

THE SHOPS AT



ELEVON

LAVON, TX

VENTURE

LOCATION

NEC, NWC, SEC, SWC HWY 78 & ELEVON PKWY

SIZE

NEC	NWC
10.3 AC	11.9 AC
SEC	SWC
21.2 AC	9.7 AC

RETAIL FOR LEASE

NWC	SWC
+/- 14,080 SF	+/- 10,000 SF
70' DEPTH	ENDCAP DRIVE THRU 70' DEPTH

ZONING

PLANNED DEVELOPMENT

UTILITIES

ON SITE

TRAFFIC COUNTS

HWY 78
33,117 VPD 2025

2025 DEMOGRAPHIC SUMMARY

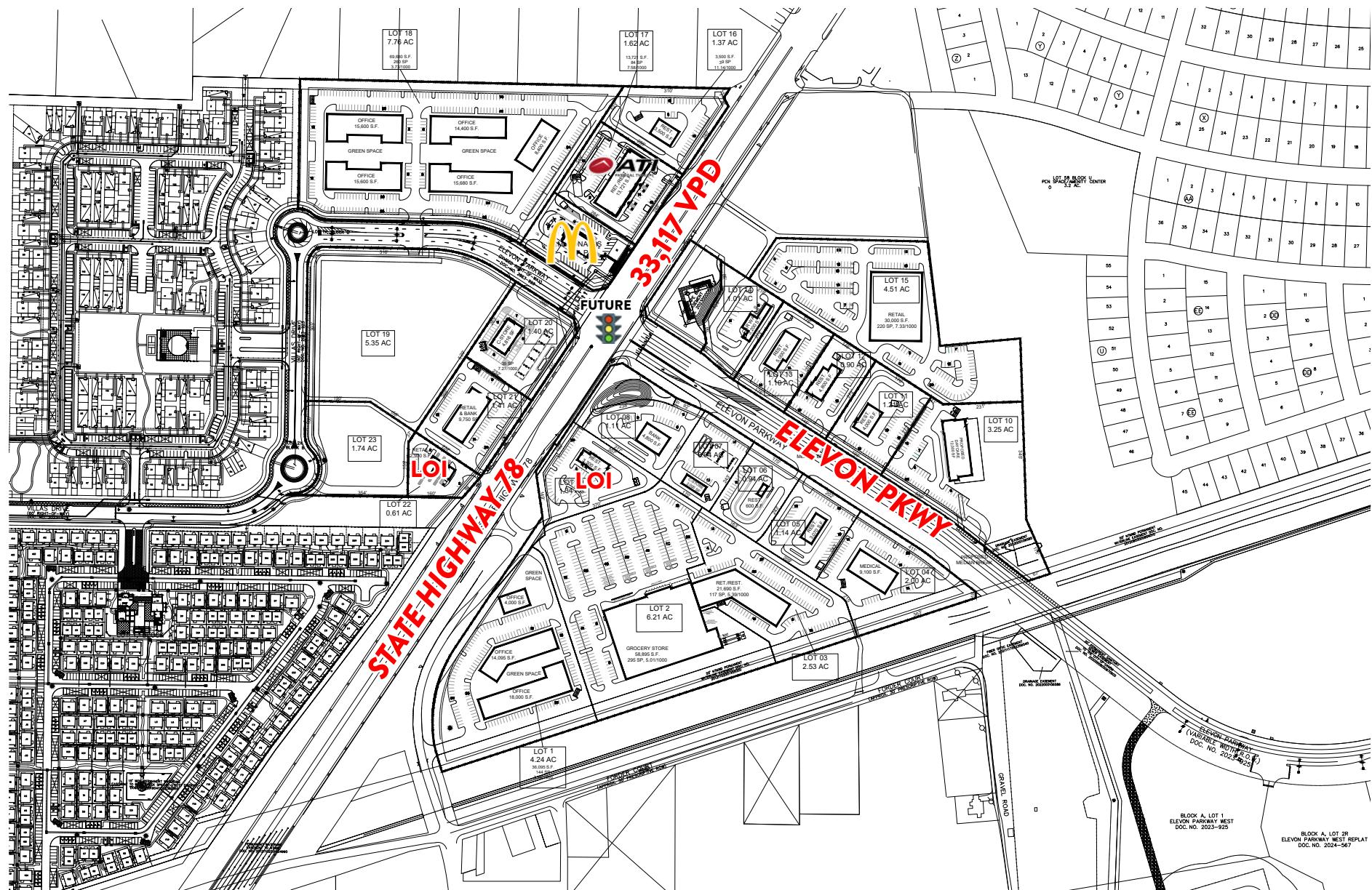
	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,844	10,695	31,837
EST. DAYTIME POPULATION	520	1,095	3,807
EST. AVG. HH INCOME	\$159,068	\$154,845	\$160,385

PROPERTY HIGHLIGHTS

- ★ RETAIL OPPORTUNITIES LOCATED DIRECTLY IN FRONT OF THE ELEVON MASTER PLANNED COMMUNITY
- ★ TRAFFIC LIGHT EXPECTED IN 12-18 MONTHS
- ★ ELEVON IS A MASTER PLANNED COMMUNITY WITH 5,000 SINGLE FAMILY HOMES ONCE FULLY DEVELOPED (APPROX. 450 HOMES PER YEAR)
- ★ TO DATE, ELEVON HAS DEVELOPED 1,400 HOMES
- ★ HOME PRICES RANGE FROM LOW \$300'S UP TO \$600K
- ★ 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
- ★ 1,000 MF UNITS UNDER CONSTRUCTION
- ★ YARDLY SINGLE FAMILY BUILD TO RENT IS OPEN AND RENTING WITH 251 UNITS
- ★ ONM SINGLE FAMILY BUILD TO RENT IS DELIVERING SOON WITH 268 UNITS
- ★ DHI MULTIFAMILY AND CASITAS ARE DELIVERING SOON WITH 481 UNITS
- ★ HWY 6 WILL EVENTUALLY BE EXPANDED TO SIX LANES DIVIDED ALL THE WAY TO JOSEPHINE

ELEVON BUILDERS

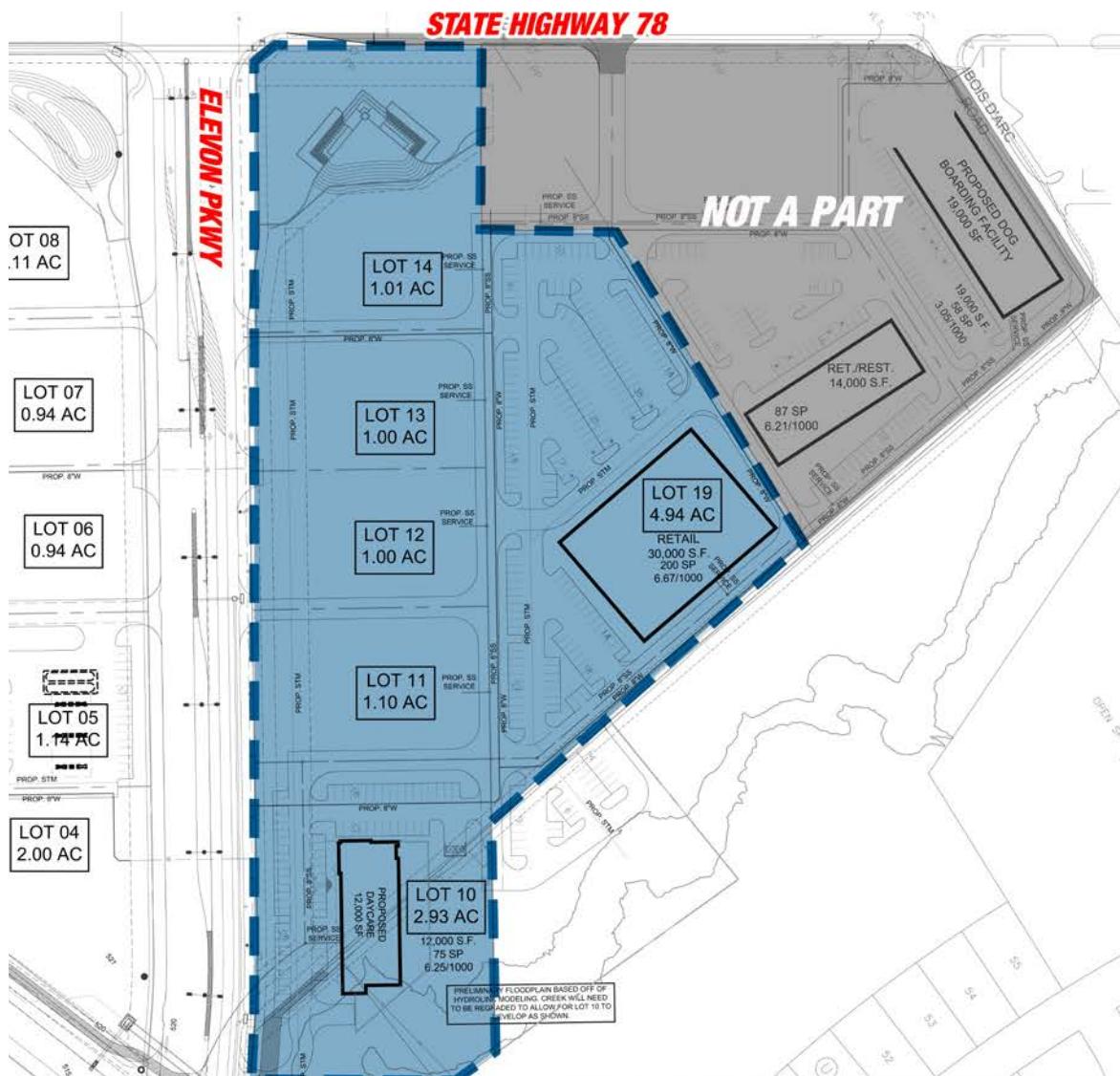
KHovnanian
Homes











NORTHEAST CORNER OF SH 78 & ELEVON PARKWAY

LOTS 15, 16, 17, 18 WE BE DEVELOPED BY OTHER

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 BACKSIDE OF LOT 19 CAN DRAIN DIRECTLY TO THE CREEK.

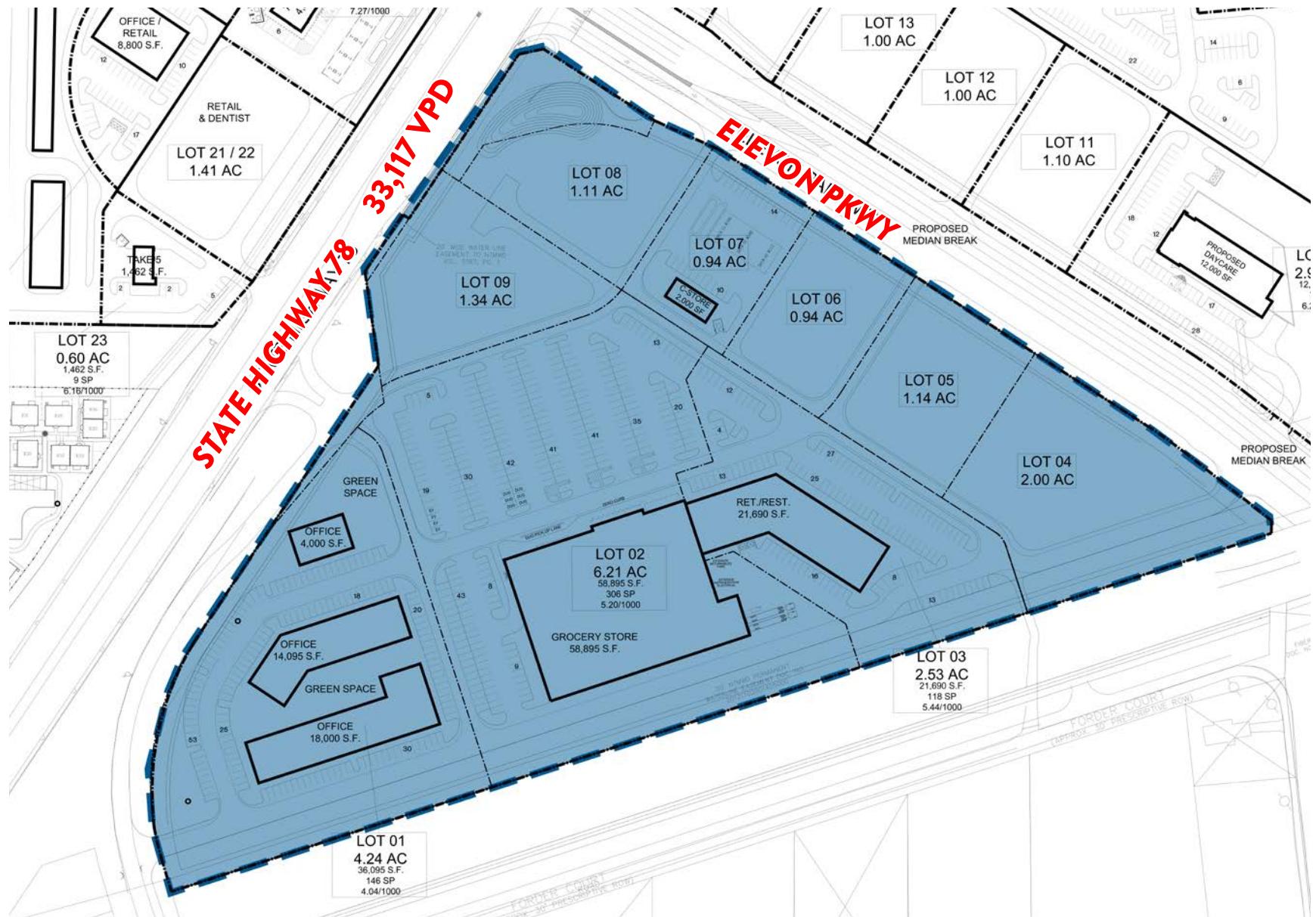
SANITARY SEWER IS PROVIDED FROM A STUBOUT ON LOT 10 FROM ELEVON PARKWAY. THE SANITARY SEWER SYSTEM WILL BE EXTENDED THROUGH THE FIRE LANES TO EACH PAD SITE.

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

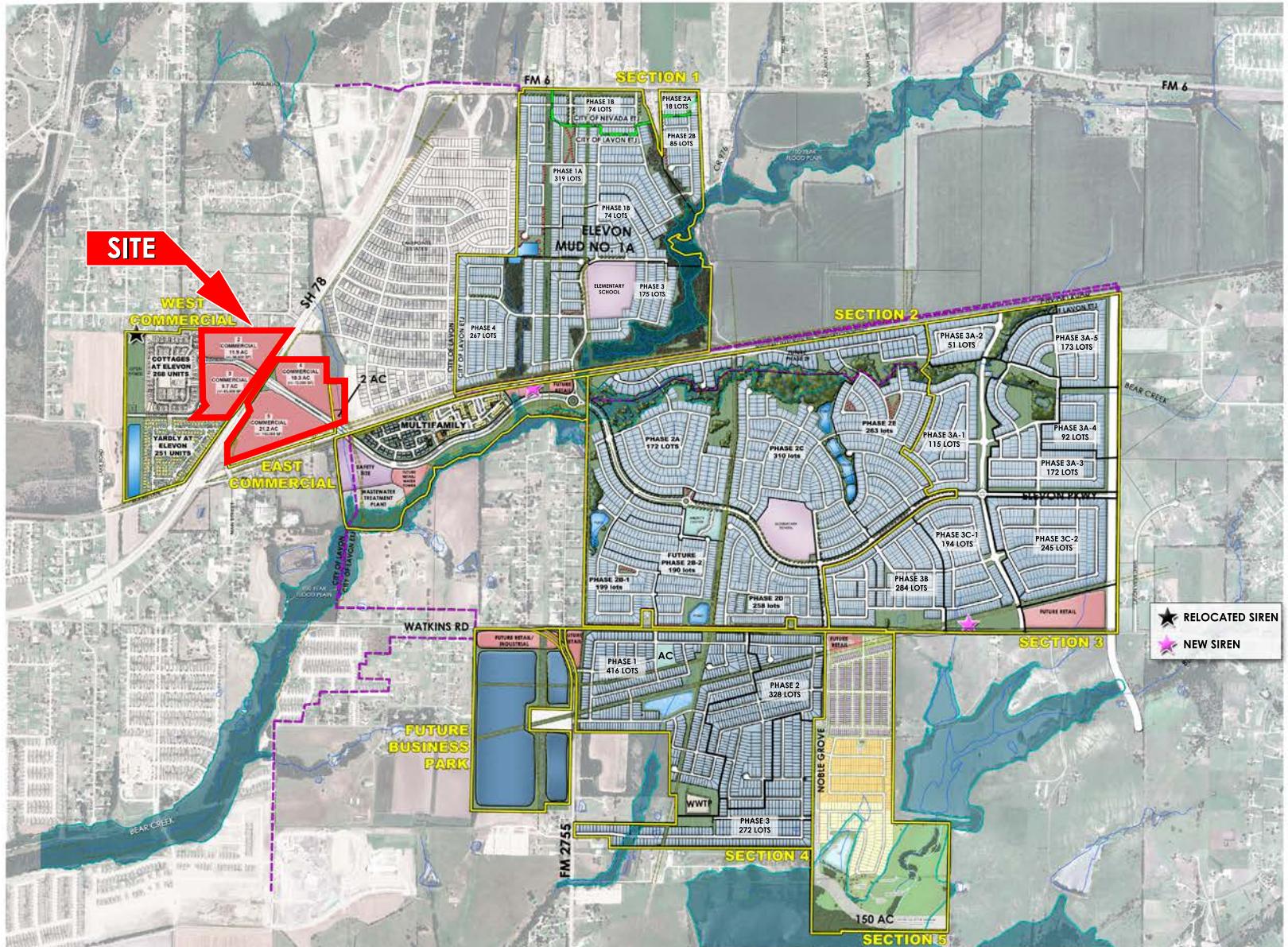
ELECTRIC IS PROVIDED BY 3-PHASE UNDERGROUND LINE IN ELEVON PARKWAY AND OVERHEAD LINE ON SH 78.

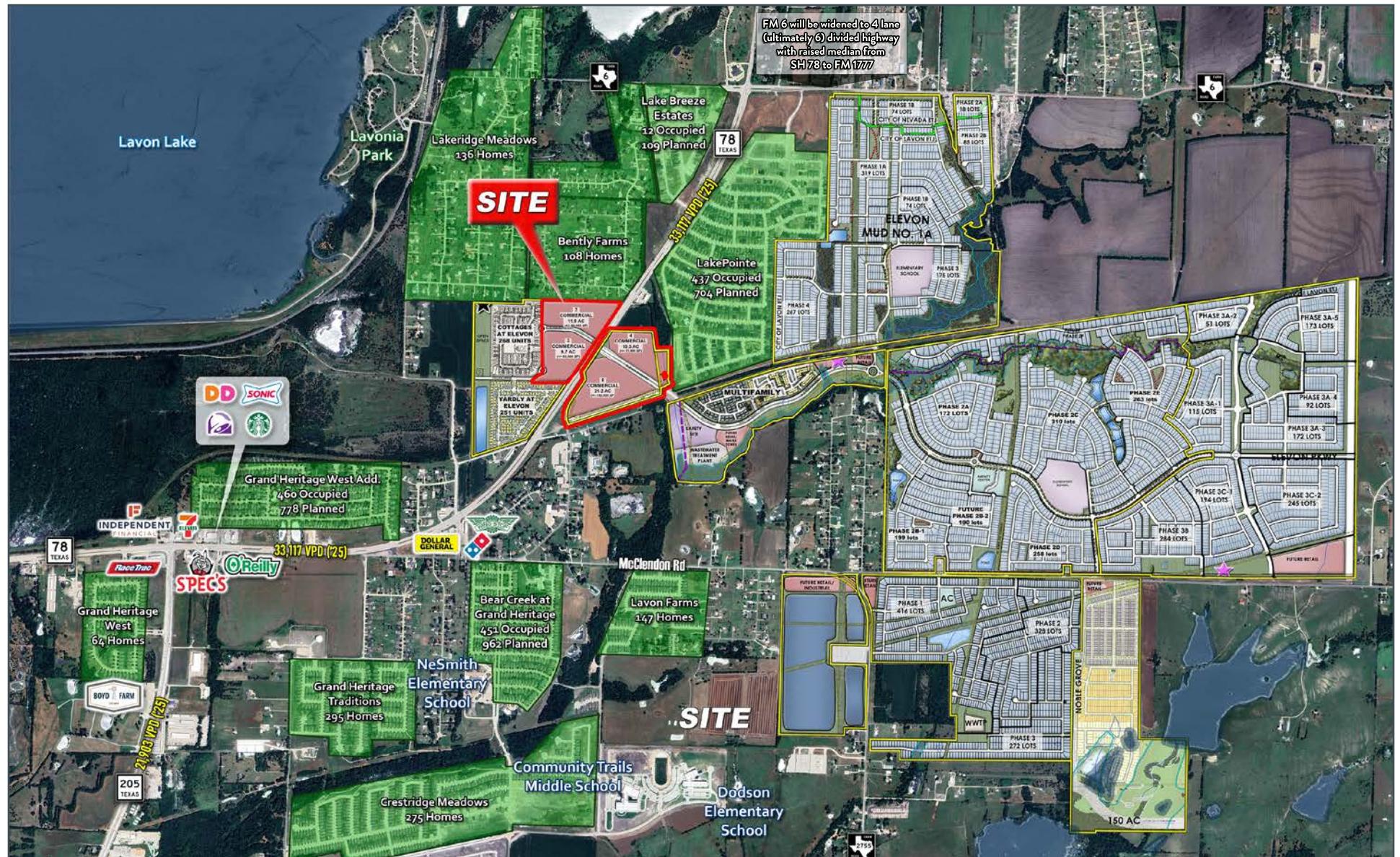


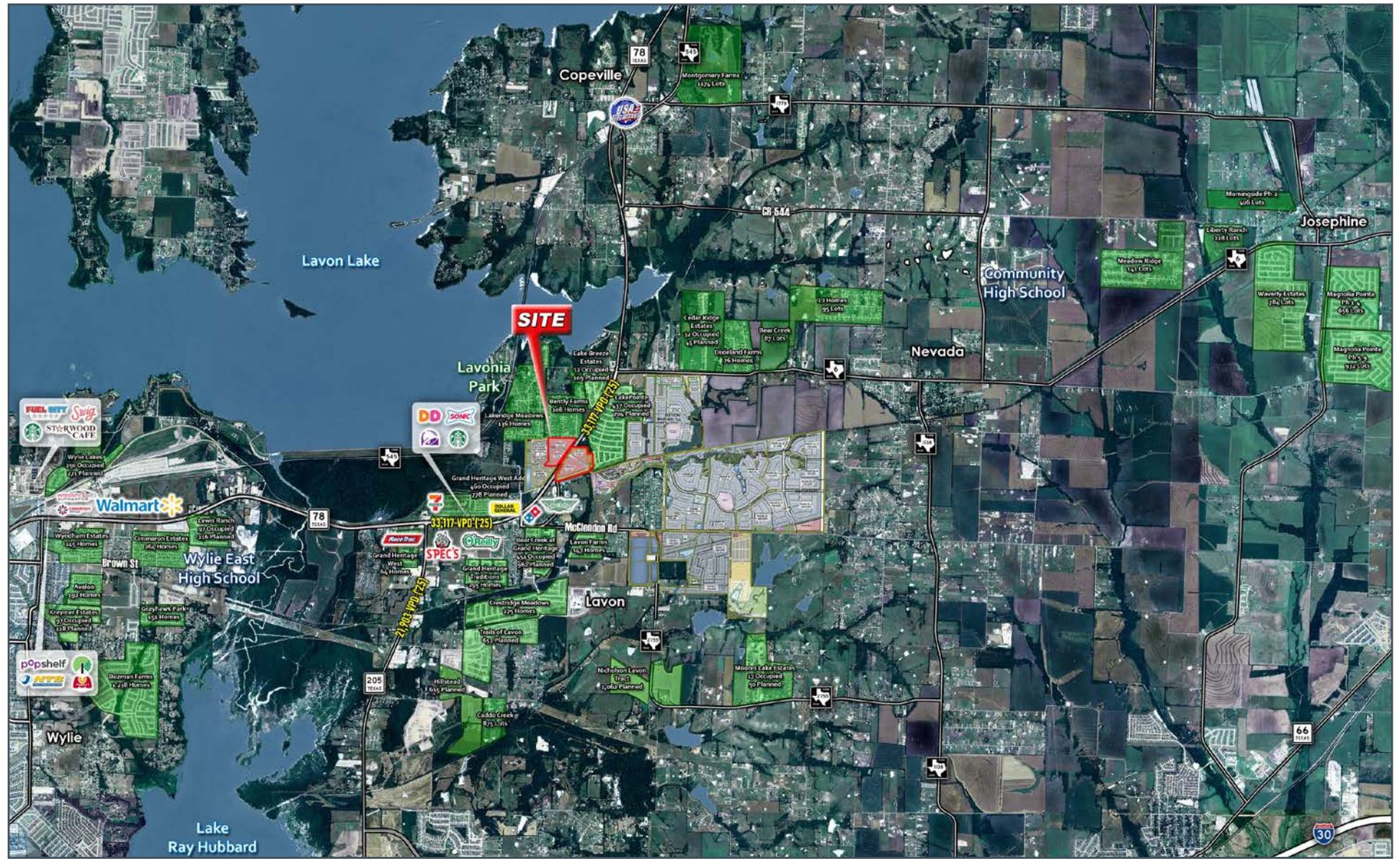


NEIGHBORHOOD DATA

SECTION	HOMES
2	1,490
3	1,326
4	1,016
5	520
MF EAST	481
MF WEST	519
MF TOTAL	1,000
OVERALL TOTAL	5,402









DEVELOPED BY:

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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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