

VENTURE



THE SHOPS AT  
ELeVON



Grocery Anchored  
Shopping Center

Lavon, TX



# Property Highlights

NEC, NWC, SEC, SWC  
Hwy 78 & Elevon Pkwy  
Lavon, TX 75166

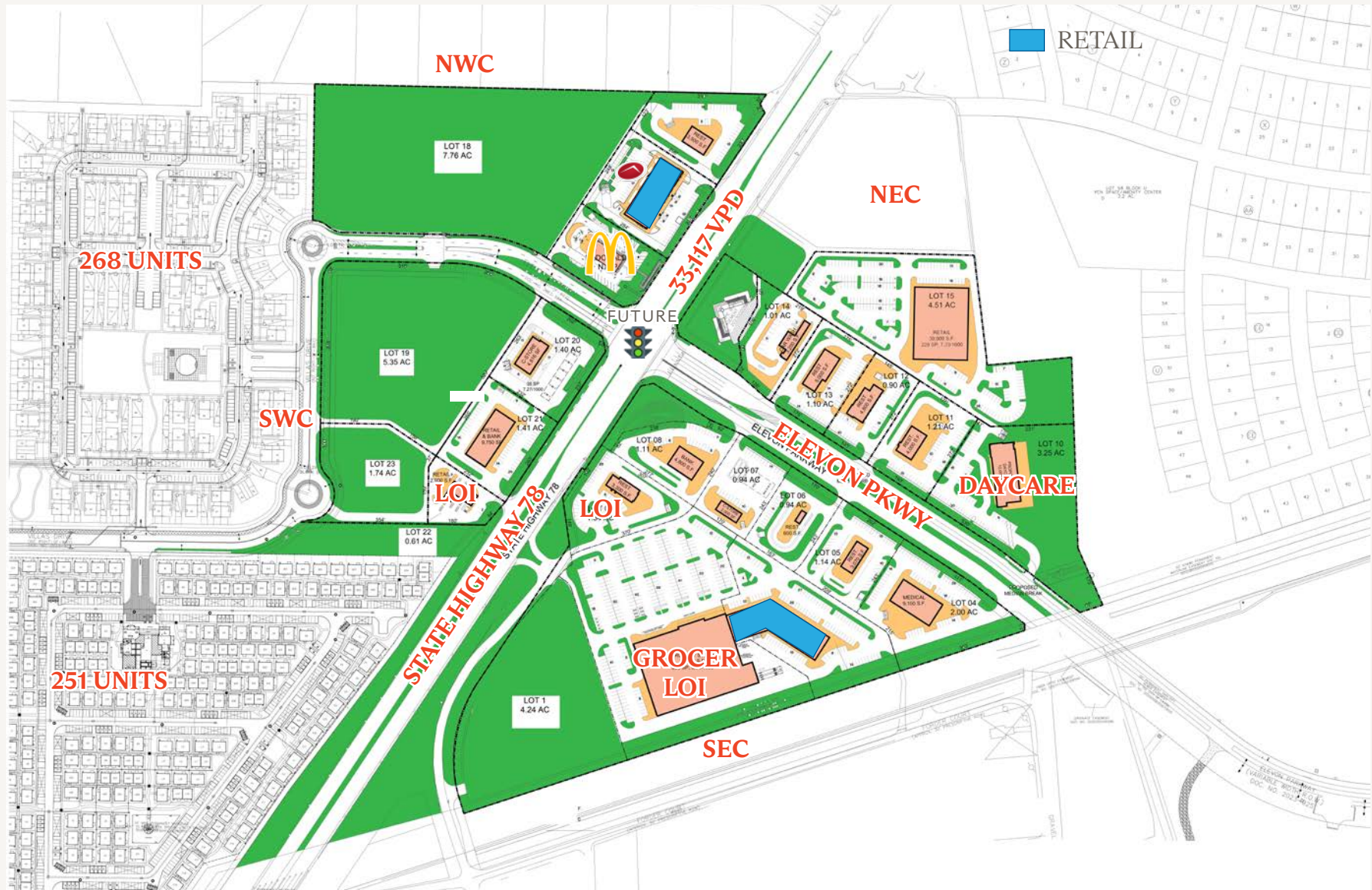
1. Future grocery anchored intersection
2. Retail Opportunities located directly in front of the Elevon Master Planned Community
3. Traffic light expected in 12-18 months
4. Elevon is a Master Planned community with 5,000 single family homes once fully developed (approx. 450 homes per year)
5. To date, Elevon has developed 1,400 homes
6. Home prices range from low \$300's up to \$600k
7. Nearby/adjacent residential Developments include: Lakeridge Meadows, Lakepointe, Lake Breeze Estate, Bentley Farms Grand Heritage Traditions and Grand Heritage West, Bear Creek at Grand Heritage, Lavon Farms and others
8. 1,000 MF units under construction
9. Yardly single family build to rent is open and renting with 251 units
10. ONM single family build to rent is delivering soon with 268 units
11. DHI multifamily and casitas are delivering soon with 481 units
12. Hwy 6 will eventually be expanded to six lanes divided all the way to Josephine
13. Zoning: Planned Development
14. Utilities on site

## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,844	10,695	31,837
EST. DAYTIME POPULATION	520	1,095	3,807
EST. AVG. HH INCOME	\$159,068	\$154,845	\$160,385

# Overall Concept Plan

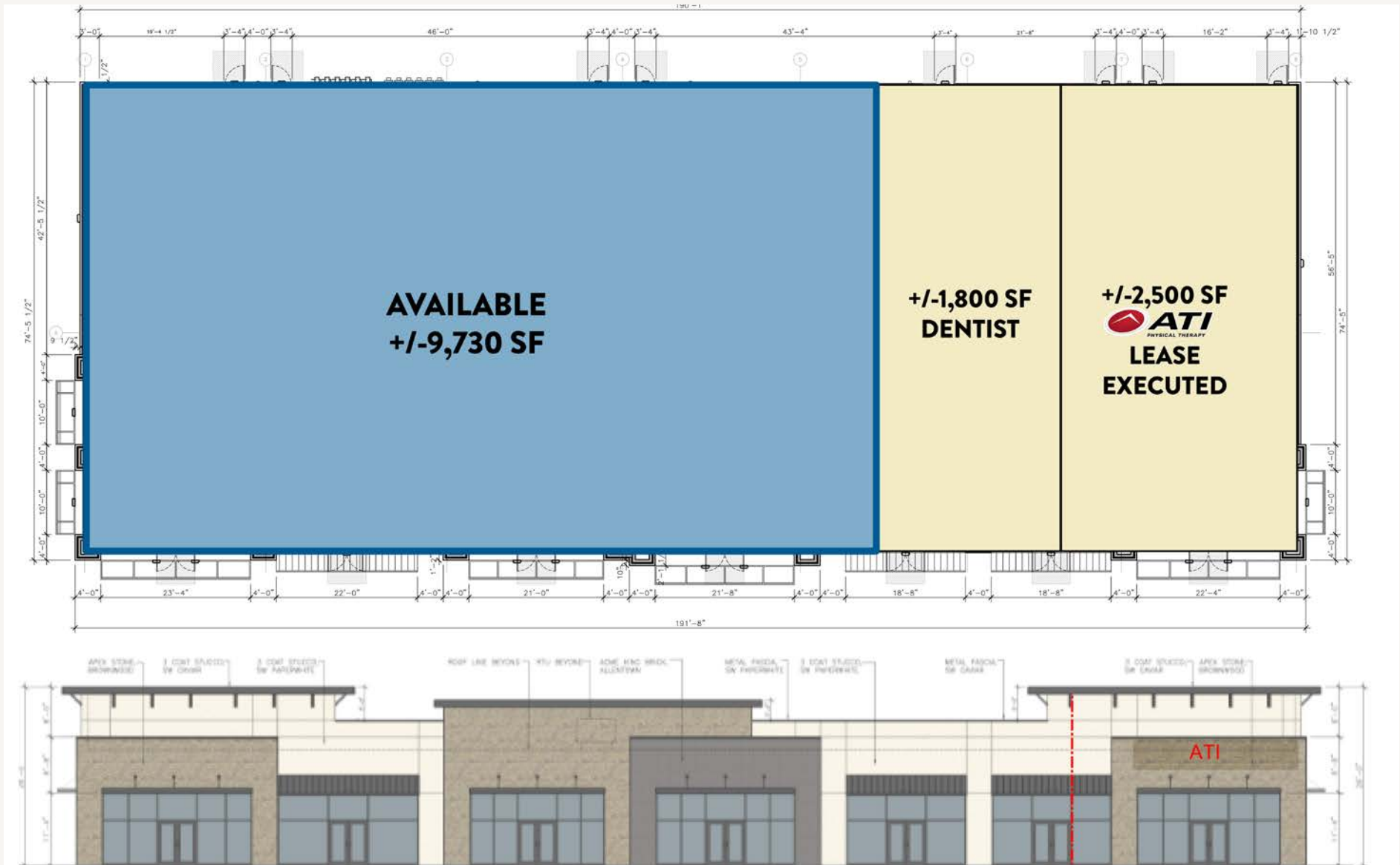
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# NWC Retail

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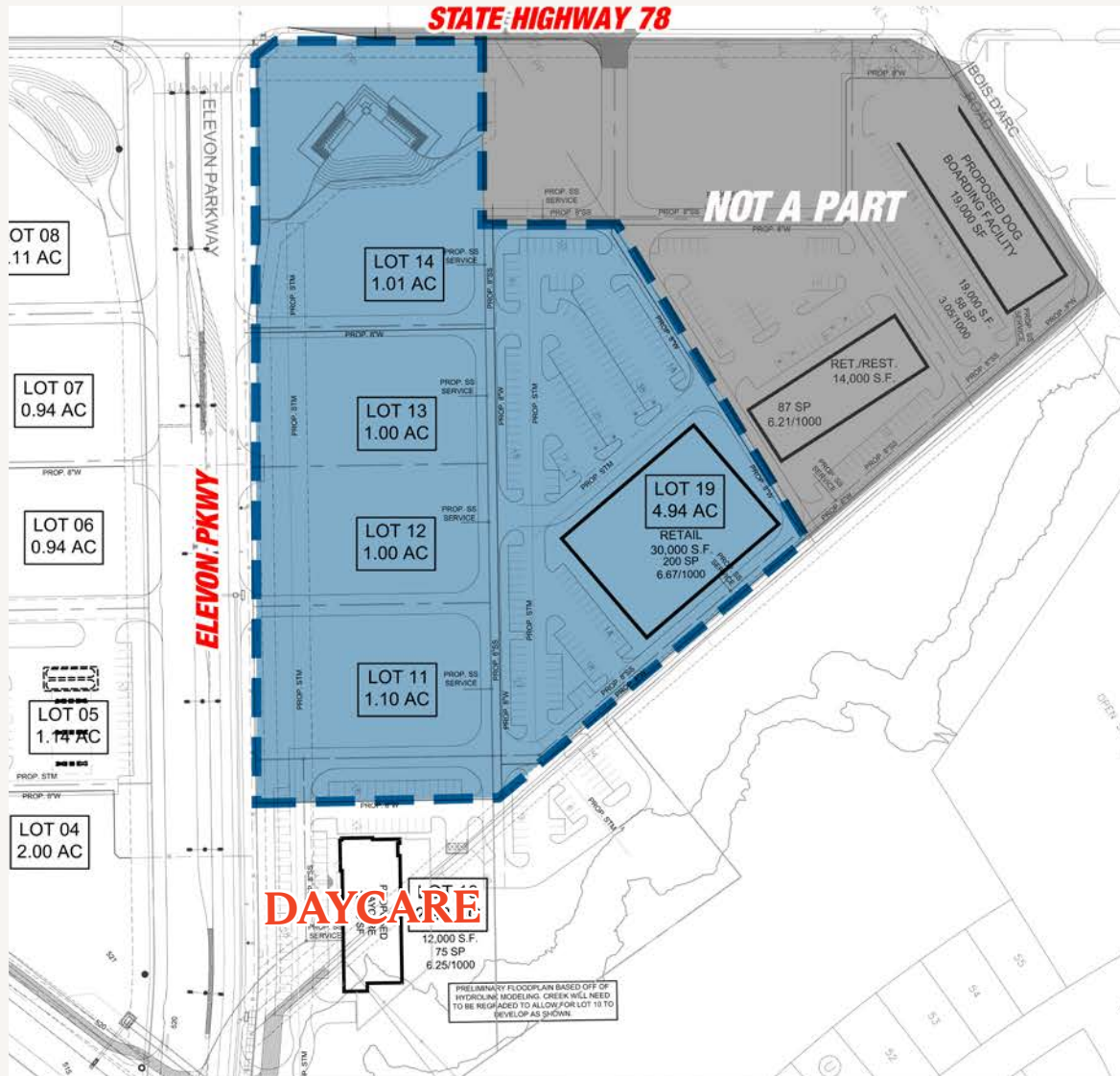
# SWC Site Plan

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# NEC Site Plan

NEC, NWC, SEC, SWC  
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NORTHEAST CORNER OF SH 78 & ELEVON PARKWAY

LOTS 15, 16, 17, 18 WE BE DEVELOPED BY OTHERS.

DRAINAGE WILL NEED TO BE EXTENDED FROM THE CREEK TO THE PAD SITES. THE DRAINAGE FROM PAD SITES 10-14 CAN BE LOCATED IN THE SOUTHERN FIRE LANE AND EXTENDED THRU THE DAY CARE SITE TO THE CREEK.

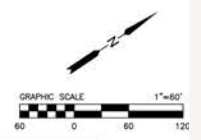
LOT 19 WILL HAVE A SEPARATE SYSTEM AND WILL DRAIN DIRECTLY TO THE CREEK. LOT 15 WILL MOST LIKELY NEED TO CONNECT TO THE SYSTEM IN LOT 19 AND OR PROVIDE A GRADE TO DRAIN FOR INTERIM CONDITIONS. THE BACKS SIDE OF LOT 19 CAN DRAIN DIRECTLY TO THE CREEK.

SANITARY SEWER IS PROVIDED FROM A STUBOUT ON LOT 10 FROM ELEVON PARKWAY. THE SANITARY SEWER SYSTEM WILL BE EXTENDED THROUGH THE FIRE LANES TO EACH PAD SITE.

THE WATER IS PROVIDED BY THE 12" WATER MAIN ON THE NORTH SIDE OF ELEVON PARKWAY. THERE IS AN EXISTING 8" WATER AT THE NORTHWEST CORNER OF LOT 17 TO LOOP IN THE OFFSITE RETAIL. LOTS 10-14 AND LOT 19 WILL HAVE TWO CONNECTIONS TO THE EXISTING 12" WATER MAIN TO PROVIDE WATER AND FIRE PROTECTION.

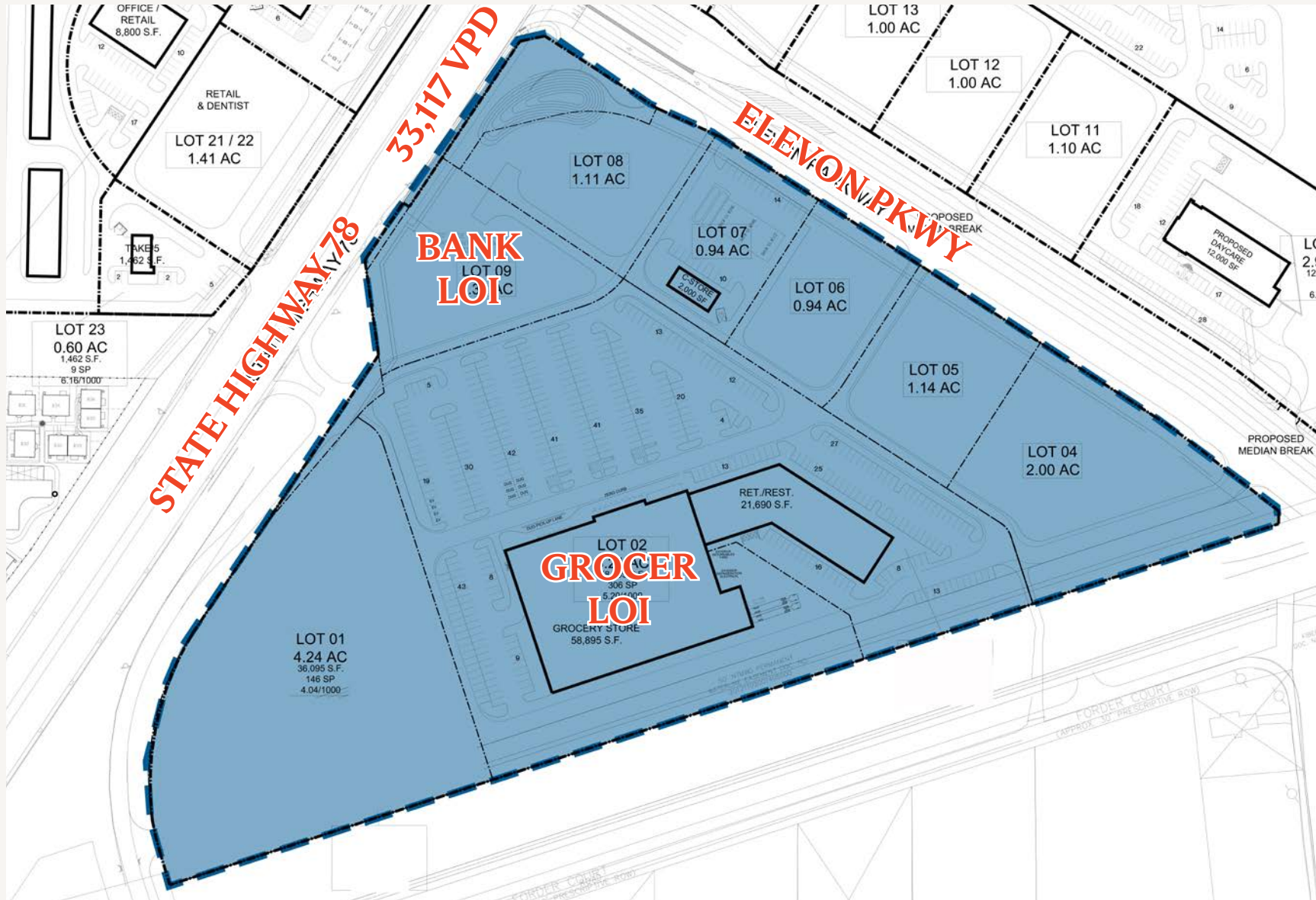
GAS IS AVAILABLE AT SH 78.

ELECTRIC IS PROVIDED BY 3-PHASE UNDERGROUND LINE IN ELEVON PARKWAY AND OVERHEAD LINE ON SH 78.



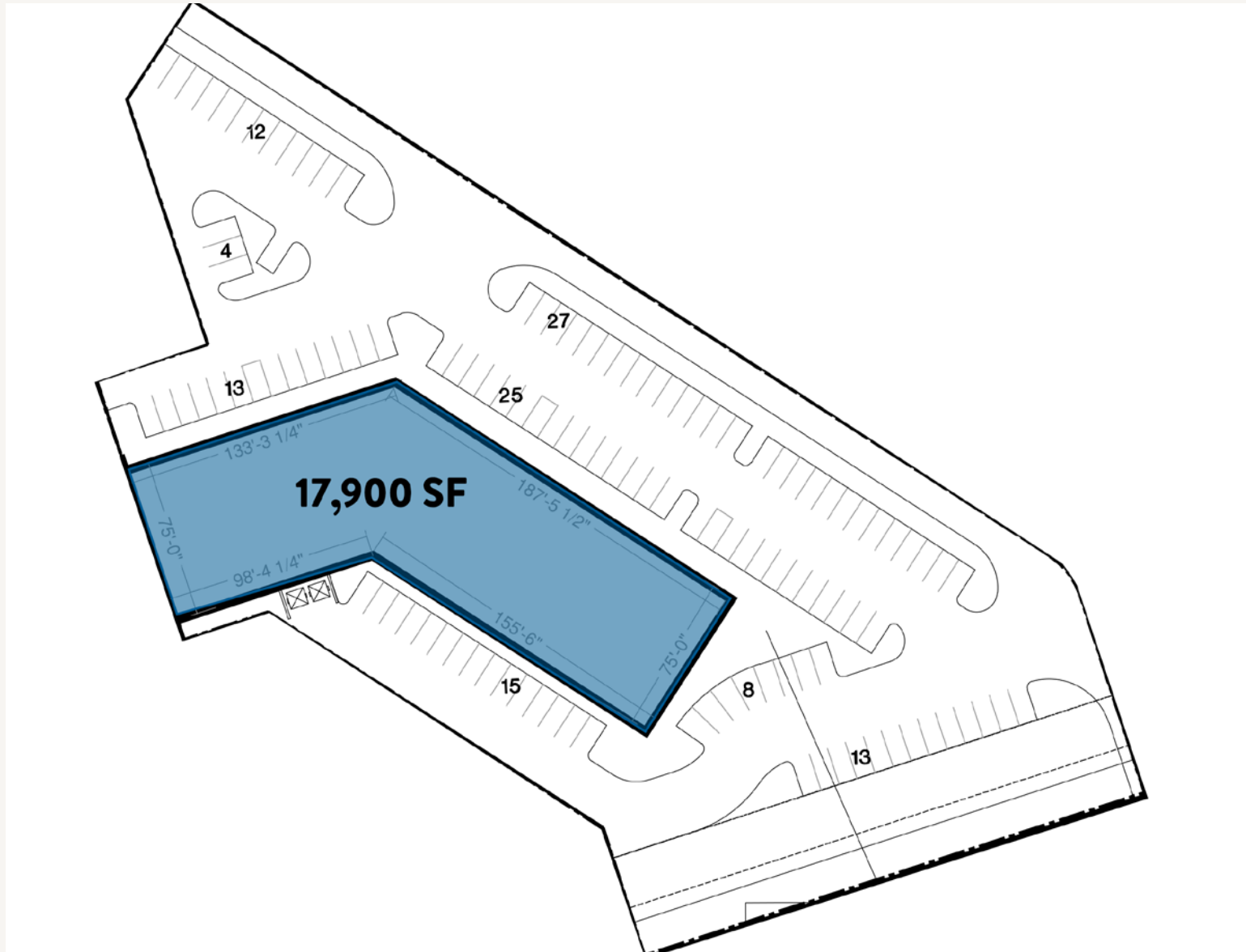
# SEC Site Plan

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# SEC Retail

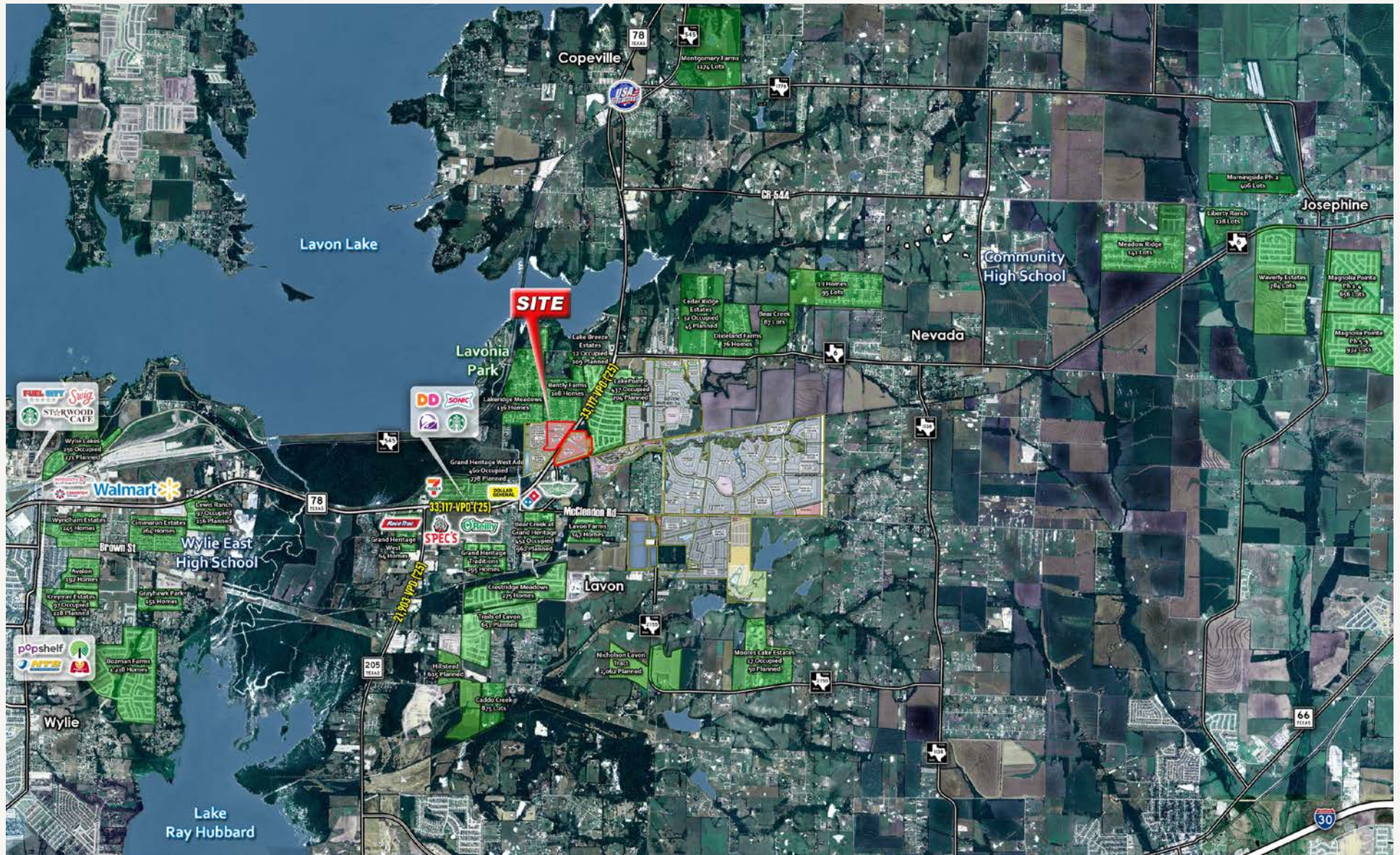
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# Far Aerial

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SWC Hwy 78  
& Elevon Pkwy  
Lavon, TX

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# VENTURE

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