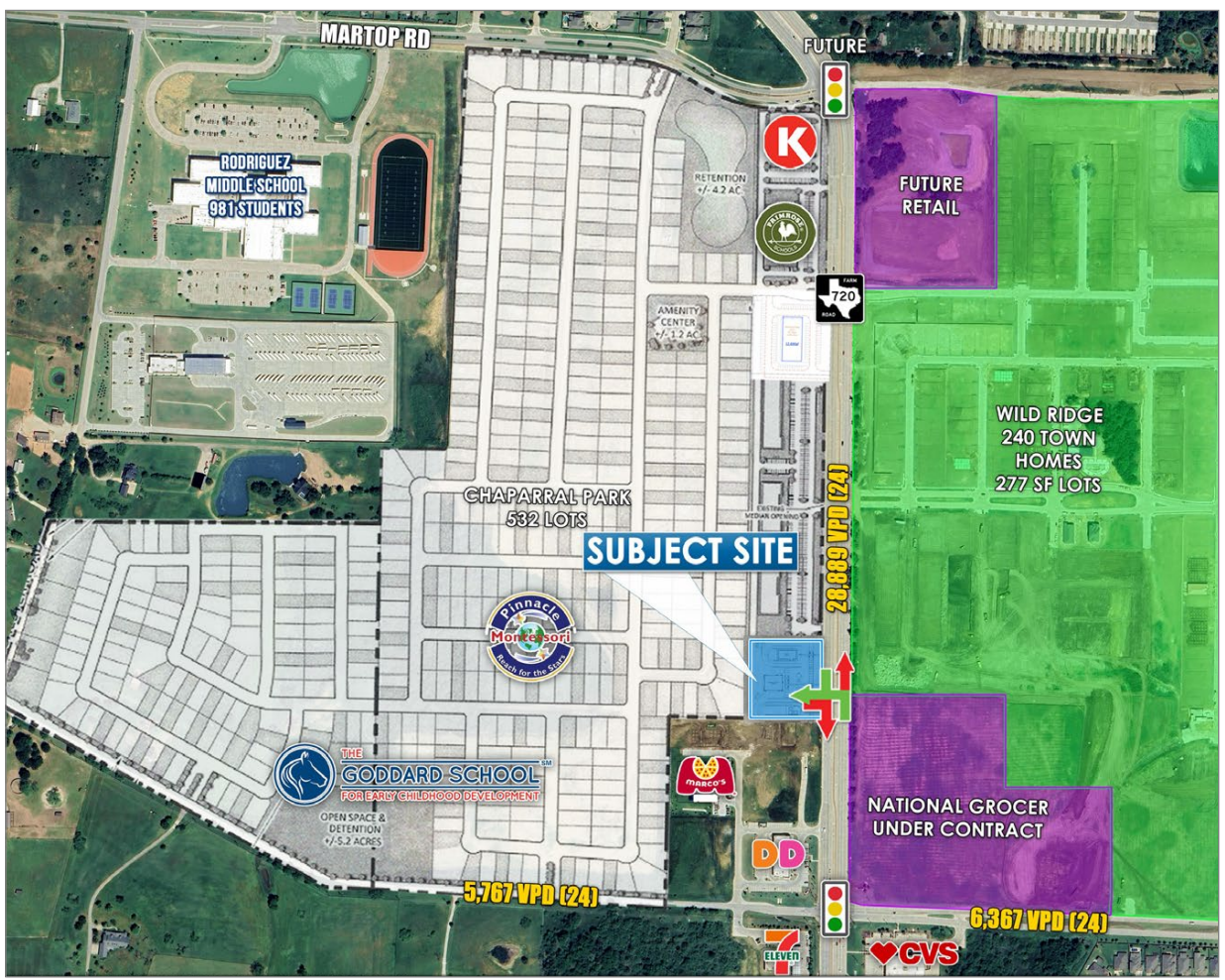


# OAK POINT PAD SITES AVAILABLE

Oak Point, TX



## LOCATION

SWQ FM-720 & Martop Road  
Oak Point, TX 75068

## PROPERTY HIGHLIGHTS:

- **Total Available:** +/- 1.25 AC (divisible)
- Pad site opportunity fronting FM-720, Oak Point's primary thoroughfare.
- Located in a fast growing region of DFW with multiple new residential developments including Spritas Ranch (2,100 lots), Wild Ridge (1,167 lots), and Caparrel Park (530 lots).
- Nearby retailers include: CVS, Starbucks, McDonald's, Dunkin Donuts, etc.
- Contact broker for pricing.

## DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	16,668	48,331	141,730
Daytime Population	10,636	32,876	103,183
Average HH Income	\$151,486	\$138,086	\$150,336

## TRAFFIC COUNTS:

FM 720:	28,889 VPD (2024)
McCormick Road:	5,767 VPD (2024)

CONTACT: **CONNOR COUGHLIN** | 469.563.6020 | CONNOR@FALCONCOMPANIES.COM  
**TUCKER SZYBALA** | 314.566.3936 | TUCKER@FALCONCOMPANIES.COM



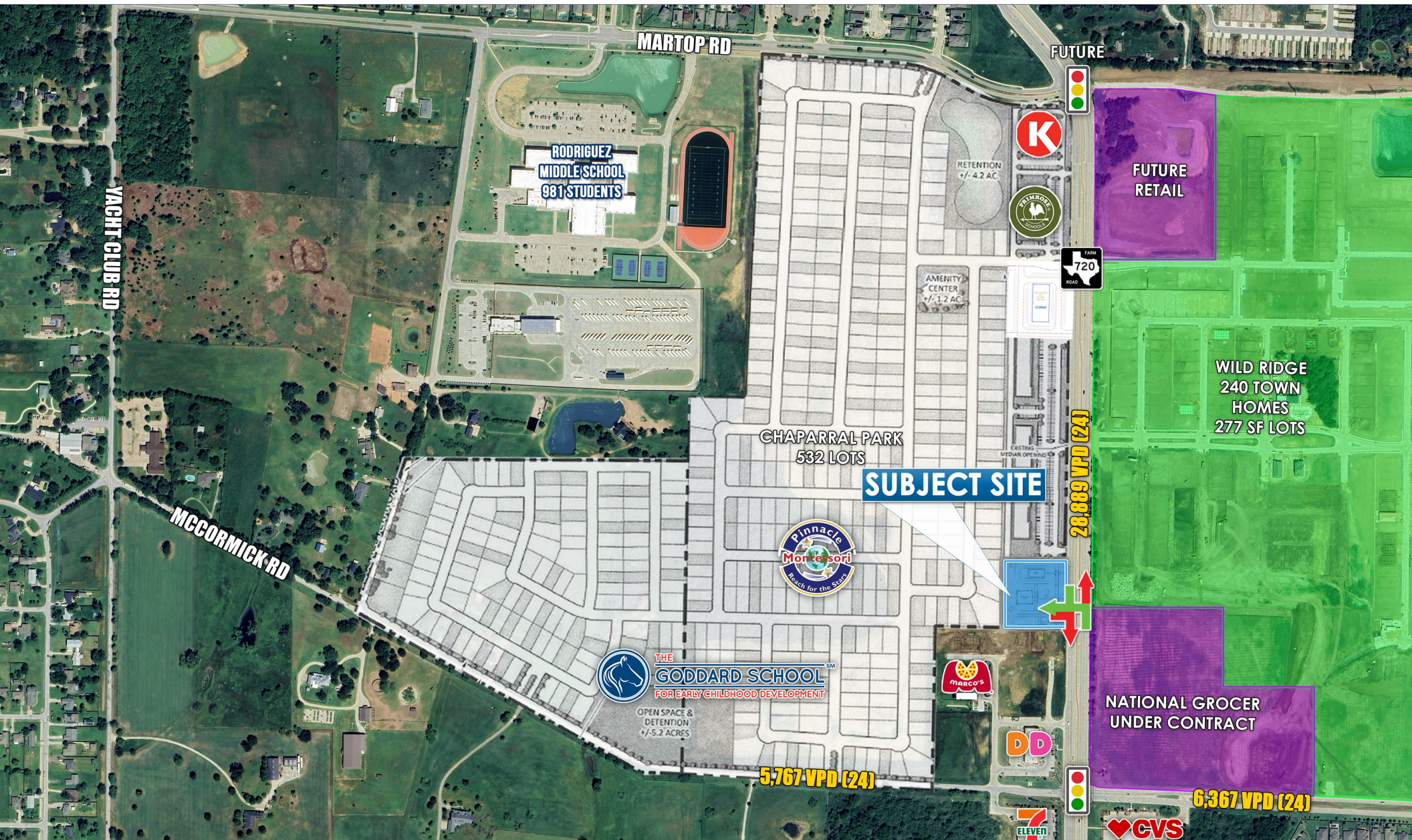
7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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# OAK POINT PAD SITES AVAILABLE

SWQ FM-720 & Martop Rd, Oak Point, TX 75068



CONTACT:	<b>CONNOR COUGHLIN</b>   469.563.6020   <a href="mailto:CONNOR@FALCONCOMPANIES.COM">CONNOR@FALCONCOMPANIES.COM</a>
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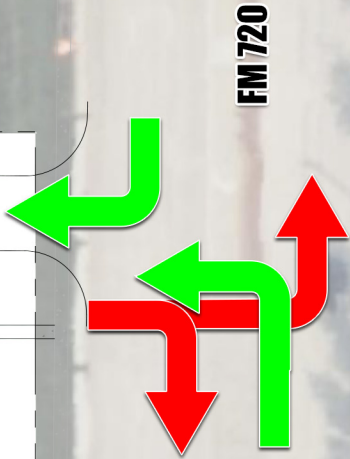
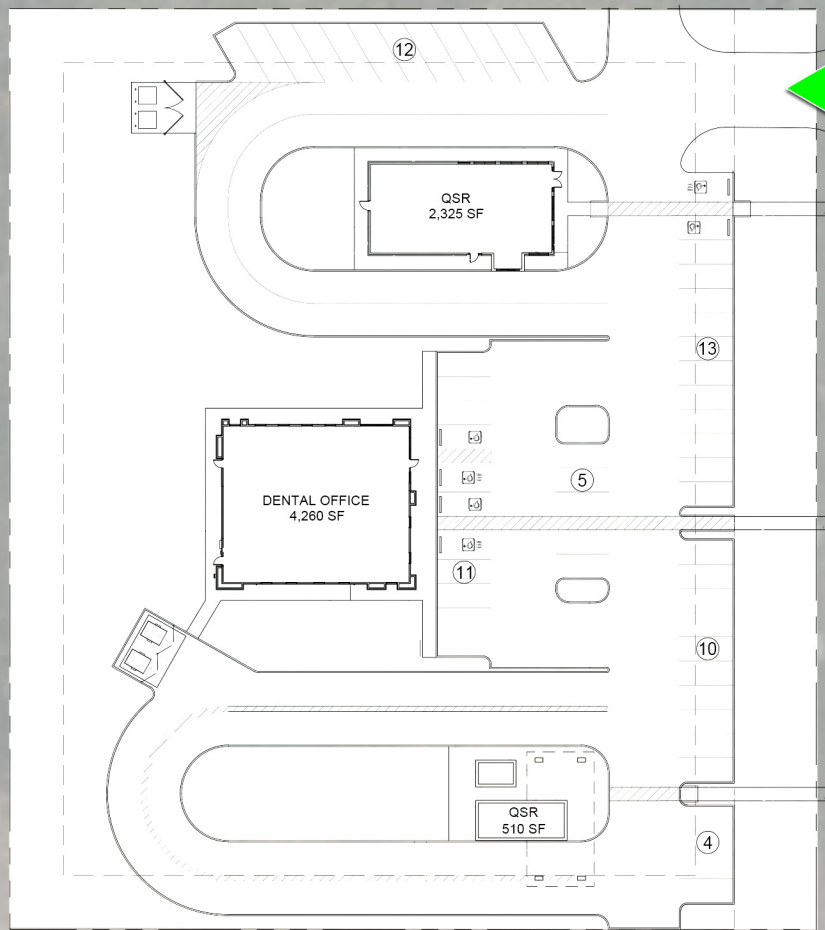
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# OAK POINT PAD SITES AVAILABLE

SWQ FM-720 & Martop Rd, Oak Point, TX 75068



**FM 720**

**28,889 VPD ('24)**

**FM 720**

EXISTING PROPERTY BOUNDARIES AND EASEMENTS SHOWN ARE APPROXIMATE IN NATURE AND BASED OFF AVAILABLE COUNTY RECORDS. ADDITIONAL EASEMENTS MAY BE DEDICATED THAT ARE NOT SHOWN ON THIS EXHIBIT. ALL PROPERTY BOUNDARIES AND EASEMENTS ARE TO BE CONFIRMED WITH AN ALTA SURVEY.



**TARF GROUP**  
 6650 E. STATE ROAD 32  
 ADDY, OKLAHOMA 73007  
 PHONE (405) 925-2077  
 EMAIL: DYLAN@TARF-GROUP.COM

OAK POINT DENTAL OFFICE  
 WMG ACQUISITIONS, LLC  
 FM 720 NORTH OF MCCORMICK ROAD  
 OAK POINT, DENTON COUNTY, TEXAS

CONCEPT LAYOUT

EX-1.01

**CONTACT:** **CONNOR COUGHLIN** | 469.563.6020 | CONNOR@FALCONCOMPANIES.COM  
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# DEMOGRAPHIC SUMMARY

Oak Point: SWQ FM-720 & Martop Rd

Drive time of 10 minutes

## KEY FACTS



48,331

Population



32,876

Daytime Population



3.30%

'23-'28 Compound Annual Growth Rate



16,935

Households



\$433,371

Median Home Value



34.6

Median Age

## EDUCATION



13%

High School Diploma



22%

Some College



42.30%

Bachelor's Degree or Graduate Degree

## INCOME



\$110,057

Median Household Income



\$138,086

Average Household Income



\$47,855

Per Capita Income



\$361,568

Median Net Worth

## AVERAGE ANNUAL HOUSEHOLD SPENDING



\$118,185

Total Annual Expenditures



\$4,921

2025 Meals at Restaurants



\$8,387

2025 Meals at Home



\$37,963

Retail Goods



\$4,813

Entertainment



\$1,250

Personal Care



\$8,765

Health Care

## BUSINESS



772

Total Businesses



5,184

Total Employees



26.04%

Blue Collar Occupation

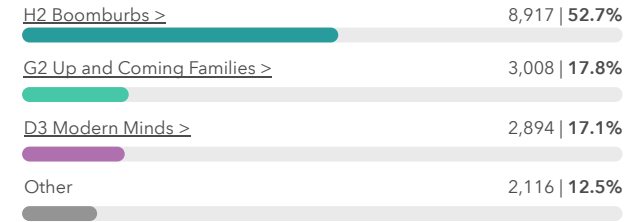


73.95%

White Collar Occupation

## Tapestry

Top 3 segments by household count



[View comparison table](#)

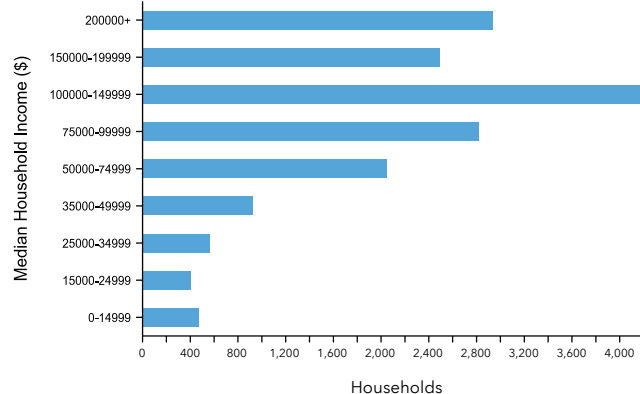
## 2025 Race and ethnicity (Esri)

The largest group: White Alone (53.95)

The smallest group: Pacific Islander Alone (0.11)

Indicator ▲	Value	Diff
White Alone	53.95	+5.40
Black Alone	17.52	+1.80
American Indian/Alaska Native Alone	0.85	-0.12
Asian Alone	3.07	-5.33
Pacific Islander Alone	0.11	-0.02
Other Race	9.28	-2.79
Two or More Races	15.22	+1.06
Hispanic Origin (Any Race)	25.23	-3.95

Bars show deviation from Dallas-Ft. Worth, TX



# INFORMATION ABOUT BROKERAGE SERVICES

## 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.

Falcon Realty Advisors  
Licensed Broker / Broker Firm Name or Primary Assumed  
Business Name

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Timothy Hughes  
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\_\_\_\_\_  
Sales Agent / Associate's Name

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License No.

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E-Mail

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date