

FOR SALE

**7.638 ACRES
RED OAK, TEXAS**

**PRESENTED BY:
KELLY HARRIS**

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RELIABLE BUT IS NOT GUARANTEED BY US AND IS SUBJECT TO
CHANGE IN PRICE, CORRECTIONS, ERRORS AND OMISSIONS,
PRIOR SALE OR WITHDRAWAL WITHOUT NOTICE.**

PROPERTY INFORMATION

LOCATION: The property is located approximately 1,300 east of Houston School Road on FM 664. Approximately 1 mile east of I.H. 35 and .5 miles west of State Hwy. 342. See mapping enclosed.

SIZE: 7.638 acres.

FRONTAGE: FM 664: 665.70'.

ZONING: Currently zoned "AG" (agricultural district). Future land use plan indicates "HO" (Highway Oriented). To utilize the highest and best use of the property it will have to be rezoned through the City of Red Oak. Contact Ken Pfeifer at 972.617.3638 or kenpfeifer@redoaktx.org

UTILITIES: 12" Rockett Water fronting the entire length of the property. 8" city sewer in FM 664 across from subject and the intersection of Bow Creek Circle and Houston School.

TOPOGRAPHY: The property appears to be well suited for development.

PRICE: \$2.50 per square foot. Owner will subdivide to pad site users at a price to be determined.

CONTACT: Kelly Harris (owner/broker) 972.842.3884.

EMAIL: KHARCO@AOL.COM

WEBSITE: WWW.KHARCO.COM

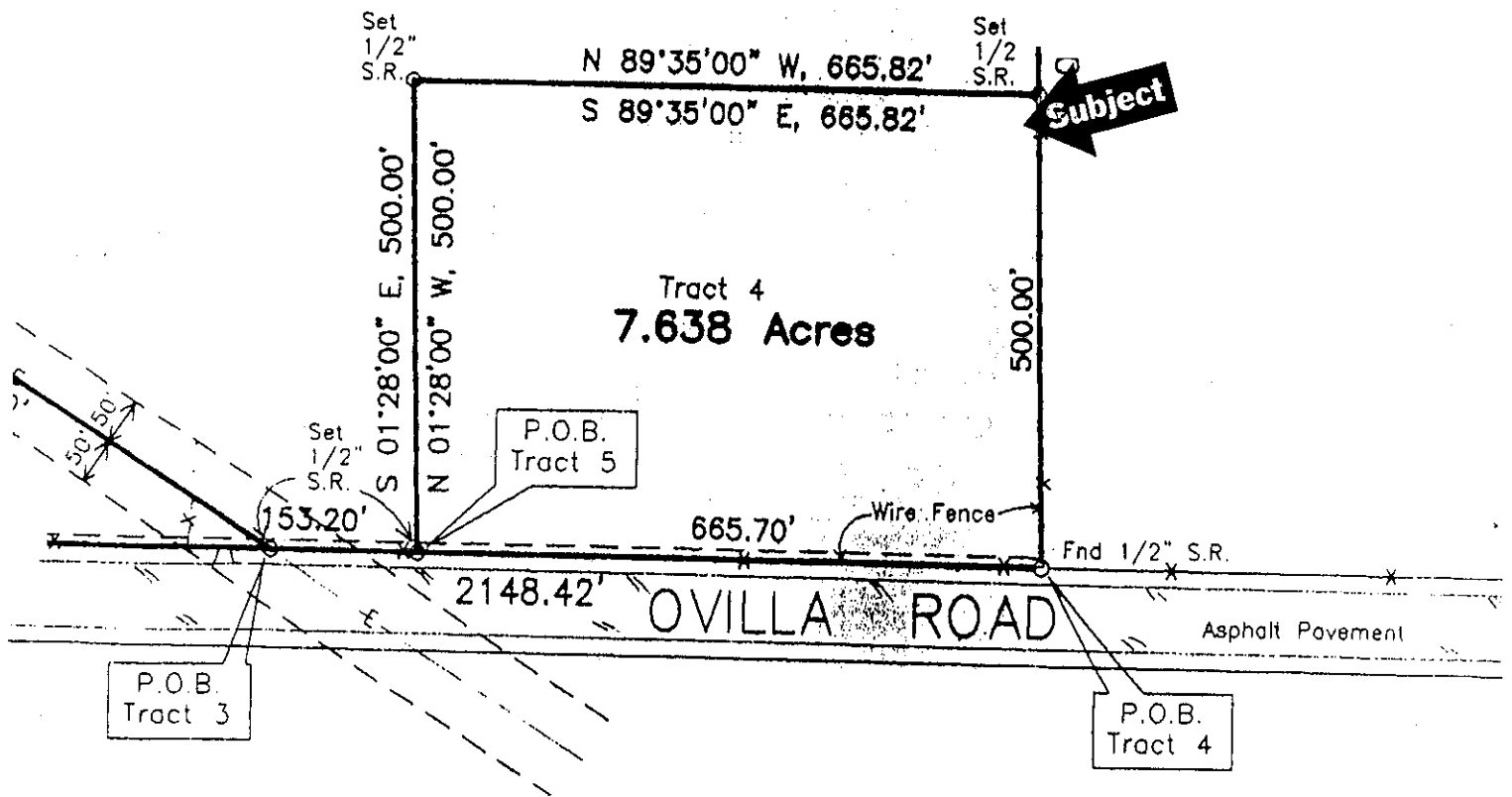


EXHIBIT "A"



D. **Other Special Yard Regulations:** See Section 15

VI.10.4 **Type of Exterior Construction:** All sides of structures shall be of masonry exterior construction. Glass or stucco may be used in place of masonry. Wood may be approved only by the Planning and Zoning Commission and City Council.

VI.10.5 **Parking**

See Article VIII for special residential provisions and nonresidential use requirements.

VI.10.6 **Type of Exterior Construction:** All sides of structures shall be of seventy-five percent (75%) masonry exterior construction below top plate, but excluding garages and porches. Glass or stucco may be used in place of masonry. Wood may be approved only by the Planning and Zoning Commission and City Council.

SECTION 11 "HO"- HIGHWAY ORIENTED DISTRICT

VI.11.1 **Permitted Uses:**

- A. Any uses permitted in the C-1 Commercial District.
- B. College or University
- C. Commercial amusement, but not including drag strips, auto, motorcycle or go-cart racing
- D. Community Center, public or private
- E. Hospital or Nursing Home
- F. Hotel or Motel
- G. Laboratory of scientific research, testing, medical, or optical character
- H. Museum
- I. New car or motorcycle sales (used vehicle sales permitted only as an incidental use to the main use).
- J. Office showroom
- K. Public or municipal building
- L. Restaurant, with drive-in service

- M. Such uses as may be permitted under provisions of Specific Use Permits, Section 14

VI.11.2 **Height Regulations:**

A. **Maximum Height**

- 1. One hundred forty feet (140'); but shall not exceed sixty feet (60') on any portion of a site within one hundred feet (100') of property zoned or developed for single or multi-family use.

VI.11.3 **Area Regulations:**

A. **Size of Yards:**

- 1. **Front Yard** - None
- 2. **Side Yard** - Twenty-five feet (25') adjacent to street
- 3. **Rear Yard** - Ten feet (10')

B. **Size of Lot:**

- 1. **Lot Area** - Eight thousand (8,000) square feet
- 2. **Lot Width** - Sixty feet (60')
- 3. **Lot Depth** - One hundred twenty feet (120')

C. **Maximum Lot Coverage:** Fifty percent (50%)

D. **Other Regulations:** See Section 15

VI.11.4 **Type of Exterior Construction:** All sides of structures shall be of masonry exterior construction. Glass or stucco may be considered in place of masonry. Wood may be approved only by the Planning and Zoning Commission and City Council.

VI.11.5 **Parking**

See Article VIII for special residential provisions and nonresidential use requirements.

VI.11.6 **Type of Exterior Construction:** All sides of structures shall be of seventy-five percent (75%) masonry exterior construction below top plate, but excluding garages and porches. Glass or stucco may be used in place of masonry. Wood may be approved only by the Planning and Zoning Commission and City Council.

SECTION 10 "C-1" - COMMERCIAL DISTRICT - 1

VI.10.1 Permitted Uses:

- A. Antique shop, enclosed (no outside display or storage)
- B. Auto parts and accessories, new
- C. Bakery or confection shop, retail
- D. Banks, Savings and Loans, and other financial institutions
- E. Barber or beauty shop
- F. Book, camera or card shop
- G. Church or rectory
- H. Cleaning and laundry pick-up station
- I. Clinic, medical or dental office, or other licensed health care services (no overnight patients)
- J. Clothing and apparel store
- K. Day nursery, day camp or child care center
- L. Drapery, needlework or weaving shop
- M. Drug store or pharmacy
- N. Electrical transmission lines and substations
- O. Film developing and printing
- P. Florist or plant shop (no outside display or storage)
- Q. Food and convenience stores with gasoline sales
- R. Furniture and appliance stores
- S. Garden shop and plant sales, inside
- T. Gasoline service station or car care center
- U. Handicraft or hobby store
- V. Hardware store
- W. Health studio
- X. Key shop or locksmith
- Y. Laboratory, medical or dental
- Z. Letter, mimeograph and printing shop - retail only
- AA. Lodge or fraternal organization
- BB. Motion picture theatre, indoor
- CC. Municipally operated buildings
- DD. Paint and wallpaper store
- EE. Personal service shop
- FF. Pet shop and sales (inside only)
- GG. Photography or art studio, or studios for music, drama or speech
- HH. Postal facilities

- II. Printing shop
- JJ. Professional, administrative and general office uses such as architect or planner, bookkeeper or accountant, engineer, general business, interior decorator, insurance agency, lawyer, optician or optometrist, psychologist, or real estate sales and offices.
- KK. Public water pumping stations, and water towers
- LL. Restaurant or cafeteria, no drive-in or drive through service
- MM. School, private or public
- NN. Self-service laundry or dry cleaning
- OO. Service or retail, incidental to the main use
- PP. Shoe repair
- QQ. Studio, broadcasting and recording (without tower)
- RR. Telephone exchange, switching and transmitting equipment
- SS. Tool rental (inside only)
- TT. Variety or department store
- UU. Veterinarian office, (No outside kennels or pens)
- VV. Other uses as allowed by Specific Use Permit, Section 14

VI.10.2 **Height Regulations:**

- A. **Maximum Height** - Two (2) stories or forty feet (40'); except cooling towers, roof gables, chimneys, vent stacks, or mechanical equipment rooms may project, not to exceed six feet (6') beyond maximum building height.

VI.10.3 **Area Regulations:**

A. **Minimum Size of Yards:**

1. **Front Yard** - Twenty-five feet (25')
2. **Side Yard** - Twenty-five feet (25') adjacent to street or separate uses on a platted lot
3. **Rear Yard** - Ten feet (10')

B. **Minimum Size of Lot:**

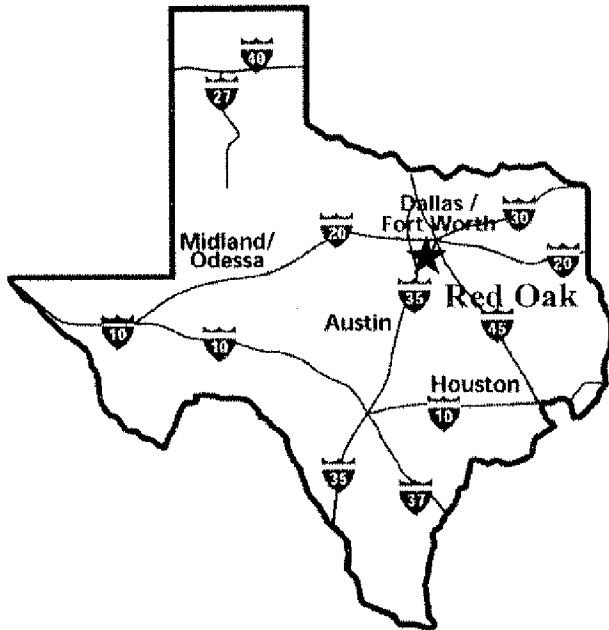
1. **Lot Area** - Seven thousand (7,000) square feet
2. **Lot Width** - Sixty feet (60')
3. **Lot Depth** - One hundred feet (100')

C. **Maximum Lot Coverage:** Forty percent (40%)

Red Oak, Texas

2003 Community Profile

Ellis County



City of Red Oak, County of Ellis, State of Texas, located South of Dallas County, Waxahachie – 8 miles South, Fort Worth – 45 miles Northwest

POPULATION

Year	2002 (est)	2000 Census	1990
City	5,700	4,301	3,124
County	118,018	111,360	85,167

INCENTIVES

Tax Abatement:	Yes
Enterprise Zone:	No
Industrial Foundation:	Yes
Foreign Trade Zone:	Available
Reinvestment Zone:	Yes
Freeport Exemption:	Yes (city and school)
Other:	1/2-cent sales tax for economic development; 1/2-cent sales tax for industrial development; various custom incentives including employee training

TRANSPORTATION

AIR SERVICE

Nearest Airport:	Lancaster
Runway Length:	5,000 ft.
Runway Surface:	Concrete
Lighted:	Yes
Fuel:	Yes
Instrum. Landing Sys.:	Yes
Airport Within 1 Hr.	
International:	DFW International
Regional:	Dallas Love Field
Municipal:	Lancaster & Midlothian

FREIGHT CARRIERS

ABF Freight Systems
Central Freight Lines
National Freight
Texas Overnight Express
United Parcel Service

RAIL SERVICE

Provider:	Burlington Northern; Union Pacific
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TAXATION

TAX RATE (PER \$100 ASSESSED VALUE) – Oct. 2002	
Ellis County:	\$ 0.351400
Red Oak, City:	0.615000
Red Oak ISD:	1.545000
Special Districts: (Hospital, College, etc.)	0.030000
TOTAL:	\$ 2.541400
Municipal Sales Tax:	1%
State Sales Tax:	6-1/4%
Econ. Dev. Sales Tax:	(4A) 1/2%
	(4B) 1/2%
Other Sales Taxes:	%

Oncor Economic Development Department

(214) 486-5456 (Fax) (800) 421-2489 (Inside US) (214) 486-5001 (Outside US)

www.locationtexas.com (web page) ecodev@oncorgroup.com (e-mail)

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Revised: 4/2003

WAGE DATA

OCCUPATIONAL TITLE	Entry Level	
	Low	High
Production Classifications:		
Aircraft Assembler		
Aircraft Mechanic		
Assembler, General	5.82	7.99
Assembler, Mobile Homes	5.82	7.99
Electrician	13.94	19.72
Electronics Assembler	11.21	11.88
Forklift Operator	7.76	9.74
Janitor, any industry	6.55	9.09
Laborer, General	8.00	12.55
Machinist/Related Occup.	11.05	16.39
Maintenance, General	8.85	16.43
Mechanic (Maintenance)	11.62	18.48
Molding Machine Operator	11.76	16.06
Semiconductor Processor		
Sewing Machine (Garment)	6.49	8.78
Sheet Metal Worker	10.53	16.43
Truck Driver, Lt., any ind.	8.22	12.22
Warehouse Worker	10.45	13.14
Welder, Production	7.75	9.91
Office, Clerical and Technical		
Accountant/Auditor	17.02	27.73
Computer Operator	10.10	18.80
Computer Programmer	28.86	43.84
Customer Service Rep.	8.00	12.23
Electronic Technician	10.00	13.50
General Office Clerk	8.30	13.04
Key Data Entry Oper.	9.19	12.34
Secretarial	9.46	14.45
Shipping & Rec. Clerk	8.67	12.88
Telemarketing	9.61	15.45

GOVERNMENT, CITY

Type:	Home Rule
Number on Council:	6
Municipal Police:	11
Paid Firemen:	7
Volunteers:	14
City Zoning Body:	Yes
Master Plan:	Yes

UTILITIES

ELECTRIC ENERGY DELIVERY:	Oncor
Reliability:	99.9739%
Transmission Voltage:	69 KV 138 KV 345 KV
Service Voltage:	120/208 120/240 240/480 277/480

NATURAL GAS:	TXU Gas
BTU Content Per Cubic Foot:	1,050

TELEPHONE SERVICE:	Southwestern Bell
Digital:	Yes
Analog:	
Electromechanical:	
Make and Model:	Northern Telecom DMS - 10
Software Level:	400 Series - Generic
Fiber Optics:	Yes
Switched 56 KBPS:	Yes
High Capacity Digital (T-1):	Yes
Digital Data Service:	Yes
911:	Yes
Other Network Services:	Custom Cabling, Plexar

WATER SUPPLIER:	City of Red Oak
Source:	Wells/surface water
Max. System Capacity (daily):	1,200,000 gallons
Max. Daily Use To Date:	600,000 gallons
Pressure on Mains:	55 PSI
Storage Capacity:	1,050,000 gallons
Size of Mains:	6" - 14"
System Looped:	Yes
Projects Under Const.:	Studies being evaluated to switch to surface water; surface water available for large user.

SEWER SYSTEM:	Trinity River Authority
Type Treatment Plant:	Activated Sludge
Maximum Capacity:	7,000,000 gallons
Max. Daily Use To Date:	4,000,000 gallons
Projects Under Const.:	

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EDUCATION

RED OAK ISD		
Public School Budget:		\$ 29,857,915
	Schools	Enrollment
Elementary:	4	1,808
Intermediate:	1	759
Middle/Jr. High:	1	797
High Schools:	1	1,454
Private:		
Special/Head Start:		

AREA UNIVERSITIES/COLLEGES:

Cedar Valley College, Lancaster
Navarro College, Waxahachie
Southwestern Assemblies of God University, Waxahachie
University of North Texas at DeSoto
University of Texas at Arlington, Arlington

State Industrial Job Training:	Yes
Vocational Program:	Yes

COMMUNITY INFORMATION

HEALTH CARE

Total Hospital Beds in City:	0
Total Doctors (medical) in City:	2

MEDIA

Papers:	2 – weekly
Radio Stations:	0
TV Stations/TV Cable:	Local/Yes

CHURCHES

Assembly of God, Baptist BMA, Baptist Independent, Baptist Southern, Church of Christ, Methodist, Nazarene

COMMUNITY INFORMATION (cont'd)

RECREATION

Parks:	2
Area Lakes:	1
Country Clubs:	0
Health Centers:	1
Public Golf Courses:	1
Theaters:	0
Tennis Courts:	8
Bed & Breakfast Facilities:	
Hotel & Motel Rooms:	125
Libraries:	1
Other:	

AREA ATTRACTIONS:

Cherry Creek Nature Preserve
Red Oak City Park
Dallas Polo Club
Cedar Hill State Park
Box Car Willie
Joe Pool Lake

CLIMATE

Annual Average Temperature:	65.7 F
Mo. Average High Temperature:	95 F
Mo. Average Low Temperature:	35 F
Annual Average Precipitation:	36"
Annual Average Snowfall:	3"
Elevation:	500'

FINANCE

1 st Bank & Trust
Citizens National Bank
Main Bank
SouthTrust Bank

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MAJOR AREA EMPLOYERS

EMPLOYER	PRODUCT	EMPLOYEES	UNION AFFILIATION
Another Cabinet Company	Cabinets	10	
ATM Mfg.	Machine shop	4	
Brookshire's	Grocery store	100	
C & M Mfg.	Cabinets	17	
Century Tape & Label, Inc.	Printing	17	
David's	Grocery	20	
Eckerd's	Drug store	32	
Foxworth Galbraith	Building supplies	35	
Howard Johnson's Hotel	Hotel	12	
I-Rod, Inc.	Trailer manufacturing	35	
Knox Oil Company	Truck Stop	10	
Perfect Technology Center	Glass cutting equipment mfr.	39	
Print Maker	Screen printing equipment	5	
Red Oak, City of	Local government	55	
Red Oak ISD	Education	728	
The Backyard Store	Playground equipment	3	
Trego	Door handles	12	
Wel Built Cabinets	Cabinets	3	
Whataburger	Food	39	
McDonalds	Food	35	
Red Oak Health & Rehabilitation	Healthcare	118	

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NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Kelly Harris Company
Real Estate Broker Company
KELLY S. HARRIS 2004
Real Estate Licensee Date

Buyer, Seller, Tenant or Landlord Date

Buyer, Seller, Tenant or Landlord Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.