

Fate Crossing

NWQ of Memorial Pkwy
& Greenbriar Rd | Fate, TX

***FATE IS THE 8TH FASTEST-GROWING
CITY IN THE UNITED STATES***



ROSE MEZA
972.833.2560
rose.meza@srsre.com

MICHAEL SARRO
214.831.0530
michael.sarro@srsre.com





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NWQ of Memorial Pkwy
& Greenbriar Rd
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Property Specifications

FOR LEASE

1,000 SF - 6,204 SF
AVAILABLE

RATE / PRICE

Contact Broker

2026 Demographic Highlights

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	12,284	39,823	83,211
2031 Projected Population	15,350	49,236	101,471
2026 Est. Daytime Population	7,852	29,032	70,658
2026 Est. Avg. Household Income	\$144,305	\$149,852	\$146,768

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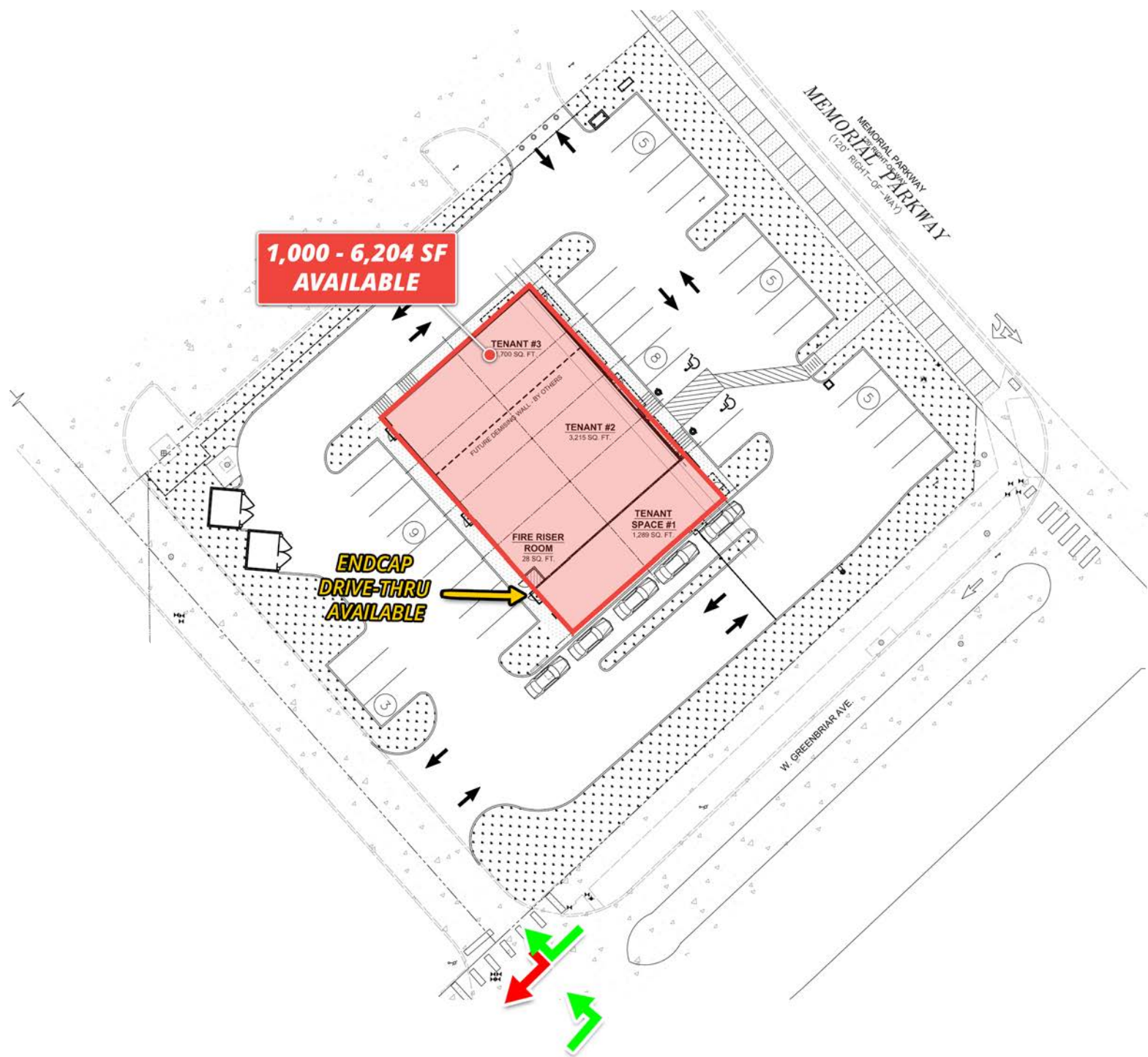


About the Property

- For Lease: 1,000 - 6,204 SF available
- Endcap drive-thru opportunity available
- 18,917 under construction & proposed residential units within 5-mile radius
- 8th fastest growing U.S. city with 11.4% annual growth rate
- 260% population increase since 2010
- Adjacent to future Fate Yards and Lafayette Crossing mixed use projects

Join These Nearby Traffic Generators







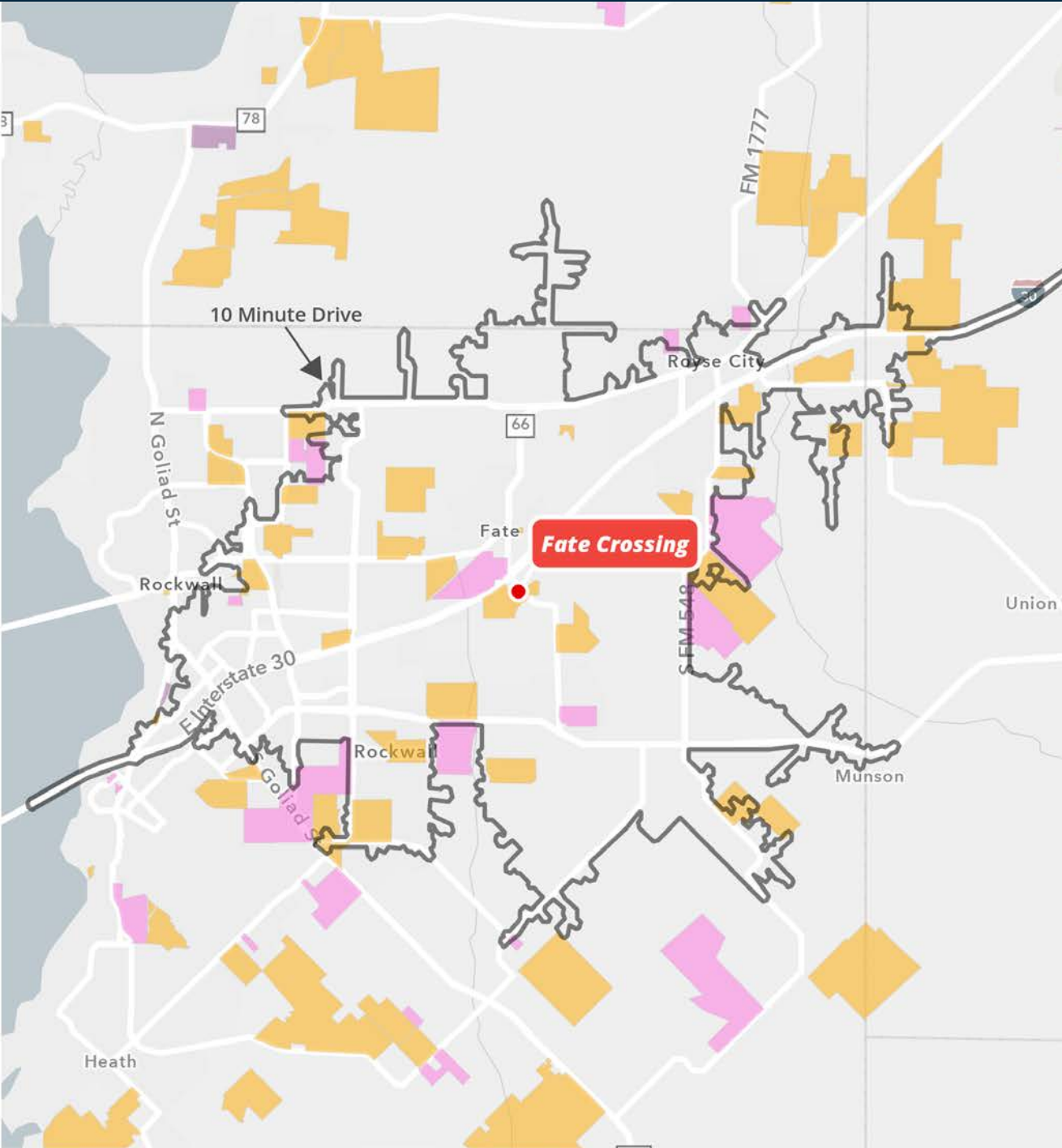
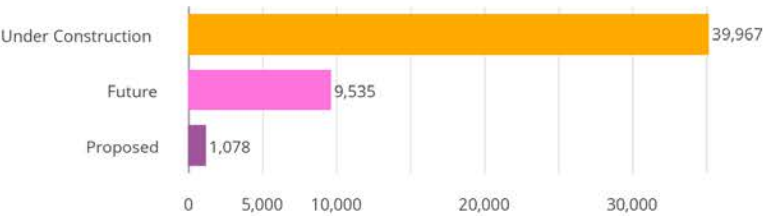


RESIDENTIAL COMMUNITIES

Name	Tot Units	Status
Elevon	5,415	Under Construction
Verandah	3,713	Under Construction
Bearpen Creek	3,440	Under Construction
Meraki	2,761	Under Construction
Triple Creek Ranch	1,866	Under Construction
Bahamas Development	1,822	Future
Horizon Lakes	1,786	Under Construction
Nicholson Ranch	1,508	Under Construction
Lafayette Crossing	1,300	Future
Clearview Ranch	1,297	Under Construction
Somerset Park	1,146	Future
Sonoma Verde	1,094	Under Construction
Creekside	1,079	Under Construction
Enclave of Bahamas	1,076	Future
Waterscape	1,000	Under Construction
Hidden Creek Estates	987	Future
Bear Creek at Grand Heritage	952	Under Construction
Edgewater	805	Under Construction
Waverly Estates	784	Under Construction
Grand Heritage West	778	Proposed
Camden Park	763	Future
LakePointe	701	Under Construction
Trails of Lavin	653	Under Construction
Monterra	650	Under Construction
Creekshaw	648	Under Construction
Hillstead Subdivision	615	Under Construction
Liberty Crossing & THs	591	Under Construction
Homestead Rockwall	566	Under Construction
Rockwall Heights	500	Under Construction
Southside Hills	484	Future
Avondale	470	Under Construction
The Terraces	456	Under Construction
Discovery Lakes	426	Under Construction
Wildwood	410	Under Construction

TOTAL 50,580

Units by Status



I-30 & Memorial Pkwy

Fate, TX



SITE

**Fate Yards
±50 AC Mixed Use Project**

**Proposed
National
Discount
Retailer**

Kroger
Opening
Summer 2027

**PET
SUPPLIES
PLUS**
**STARWOOD
CAFE**
DENTAL CARE
FATE VILLAGE
WINGSTOP
KOISHI HOUSE
RAMEN & SUSHI

brakes plus
Chick-fil-A
Wendy's
McDonald's
Starbucks

FRESH
BY BROODHILLS

**TACO
BELL**

SONIC
SPEC'S
WHICH WICH
SUPERIOR SANDWICHES
Valvoline
AutoZone

WILLIAMSBURG PKWY

MEMORIAL PKWY

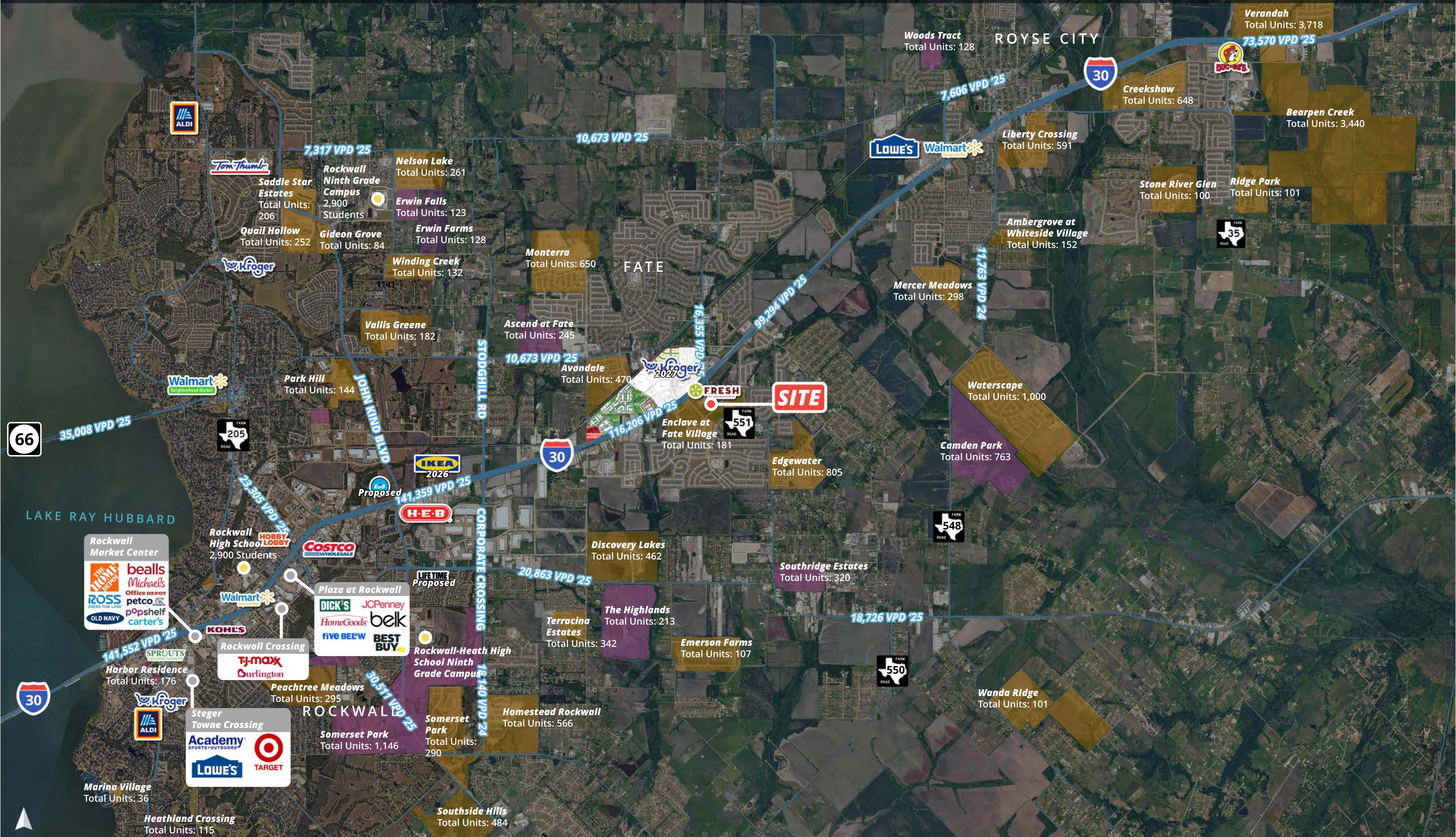
GREENBRIAR RD

116,206 VPD '25

99,294 VPD '25

16,433 VPD '25

Fate, TX





Ring of 5 Miles



\$38,529

Avg Annual Retail Spending



The average annual retail spending for this area is **14.7% higher** than the national average of **\$32,874**.

\$116,219

Median Household Income



The median household income for this area is **26.1% higher** than the national average of **\$85,893**.

\$101,183

Median Disposable Income



The median disposable income for this areas is **44.6% higher** than the national average of **\$69,988**.

ANNUAL HOUSEHOLD SPENDING



\$3,074

Apparel & Services



\$5,269

Eating Out



\$9,012

Groceries



\$9,317

Health Care

DEMOGRAPHICS

84,584

Total Population

72.1K

Total Daytime Population

36.1

Median Age

28,893

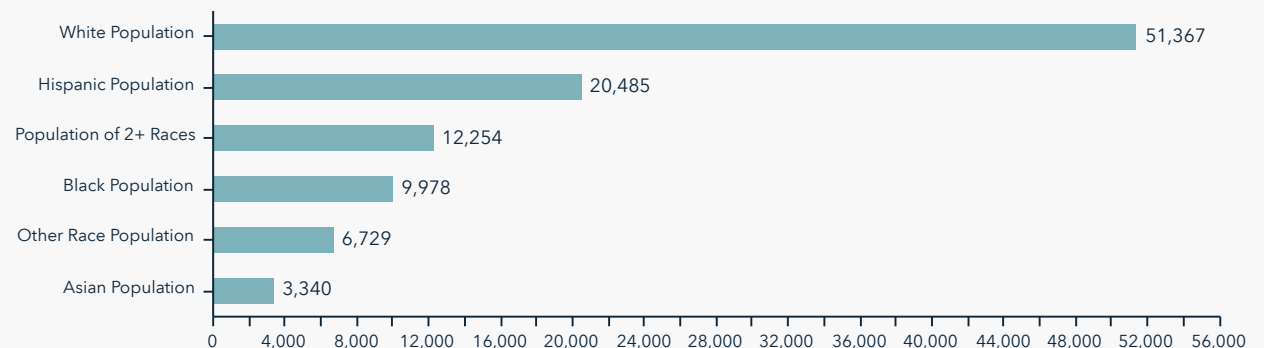
Total Households

\$146.9K

Average Household Income

15,537

Population 12 Years & Younger





Texas Real Estate Commission (2-10-2025)

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 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:

SRS Real Estate Partners-Southwest, LLC	600324-BB	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292-B	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

- 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.

Ryan Andrews Johnson		525292-B	ryan.johnson@srsre.com	214.560.3285
Licensed Supervisor of Sales Agent/Associate		License No.	Email	Phone
Rosa Lynn Meza		649984-SA	rose.meza@srsre.com	214.560.3269
Sales Agent/Associate's Name		License No.	Email	Phone
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS REAL ESTATE PARTNERS

8144 Walnut Hill Ln, Suite 1200
Dallas, TX 75231

Contact

ROSE MEZA

972.833.2560 | rose.meza@srsre.com

MICHAEL SARRO

214.831.0530 | michael.sarro@srsre.com

SRSRE.COM

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