

ELEVON

LAVON, TX

 VENTURE

LOCATION

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

SIZE

<b>NEC</b> 10.3 AC	<b>NWC</b> 11.9 AC
<b>SEC</b> 21.2 AC	<b>SWC</b> 9.7 AC

RETAIL FOR LEASE

<b>NWC</b> +/- 11,300 SF ENDCAP DRIVE THRU 70' DEPTH	<b>SWC</b> +/- 10,000 SF ENDCAP DRIVE THRU 70' DEPTH
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ZONING

PLANNED DEVELOPMENT

UTILITIES

ON SITE

TRAFFIC COUNTS

HWY 78  
33,117 VPD 2025

2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,409	10,326	30,180
EST. DAYTIME POPULATION	454	1,063	3,735
EST. AVG. HH INCOME	\$153,450	\$152,427	\$161,165

PROPERTY HIGHLIGHTS

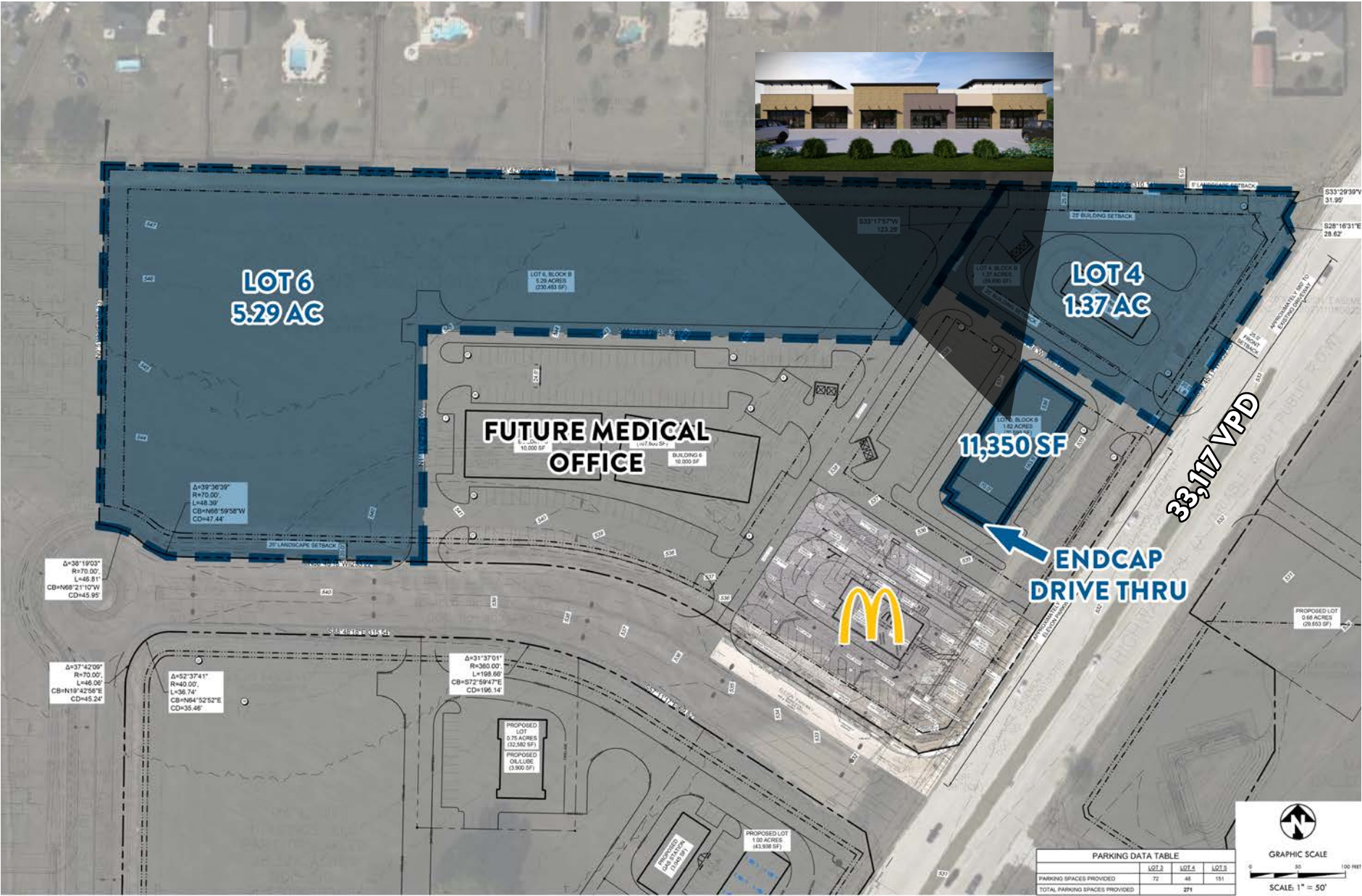
- ★ RETAIL OPPORTUNITIES LOCATED DIRECTLY IN FRONT OF THE ELEVON MASTER PLANNED COMMUNITY
- ★ TRAFFIC LIGHT COMING SOON (9-18 MONTHS)
- ★ ELEVON IS A MASTER PLANNED COMMUNITY WITH 5,000 SINGLE FAMILY HOMES ONCE FULLY DEVELOPED (APPROX. 450 HOMES PER YEAR)
- ★ TO DATE, ELEVON HAS DEVELOPED 1,400 HOMES
- ★ HOME PRICES RANGE FROM LOW \$300'S UP TO \$600K
- ★ ELEVON 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 DELIVERING SOON WITH 251 UNITS
- ★ HWY 6 WILL EVENTUALLY BE EXPANDED TO SIX LANES DIVIDED ALL THE WAY TO JOSEPHINE

ELEVON BUILDERS



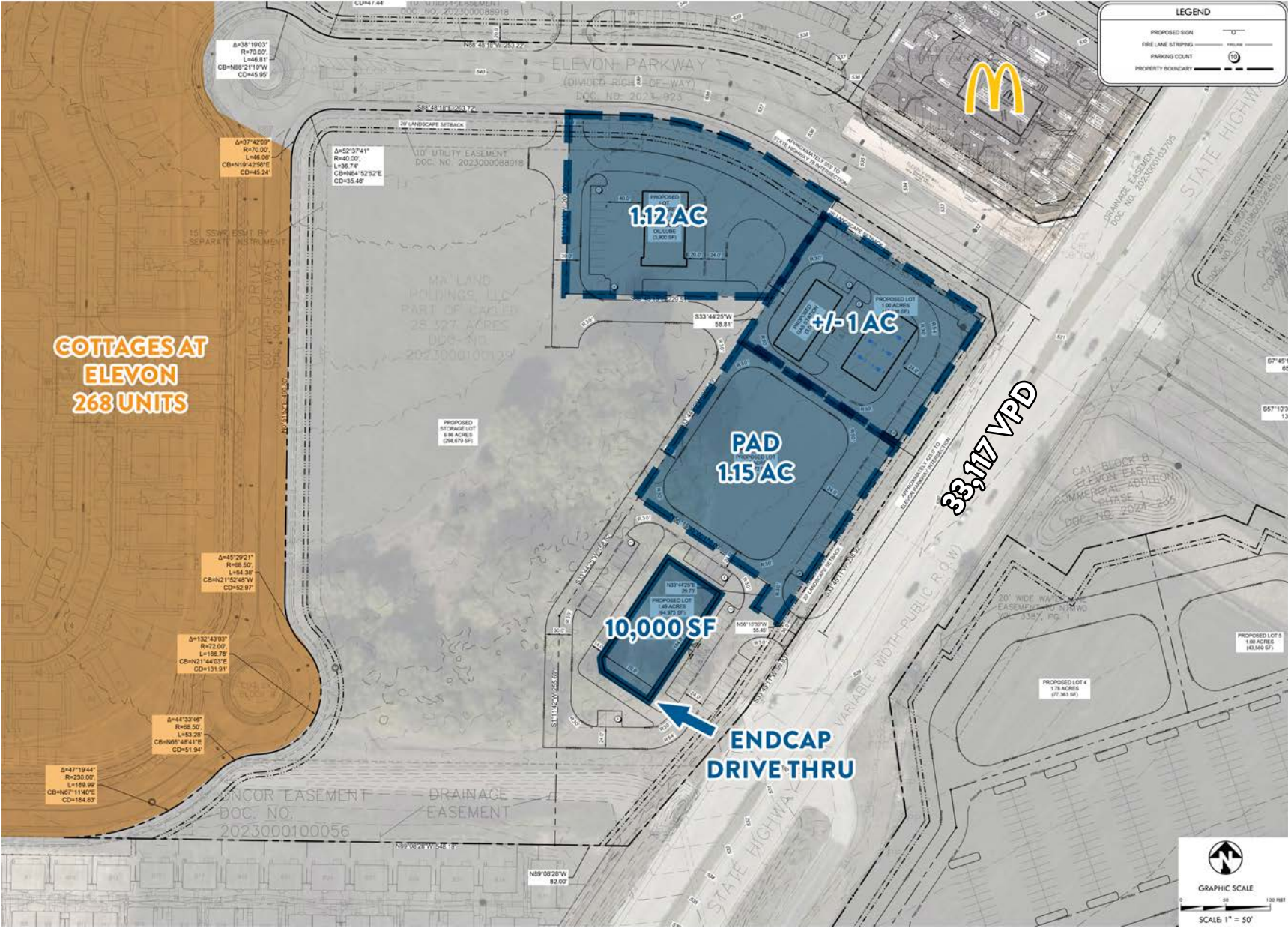


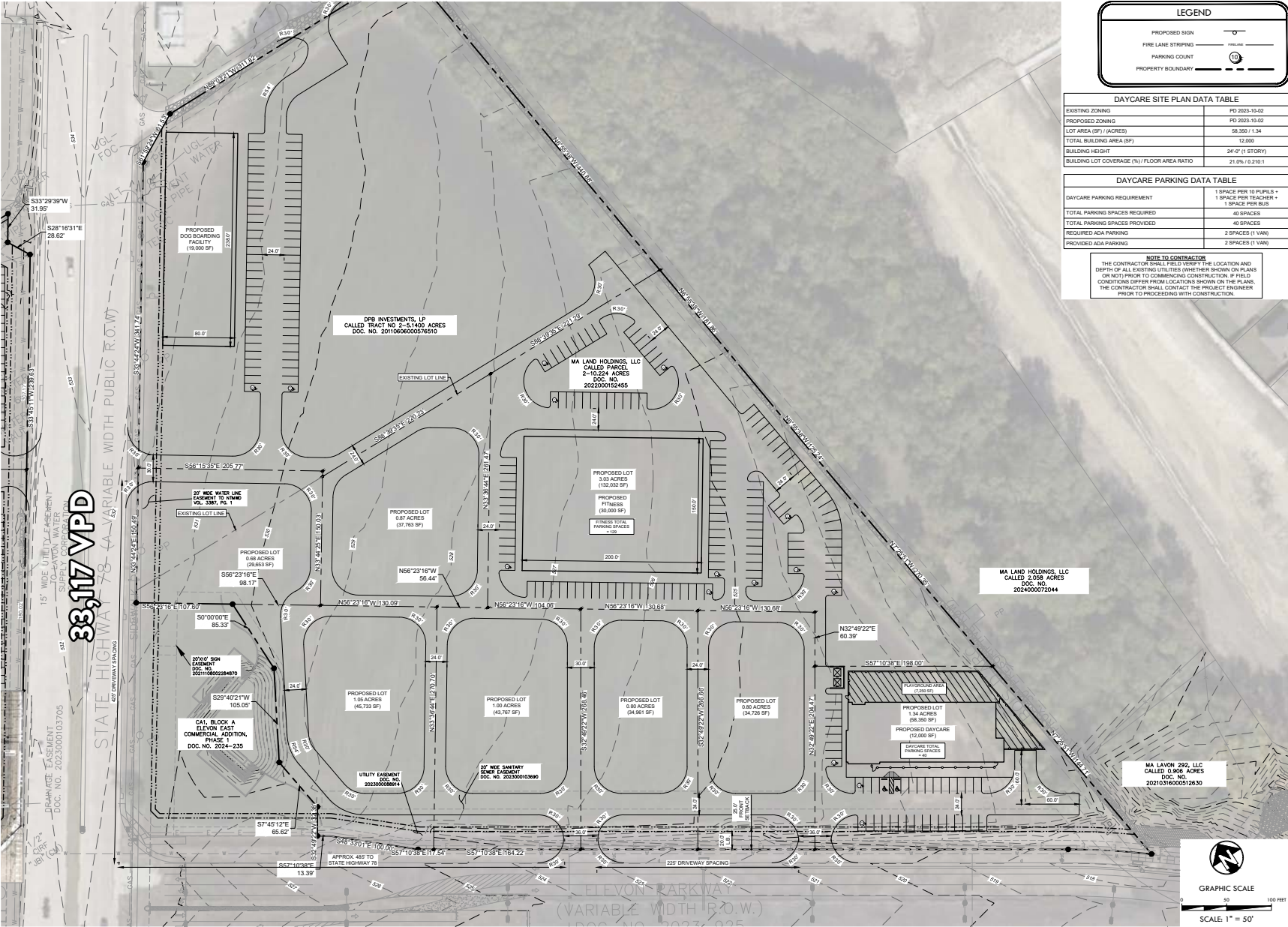




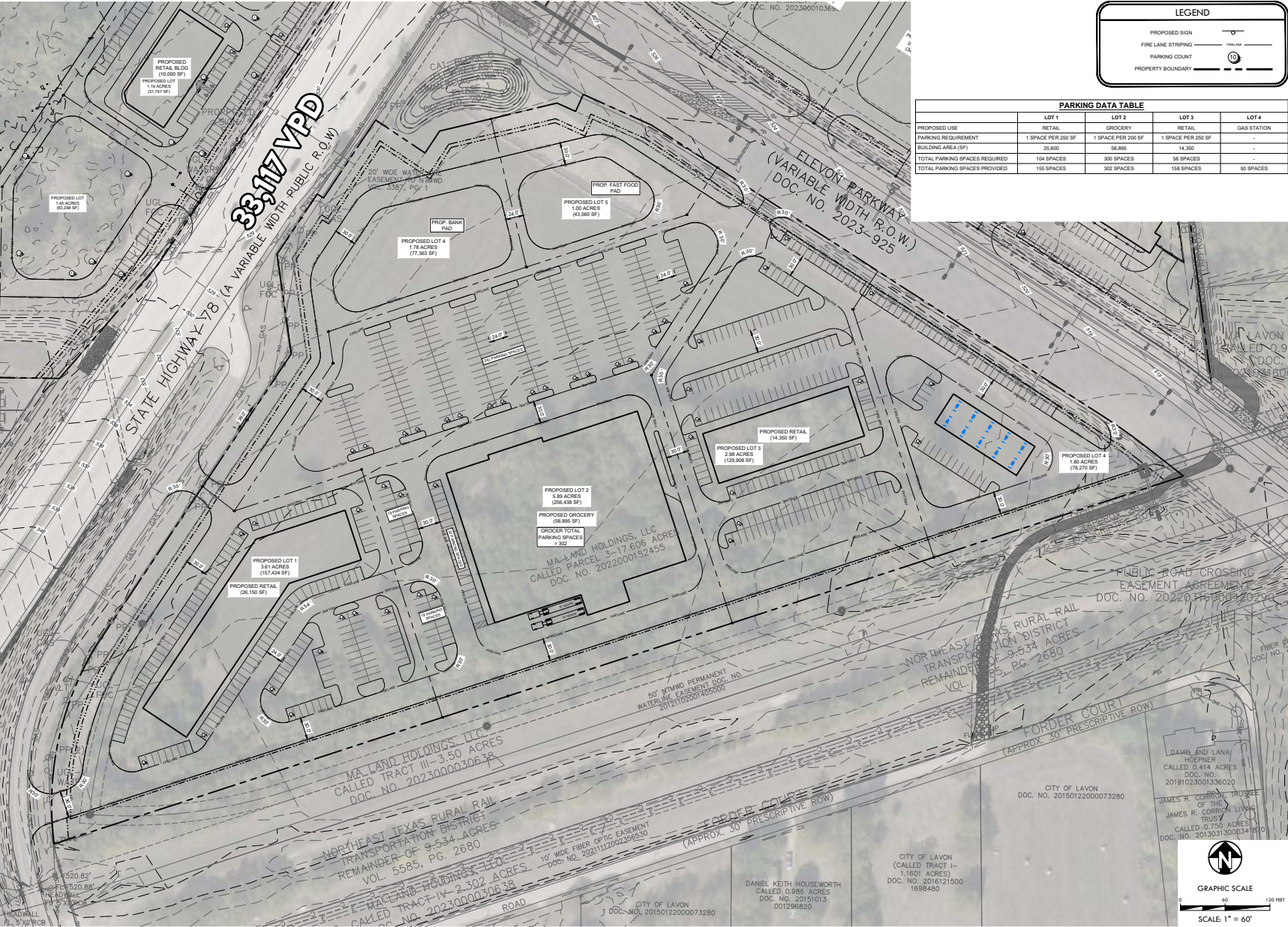








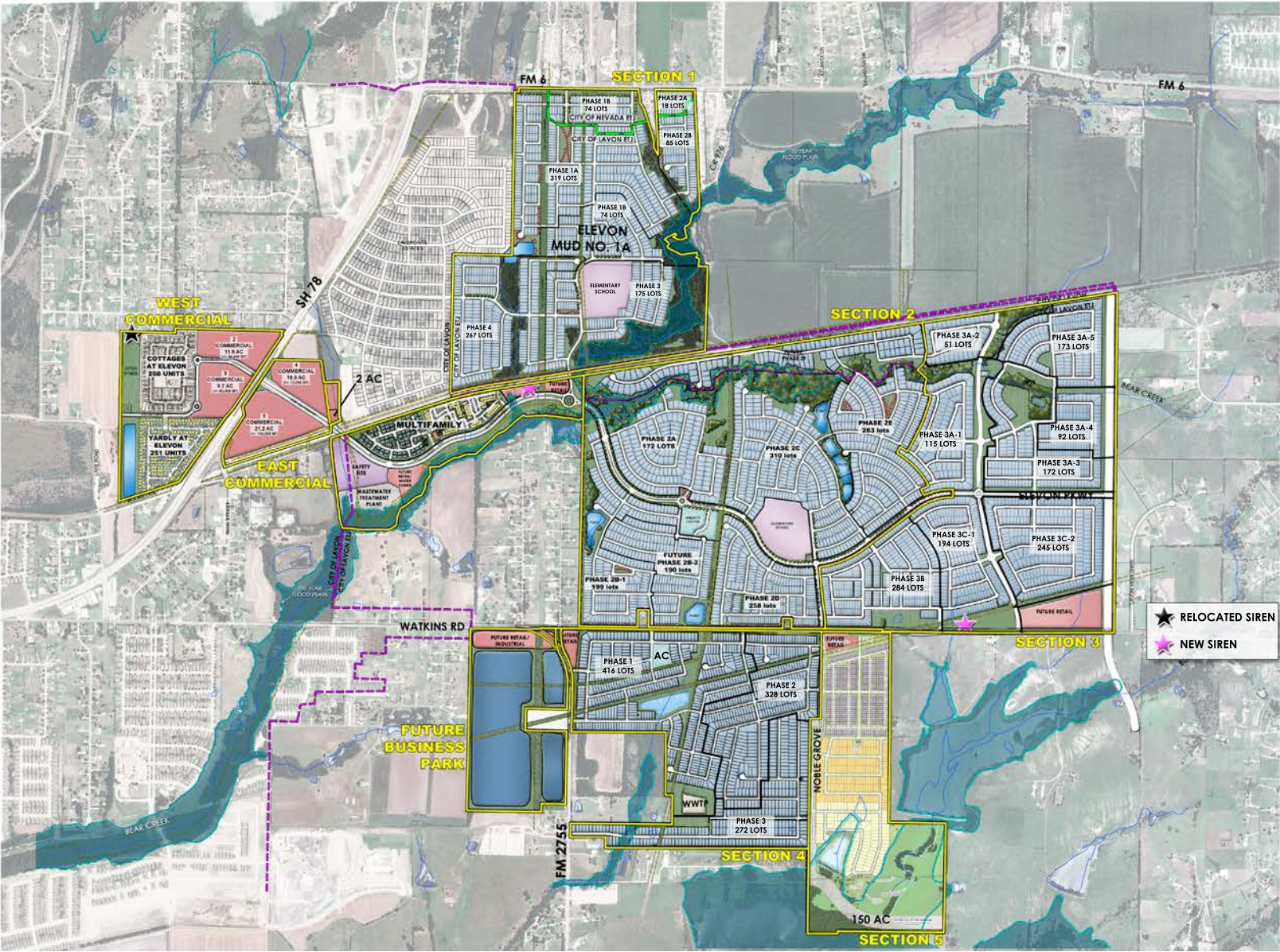




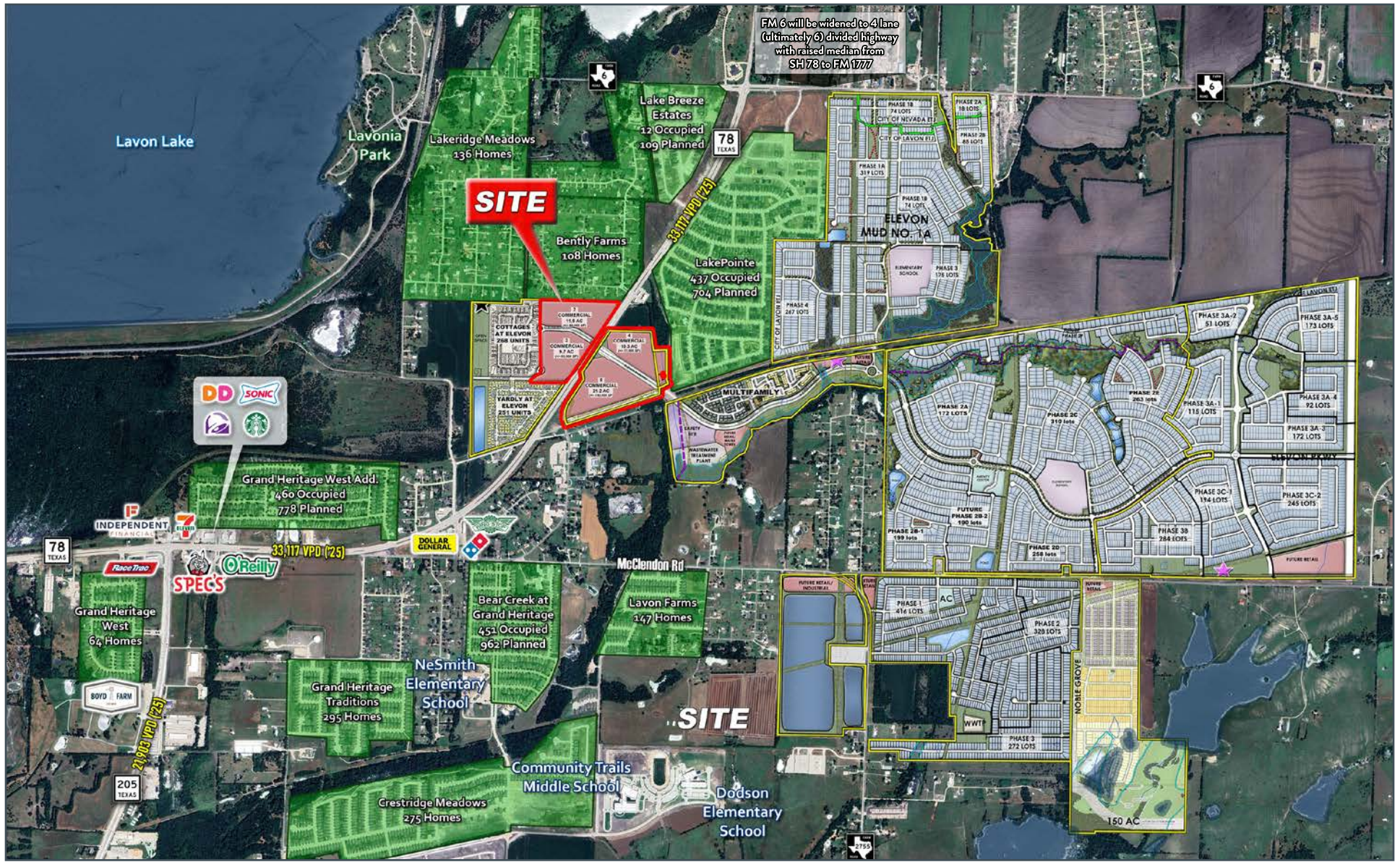


NEIGHBORHOOD DATA

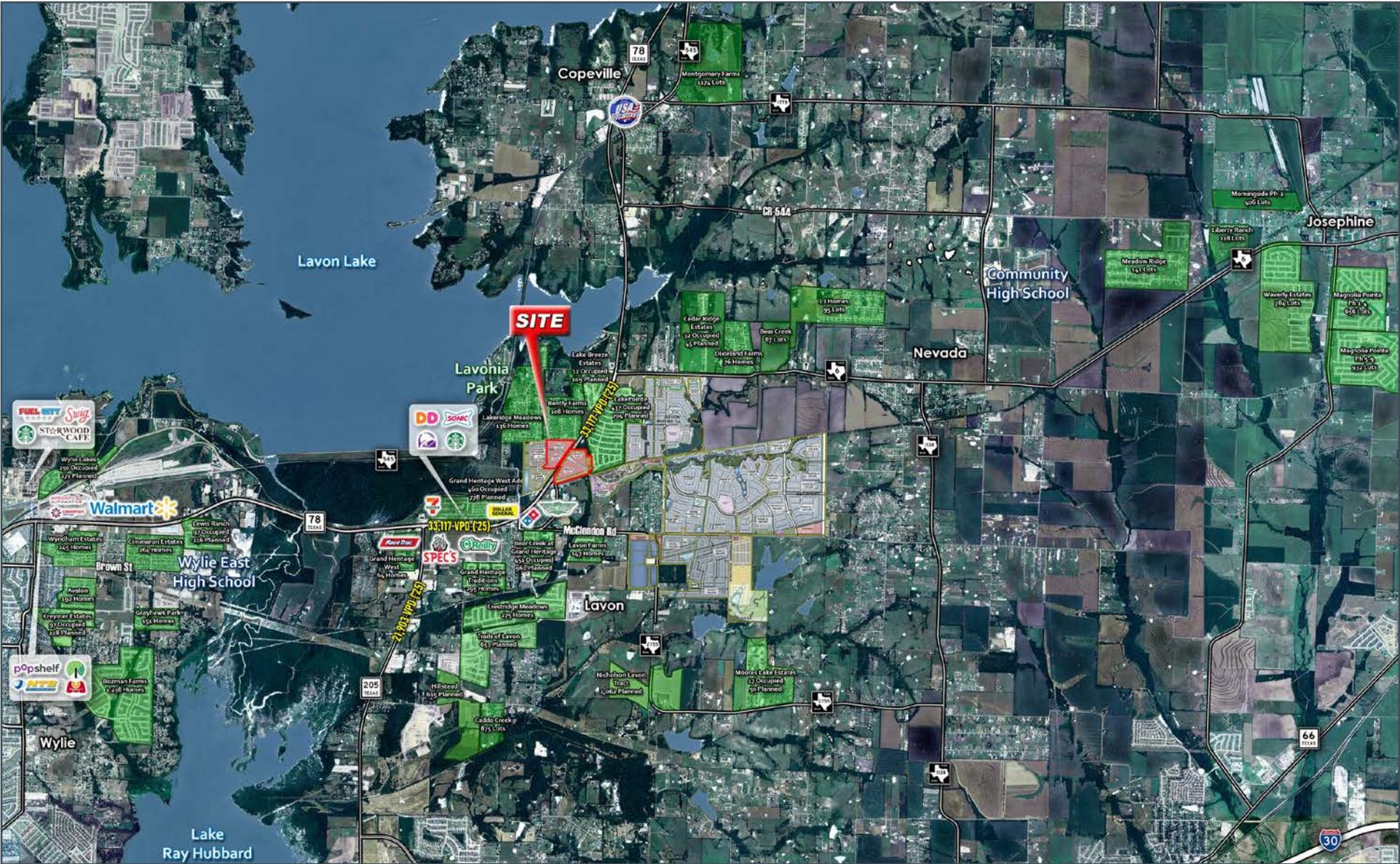
SECTION	HOMES
2	1,490
3	1,326
4	1,016
5	520
MF EAST	481
MF WEST	519
MF TOTAL	1,000
OVERALL TOTAL	5,402















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SUITE 720  
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**VENTUREDFW.COM**

DEVELOPED BY:

**BBD** Buttry & Brown  
DEVELOPMENT, LLC



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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
<b>Natalia Singer</b>	<b>617025</b>	<b>nsinger@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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