



A DEVELOPMENT BY: _____



SHOPS AT LAVON

NWC GRAND HERITAGE BLVD & N STATE HWY-78
774 Austin Lane, Lavon, TX 75166



FOR LEASE

AVAILABLE SPACE

Building 1: 1,400 - 3,723 SF
Building 2: 1,400 - 5,574 SF

RATE

Call for Pricing

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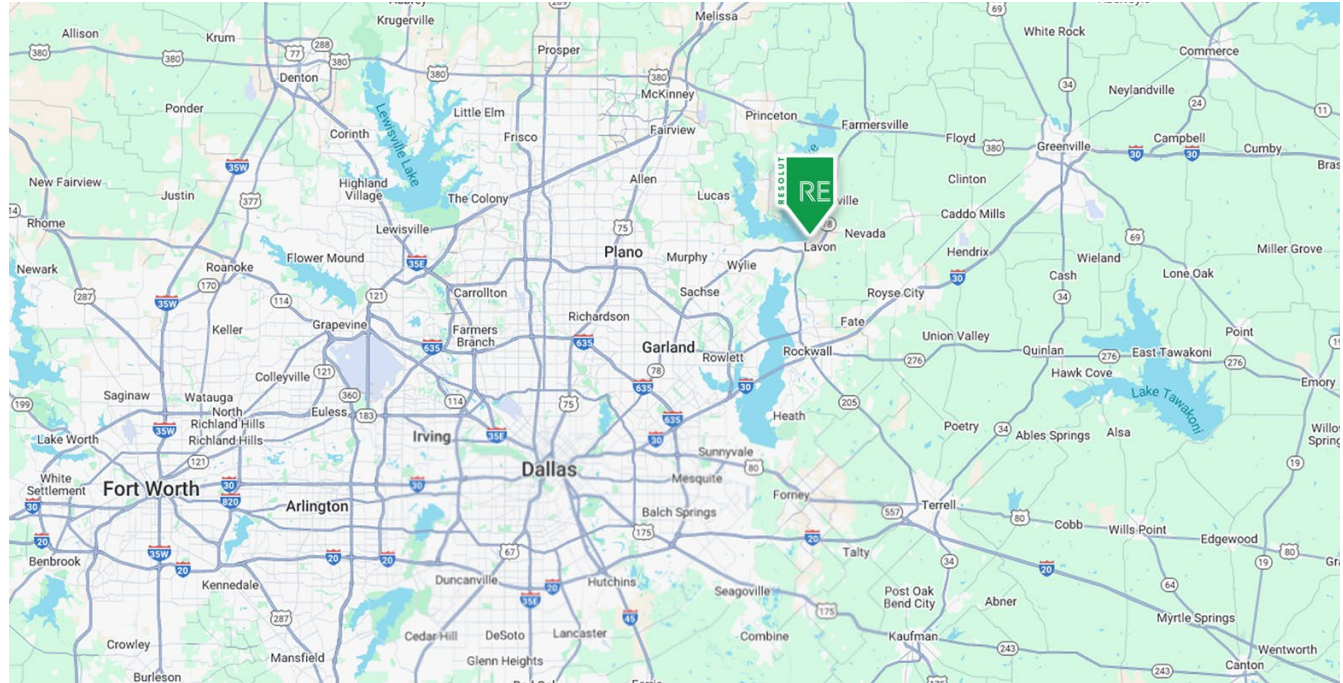
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PROPERTY HIGHLIGHTS

- Walmart Shadow Anchored Retail
- Located at a lighted intersection with direct access to the neighborhood and Walmart
- National tenant line up!
- Lavon is a rapidly growing city in southeastern Collin County, Texas, located along Highway 78 near Lake Lavon. Known for its proximity to recreational water activities and suburban growth, it serves as a commuter town within the Dallas-Fort Worth metroplex.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



13,896
POPULATION
3-MILE RADIUS



\$158,479.00
AVG HH INCOME
3-MILE RADIUS

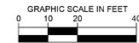
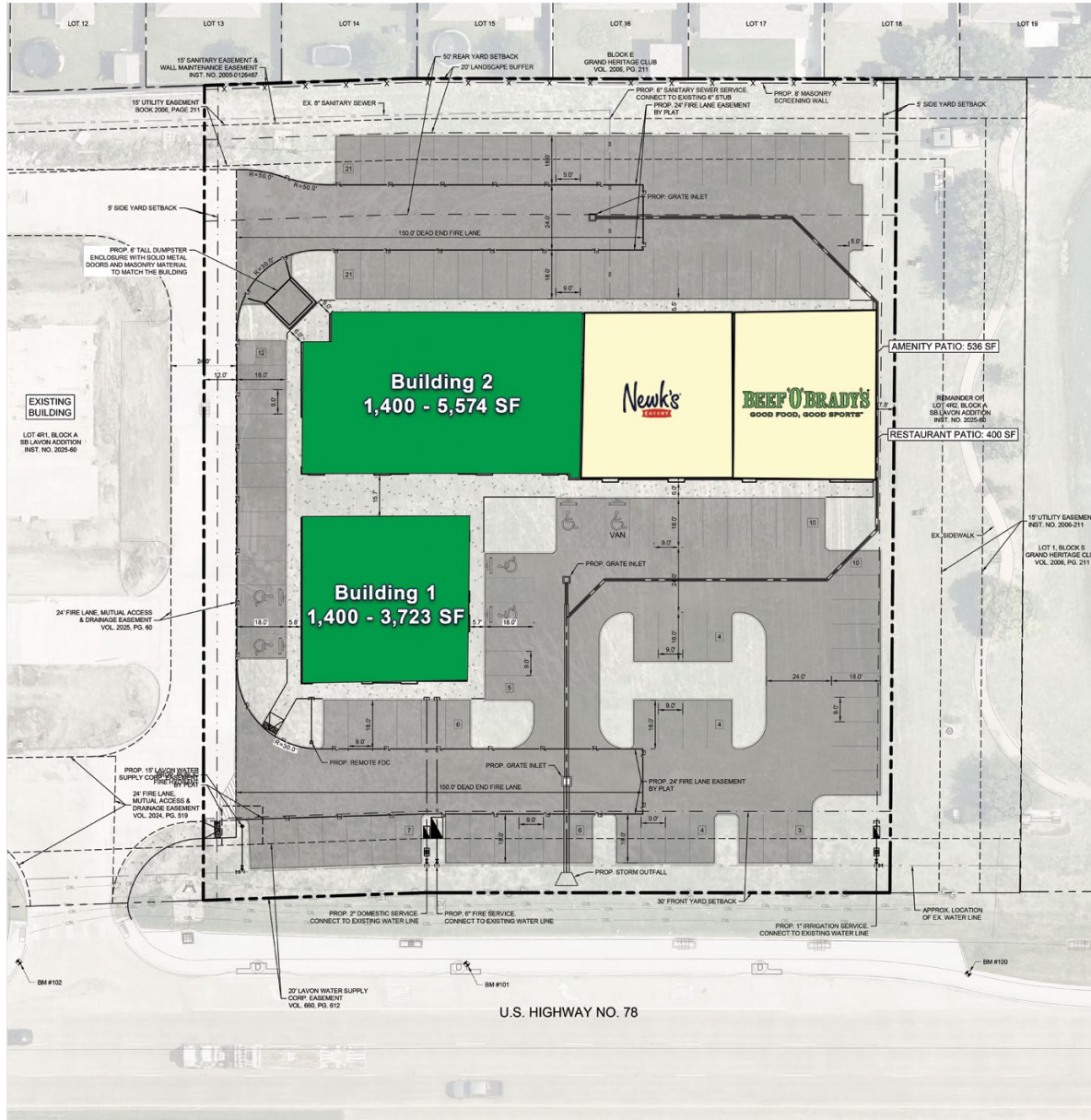


4,393
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
N State HWY-78: 35,395 VPD
State HWY-205: 17,870 VPD
(TXDot 2024)





LEGEND

	PROPOSED CONCRETE
	PROPOSED SIDEWALK
	PROPOSED FIRE LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM CENTERLINE
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	GRATE INLET

SITE PLAN NOTES:

- LOT 4R2 WILL BE SUBDIVIDED INTO TWO LOTS. THIS SITE PLAN IS FOR THE WESTERN LOT, AND THE EASTERN LOT WILL BE ITS OWN LOT FOR THE ADJACENT SUBDIVISION.
- AMENITY PATIO WILL BE USED FOR TENANT AMENITIES.

PARKING DATA SUMMARY TABLE			
USE	BUILDING SQUARE FOOTAGE	PARKING STALL FORMULA	STALLS REQUIRED
RETAIL	9297	1 STALL PER 200 SF	47
RESTAURANT	6000	1 STALL PER 100 SF	60
PATIO (RESTAURANT)	400	1 STALL PER 100 SF	4
ACCESSIBLE STALLS REQUIRED:			5
ACCESSIBLE STALLS PROVIDED:			6
TOTAL STALLS REQUIRED:			111
TOTAL STALLS PROVIDED:			113

LOT AREA	76,240 SF
FLOOR AREA RATIO	0.20: 1
IMPERVIOUS AREA (%)	57,104 SF / 76,240 SF (75%)



Grand Heritage West
460 Occupied
768 Planned

Building 1: 1,400 - 3,723 SF
Building 2: 1,400 - 5,574 SF

35,395 VPD (24)

78
TEXAS



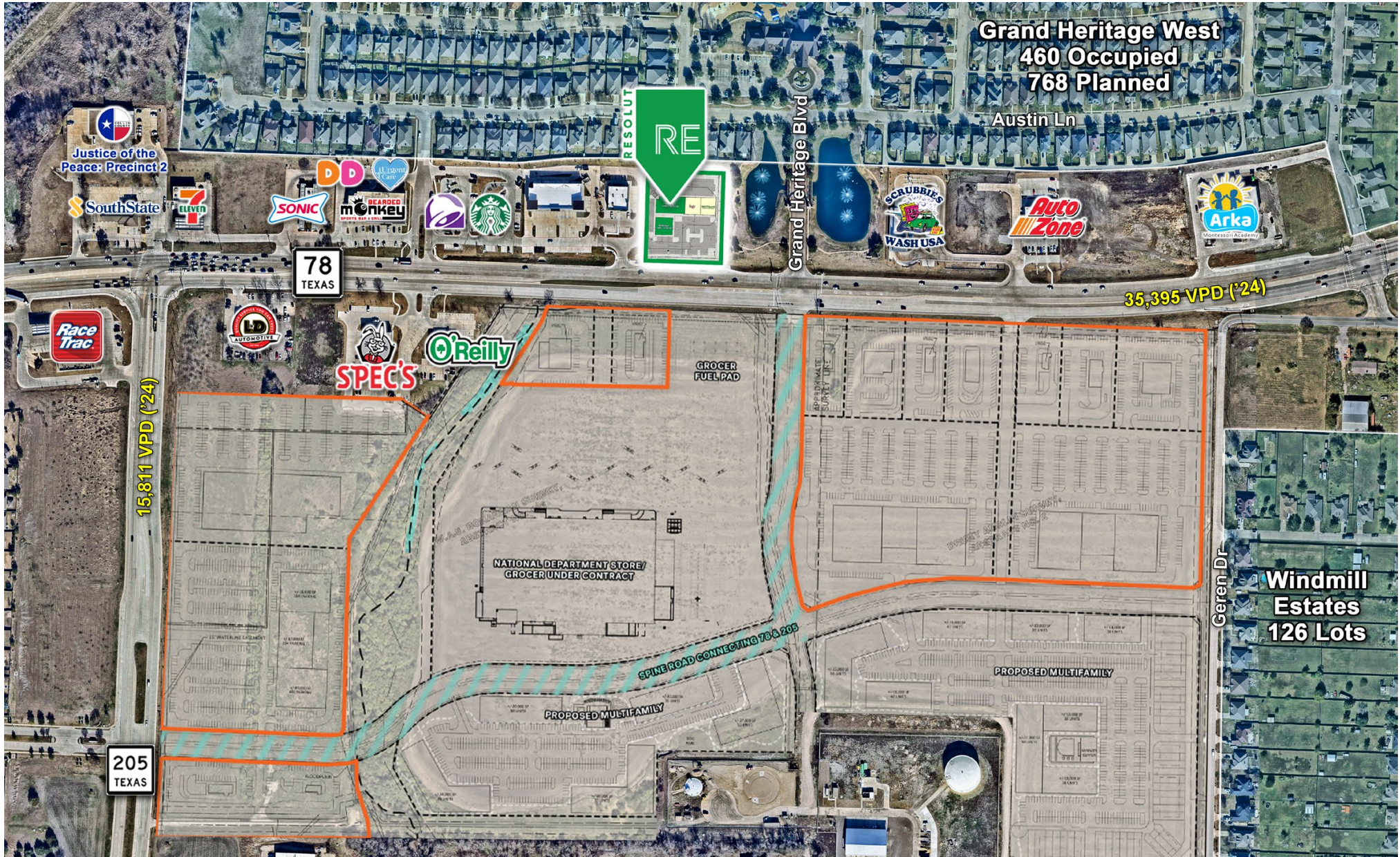
A DEVELOPMENT BY:
TRIGUNA
— AMERICA —

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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.**

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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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