



Macro Aerial

I-30 & Memorial Pwky | Fate, TX 75189



Summary

- Lease Rate: Call for Pricing
- Building Size: 10,000 SF
- Available For Lease: $\pm$ 2,752 SF
- Co-Tenants: MB2 Dental, Jimmy John's, Donut shop, Black Pine Barbershop

Property Overview

- Inline space available directly adjacent to Fate Village a recently delivered Brookshire's anchored town center
- Explosive growth & demographic profile - AHHI exceeding \$100,000 in all radii with 7.0%+ annual population growth projected
- Visibility from I-30 (100,000+ VPD)

Demographics

2025 Population

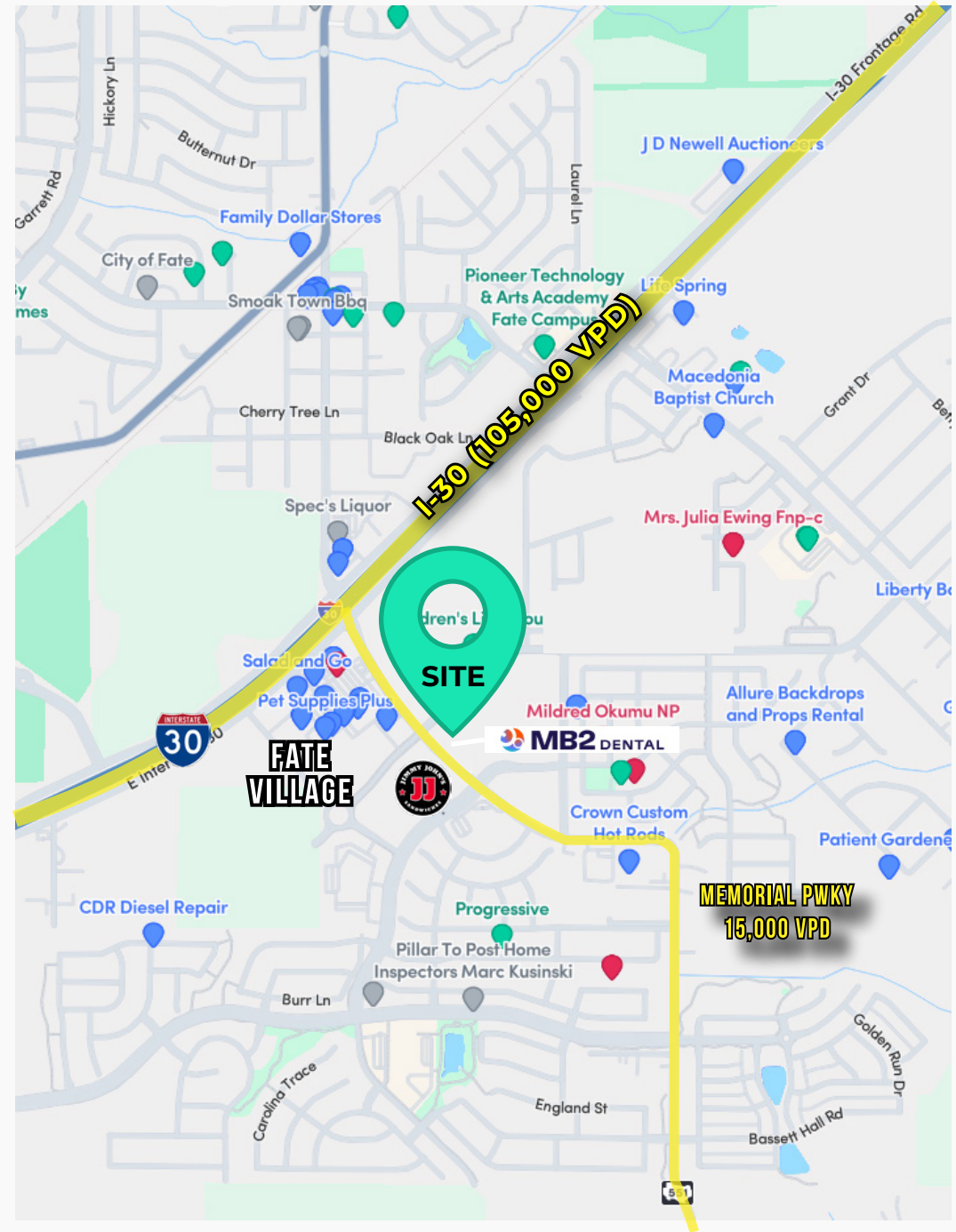
6,844 1 Mile	26,517 3 Mile	66,357 5 Mile
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2028 Projected Growth ('25-'28)

7.30% 1 Mile	7.20% 3 Mile	7.00% 5 Mile
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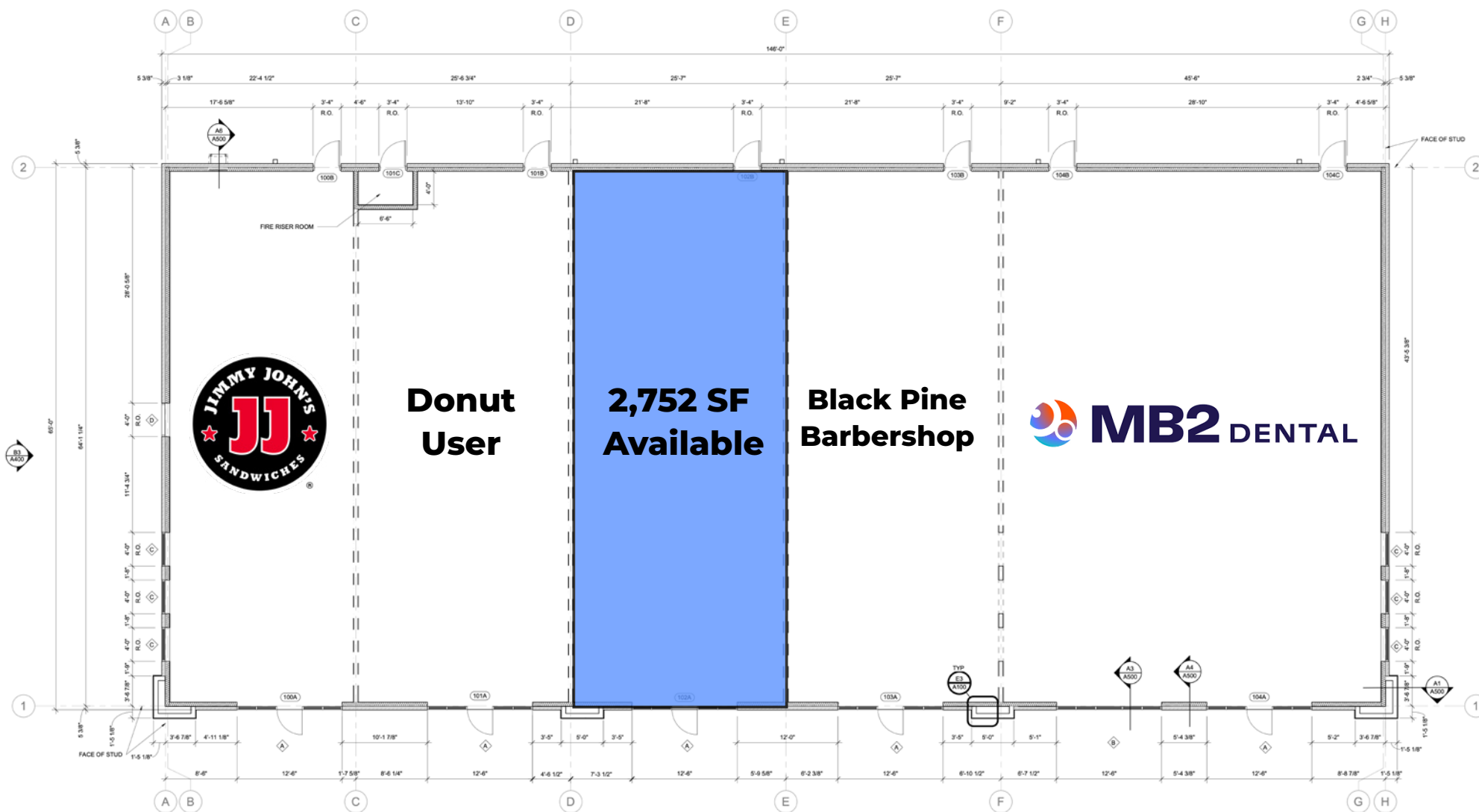
Avg. Household Income

\$106,330 1 Mile	\$120,896 3 Mile	\$117,870 5 Mile
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Floor Plan

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