

# NEW DEVELOPMENT | LEASE SPACE AVAILABLE

Fate, TX



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

## PROPERTY HIGHLIGHTS:

- **For Lease:** 4,249 (Divisible)
- Up to 3,500 SF for dine-in restaurant available
- Delivery June 2026
- 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:	86,295 VPD (2024)
Memorial Pkwy:	15,439 VPD (2024)

**SEAN LOCKOVICH** | 214.218.2436 | SEANL@FALCONCOMPANIES.COM  
**DANIEL ZAMORA** | 512.779.2481 | DANIEL@FALCONCOMPANIES.COM

**falcon**

WWW.FALCONCOMPANIES.COM

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

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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SWQ I-30 & Memorial Parkway, Fate, TX



**LAFAYETTE CROSSING**  
 FUTURE RETAIL DEVELOPMENT  
 267 ACRES • 400,000 SF

RETAIL/REST/PAD OPPORTUNITIES

RESERVE AT CHAMBERLAIN CROSSING  
 112 LOTS

86,295 VPD (C24)

15,439 VPD (C24)

2,399 VPD (C22)

**SUBJECT SITE**

FUTURE RETAIL DEVELOPMENT

PLANNED TOWNHOME DEVELOPMENT  
 470 UNITS

CONTACT

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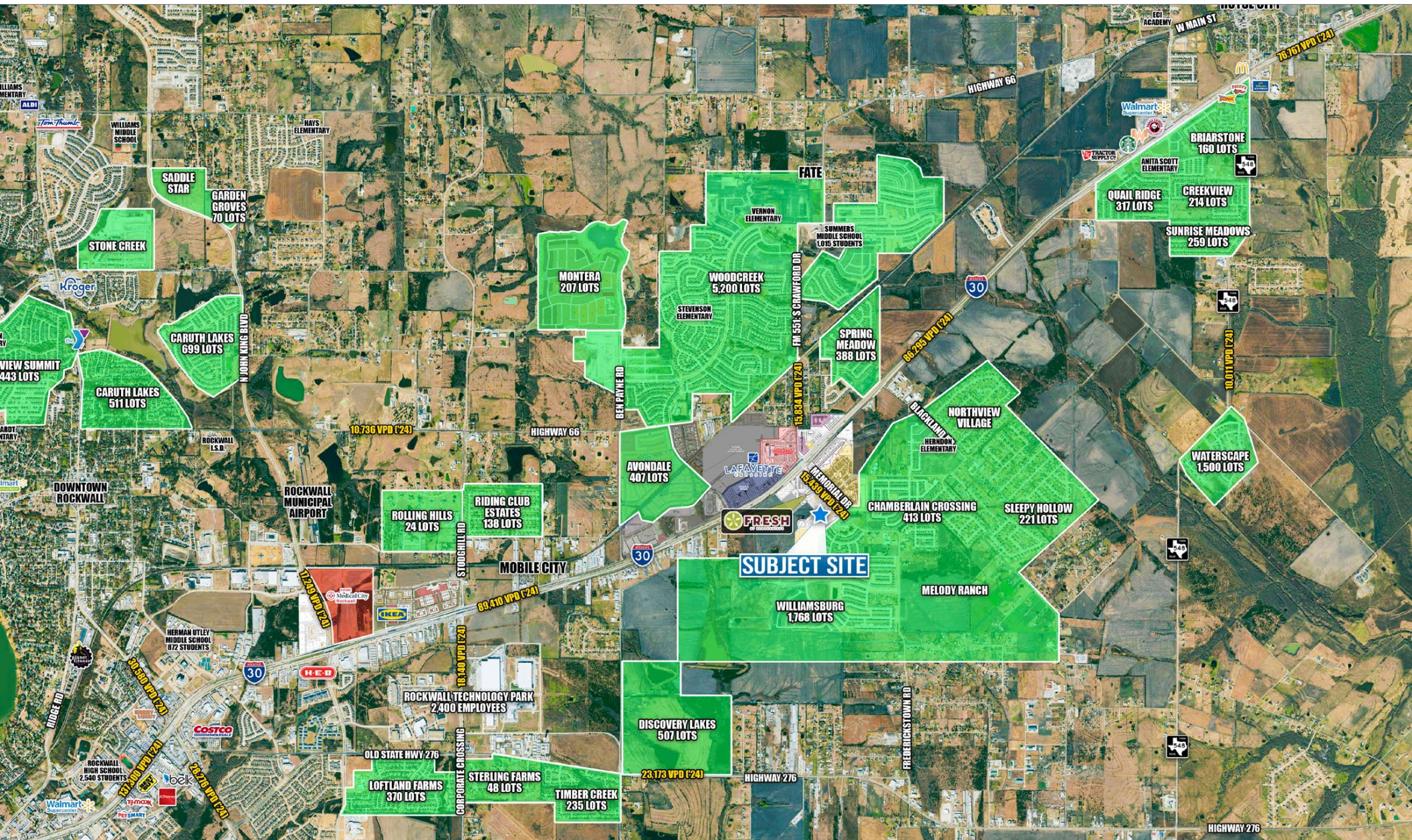
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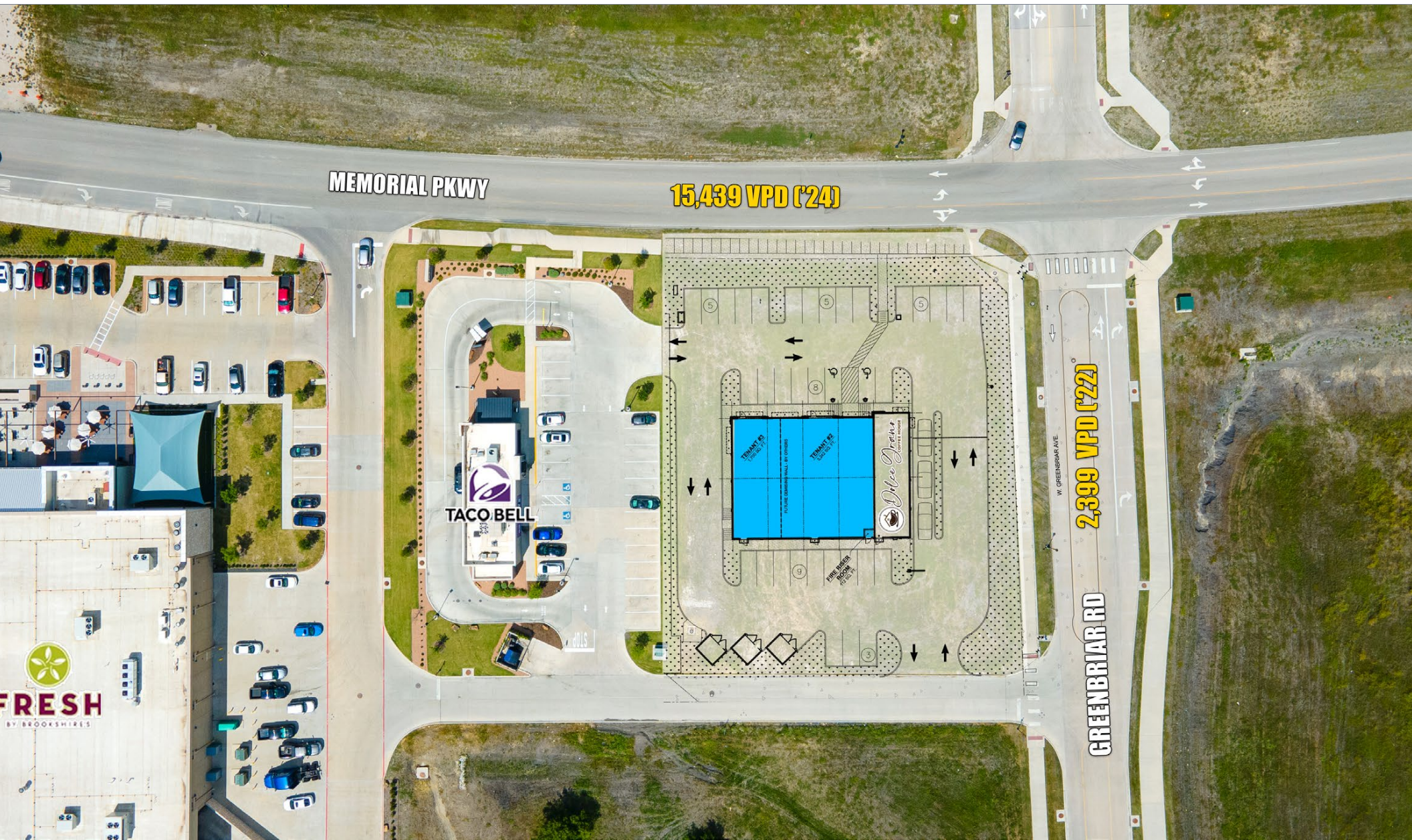
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# DEMOGRAPHIC SUMMARY

Memorial Pkwy, Roysse 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

Median Household Income



\$127,019

Average Household Income



\$39,819

Per Capita Income



\$338,404

Median Net 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



7A

**Up and Coming Families**

8,158 households

88.1% of Households



4A

**Workday Drive**

4,906 households

5.3% of Households



9E

**Retirement Communities**

305 households

3.3% of Households

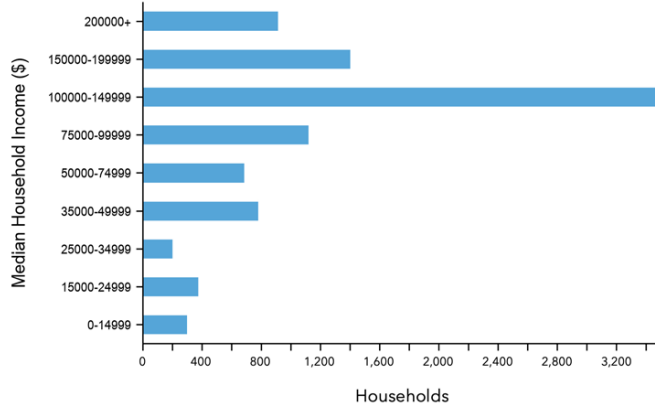
## 2023 Race and ethnicity (Esri)

The largest group: White Alone

(41.87%)  
The smallest group: Pacific Islander Alone

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

497539  
License No.

thughes@falconcompanies.com  
E-Mail

972-404-8383  
Phone

Timothy Hughes  
Designated Broker of Firm

335775  
License No.

thughes@falconcompanies.com  
E-Mail

972-404-8383  
Phone

\_\_\_\_\_  
Sales Agent / Associate's Name

\_\_\_\_\_  
License No.

\_\_\_\_\_  
E-Mail

\_\_\_\_\_  
Phone

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

\_\_\_\_\_  
Date