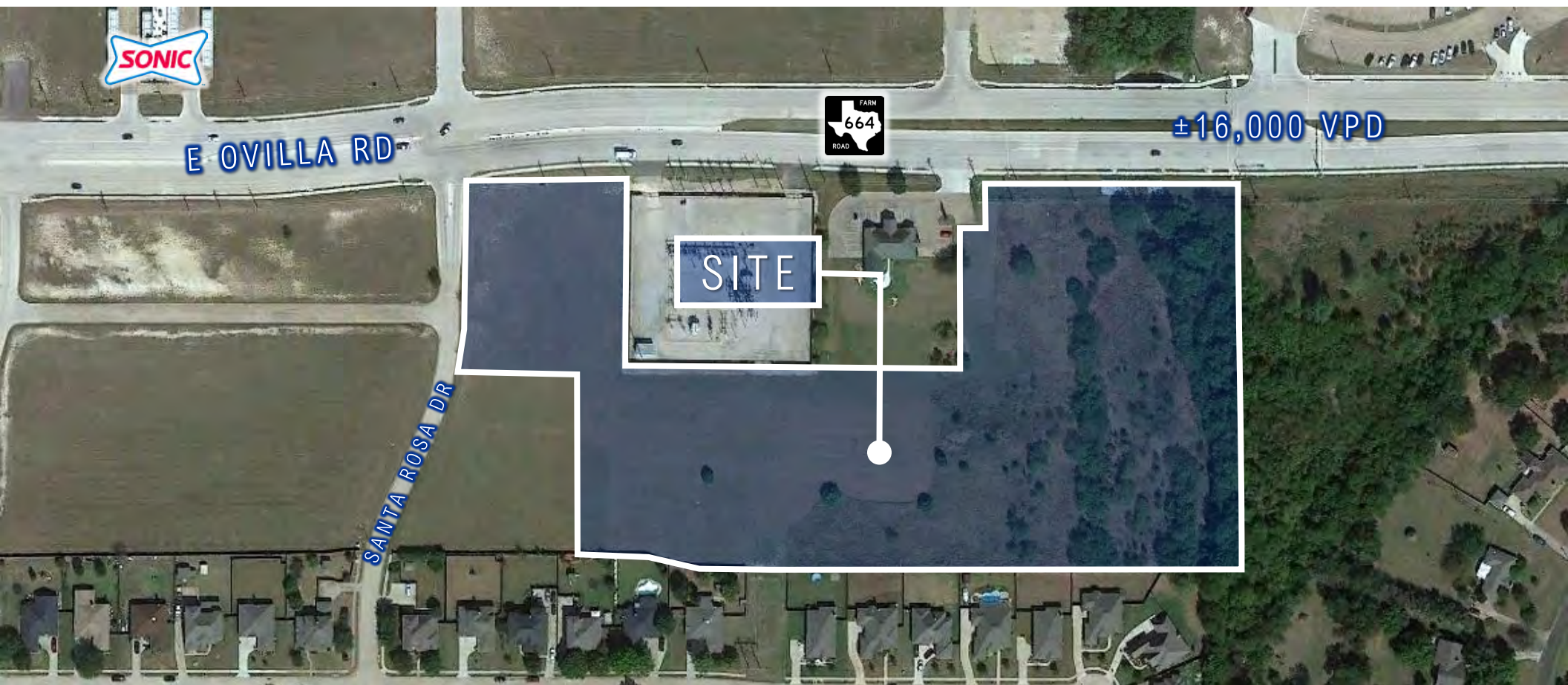


# OVILLA ROAD DEVELOPMENT SITE

±9.95 ACRES | DIVISIBLE | RETAIL ZONING

EAST OVILLA ROAD (FM 664) & SANTA ROSA DRIVE, GLENN HEIGHTS, TX 75154



EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

214.520.8818 x 4

tyunderwood@sljcompany.com

**SLJ**

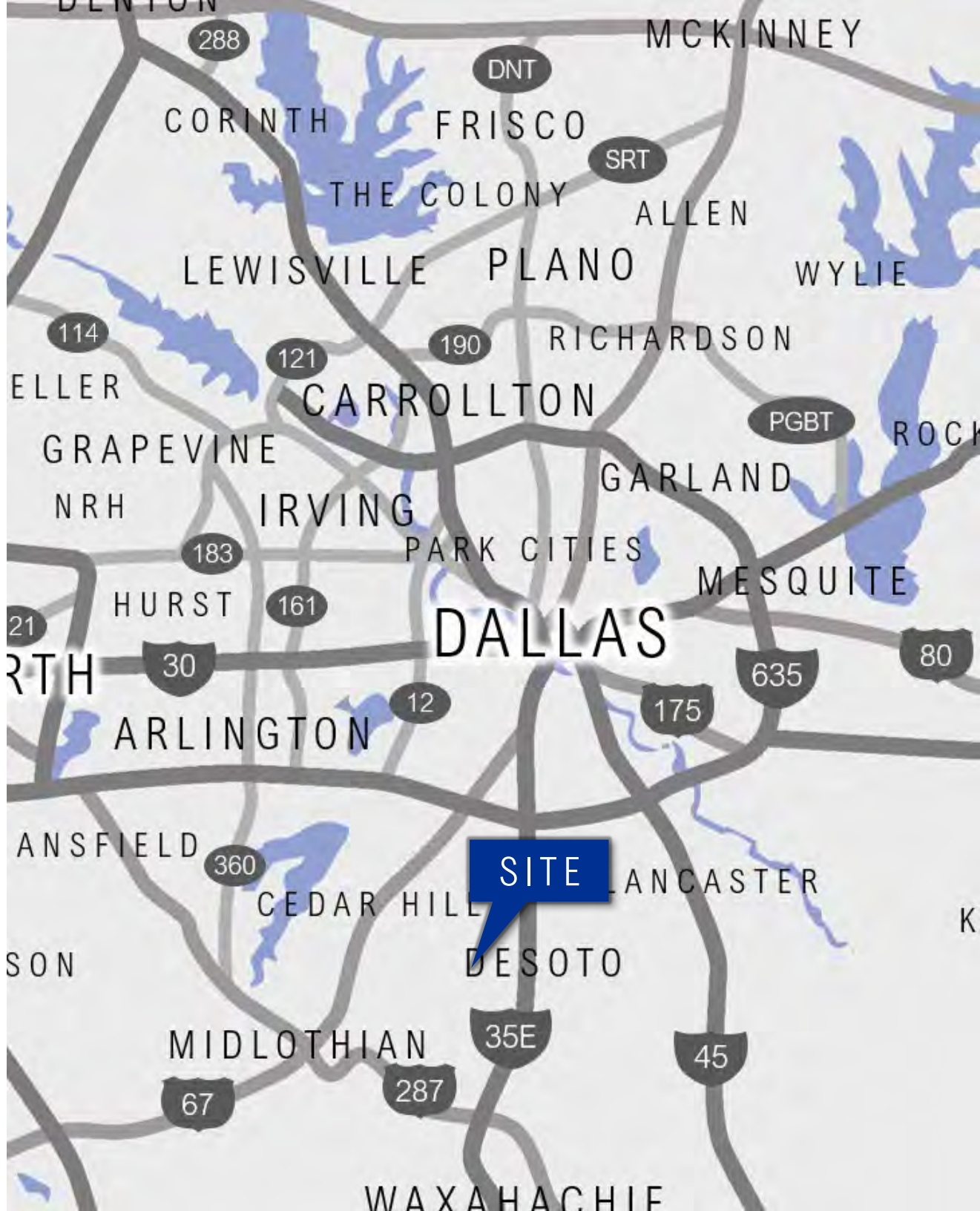
SLJ Company, LLC  
4311 West Lovers Lane, Suite 200  
Dallas, Texas 75209

[www.sljcompany.com](http://www.sljcompany.com)

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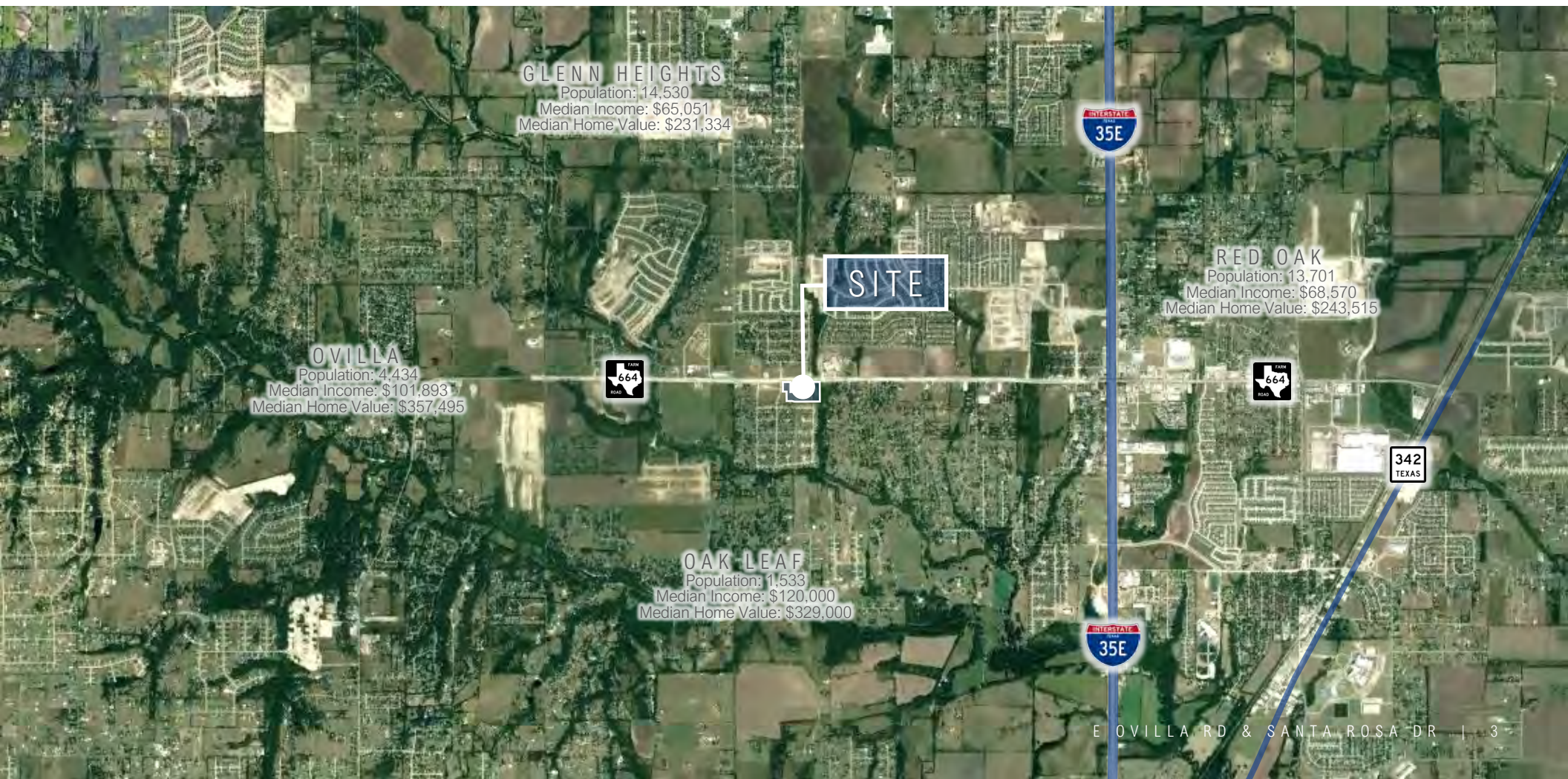
- EXECUTIVE SUMMARY
- PROPERTY HIGHLIGHTS
- PROPERTY PROFILE
- ZONING INFORMATION
- SURVEY
- CONCEPTUAL SITE PLAN
- DEMOGRAPHICS



# EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer for sale this ±9.95-acre Ovilla Road Development Site, located at the southeast corner of E Ovilla Rd (FM 664) and Santa Rosa Dr in Glenn Heights, TX. The subject property offers high visibility, excellent access and exposure to high traffic counts and strong demographics. The Property is just one and a half miles from the fast growing Interstate 35E corridor in Ellis County, which makes it an excellent location for commercial development.

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.





# PROPERTY HIGHLIGHTS

## EXCELLENT LOCATION

The Property enjoys a prime location on E Ovilla Rd, between Hampton Rd and Uhl Rd, in Glenn Heights, TX. The Property is just one and a half miles from Interstate 35E and offers high visibility and excellent access.

## PRIME DEVELOPMENT SITE

The subject property consists of an approximately 9.951 acre tract in Glenn Heights' Retail zoning district which allows a variety of retail, office, and service uses. Restaurants with or without drive-throughs are permitted with an SUP. A conceptual site plan has been completed accommodating three restaurant pad sites along the Ovilla Rd frontage and a larger site in the rear of the Property.

## STRONG POPULATION GROWTH

From 2010 to 2020, the population within a 1 mile radius of the Property saw 63.46% growth. The population in that same area is expected to grow another 24.33% between 2022 and 2027. The surge in population density in the area makes this an ideal location for commercial development.

## MANY AREA TRAFFIC DRIVERS

Retailers in close proximity include Walmart, Starbucks, Brookshire's, CVS Pharmacy, Walgreens, Ace Hardware, Family Dollar, Dollar General, McDonald's, Racetrac and Walmart Neighborhood Market, among many others.



## PROPERTY PROFILE

### LOCATION

The Property is located at 513-515 S I-35E, positioned on I-35E between E Belt Line Rd and E Parkerville Rd, in DeSoto, Texas 75115.

### LAND AREA

±9.951 Acres (433,465 SF)

\*No minerals are included in the proposed transaction

### ZONING

R –Retail District

### LOT DIMENSIONS

Frontage on E Ovilla Rd:	±575 Feet
Frontage on Santa Rosa Dr:	±206 Feet
Maximum Depth:	±556 Feet

### TRAFFIC COUNTS

E Ovilla Rd (FM 664):	±16,000 VPD (2019)
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# ZONING INFORMATION

## PRIMARY USES

Retail, office, personal service, restaurant with or without  
Drive-thru permitted with SUP

## MAXIMUM HEIGHT

35 Feet or 2 Stories

## MAXIMUM LOT COVERAGE

50%

## MINIMUM SETBACKS

Front Yard: 30 Feet  
Side Yard: 20 Feet  
Rear Yard: 20 Feet

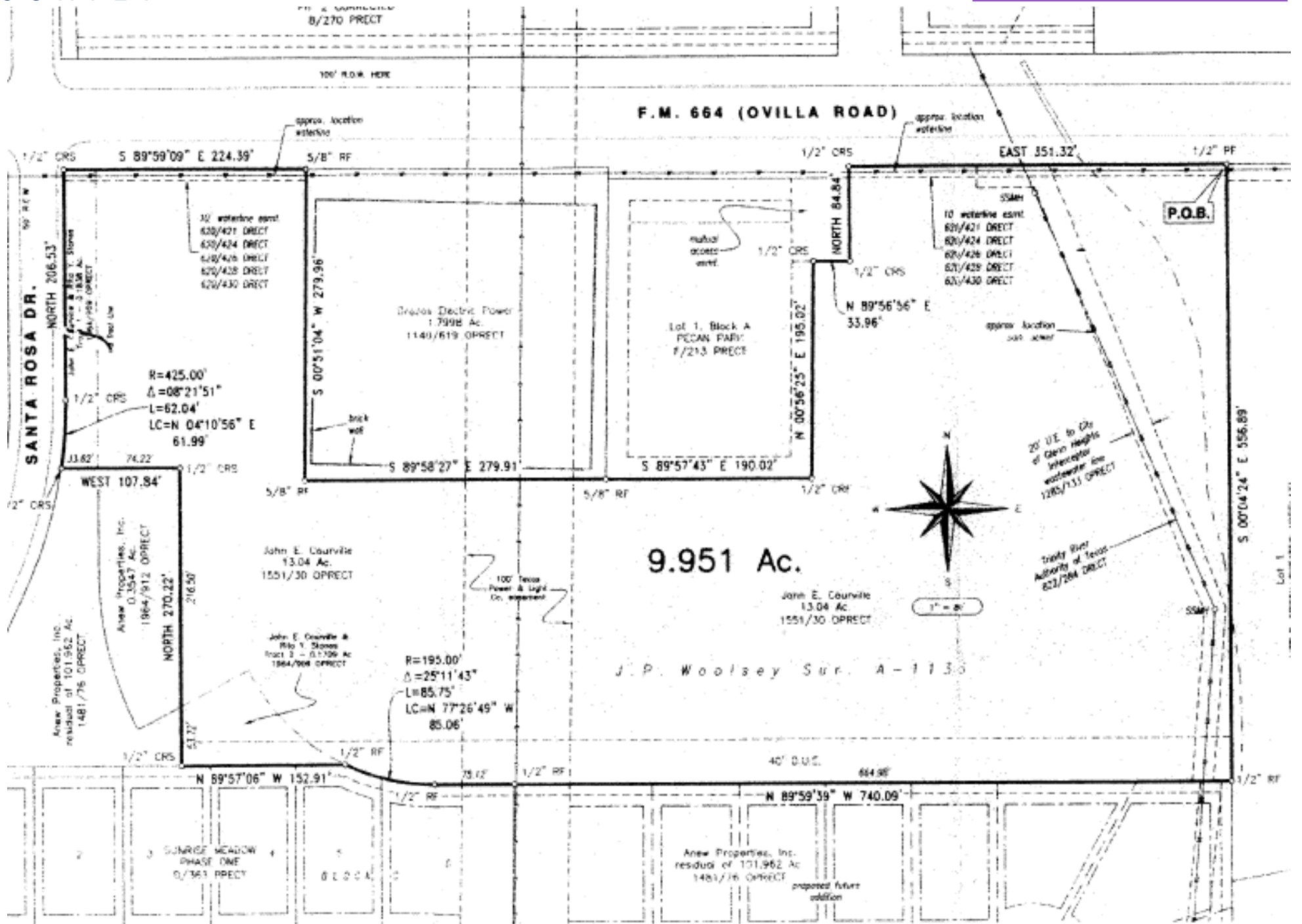
## MINIMUM LOT SIZE

Area: 1 Acre  
Width: 100 Feet  
Depth: 100 Feet

## LINKS

[Link to Glenn Heights Zoning Map](#)  
[Link to Glenn Heights Zoning Ordinance](#)  
[Link to Glenn Heights Use Chart](#)





# CONCEPTUAL SITE PLAN

[LINK TO SITE PLAN PDF](#)



### TABLATIONS

LOT	SITE AREA		BUILDING AREA	PARKING REQ. Restaurant		TOTAL REQ'D	TOTAL PROV.	PARKING RATIO
	SF	ACRES		1 PER	100			
1	40,419	0.928	3,615 SF	3,615	37	37	42	11.618/1000 SF
2	37,439	0.859	3,615 SF	3,615	37	37	42	11.618/1000 SF
3	51,068	1.172	3,615 SF	3,615	37	37	62	17.151/1000 SF
4	304,412	6.988						
<b>TOTAL</b>	<b>433,338</b>	<b>9.95</b>	<b>10,845</b>	<b>7,230</b>	<b>111</b>	<b>74,000</b>	<b>/1000 SF</b>	<b>#DIV/0! /1000 SF</b>

01 SITE PLAN

1" = 100'-0"



PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

SP02

JOB NO: 22-036  
ISSUE DATE: 05/09/2022  
SCALE: AS NOTED

SANTA ROSA DR & E OVILLA RD

GLEN HEIGHTS, TEXAS  
SLJ COMPANY



DALLAS, TX 972.385.9651

www.GSOarchitects.com

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# 2022 DEMOGRAPHICS

1 MILE

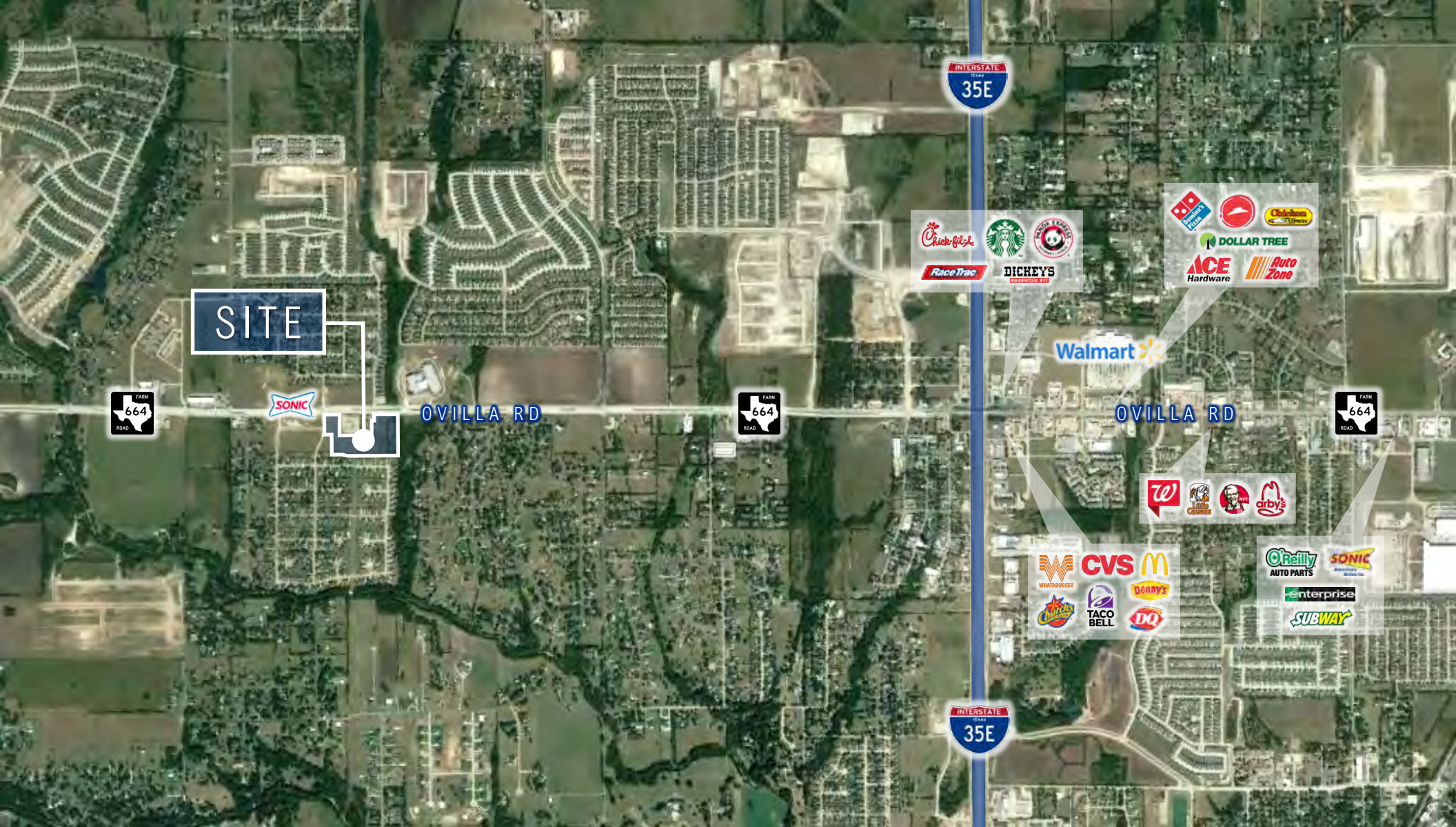
# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
410	3,231	76,182
AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	PROJECTED POP. GROWTH 2022-2027
\$118K	\$247K	24.33%

3 MILE

EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
64.4%	63.3%	43.6%

5 MILE

POPULATION	HOUSEHOLDS	MEDIAN AGE
93K	31K	36.00



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