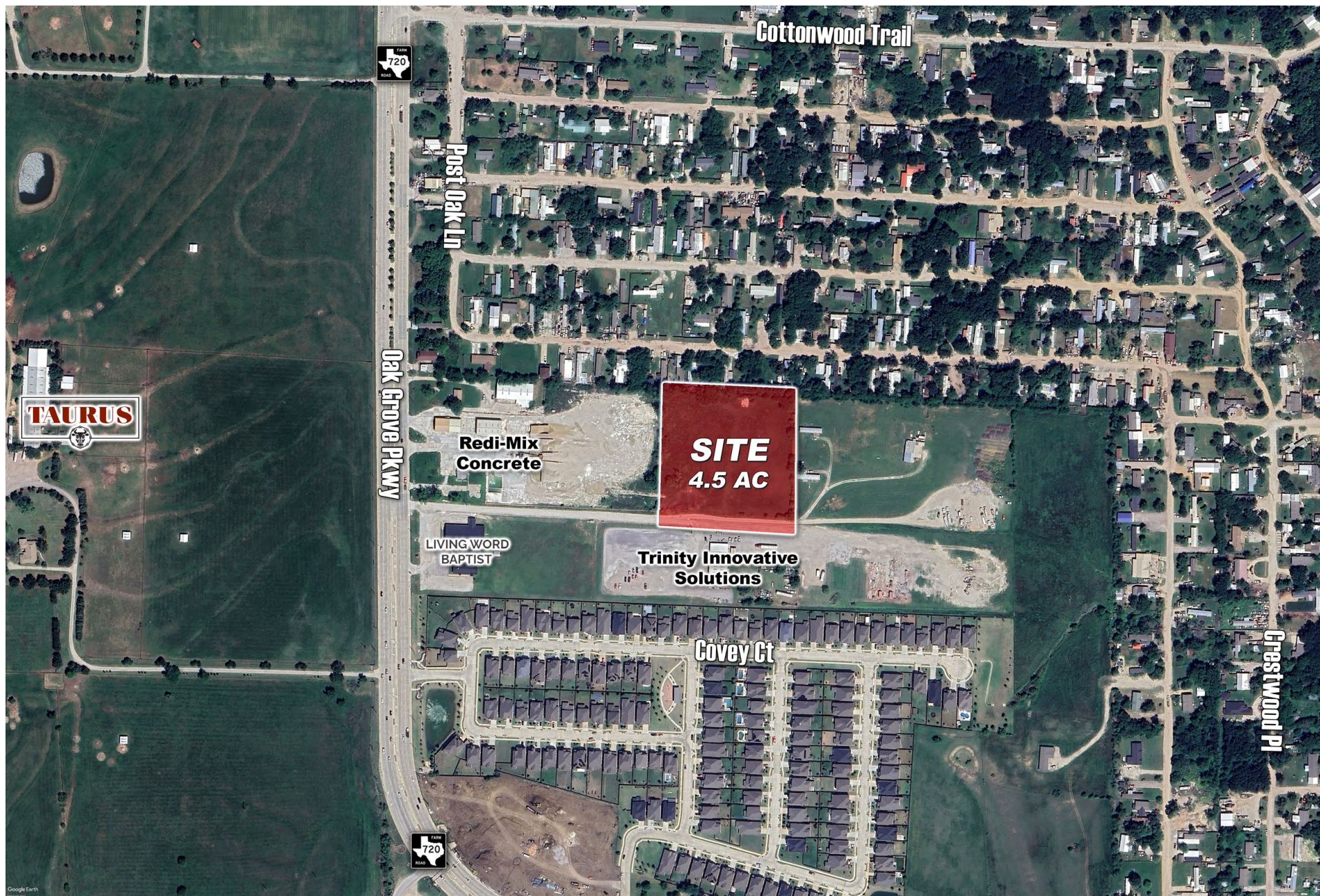


±4.5 ACRES • OAK POINT, TX • INVESTMENT OPPORTUNITY



REX GLENDENNING
REX@REXREALESTATE.COM

972-250-1263
REXREALESTATE.COM

REX
REAL ESTATE®

The information contained herein was obtained from sources deemed reliable; however, REX Real Estate, L.P. makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW

LOCATION

East of FM-720/Oak Grove Pkwy
in Little Elm, TX 75068



HIGHLIGHTS

- 4.5 Acres of Undeveloped Land for Sale
- Located in the Oak Point Peninsula, around 4 miles south of US-380
- The property is surrounded by extensive residential developments including Woodridge Estates (479 lots), Wild Ridge (1,167 lots), Prairie Oaks (833 lots), Spiritas Ranch East, and many more
- Easy access to FM-720 (Oak Grove Pkwy), U.S. 380, & Eldorado Pkwy

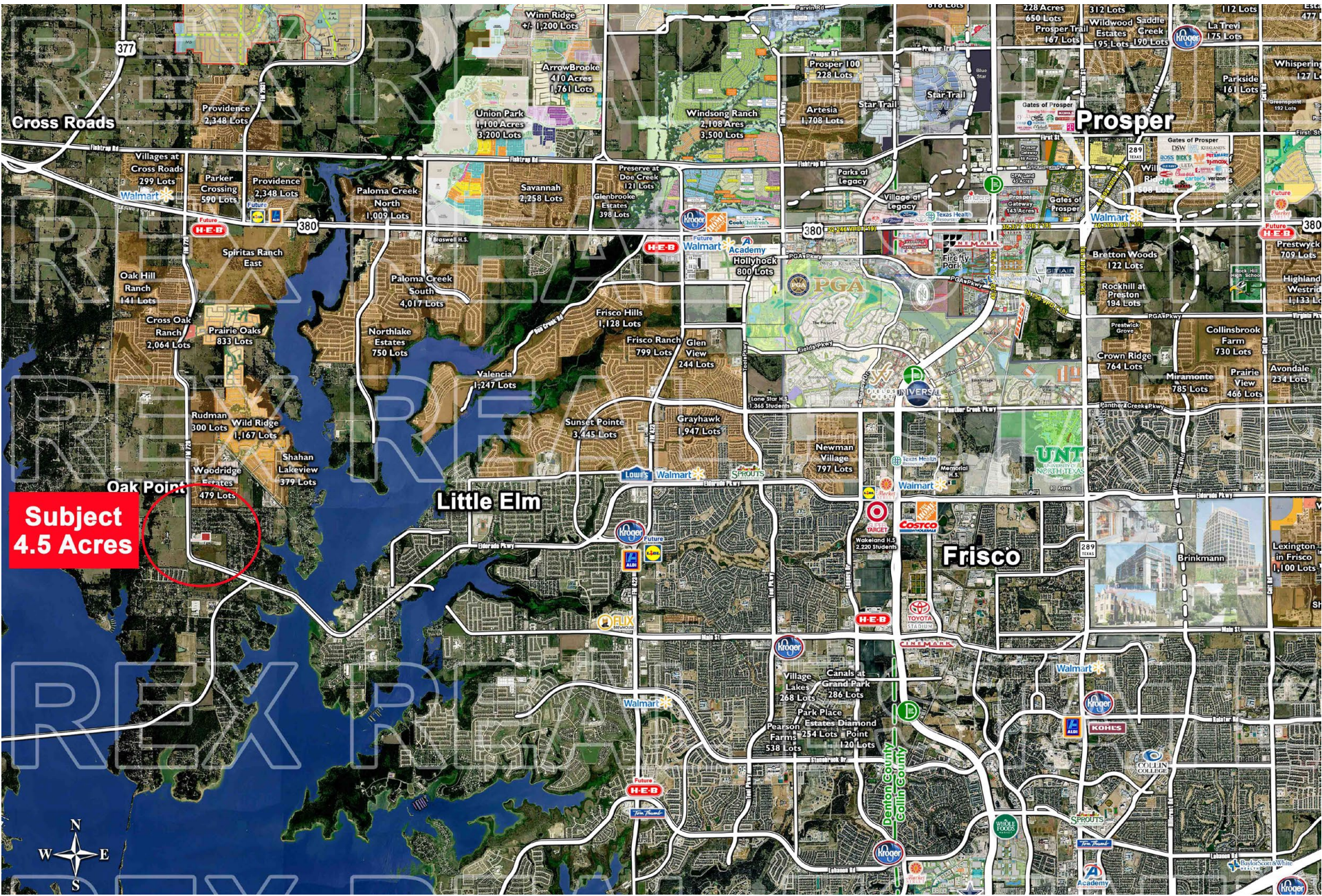


DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
2025 POPULATION	34,629	133,603	293,566
2030 PROJ. POP.	41,210	147,471	329,477
AVERAGE HH INCOME	\$147,707	\$146,886	\$167,988



MARKET AERIAL



ABOUT OAK POINT



SUBURBAN COMFORT AND LAKESIDE BEAUTY, WITH MUCH ROOM FOR ECONOMIC GROWTH

Oak Point is a scenic city that is located off the rapidly growing US-380 corridor up in the Denton County area. It sits gracefully on a peninsula along Lewisville Lake, and is located about 40 miles north of Dallas.

As of 2025, the city of Oak Point has a population of 6,289, and is set to grow by 17% by 2030. It is growing rapidly as new residential developments open up in the city, as well as the surrounding cities along the US-380 corridor, such as Celina and Prosper.

Oak Point is a city that balances peaceful lakeside living with sustainable and dynamic growth and civic engagement

ECONOMIC DEVELOPMENT INCENTIVES

The City of Oak Point is looking to support new high-quality developments that will better the quality of life for all of its residents. With that said, the City considers providing economic development incentives to aid with said projects.

Some of these incentives are Construction of infrastructure, fee waivers, personnel, loans or grants, property tax abatements, sales tax rebates, and tax reinvestment zones.

