



Lake Ray
Hubbard

205
TEXAS

26,422 VPD ('26)

CR-484

CR-484

SITE

Lavon Trail Pkwy

Trails of Lavon
756 Lots

CR-484

Crestridge Dr

Crestridge
Meadows
275 Lots



THE MOON

LAVON, TX



BRYAN HAGGARD

LAND GROUP

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THE MOON

THE MOON

10865 County Road 484 | Lavon, Texas

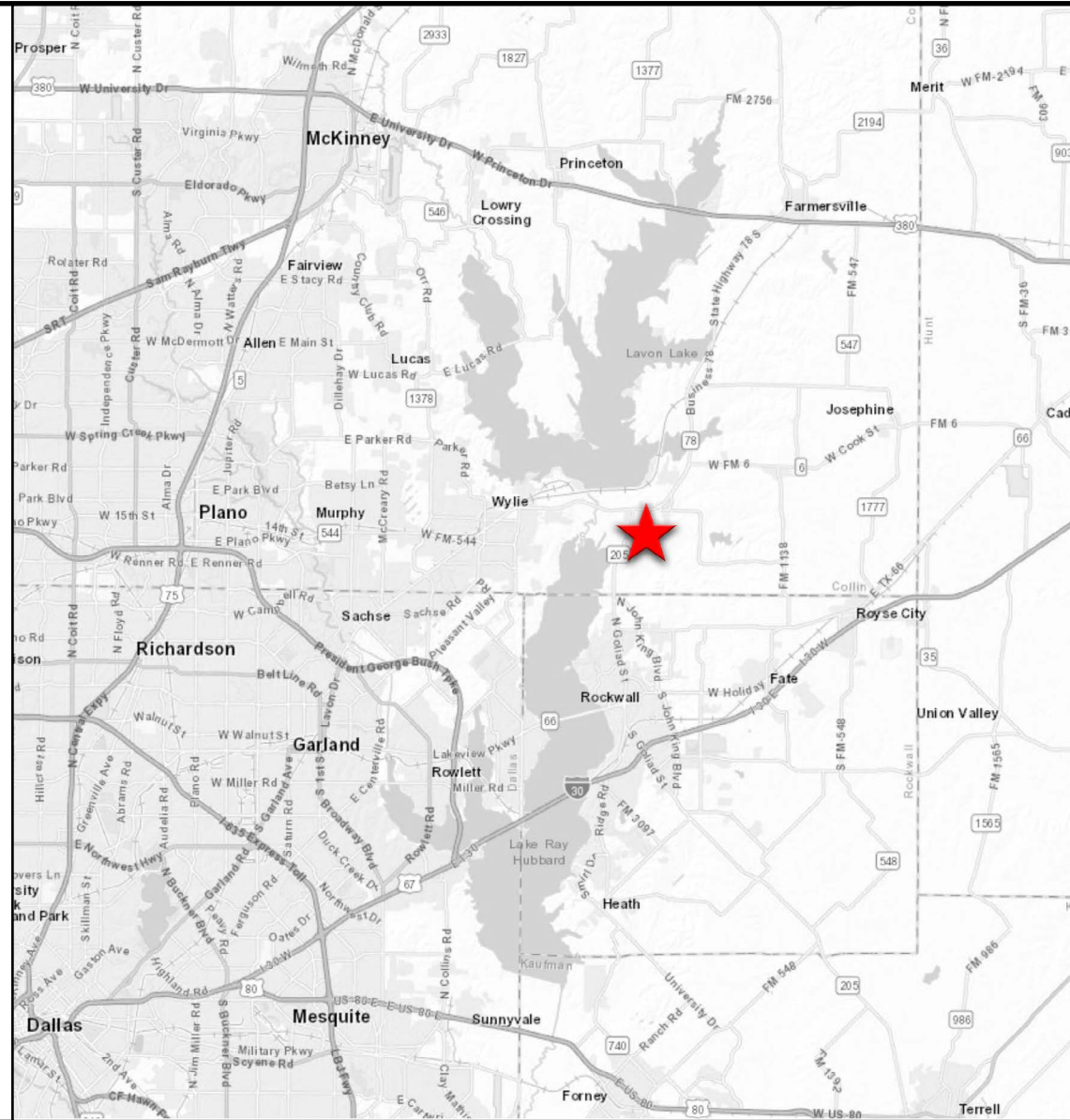
±6.67 Acres | Lavon ETJ

Bryan Haggard Land Group ("BHLG"), as exclusive land advisor to the owner, is pleased to present **The Moon**, a ±6.67-acre development opportunity located at **10865 County Road 484 in Lavon, Texas.**

The property is positioned in the **Lavon ETJ**, providing flexibility with **no zoning restrictions**, and is identified in Lavon's future land use framework as **City Village** — a neighborhood-friendly mixed-use designation intended to support uses accessible to nearby residents and visitors. Lavon's Comprehensive Plan describes the City's long-term vision as a walkable, lake-oriented destination with vibrant neighborhoods, shopping, dining, and family-oriented amenities.

Moon Ranch is well-positioned for a buyer evaluating **daycare, school, neighborhood services, flex office, storage, light industrial, retail, commercial, or mixed-use development.** The site benefits from proximity to State Highway 78 and State Highway 205, is less than one mile from a retail development site at **SH 205 and SH 78**, and is surrounded by growing residential communities including **Caste Ridge Meadow** and **Trails of Lavon.**

Lavon is adding density at scale, and Moon Ranch is located where that growth creates demand for daily services, education, employment, and neighborhood-serving commercial uses.



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JOSH BRYAN - Josh@BryanHaggardLand.com
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THE MOON

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10865 County Road 484 | Lavon, Texas

±6.67 Acres | Lavon ETJ

SITE SIZE: ±6.67 Acres

LOCATION: 10865 County Road 484
Lavon, Texas 75166

JURISDICTION / ZONING: Lavon ETJ
No zoning restrictions

FUTURE LAND USE: City Village | Walkable,
neighborhood-serving mixed-use

UTILITIES: Bear Creek SUD CCN
12" Water and 12" sewer located
along CR 484

SCHOOLS: Community ISD

PROSPECTIVE USES

The site's scale, ETJ flexibility, and surrounding residential growth support several potential development paths:

HIGH DAYCARE / EARLY CHILDHOOD EDUCATION

A strong fit given the surrounding residential density, family-oriented demographics, and continued lot delivery in nearby subdivisions.

PRIVATE SCHOOL / CHARTER SCHOOL / LEARNING CENTER

The site's ±6.68-acre size and location near growing neighborhoods create a logical opportunity for educational or institutional users.

NEIGHBORHOOD RETAIL / SERVICES

Potential uses may include medical, dental, fitness, quick-service food, personal services, or other daily-needs retail serving nearby rooftops.

FLEX OFFICE

Small-bay office, professional services, contractor office, medical office, or service-oriented workspace could serve both residential growth and small-business demand.

LIGHT INDUSTRIAL / SERVICE COMMERCIAL

The Lavon ETJ position may allow flexibility for light industrial, storage, contractor yard, showroom, service business, or similar low-impact employment uses, subject to access, utilities, platting, and applicable development requirements.

WALKABLE MIXED-USE / CITY VILLAGE CONCEPT

The future land use designation supports a broader neighborhood-scale vision combining commercial, office, services, high density residential-support, and community-serving uses.

5 MILE DEMOGRAPHIC SNAPSHOT

2025 Population	Households	Avg HH Income
60,184	19,603	\$158,104

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±6.67 Acres | Lavon ETJ

KEY ADVANTAGES:

FLEXIBLE ETJ POSITIONING

The Moon is located in the Lavon ETJ, providing flexibility for multiple development concepts without conventional municipal zoning restrictions. The City of Lavon does not regulate subdivisions and platting in both the city limits and ETJ, so future development will still need to follow applicable platting and infrastructure requirements.

CITY VILLAGE FUTURE LAND USE

The City Village designation supports a neighborhood-serving mixed-use vision. This aligns well with daycare, school, flex office, neighborhood retail, service commercial, and other daily-needs uses that can serve the surrounding residential base.

SURROUNDED BY ROOFTOP GROWTH

Moon Ranch is surrounded by growing residential communities including Caste Ridge Meadow and Trails of Lavon. Lavon EDC identifies Trails of Lavon as a 205-acre development located at County Road 484 and County Road 485, with 645 proposed single-family lots and 10 acres of proposed retail.

LESS THAN ONE MILE FROM SH 205 / SH 78 RETAIL NODE

The property is less than one mile from the grocery anchored retail development site at SH 205 and SH 78. Lavon EDC identifies that project as an 11-pad retail site with traffic counts of 21,903 on SH 205 and 43,480 on SH 78, along with Bear Creek SUD water lines and 8-inch City sanitary sewer. BHLG understands that a national grocer is under contract at the SH 205 / SH 78 retail development site.

PROXIMITY TO MAJOR CORRIDORS

Moon Ranch benefits from proximity to State Highway 78 and State Highway 205, two key corridors serving Lavon and the surrounding trade area. The nearby SH 205 / SH 78 intersection is positioned as one of Lavon's most important commercial growth nodes, supported by strong traffic counts and new retail activity.

UTILITY PROXIMITY

Water and sewer are located nearby. Lavon's adopted fee schedule confirms sanitary sewer service categories and tap fees, including residential single-family, multifamily, and commercial / retail sewer tap fee structures.

LAVON GROWTH STORY:

Lavon is no longer a rural outpost waiting on growth. The rooftops are already arriving, and additional lot supply is moving through development.

As of **October 2025**, Lavon EDC reported:

Lavon Area Housing Metric:

7,189 total developed lots

6,948 lots / units in development stages

3,985 occupied single-family lots

519 occupied multifamily units

657 occupied single-family lots in ETJ

This level of development activity creates demand for neighborhood services, childcare, schools, small business space, convenience retail, medical, and employment-oriented uses. For Moon Ranch, the opportunity is not to compete directly with large master-planned residential communities, but to serve the growth they are creating.

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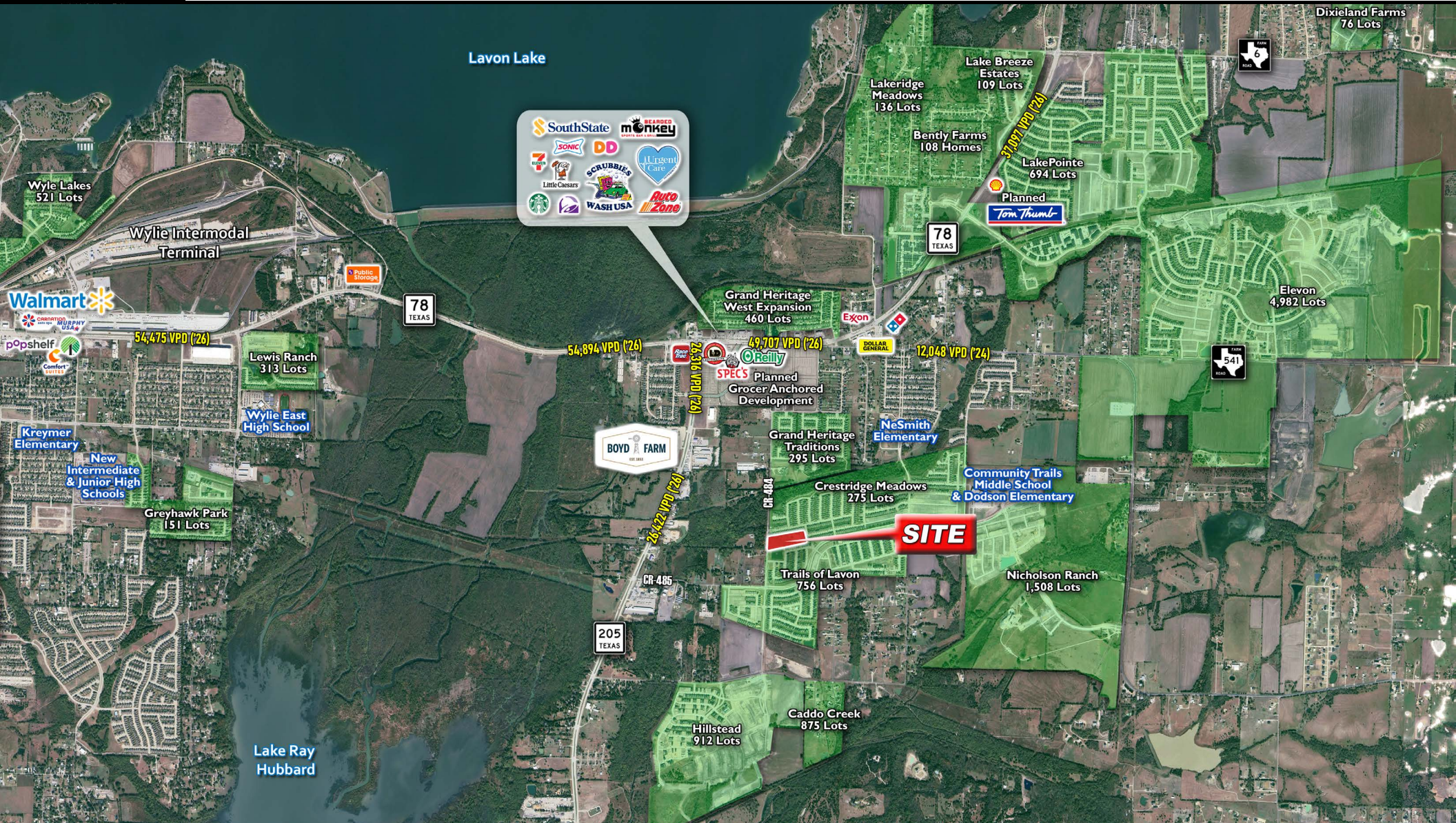


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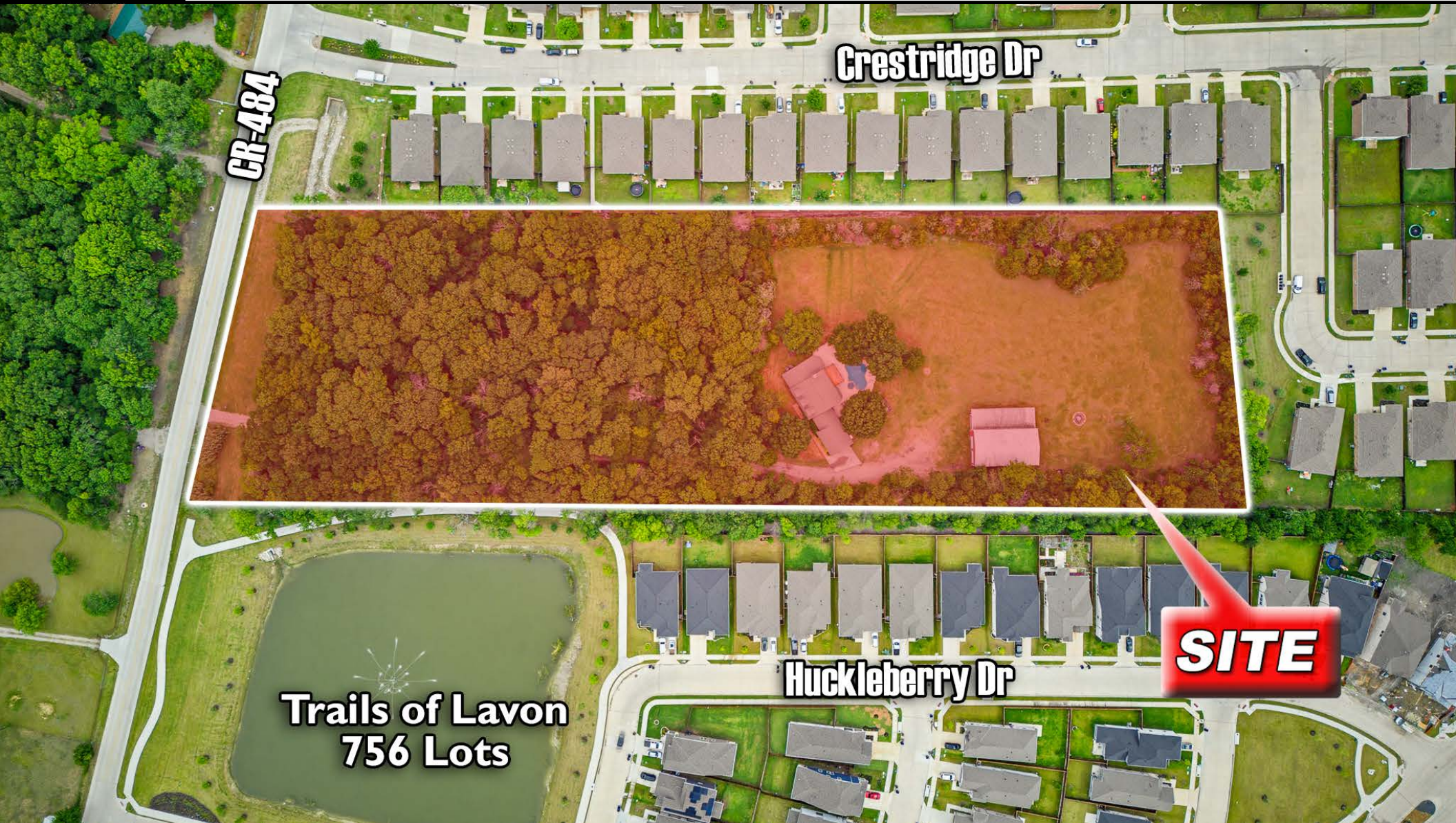


THE MOON

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10865 County Road 484 | Lavon, Texas

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CR-484

Crestridge Dr

Trails of Lavon
756 Lots

Huckleberry Dr

SITE



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±6.67 Acres | Lavon ETJ



SITE

**Trails of Lavon
756 Lots**

**Crestridge
Meadows
275 Lots**

Crestridge Dr

Lavon Trail Pkwy

CR-484



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Lavon Trail Pkwy

Trails of Lavon
756 Lots

CR-484

Crestridge Dr

Crestridge Meadows
275 Lots

CR-484

SITE



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THE MOON

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10865 County Road 484 | Lavon, Texas

±6.67 Acres | Lavon ETJ



Grand Heritage Traditions
295 Lots

Crestridge Meadows
275 Lots

Trails of Lavon
756 Lots

Crestridge Dr

CR-484

SITE



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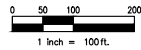
THE MOON

THE MOON
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±6.67 Acres | Lavon ETJ

UTILITY MAP



LOCATION MAP
4/15



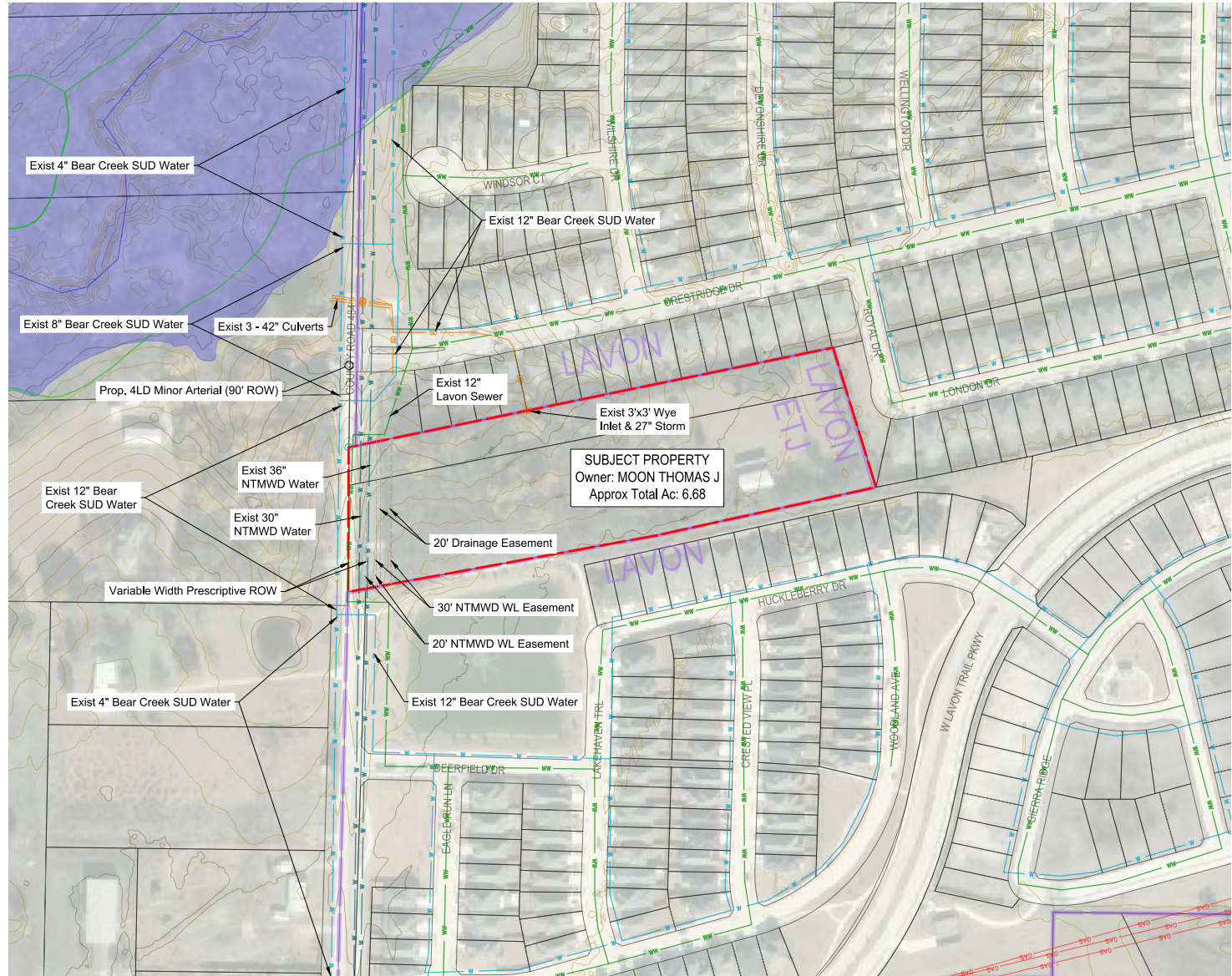
LEGEND

- Project Boundary
- City or Jurisdictional Boundary
- Property Line
- Flood Plain (100 year)
- Potential Jurisdictional Wetland (NWI)
- Potential Jurisdictional Tributary (NWI)
- Existing Sanitary Sewer
- Existing Water
- Electric Transmission Line
- GAS Pipeline

LAND USE & PLANNING	
Current Zoning	N/A (ETJ)
Future Land Use Plan	City Village (Mixed Use)
Total Area	6.7 Acres
Floodplain / Wetlands	0 Acres
ROW Dedication / Easements	0.6 Acres
Net Developable Area	6.1 Acres

KEY TAKEAWAYS

- Existing sewer, water, and storm within immediate vicinity.
- Second access point will need to be coordinated. Various easements and utilities are fronting site.



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DEMOGRAPHIC SUMMARY

10865 County Road 484, Lavon, Texas, 75166 2

Ring of 2 miles

KEY FACTS

8,988

Population



2,921

Households

36.6

Median Age

\$103,682

Median Disposable Income

EDUCATION

6.2%

No High School Diploma



20.4%

High School Graduate



34.9%

Some College/
Associate's Degree



38.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$126,164

Median Household Income



\$48,742

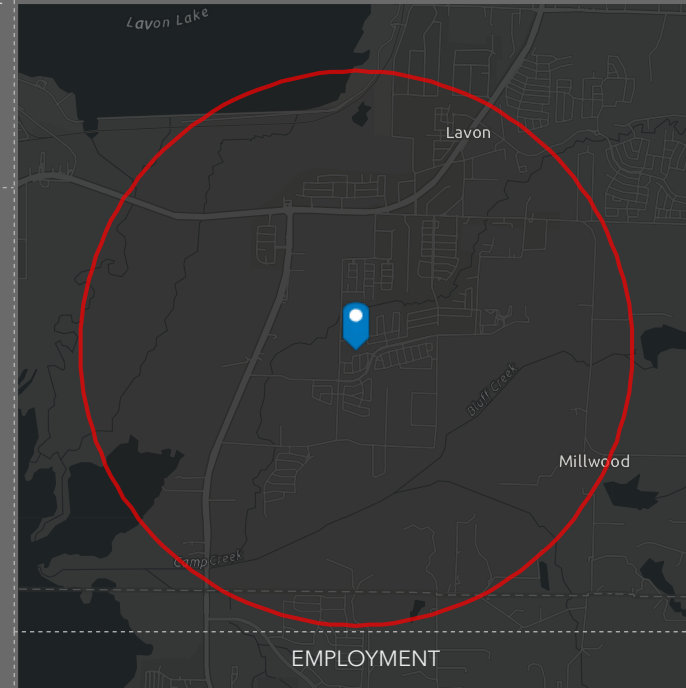
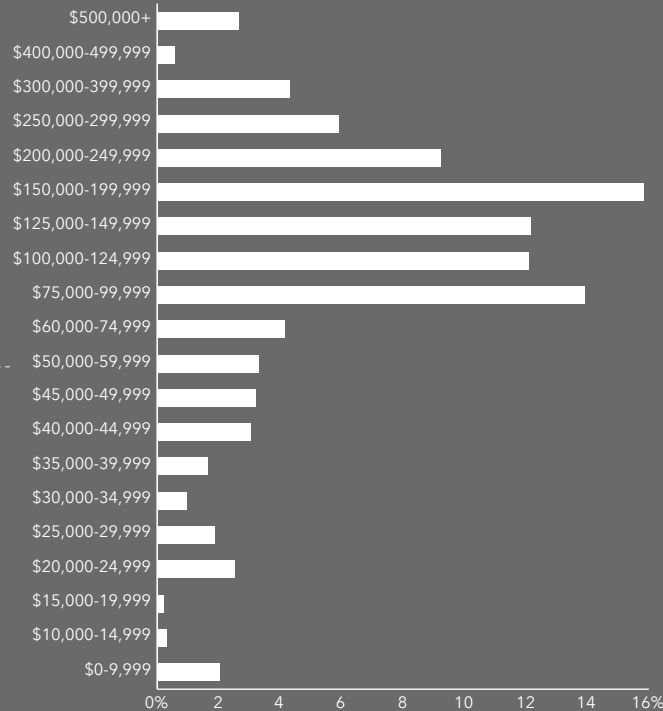
Per Capita Income



\$623,775

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

White Collar 67.2%

Blue Collar 17.4%

Services 19.7%

1.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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DEMOGRAPHIC SUMMARY

10865 County Road 484, Lavon, Texas, 75166 2

Ring of 5 miles

KEY FACTS

60,184

Population



19,603

Households

37.9

Median Age

\$106,500

Median Disposable Income

EDUCATION

4.8%

No High School Diploma



16.4%

High School Graduate



29.7%

Some College/
Associate's Degree



49.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$131,551

Median Household Income



\$51,756

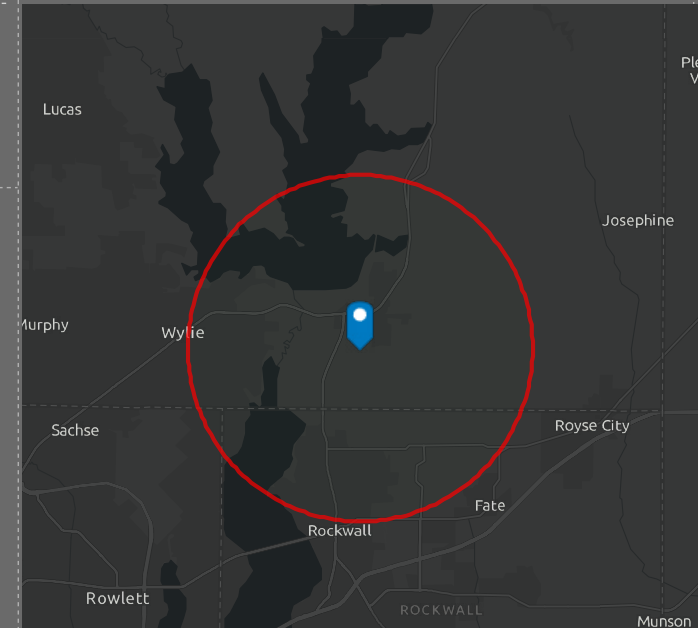
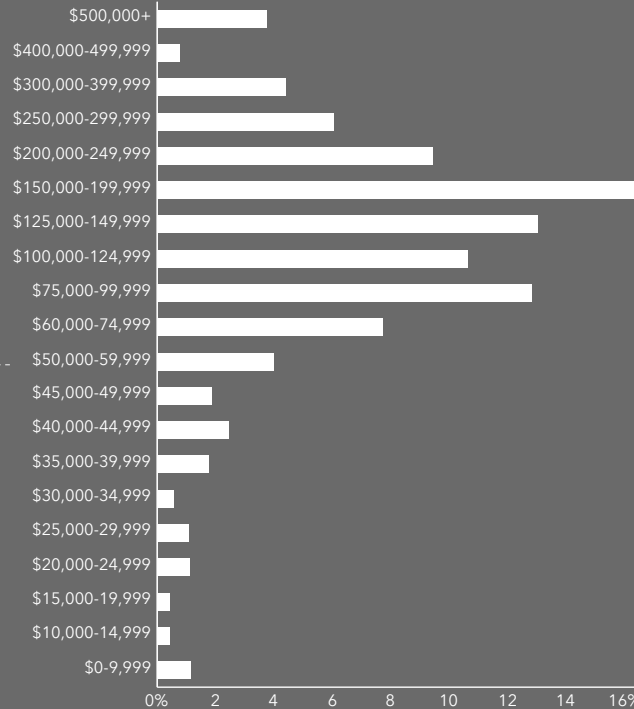
Per Capita Income



\$675,856

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

73.1%

White Collar

15.2%

Blue Collar

14.1%

Services

2.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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DEMOGRAPHIC SUMMARY

10865 County Road 484, Lavon, Texas, 75166 2

Ring of 7 miles

KEY FACTS

147,549

Population



50,184

Households

37.3

Median Age

\$100,311

Median Disposable Income

EDUCATION

5.4%

No High School Diploma



18.8%

High School Graduate



31.1%

Some College/
Associate's Degree



44.7%

Bachelor's/Grad/
Prof Degree

INCOME



\$119,867

Median Household Income



\$49,268

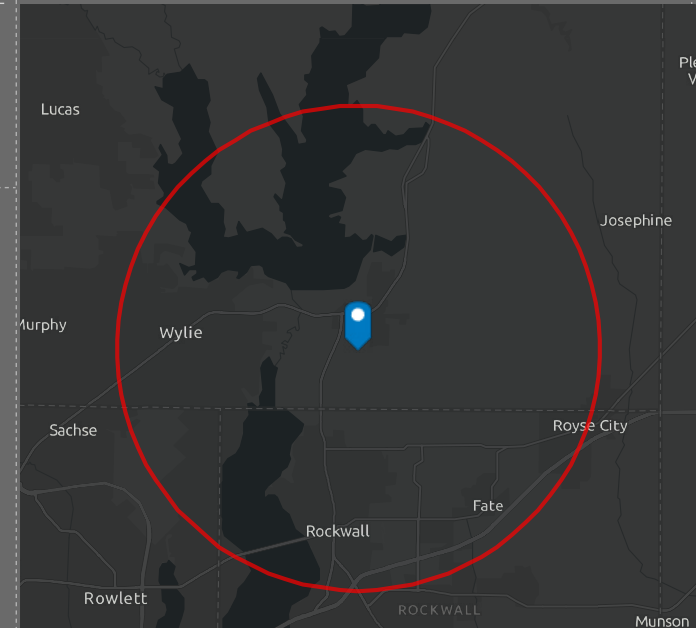
Per Capita Income



\$519,907

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

73.9%

White Collar

15.5%

Blue Collar

12.9%

Services

3.3%

Unemployment Rate

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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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 written to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov