

Highway-Frontage Land for Lease in the Lavon-Rockwall Corridor

FLEXIBLE ±1-4.883 ACRES ALONG SH 205

±1-4.883 Acres Available
Direct SH 205 Frontage
Flexible Lease Configurations
City Water & Sewer
Electricity Available
No Identified Floodplain

11361 State Highway 205 | Lavon, TX 75166

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Table of Contents

Pages 4-9 | Property Overview

Pages 11-14 | Location Overview

Page 15 | Contacts



Property Overview

VISIBLE | FLEXIBLE | CONNECTED

A flexible ± 1 - to ± 4.883 -acre land lease opportunity offering direct SH 205 frontage, highway visibility and convenient connectivity throughout the Lavon–Rockwall corridor.

Listed By:
Megan Potter-Flores | 469.688.0033



Property Overview

STATE HIGHWAY 205 FLEX GROUND LEASE

M&D CRE is pleased to present 11361 State Highway 205, a ± 4.883 -acre land lease opportunity positioned along a well-traveled north-south corridor in Collin County. Available in flexible configurations beginning at approximately one acre, the property provides direct SH 205 frontage, highway visibility and a single access point supporting a variety of commercial and operational concepts.

The open, partially cleared site features city water and sewer, electricity availability and no existing structures, allowing prospective tenants to evaluate configurations suited to their individual space requirements. The surrounding commercial-service environment further supports consideration for contractor operations, fleet or equipment parking, outdoor storage, construction staging, material storage and related uses.

The property is situated between Lavon and Rockwall, providing convenient connectivity to SH 78, I-30 and surrounding communities across Collin and Rockwall counties. All information is subject to independent verification, applicable lease terms and approvals.

For more information, please contact **Megan Potter-Flores** at **469.688.0033** or megan.potter-flores@mdcregroup.com.

IDEAL FOR

- Contractors
Fleet Operators
- Equipment-Based
Businesses
- Construction and
Landscape Companies
- Transportation Users
- Outdoor-Storage
Operators
- Service-Commercial
Tenants

Total Acreage	± 4.883 Acres
Minimum Availability	± 1 Acre
Offering Type	Land for Lease
Highway Frontage	$\pm 243'$ on State Highway 205
Parcel ID	R677300001401
Utilities	City Sewer, Water & Electricity Available
County	Collin County



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11361 SH 205 — LAVON



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Highlights

Flexible Lease Options
Beginning at ± 1 Acre

Approximately ± 4.883 Total
Acres

$\pm 243'$ of Direct Frontage Along
State Highway 205

Strong Highway Visibility

Existing Access Point

Open and Partially Cleared
Site

City Water and Sewer
Electricity Available

No Existing Structures

No Known Restrictions

No Identified Floodplain

Established Commercial-
Service Surroundings

Connectivity to Lavon,
Rockwall, SH 78 and I-30

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11361 SH 205 | LAVON

Potential Uses

- Contractor Yard
- Fleet Parking
- Equipment Parking
- Outdoor Storage
- Material Storage
- Construction Staging
- Laydown Yard
- Landscape or Nursery Operation
- Transportation Support
- Service-Commercial Operations
- Industrial Support Uses

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Location Overview

Positioned along SH 205 between Lavon and Rockwall, the property offers convenient connectivity to SH 78, Interstate 30 and surrounding communities across Collin and Rockwall counties.

Lavon EDC

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Lavon, Texas— One of the Fastest Growing Cities

Lavon, TX | Collin County Overview

Positioned along State Highway 205 between Lavon and Rockwall, the property benefits from direct corridor exposure and connectivity to SH 78, Interstate 30 and nearby communities throughout Collin and Rockwall counties. SH 205 serves as an important north-south route connecting expanding residential areas with established commercial, service and employment destinations.

The surrounding area includes industrial-service businesses, fleet operations, outdoor-storage activity and continued residential growth, creating a practical setting for users seeking accessible land with highway visibility and flexible acreage options.

14,078

City Total
Population

Lavon EDC

10.41%

Annual Pop.
Growth

Lavon EDC

93.2%

% of Employed
Population

Lavon EDC

130.28%

Pop. Growth
Since 2020

Lavon EDC



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Population	5 Min	10 Min	15 Min
2020 Total Population	3,383	15,535	58,015
2025 Total Population	5,726	22,621	68,402
2030 Projected Total Population	7,083	27,902	79,197
Households	5 Min	10 Min	15 Min
Average HH Size	3.11	3.09	2.96
2025 Total Households	1,842	7,319	23,052
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$124,059	\$131,191	\$125,345
2025 Average HH Income	\$142,776	\$155,637	\$149,179
Employment	5 Min	10 Min	15 Min
2025 Total Employed Population	3,269	11,811	36,237
White Collar	60.2%	69.6%	69.6%
Blue Collar	17.7%	15.4%	16.1%

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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.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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 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.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date