

NEW DEVELOPMENT WITH DRIVE THRU END CAP AVAILABLE

Fate, TX



LOCATION: SWQ I-30 & Memorial Pkwy
Fate, TX 75189

PROPERTY HIGHLIGHTS:

- **For Lease:** 6,231 (Divisible) | Drive-Thru Available
- Up to 3,700 SF for dine-in restaurant user
- Delivery Q4 2025
- New construction shadow anchored by Brookshire's Fresh Grocery and adjacent to Taco Bell
- Contact broker for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,407	29,580	64,502
Daytime Population	4,173	20,221	51,335
Avg. HH Income	\$115,965	\$127,019	\$129,068

TRAFFIC COUNTS:

Interstate 30:	63,740 VPD (2022)
Memorial Pkwy:	11,617 VPD (2022)

CONTACT

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NEW DEVELOPMENT WITH DRIVE THRU END CAP AVAILABLE

SWQ I-30 & Memorial Parkway, Fate, TX



MULTIPLE ANCHOR, PAD AND RETAIL
- 186 SINGLE-FAMILY HOMES
- 1,300 APARTMENTS
- 900,000 SQ FT OF COMMERCIAL CONSTRUCTION
- 450,000 SQ FT OF RETAIL AND RESTAURANT SPACE

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7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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FUTURE MEDIUM
DENSITY RESIDENTIAL

SUBJECT SITE

GREENBRIAR RD

INTERSTATE
30

64,139 VPD (C22)

11,683 VPD (C22)

2,399 VPD (C22)

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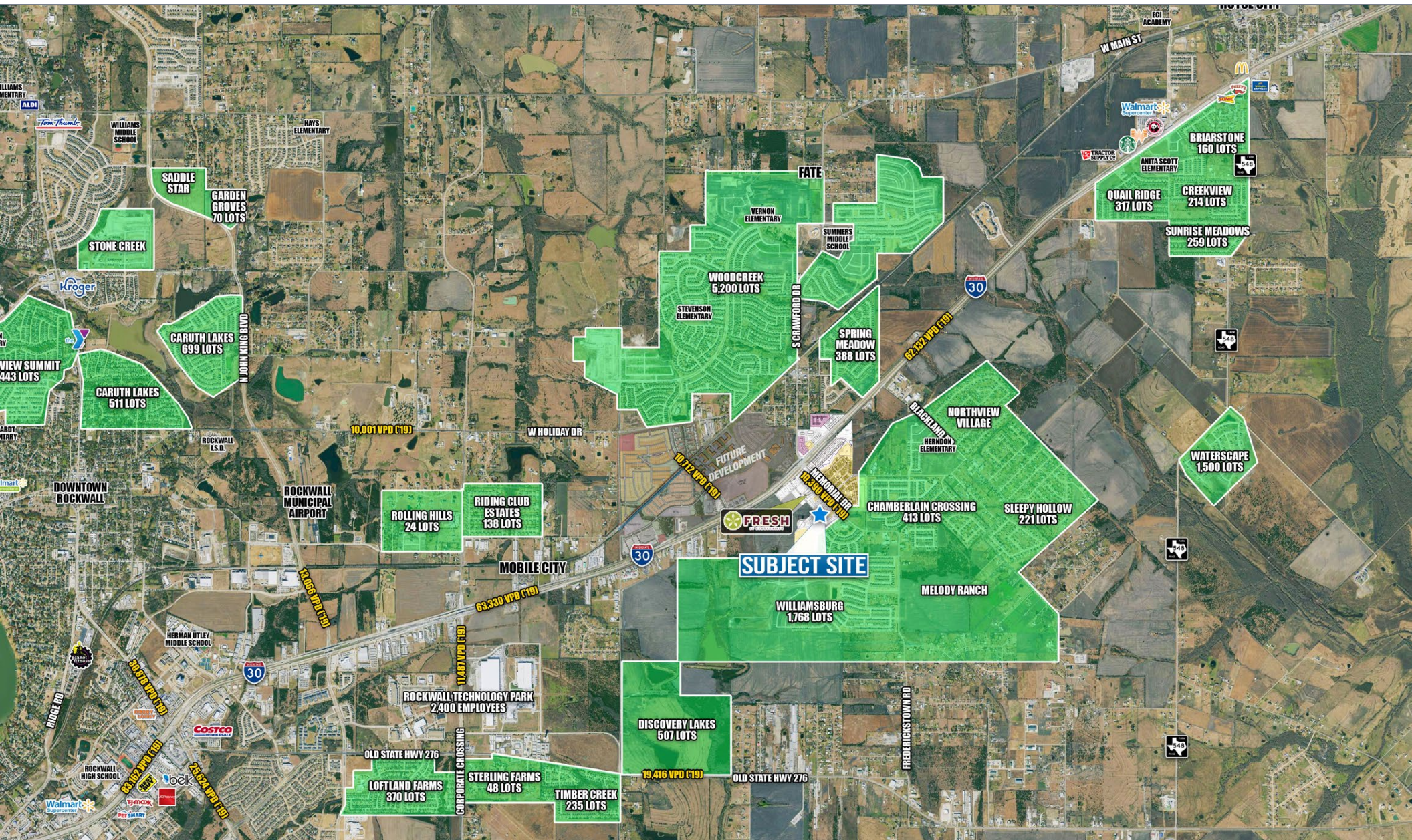
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MEMORIAL PKWY

11,683 VPD ('22)

TACO BELL

TENANT #1
FUTURE COMMERCIAL USE

TENANT #2
FUTURE COMMERCIAL USE

TENANT #3
FUTURE COMMERCIAL USE

FIRE RISER ROOM
FUTURE

W GREENBRIAR AVE

2,399 VPD ('22)

GREENBRIAR RD

GREENBRIAR RD

TACO BELL



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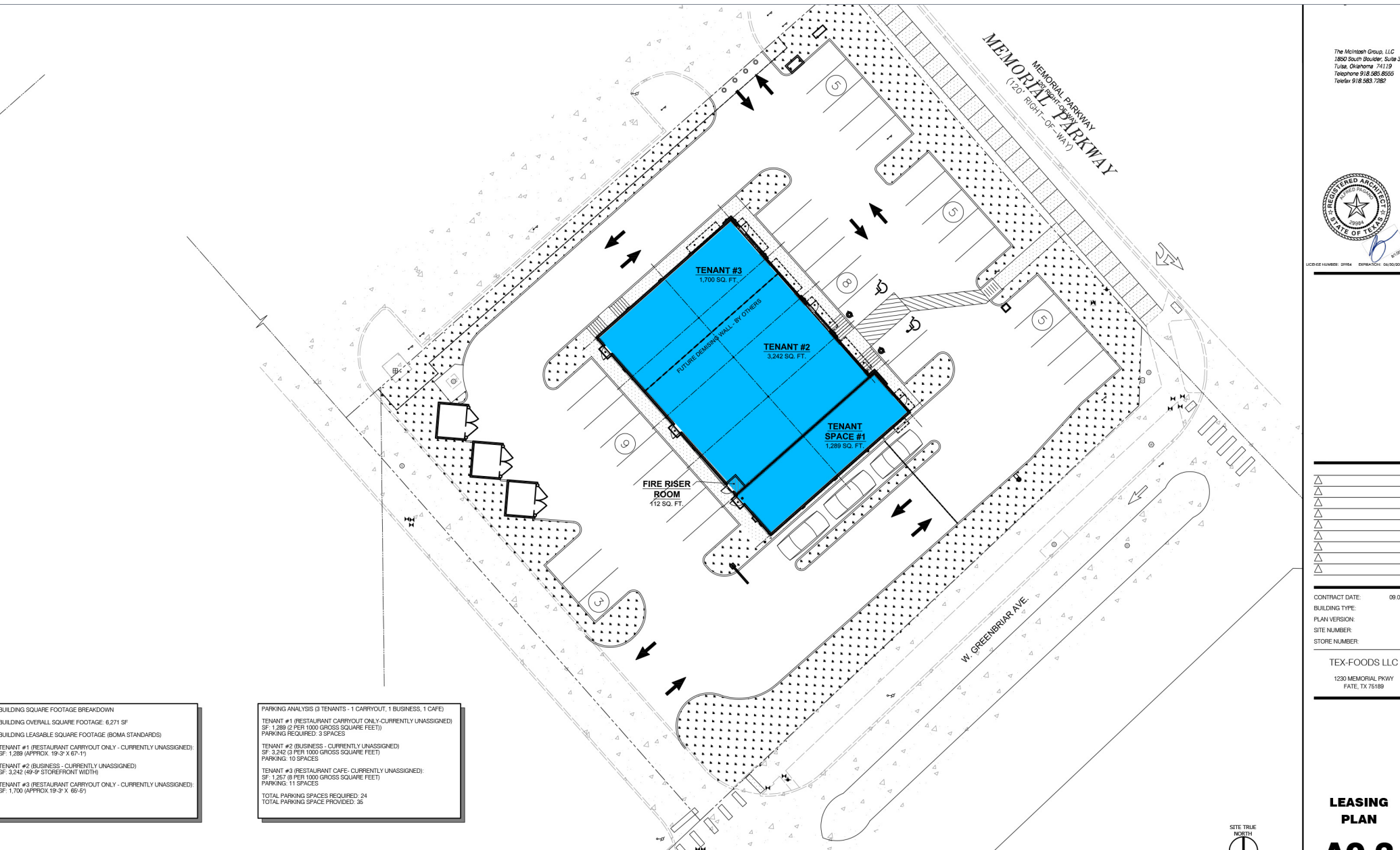
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DEMOGRAPHIC SUMMARY

Memorial Pkwy, Royse City, Texas, 75189

Ring of 3 miles

KEY FACTS



29,580

Population



20,221

Daytime Population



3.87%

'23-'28 Compound Annual Growth Rate



9,265

Households



\$283,807

Median Home Value



33.2

Median Age

EDUCATION



18%

High School Diploma



17%

Some College



41.23%

Bachelor's Degree or Graduate Degree

INCOME



\$110,495

MedianHousehold Income



\$127,019

AverageHousehold Income



\$39,819

Per CapitaIncome



\$338,404

MedianNet Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$109,629

Total Annual Expenditures



\$4,487

2023 Meals at Restaurants



\$7,735

2023 Meals at Home



\$34,496

Retail Goods



\$4,530

Entertainment



\$1,154

Personal Care



\$8,542

Health Care

BUSINESS



553

Total Businesses



4,164

Total Employees



27.47%

Blue Collar Occupation



72.53%

White Collar Occupation

Tapestry segments



Up and Coming Families

8,158 households

88.1%

of Households



Workday Drive

490 households

5.3%

of Households



Retirement Communities

305 households

3.3%

of Households



2023 Race and ethnicity (Esri)

The largest group: White Alone

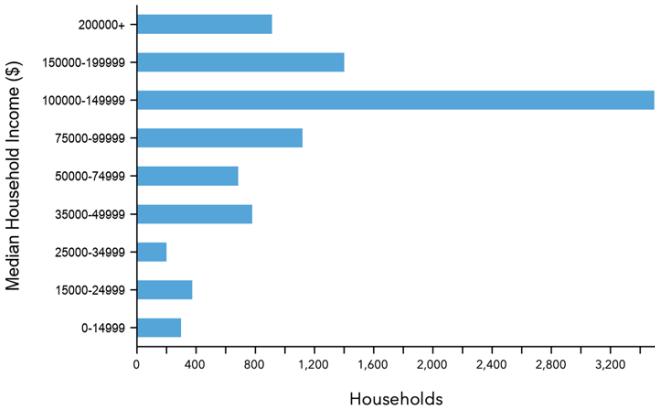
(41.87%)
The smallest group: Pacific Islander Alone

(0.12%)

Indicator ▲	Value	Diff		
White Alone	61.87	+11.79		
Black Alone	9.19	-6.21		
American Indian/Alaska Native Alone	1.11	+0.13		
Asian Alone	3.17	-4.49		
Pacific Islander Alone	0.12	-0.01		
Other Race	8.92	-3.00		
Two or More Races	15.63	+1.81		
Hispanic Origin (Any Race)	27.48	-1.14		

Bars show deviation from

Dallas-Ft. Worth, TX



INFORMATION ABOUT BROKERAGE SERVICES

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.

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.

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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

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Sales Agent / Associate's Name

License No.

E-Mail

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Buyer / Tenant / Seller / Landlord Initials

Date