OAK POINT RETAIL & PADS

SWC of Martop Rd & FM-720, Oak Point, TX 76227

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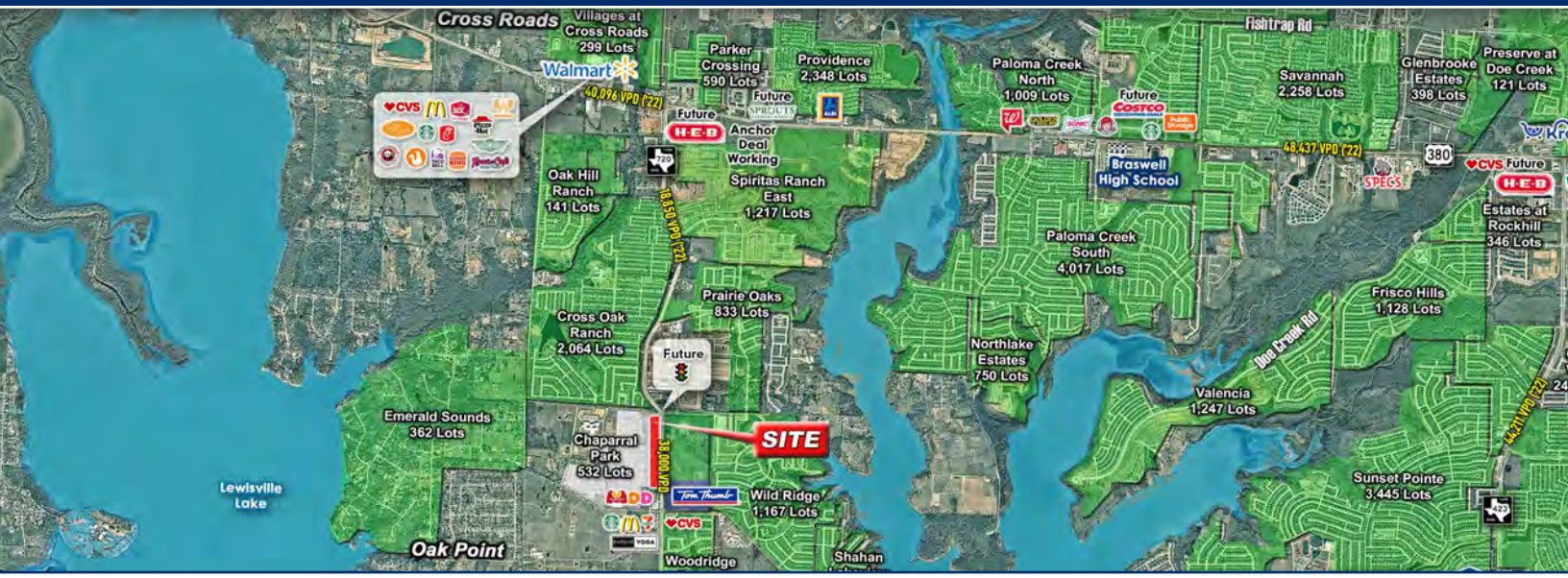


Property Information

LOCATION:

SWC of Martop Rd & FM-720, Oak Point, TX 76227

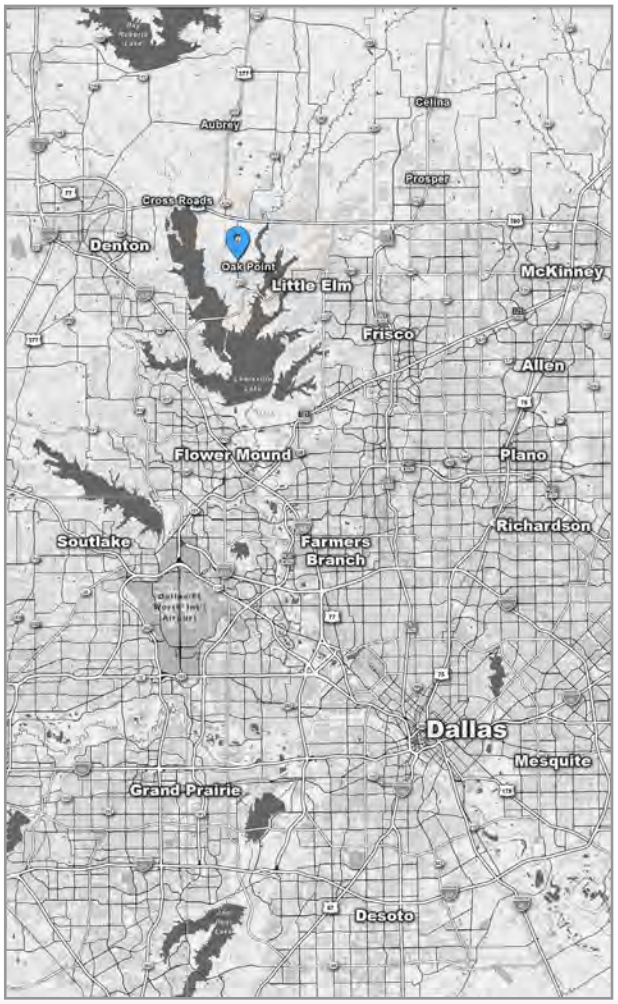
HIGHLIGHTS:

- ±15 AC of Retail & Pad Opportunities with Drive-Thru Available
- Located in high-growth market
- Excellent for fuel, QSR, Medical, daycare
- Less than 2 miles from Hwy 380
- Over 20k homes in various stages of development within 3 miles
- Spiritas Ranch will have over 2,100 houses with new elementary school & 13 acres for future school
- Nearby Retailers: Dunkin Donuts, Marco's Pizza, CVS Pharmacy, McDonalds & Starbucks
- Close to Rodriquez Middle School
- Easy access to Frisco and Little Elm via bridge to Eldorado

Traffic Counts

FM-720: 38,000 VPD

US-380: 40,096 VPD



Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	7,003	39,618	121,456
HOUSEHOLDS	2,284	13,364	39,957
AVG HH INCOME	$140,211	$133,759	$139,762
2028 POPULATION	8,837	44,523	136,966

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OAK POINT VS. THE LAKE TOWNS

Rockwall-level incomes, growing at twice Rockwall's pace.

MEDIAN HH INCOME · 3 MI

$122,249

The highest of all four lake towns

Oak Point	**$122,249**
Rockwall	$120,516
Rowlett	$108,606
Princeton	$106,427

ANNUAL GROWTH · 3 MI

4.6%

Twice Rockwall's pace, 23× Rowlett's

Princeton	8.3%
Oak Point	**4.6%**
Rockwall	2.2%
Rowlett	0.2%

POPULATION · 5 MI

133,703

More people than Rockwall or Princeton

Rowlett	201,027
Oak Point	**133,703**
Rockwall	114,491
Princeton	56,756

The only lake town with $120K+ median incomes and 4%+ annual growth.

Source: Sites USA Complete Profile (Applied Geographic Solutions, 5/2026), 2026 estimates. Growth = projected annual population growth, 2026–2031. Centered on 3032 FM-720 (Oak Point), 2012 S Goliad St (Rockwall), 4509 Lakeview Pkwy (Rowlett) and 801 W Princeton Dr (Princeton).

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WHERE RETAIL GOES NEXT

Retail follows rooftops. Oak Point is next.

RESIDENTS PER BUSINESS · 3 MI

Rockwall 3,119 businesses		14.6
Rowlett 2,294 businesses		30.7
Oak Point 685 businesses		58.5

Rockwall and Rowlett are built out. In Oak Point, every business serves 4× the residents a Rockwall business does.

The people and growth are here.

$122K median income and 4.6% annual growth. What Oak Point needs now:

- Restaurants
- QSR
- Coffee
- Salon
- Medical
- Entertainment
- Fitness

COMING TO OAK POINT

Grocer opening Q1 2028

Anchoring daily trips to the FM-720 corridor.

Retail with drive-thru and pad sites available on FM-720

38,000 VEHICLES PER DAY

Source: Sites USA Complete Profile (Applied Geographic Solutions, 5/2026), 3-mile radius, 2026: total businesses, residents per business, median household income, projected annual population growth 2026–2031.

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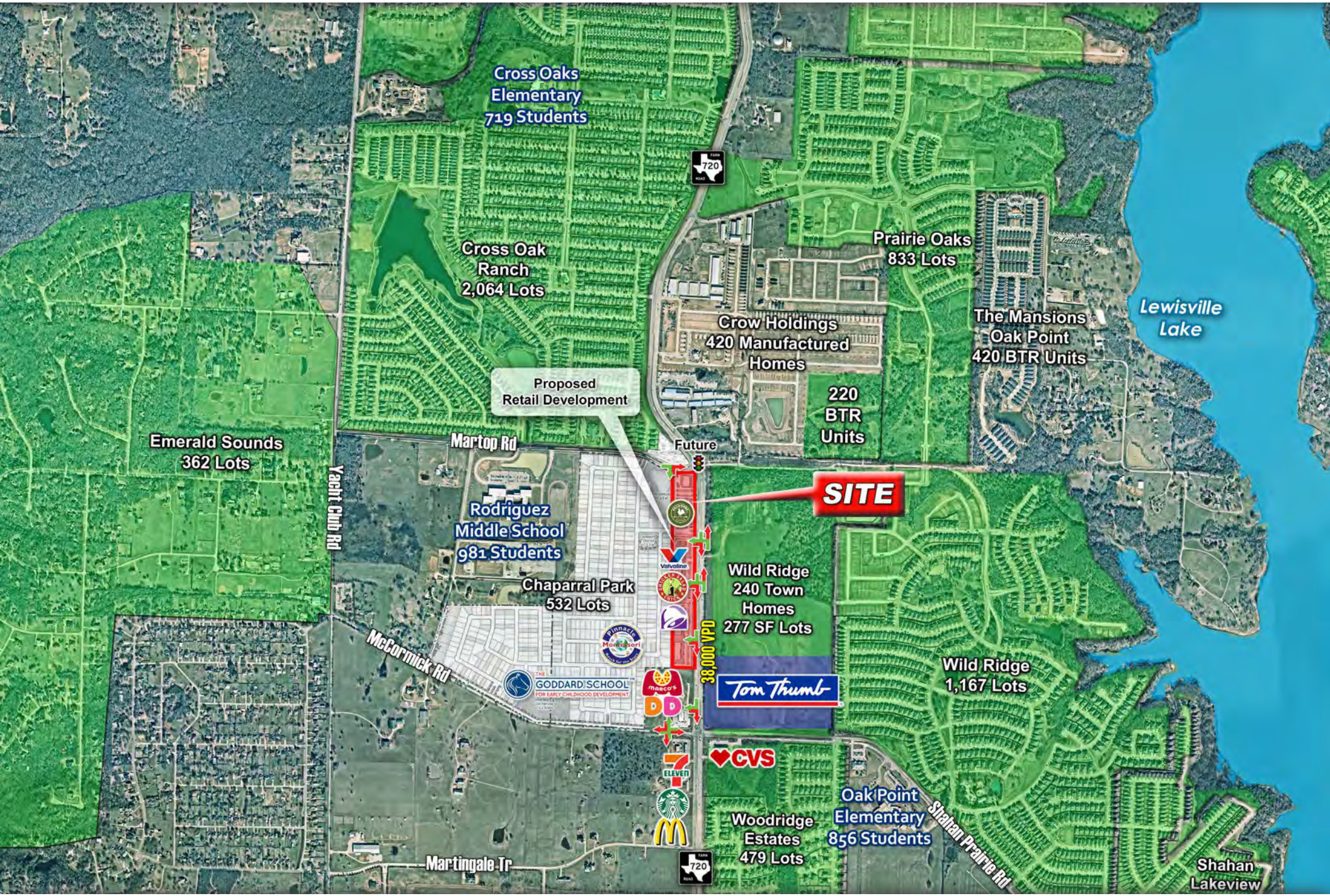

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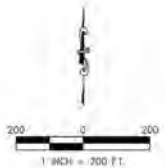
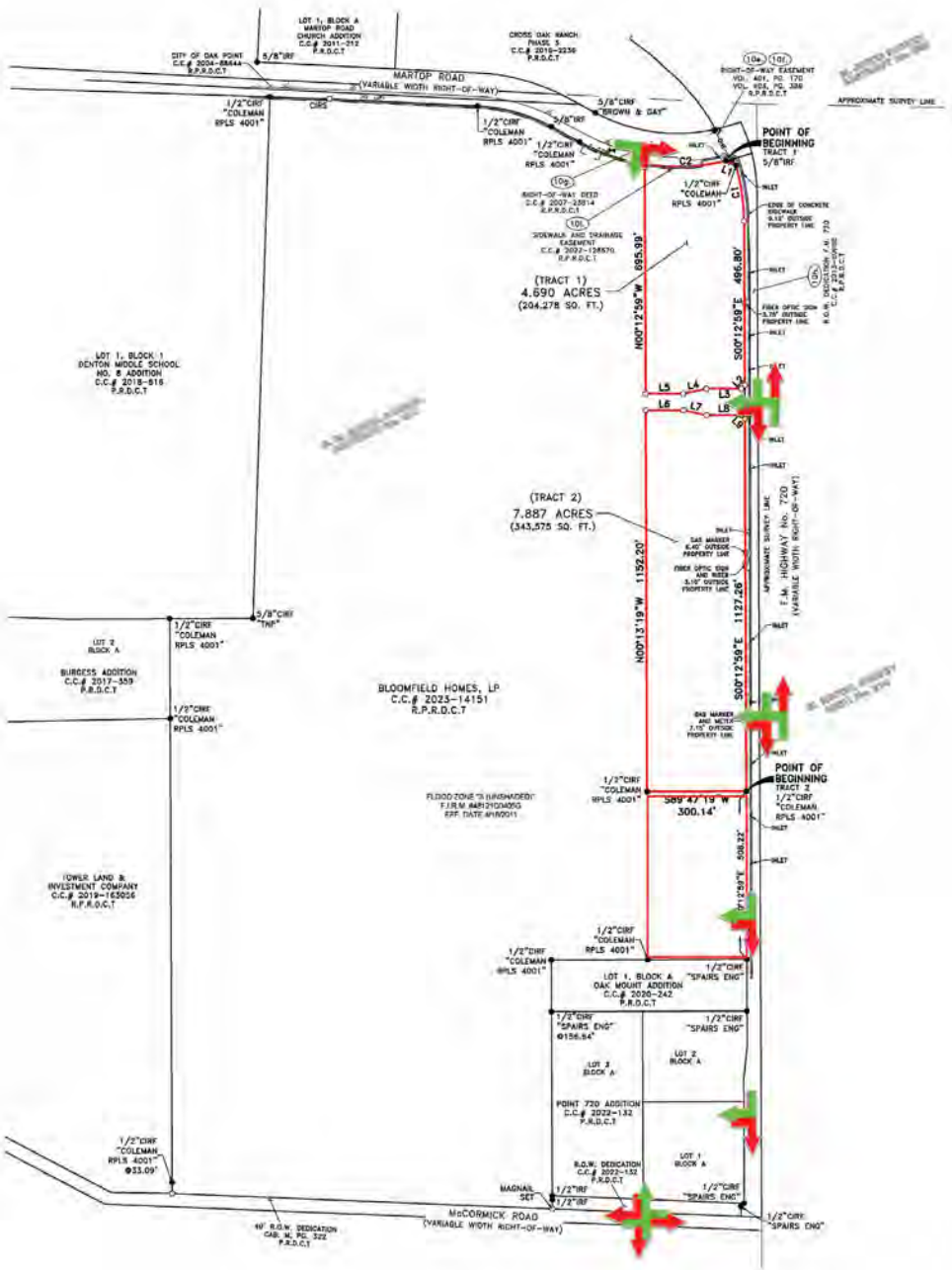
VICINITY MAP
NOT TO SCALE





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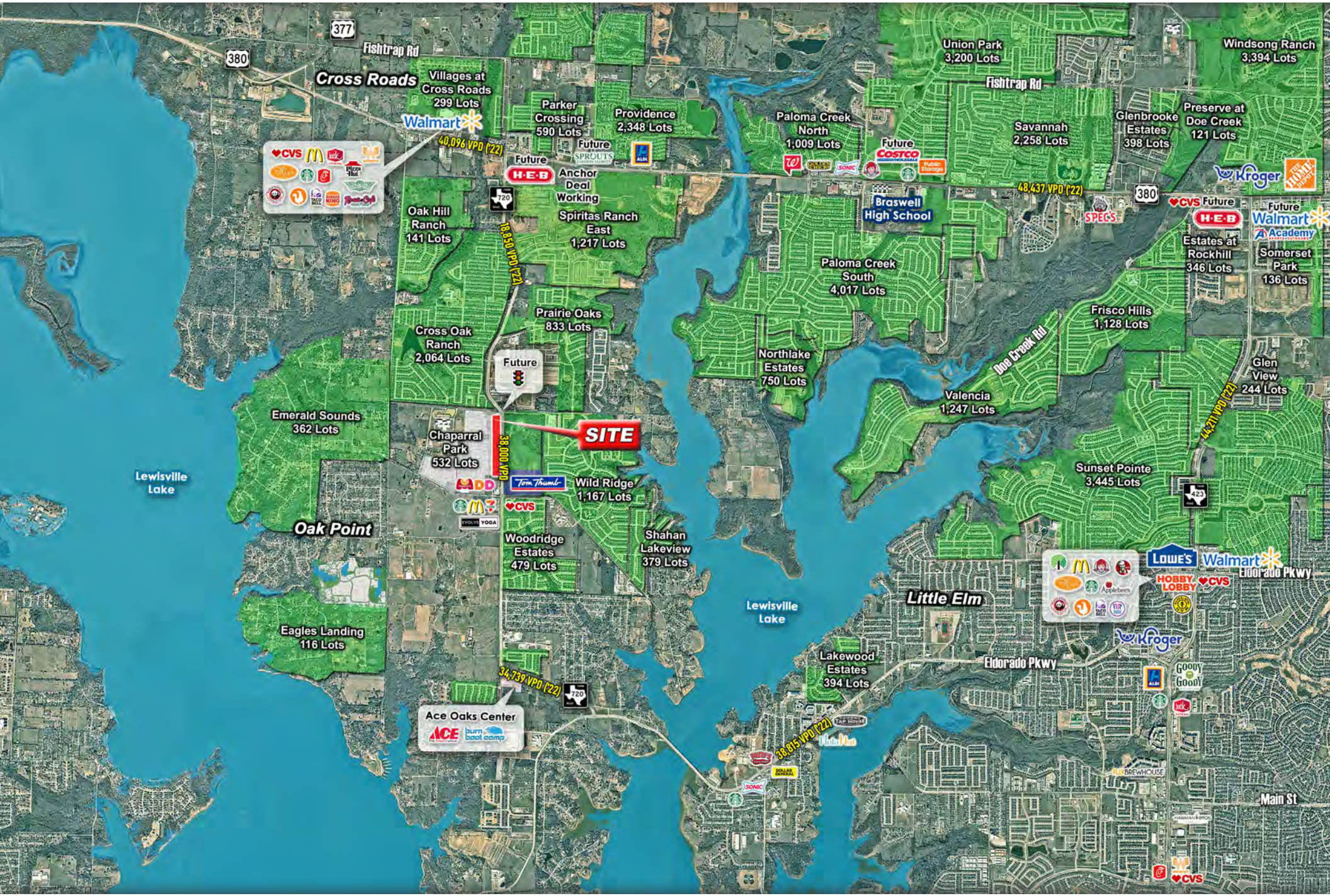

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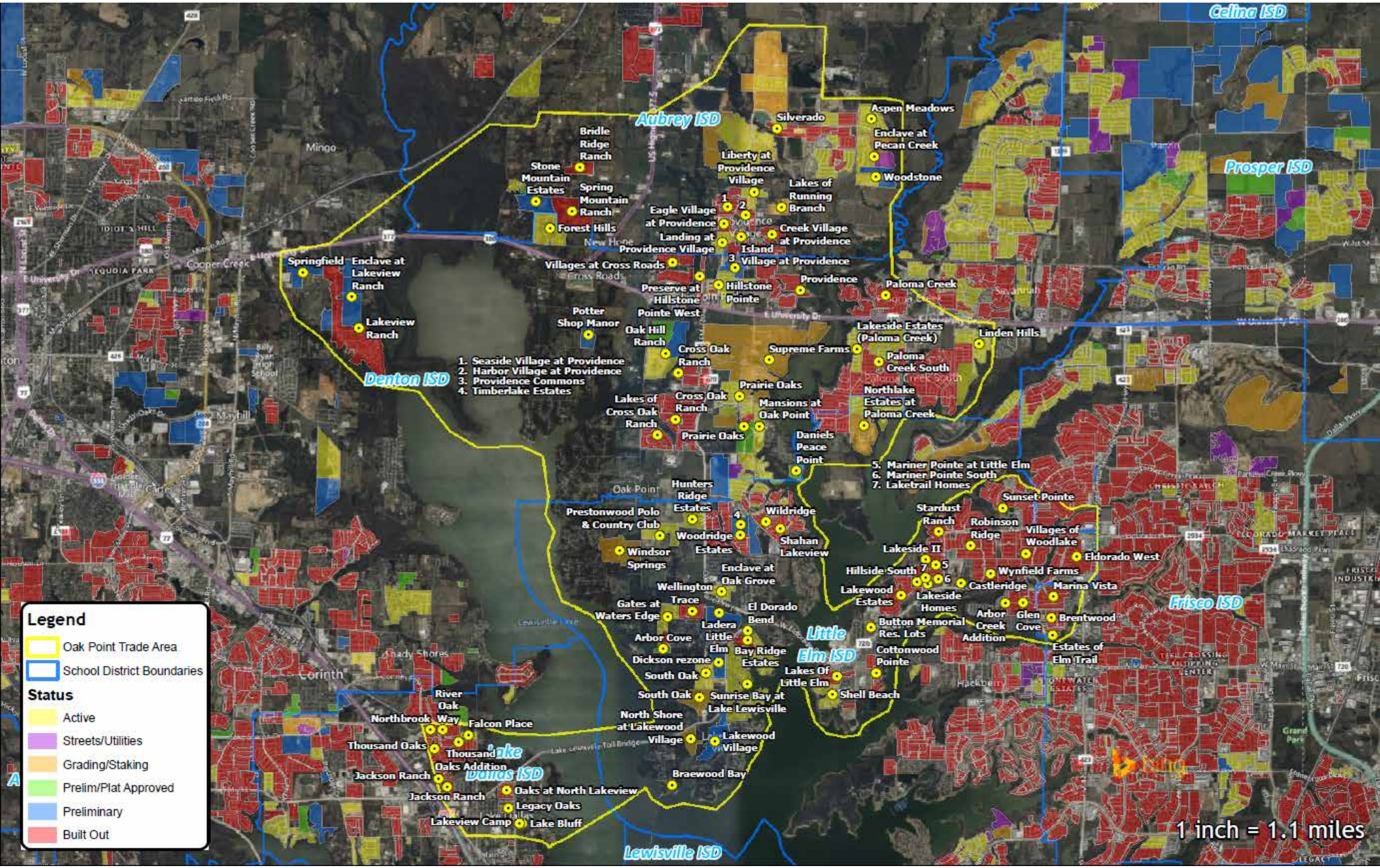

Legend

- Oak Point Trade Area
- School District Boundaries

Status

- Active
- Streets/Utilities
- Grading/Staking
- Prelim/Plat Approved
- Preliminary
- Built Out

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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.

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

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