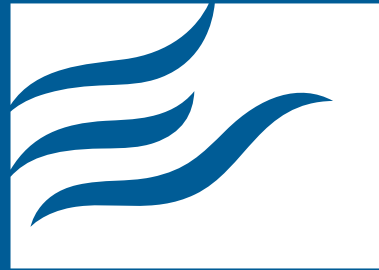


SHOPS AT



ELEVON

LAVON, TX



LOCATION

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

SIZE

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

RETAIL FOR LEASE

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

ZONING

PLANNED DEVELOPMENT

UTILITIES

ON SITE

TRAFFIC COUNTS

HWY 78
33,117 VPD 2025

2025 DEMOGRAPHIC SUMMARY

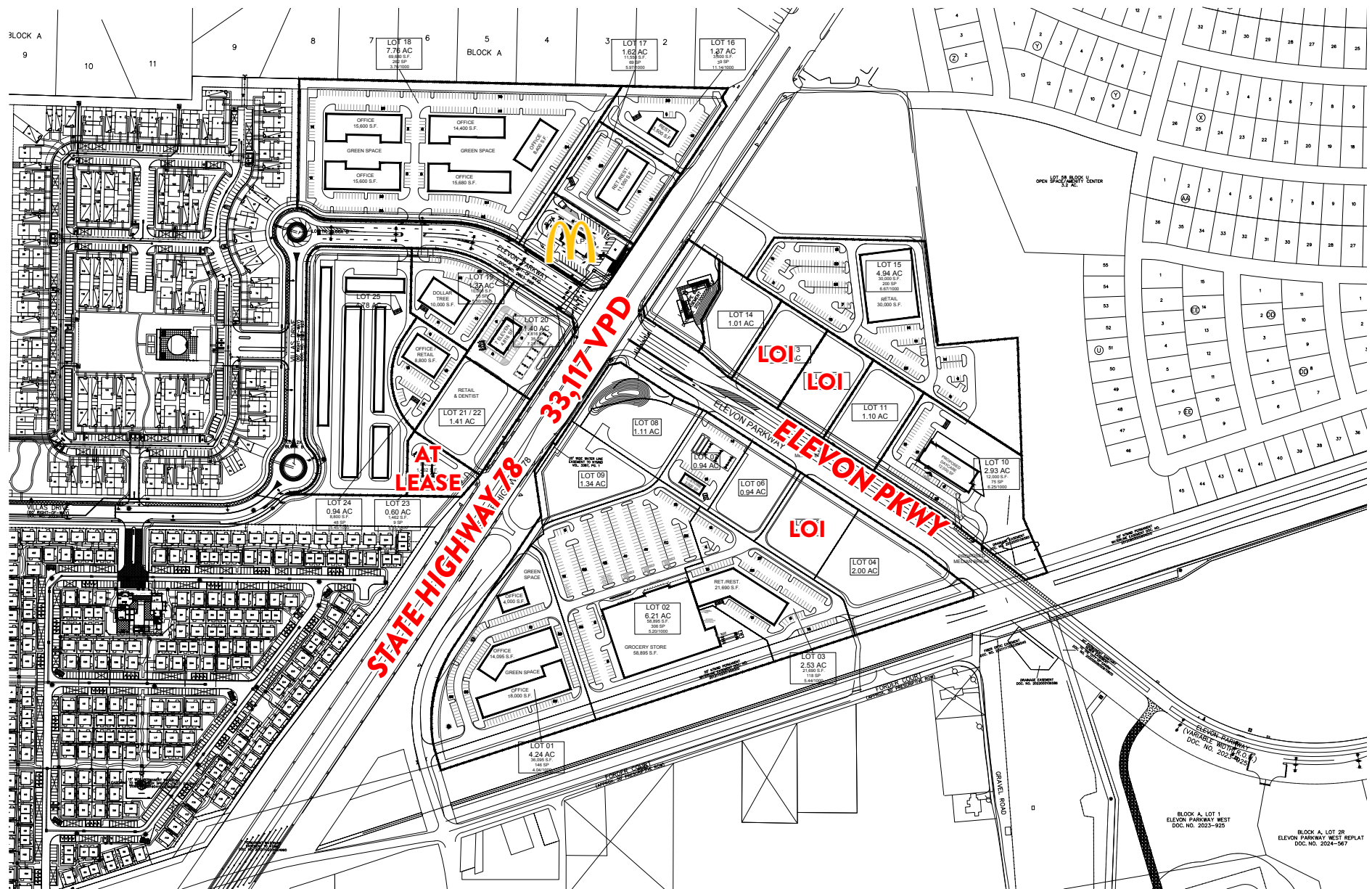
	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,844	10,695	31,837
EST. DAYTIME POPULATION	520	1,095	3,807
EST. AVG. HH INCOME	\$159,068	\$154,845	\$160,385

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

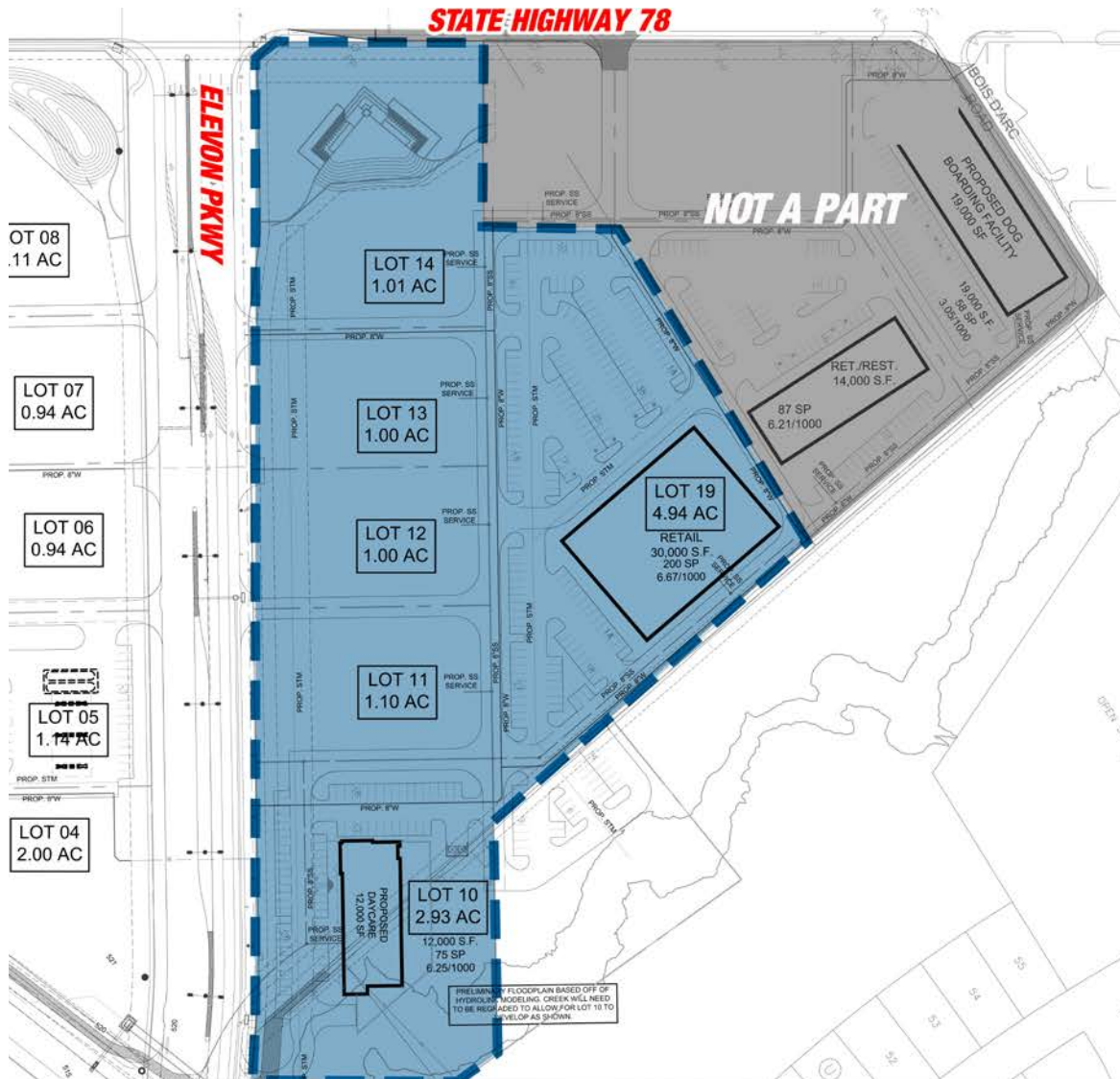












NORTHEAST CORNER OF SH 78 & ELEVEN PARKWAY

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.

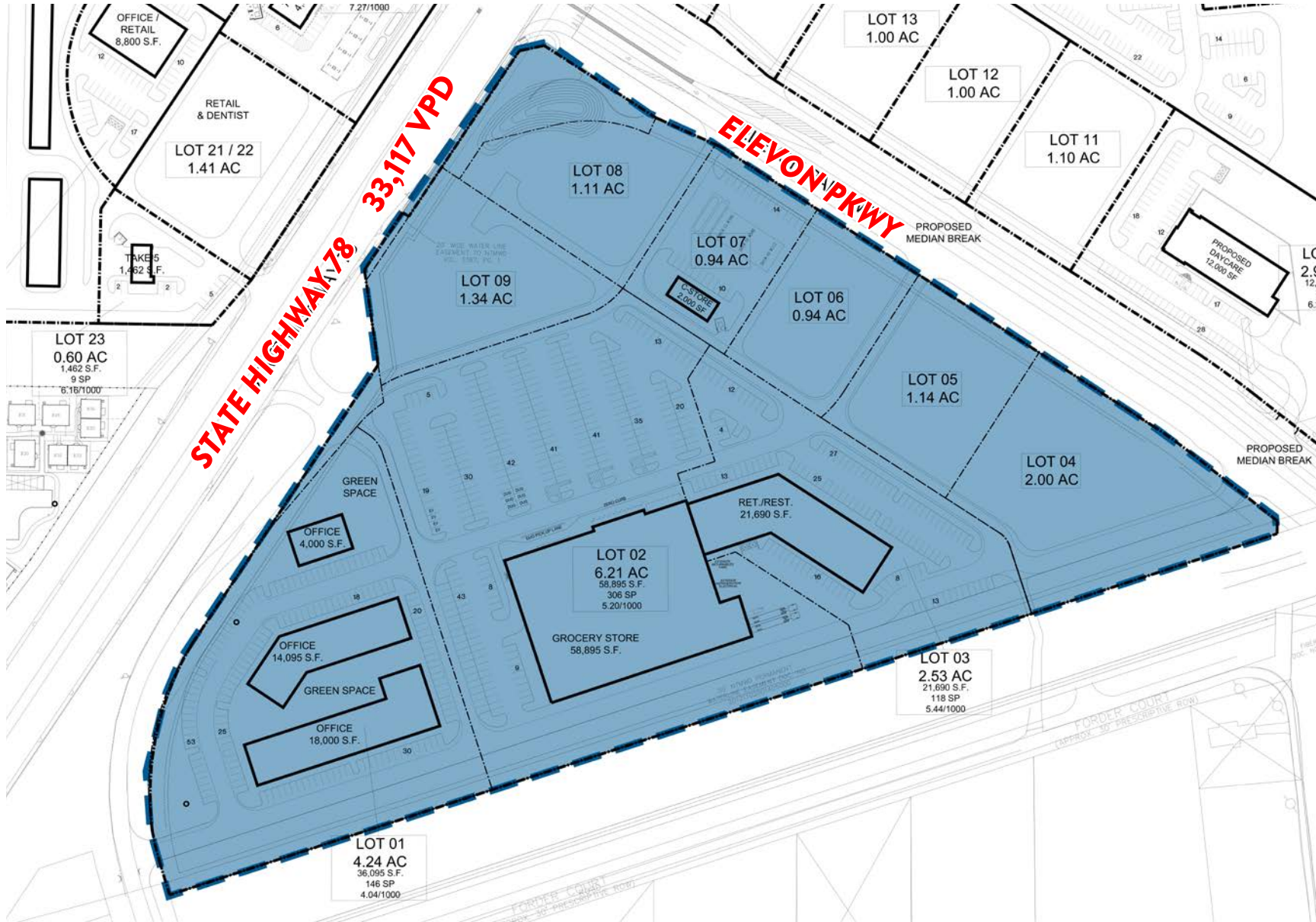
SANITARY SEWER IS PROVIDED FROM A STUBOUT ON LOT 10 FROM ELEVEN PARKWAY. THE SANITARY SEWER SYSTEM WILL BE EXTENDED THROUGH THE FIRE LANES TO EACH PAD SITE.

THE WATER IS PROVIDED BY THE 12" WATER MAIN ON THE NORTH SIDE OF ELEVEN 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.

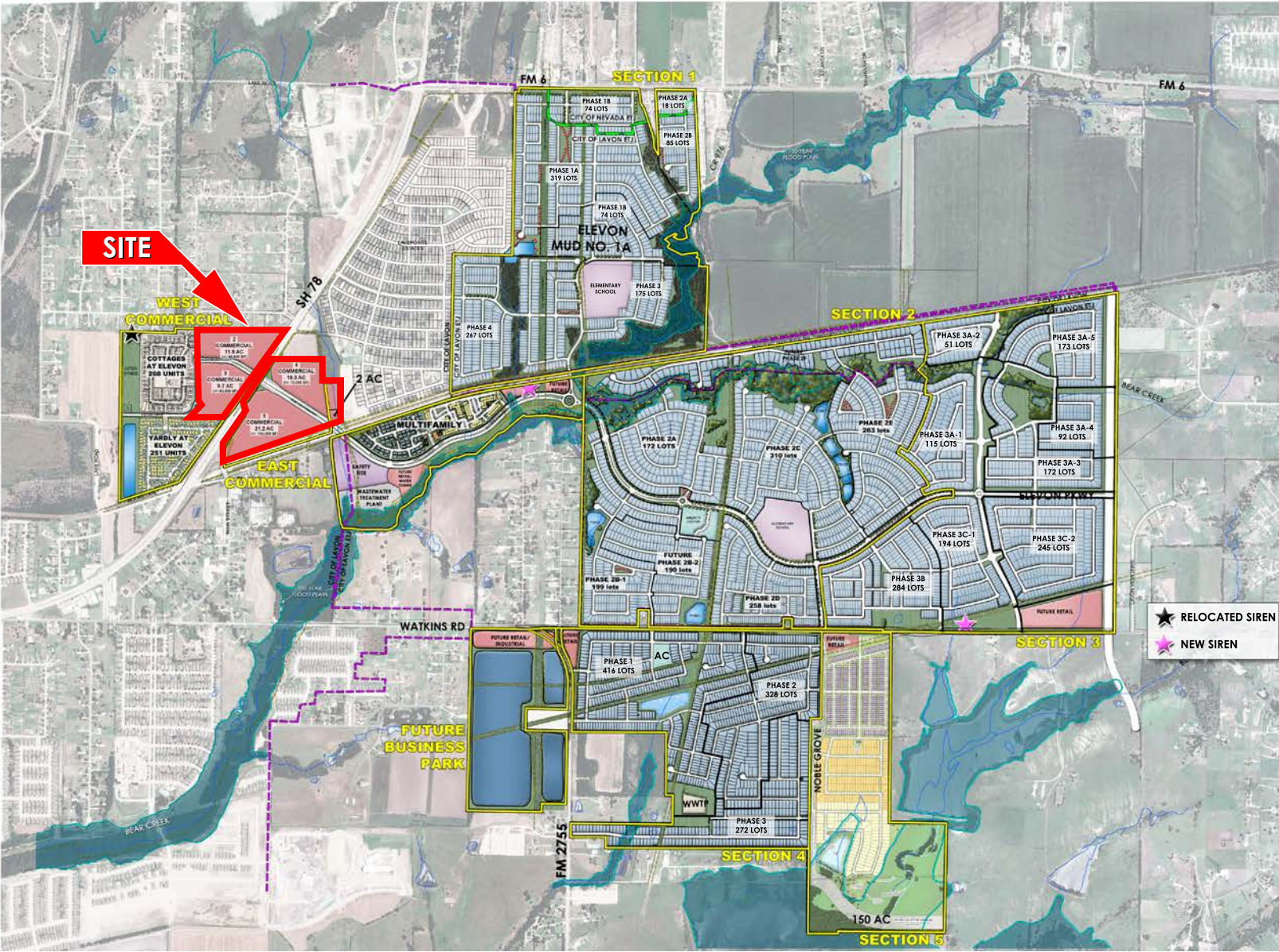
ELECTRIC IS PROVIDED BY 3-PHASE UNDERGROUND LINE IN ELEVEN PARKWAY AND OVERHEAD LINE ON SH 78.

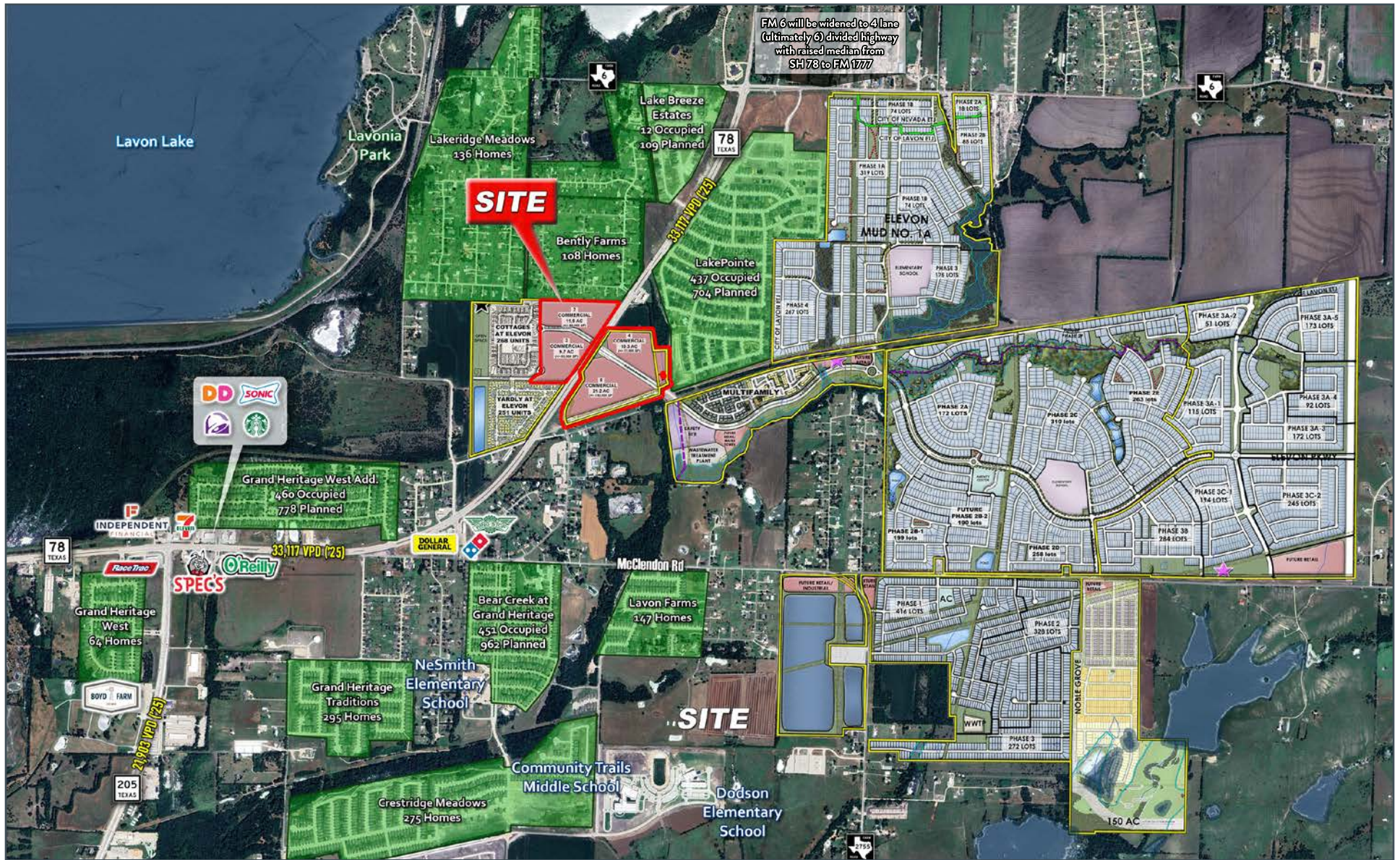


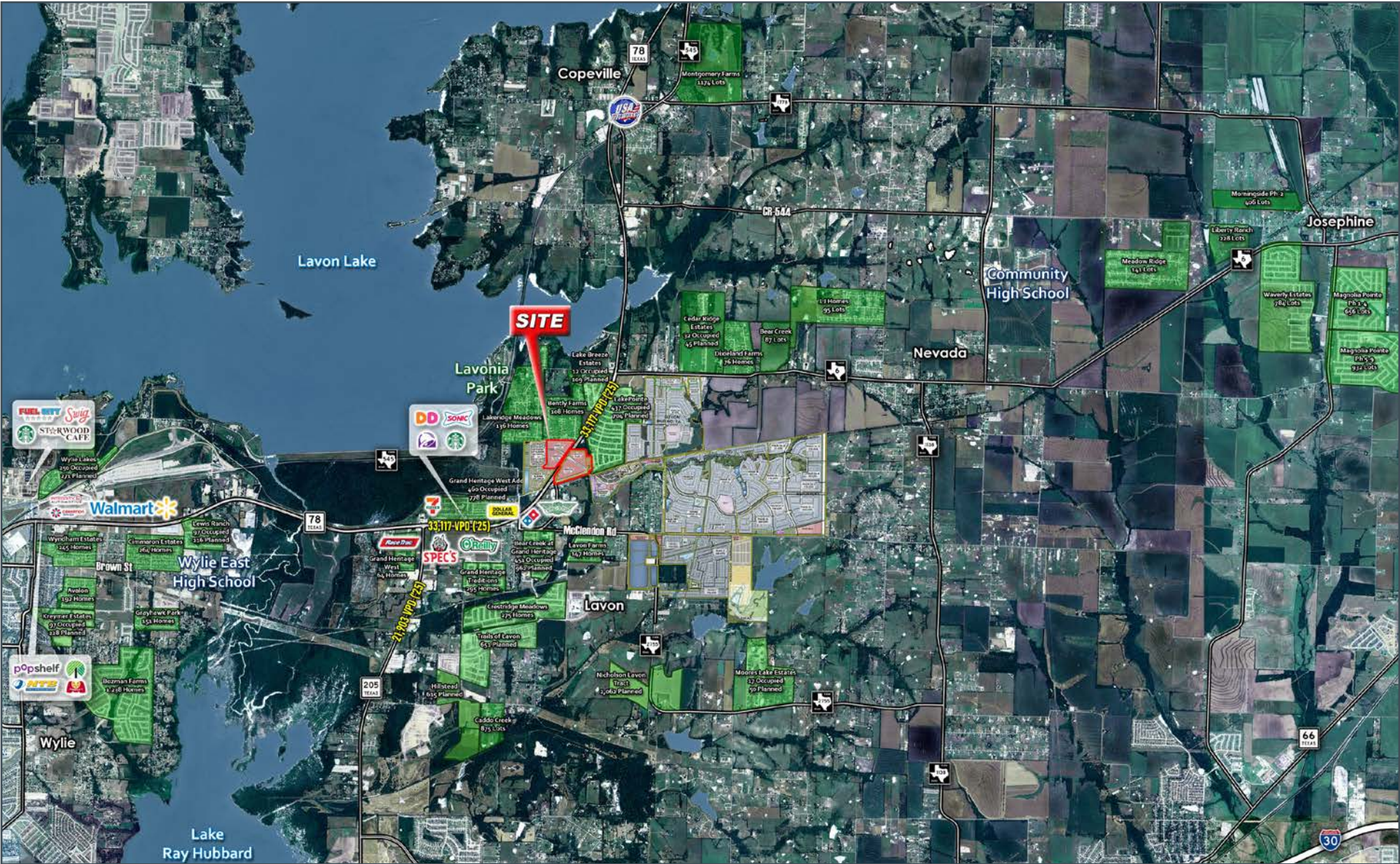


NEIGHBORHOOD DATA

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









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

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



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.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
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