

 FOR
LEASE

LAVON PAD SITES AND RETAIL STRIP

SWC of Hwy 78 & Hwy 205
Lavon, TX 75166



HOPKINS
IF IT'S RETAIL, THINK HOPKINS.

RANKIN GROTE

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Phone: 214-956-7881 | Fax: 214-956-7899

All information pertaining to this property is from sources deemed reliable; however, Owner and Broker have not performed an independent investigation of this real estate information and acknowledge that it is subject to errors, omissions, change of price, retail or other conditions, prior to sale or lease or withdrawal without notice.



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AVAILABLE

12,350 SF
1,638 Acre Pad



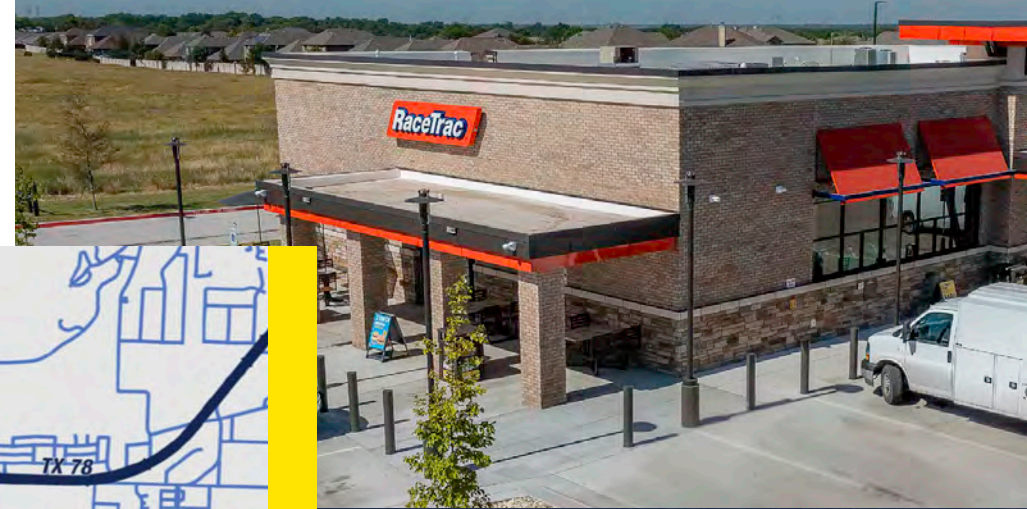
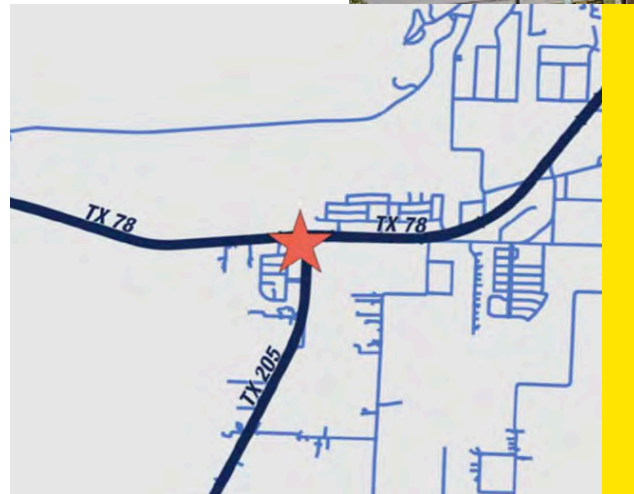
RATE

Call For Info



TRAFFIC COUNT

TX 78: 25,731 VPD
TX 205: 15,654 VPD



PROPERTY HIGHLIGHTS

- The major intersection between HWY 544 & 380
- The main Hwys connecting Sasche/Wylie, Farmersville, Lavon, and Rockwall
- Cross-Access drive with a left in/left out turn available
- 7,500 lots under development

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	1,617	8,063	41,093
Daytime Population	765	5,473	29,305
Avg HH Income	\$126,373	\$123,883	\$121,665



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U-HAUL
Lake Lavon
Self Storage

**Tire One
Resource**

25,731 VPD

RaceTrac

15,654 VPD

**Independent
Bank**

SONIC
America's
Drive-In

**L & L
AUTOMOTIVE**

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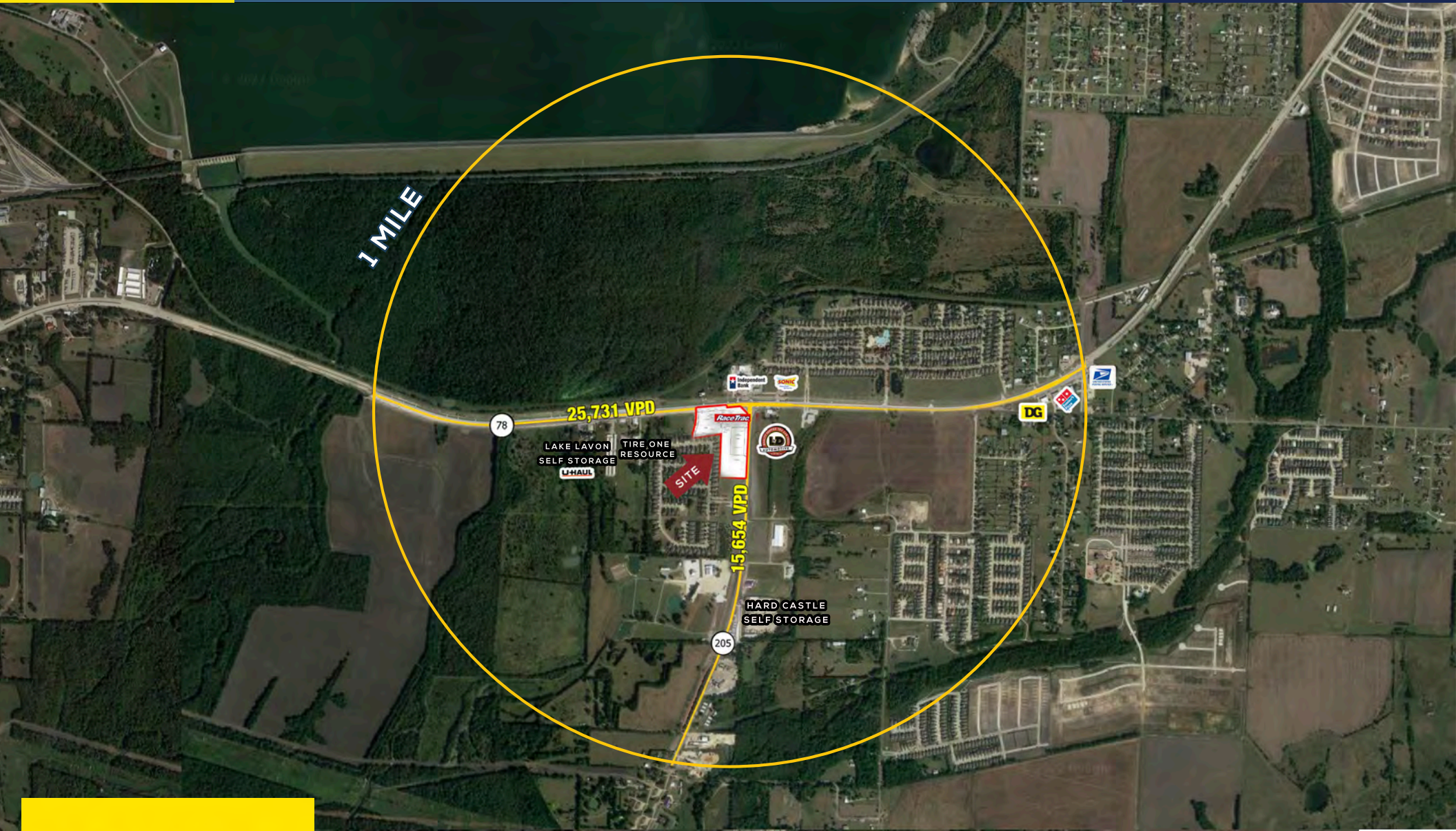
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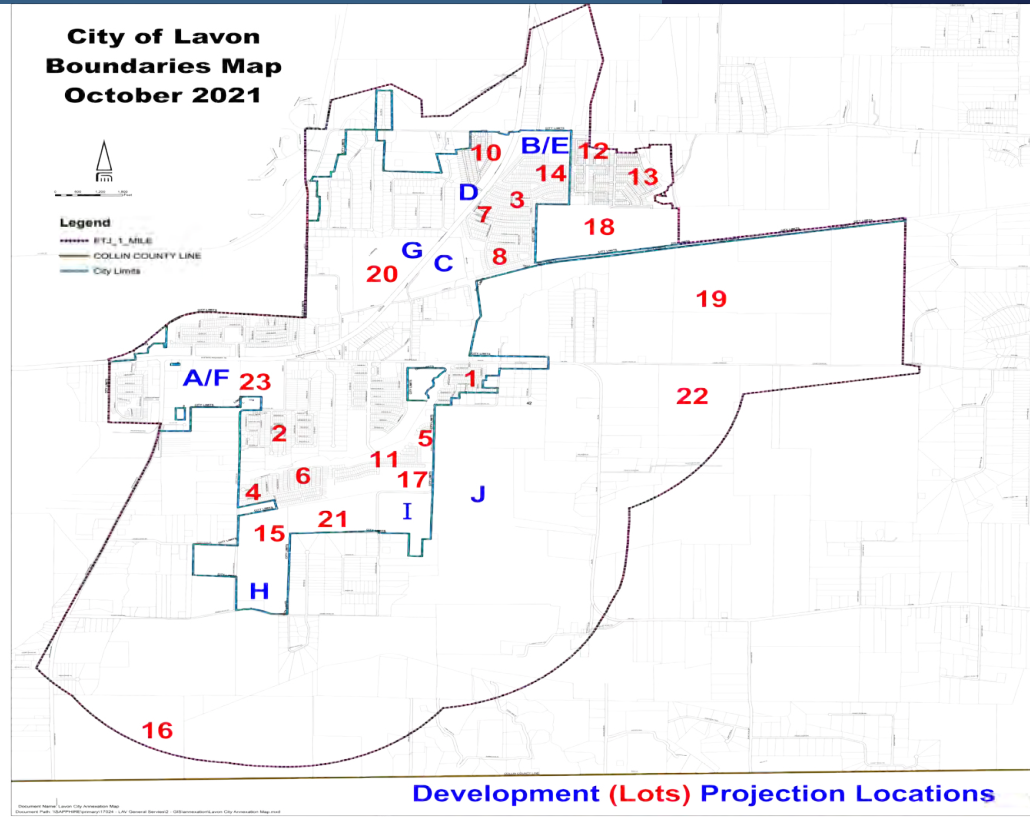
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City of Lavon Development Projection Estimates		JANUARY 2022
Total Developed Lots	2,623	
<u>Lots in Development Stages</u>	<u>7,578</u>	
TOTAL Lots in/around Lavon	10,201	

DEVELOPED LOTS	
OCCUPIED LOTS	1,859
ACTIVE UNOCCUPIED DEVELOPED LOTS	
Active unoccupied lots - includes homes under construction	
1) Lavon Farms (Pacesetter, Meritage)	50
2) Traditions, Ph 2 (Bloomfield)	50
3) LakePointe, Ph 1 (Christie, Blue Haven, Trophy Signature)	92
4) Crestridge Meadows, Ph 1 (Starlight)	04
5) Bear Creek Ph 3 (Bloomfield)	161
6) Crestridge Meadows, Ph 2 (Starlight)	134
7) LakePointe, Ph 2A (Christie, Blue Haven, Trophy Signature)	181
8) LakePointe, Ph 2B (Christie, Blue Haven, Trophy Signature)	79
9) Various lots	17
	<u>764</u>
TOTAL DEVELOPED LOTS	2,623

LOTS IN DEVELOPMENT STAGES	
Final platted lots actively constructing infrastructure	
10) Lake Breeze (Spring 2022)	109
11) Bear Creek, Ph 4 (Spring 2022)	147
12) Elevon, Section 1, Ph 1A & Ph 1B - ETJ (Spring 2023)	393
13) Elevon, Section 1, Ph 2A & Ph 2B - ETJ (Spring 2023)	107
14) LakePointe, Ph 3 - Final Plat (Spring 2023)	221
	<u>977</u>
Applications Pending Action	
15) Trails of Lavon, Ph 1 - Final Plat	209
	<u>209</u>
Entitled zoned lots - preliminary plat approved / pending	
16) Southland Sierra - ETJ /Wylie ISD pending	956
17) Bear Creek, Ph 5 (Bloomfield) approved	146
18) Elevon, Section 1, Ph 2C, Ph 3 & Ph 4 - ETJ approved	592
19) Elevon, Section 2, Ph 2A – 2E approved	1,389
20) Villas at Elevon (Taylor Morrison) detached MF approved	251
21) Trails of Lavon, Ph 2 and Ph 3 approved	442
22) Future Elevon Phases, concept approved	2,264
23) Grand Heritage, West Flex B approved	352
	<u>6,392</u>



ZONED MULTI-FAMILY UNITS	
A. Grand Heritage, West Flex B	112
B. LakePointe	216
C. Elevon	749
	<u>Total 1,077</u>
ZONED COMMERCIAL ACREAGE	
D. Lake Breeze	27 acres
E. LakePointe	25 acres
F. Grand Heritage, West Flex B	119 acres
G. Elevon	286 acres
H. Trails of Lavon	10 acres
	<u>Total 467 acres</u>
PROJECTS PENDING – PLANNING STAGES	
I. Bear Creek, Ph 6 - 57 acres; est 150 units	
J. Nicholson Ranch - 419 acres; est 2,100 SF units	



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Information About Brokerage Services

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

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date