



RED OAK, TEXAS

OVERVIEW

Red Oak is a community located in Ellis County, Texas, at the intersection of Interstate 35E and FM 664 / Ovilla Road, and just 18 miles south on Interstate 35E from the heart of downtown Dallas.

Red Oak benefits from its location in the Dallas / Fort Worth Metroplex, the 4th largest metropolitan area in the United States. The Red Oak retail trade area has a population of 207,850 (17 minutes). Red Oak continues to value its rural character as it grows as a part of one of the fastest growing regions in the United States.

The primary retail intersection is Interstate 35E and FM 664 / Ovilla Road. There are retail opportunities at this intersection on all four corners with the total land available over 100 acres.

RETAIL OPPORTUNITIES

RETAIL PRIMARY TRADE AREA STATISTICS

RED OAK	YR	PRIMARY TRADE AREA	3 MILES	5 MILES
Population	2020	207,850	33,916	88,353
	2025	225,169	38,373	97,242
Average Age	2020	35.5	34.3	36.2
Median HH Income	2020	\$73,895	\$77,914	\$79,424
Median Home Value	2020	\$186,351	\$190,446	\$193,199

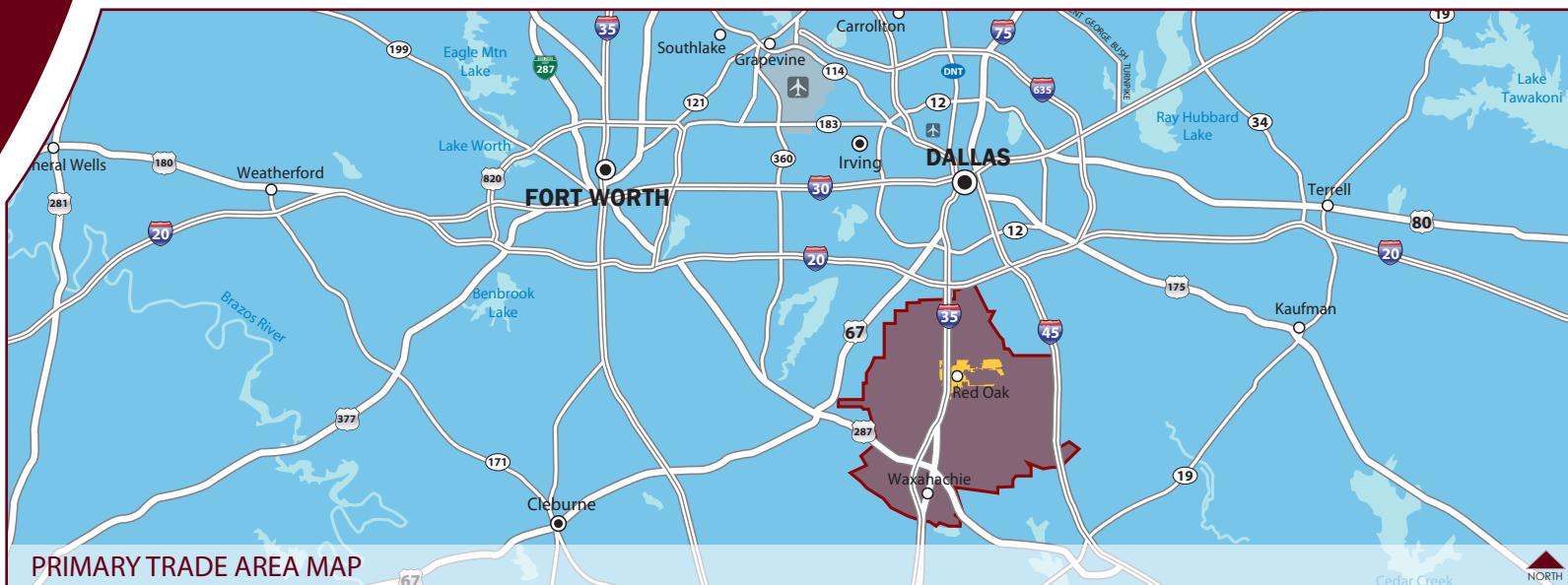
TRAFFIC COUNTS	VPD	EDUCATION (PTA)	
I-35 North of Ovilla Rd	83,468	Adult Population 25+	135,750
I-35 South of Ovilla Rd	76,498	College Graduate	25.7%
Ovilla Rd West of I-35	40,013	Some College, no Degree	27.6%
Ovilla Rd East of I-35	28,051	High School Graduate	25.9%
		Less than High School	11.9%

INCOME (PTA)	
Average Household	\$89,005
Median Household	\$73,897

RACE (PTA)	
Caucasian / White	46.8%
African American	40.8%
Asian	0.7%
Hispanic	21.4%
Other Races	11.7%

DAYTIME WORKERS	
Red Oak City	5,892
Red Oak PTA	72,354

AGE GROUPS (PTA)	
0 - 17 years	25.5%
18 - 34 years	23.7%
35 - 54 years	26.0%
55 - 74 years	20.5%
75 + years	4.2%



PRIMARY TRADE AREA MAP

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