	2.2%	1.5%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,588	13,554	40,567
Current Year Estimate	2,304	12,195	37,618
Growth Current Year-Five-Year	2.5%	2.2%	1.6%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$74,170	\$90,331	\$91,783



Suite 2100





FLOOR PLAN (Suite 2100)





Red Oak Medical Center For Lease



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REAL ESTATE INVESTMENT SERVICES

301-309 OVILLA RD

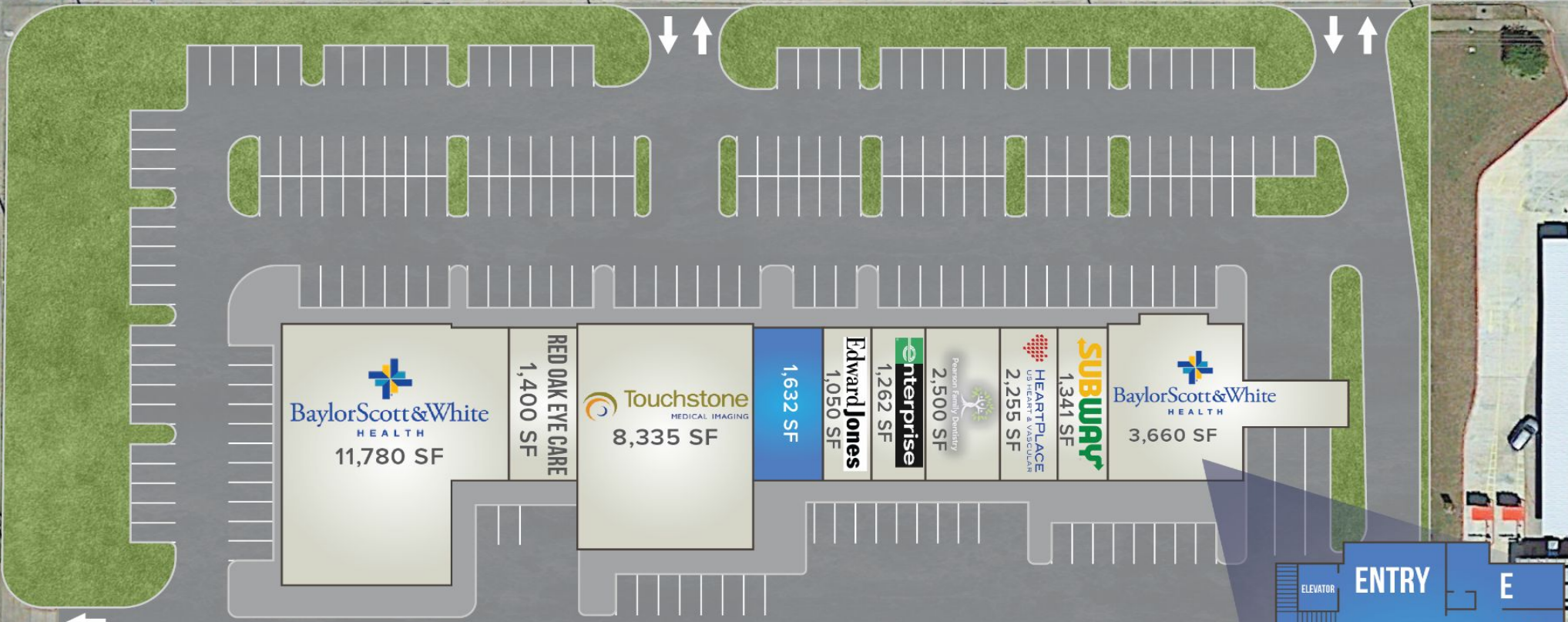
Red Oak, TX 75154





AVAILABLE   
OCCUPIED 

**EAST OVILLA ROAD ± 18,300 VPD**



  
**Baylor Scott & White**  
HEALTH  
11,780 SF

**RED OAK EYE CARE**  
1,400 SF

  
**Touchstone**  
MEDICAL IMAGING  
8,335 SF

**1,632 SF**

**Edward Jones**  
1,050 SF

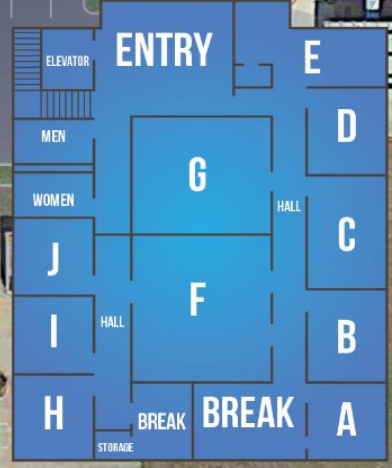
  
**Enterprise**  
1,262 SF

Parson Family Dentistry  
**2,500 SF**

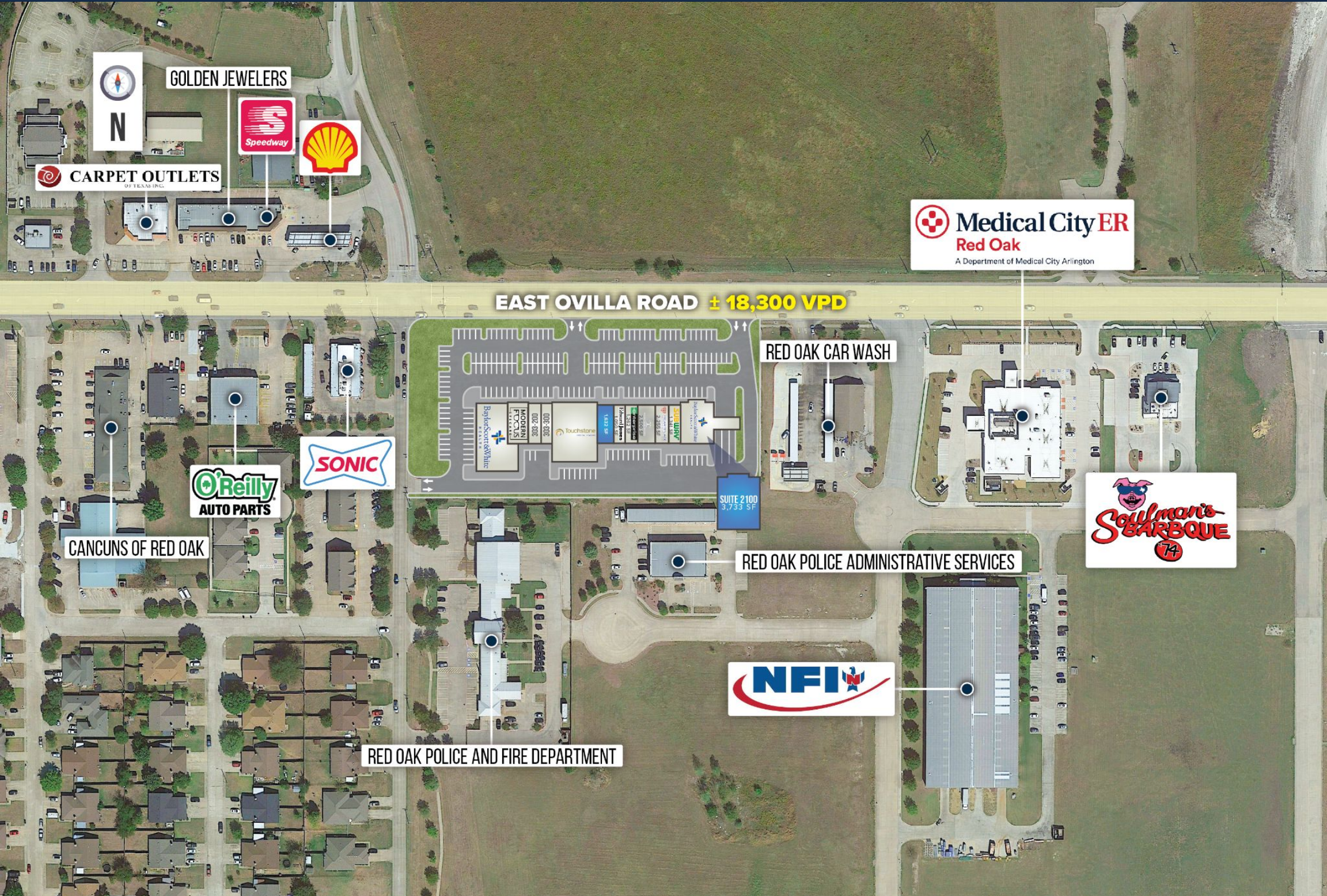
  
**HEARTPLACE**  
UPPER HEART & VASCULAR  
2,255 SF

  
**SUBWAY**  
1,341 SF

  
**Baylor Scott & White**  
HEALTH  
3,660 SF







GOLDEN JEWELERS



CARPET OUTLETS  
OF TEXAS, INC.

EAST OVILLA ROAD ± 18,300 VPD

RED OAK CAR WASH



CANCUNS OF RED OAK

RED OAK POLICE ADMINISTRATIVE SERVICES



RED OAK POLICE AND FIRE DEPARTMENT



Red Oak Medical Center For Lease

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

301-309 OVILLA RD

Red Oak, TX 75154



**Walmart**

**Chick-fil-®**  
Starbucks  
Whirley Donuts  
Panda Express

**DOLLAR TREE**  
**Auto Zone**  
**ANYTIME FITNESS**  
Get to a healthier place.  
**ACE Hardware**

**CARPET OUTLETS**  
SHELL  
Speedway

**Google**

**RED OAK DATA CENTER CAMPUS**

N

**VALERO**

**EAST OVILLA ROAD ± 18,300 VPD**

**Medical City ER Red Oak**  
A Department of Medical City Arlington  
**Southwest BARBQUE**

**NFI**

**SUBJECT PROPERTY**

**WHATABURGER**  
**Church's Chicken**  
**McDonald's**  
**CVS pharmacy**  
**TACO BELL**  
**Denny's**

**KFC**

**Brookshire's food & pharmacy**  
**Arby's**  
**CALIBER COLLISION**  
**Little Caesars**

**O'Reilly AUTO PARTS**  
**SONIC**

**BOMBARDIER AEROSPACE**

**QARON AEROSPACE**

INTERSTATE 35

**± 107,000 VPD**

**HICKORY CREEK**

**THE WOODS OF RED OAK**

**QUAL RUN ESTATES**

**N CENTRAL BLVD ± 8,000 VPD**

**FOXWORTH GALBRAITH LUMBER COMPANY**  
A Division of **US**

**6 Motel**  
**SUBWAY**

**RED OAK ELEMENTARY SCHOOL**  
542 STUDENTS





**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.

11-2-2015



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

**CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Leasing Package contains select information pertaining to the business and affairs of **301-309 Ovilla Rd, Red Oak, TX 75154** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.