

WILDRIDGE COMMERCIAL

±18 ACRES AT THE NEC FM 720 & SHAHAN PRAIRIE ROAD
±9.5 ACRES AT THE SEC FM 720 & MARTOP ROAD
OAK POINT, TX

Property Overview

ADDRESS

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

PROPERTY TYPE

Land for Development

SIZE

+/- 23.5 AC (net)
+/- 27.5 AC (gross)

UTILITIES

At Site
Mustang SUD

NOTES

Wildridge is a master-planned community in Oak Point, Texas, offering prime commercial frontage with opportunities for businesses. Located in the heart of North Dallas, the community is strategically positioned near key commuter roads, luxury retail, specialty dining, and outdoor recreational areas in nearby Little Elm and Oak Point.

Spanning 430 acres along the shores of Lake Lewisville, Wildridge features over 1,600 homes and provides a blend of nature and modern living. The area is designed to integrate natural beauty with urban convenience, offering easy access to shopping, dining, and recreational pursuits.

Amenities include seven miles of trails, fishing ponds, bike rentals, parks, playgrounds, and direct access to Lake Lewisville. The amenity center features a resort-style pool, and a Lifestyle Director organizes community events. Wildridge offers a perfect combination of commercial potential, residential comfort, and outdoor recreation.

ZONING

PD-Mixed Use #20 (PID)
Community Commercial (CC)

PROPOSED USES

Grocer, Anchor, Fuel, QSR, Fitness, Bank, Restaurant with or without drive-thru, Auto, Medical, Office

ISD

Little Elm

PRICING

Call Brokers

Property Aerial



Property Aerial



Property Aerial



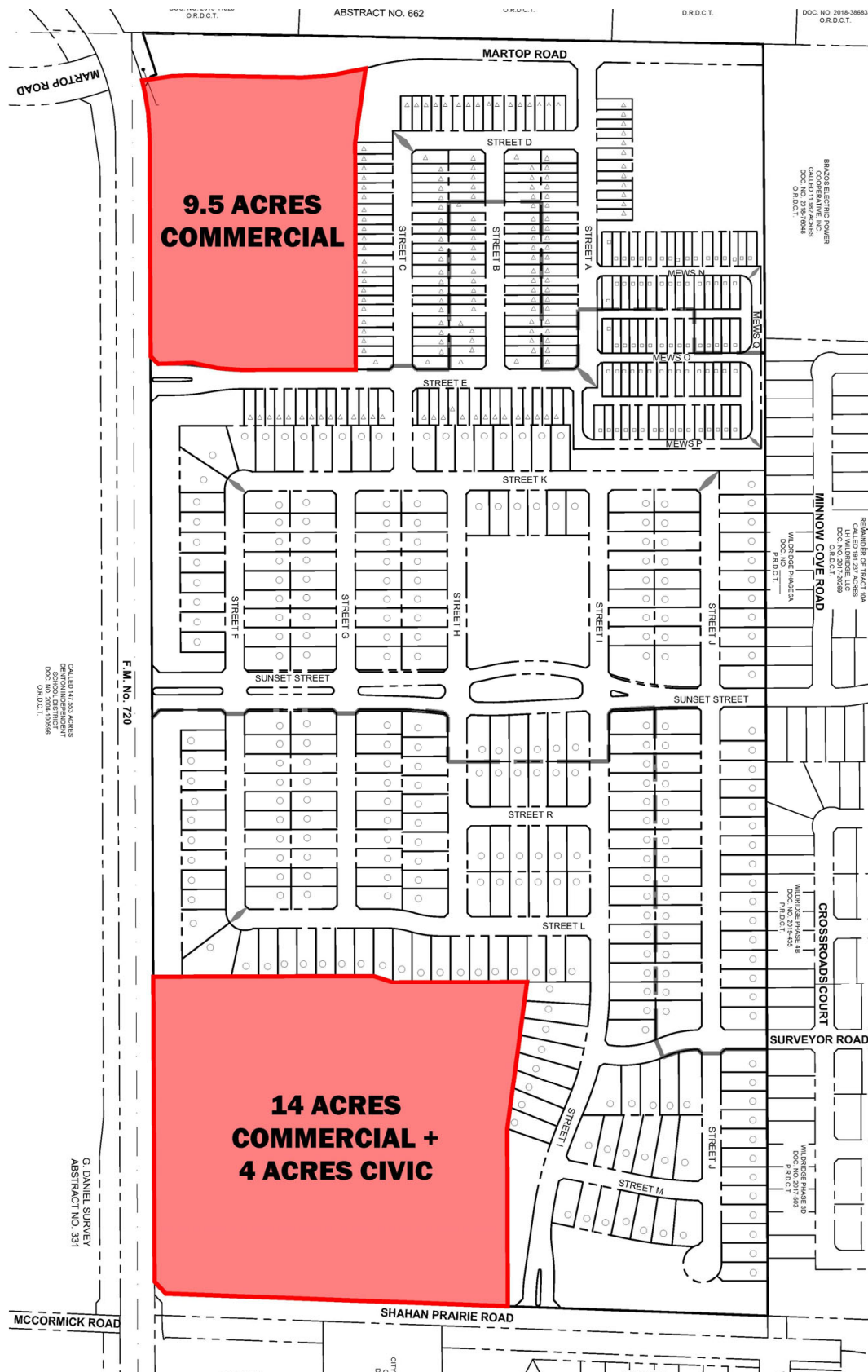
Property Aerial



Property Aerial



Site Plan



Concept Plan



Wildridge Masterplan



Maps or plans of Wildridge may indicate the location of homes, lots, and commercial parcels and/or describe plans for future development and other forms of interest. Such facilities and uses are based on current plans, which are subject to change without notice. There is no assurance that any such proposed or future facilities or uses will be developed. The information shown is based on the best information available and is subject to change without notice.

Residential Data

U.S. 380 Corridor, Oak Point, Cross Roads, & Aubrey

Most Active Subdivisions/MPC

| Subdivision | Starts |
|--------------------------|--------|
| 1 Silverado | 649 |
| 2 Spiritas Ranch | 517 |
| 3 Enclave at Pecan Creek | 260 |
| 4 Sandbrook Ranch | 245 |
| 5 Union Park | 242 |

Most Active Builder Programs

| Subdivision | Builder | Starts |
|--------------------------|-----------|--------|
| 1 Silverado | DR Horton | 649 |
| 2 Enclave at Pecan Creek | Express | 260 |
| 3 Foree Ranch | Lennar | 232 |
| 4 Sandbrook Ranch | Highland | 166 |
| 5 Spiritas Ranch | Pulte | 138 |

Lots Delivered 3Q24

| Subdivision | Size | Total Lots |
|-------------|-------------|------------|
| Foree Ranch | 40',45',50' | 236 |

Lots Under Development

| Subdivision | Total Lots |
|--------------------|------------|
| Silverado | 832 |
| Spiritas Ranch | 664 |
| Foree Ranch | 633 |
| Saratoga | 552 |
| Highpointe Ranch | 422 |
| Wildridge | 375 |
| Chaparral Park | 240 |
| Ribbonwood | 213 |
| Belmont | 150 |
| Chatham Reserve | 117 |
| Providence Commons | 110 |



Ribbonwood

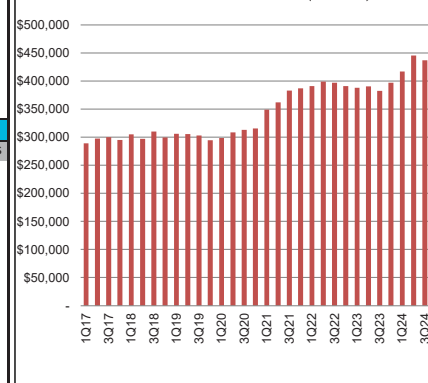


Saratoga

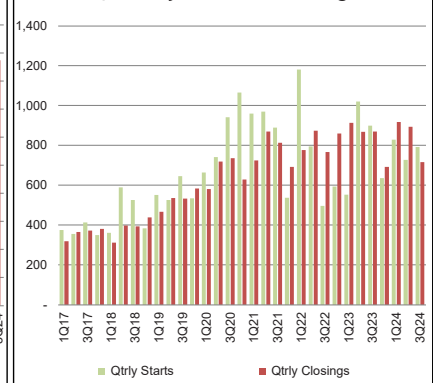
Market Area Annual Statistics (4Q23-3Q24)

| | MOS | | MOS | | |
|------------------------|-------|------|------------------------|-------|-----------------|
| Annual Starts | 2,978 | -- | U/C Homes | 1,493 | 5.6 |
| Annual Closings | 3,218 | -- | F/V Homes | 128 | 0.5 |
| Vacant Developed Lots | 4,068 | 16.4 | Models | 57 | 0.2 |
| Lots Under Development | 4,548 | -- | Total New Home Inv | 1,678 | 6.3 |
| Ann Lots Delivered | 3,115 | -- | | | |
| | | | Median Price | | \$436,805 |
| | | | Average Price | | \$466,975 |
| | | | Est \$ Volume (Starts) | | \$1,390,651,550 |

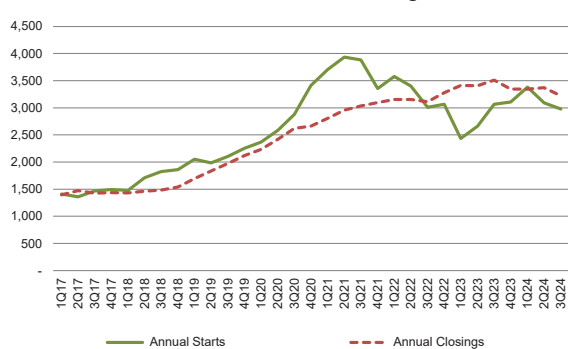
Median New Home Price (Starts)



Quarterly Starts and Closings



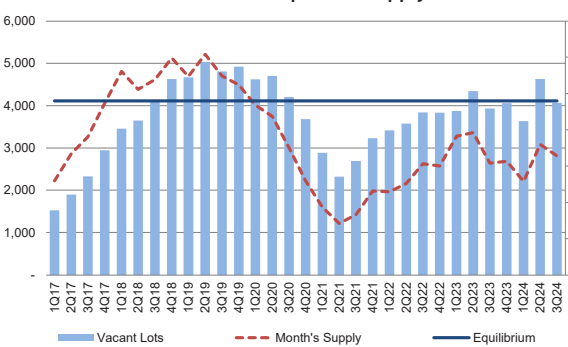
Historical Starts and Closings



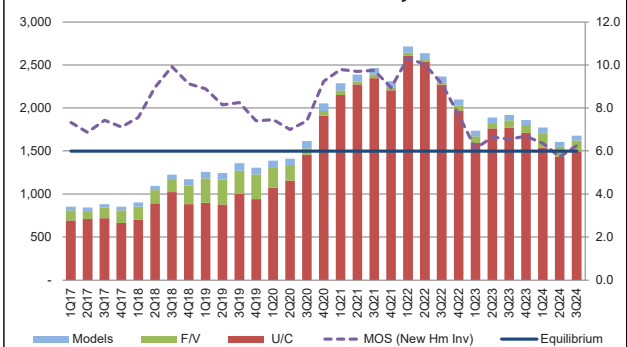
Starts and Closings by Price Range



Vacant Developed Lot Supply



New Home Inventory



*Data in charts represents combined statistics for US 380 Corridor, Oak Point, Cross Roads, Krugerville, Aubrey, and Little Elm ETJ along US 380

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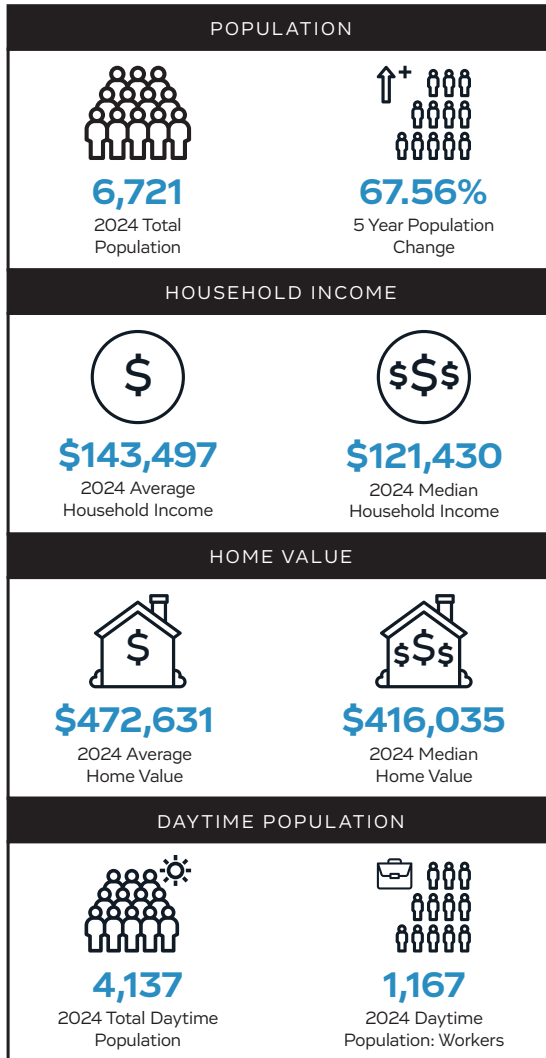
www.residentialstrategies.com

972.381.1400

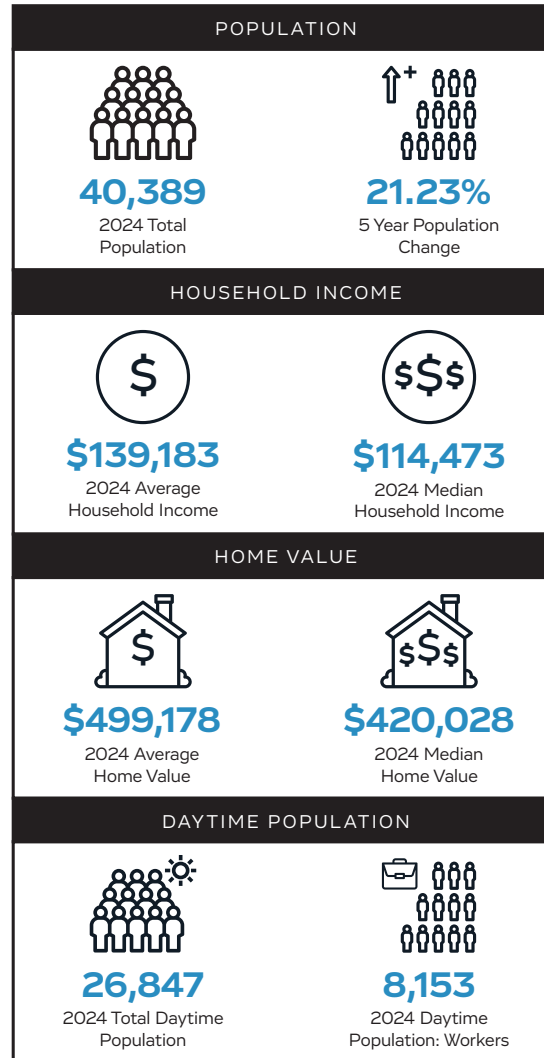


Demographics

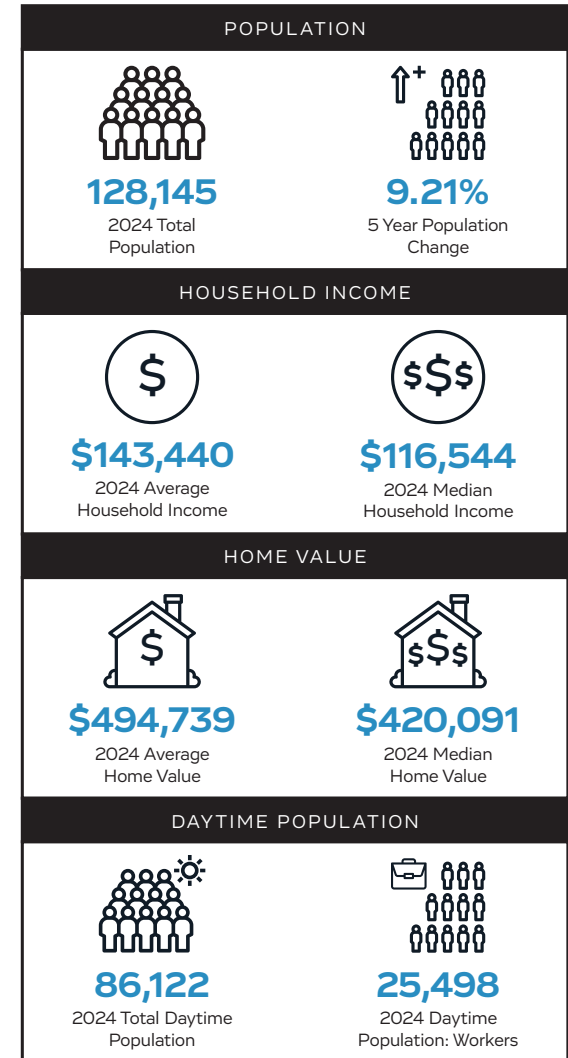
1 MILE



3 MILE

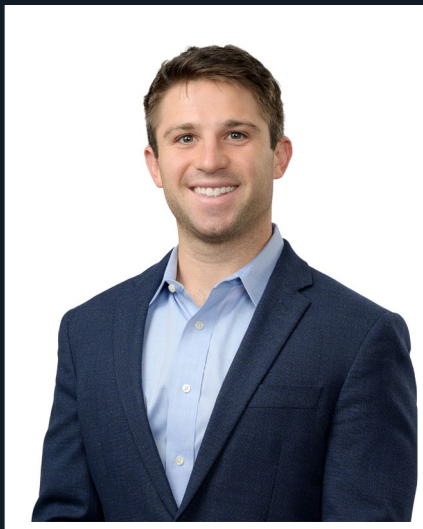


5 MILE





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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. **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:

- 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:

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Buyer/Tenant/Seller/Landlord Initials

Date

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