

12446-12448 SH-205, Lavon, TX



15,500 Total SF Combined  
90% Fully HVAC-Equipped  
Investment Sale and/or Owner User  
Owner 1-Year Leaseback  
State Highway 205 Frontage

### Main Contact

#### Kevin Weable

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# 12446-12448 State Highway 205, Lavon, TX

## Property Overview

This prime investment and/or owner-user opportunity is located just outside the city limits of Lavon, TX, offering excellent potential for both operational use and income generation. The property features two well-maintained warehouses with frontage along SH-205, ensuring high visibility and accessibility. The front warehouse includes a 2,000 SF showroom with private offices and demisable walls, as well as a 7,500 SF warehouse that is fully insulated, equipped with HVAC, and includes two 12ft x 12ft grade-level doors. The rear warehouse spans 6,000 SF and is divided into three suites, with 4,500 SF benefiting from HVAC. Suites 300 and 400 each offer 1,500 SF, while Suite 100-200 encompasses 3,000 SF and can be subdivided into two 1,500 SF units, creating four distinct suites. The property offers the flexibility to operate a business in 9,500 SF, while the remaining 6,000 SF provides a valuable income-generating opportunity, with three tenants already secured within the space. Additionally, the current property owner is open to a one-year leaseback arrangement. For more information, please contact Kevin Weable.



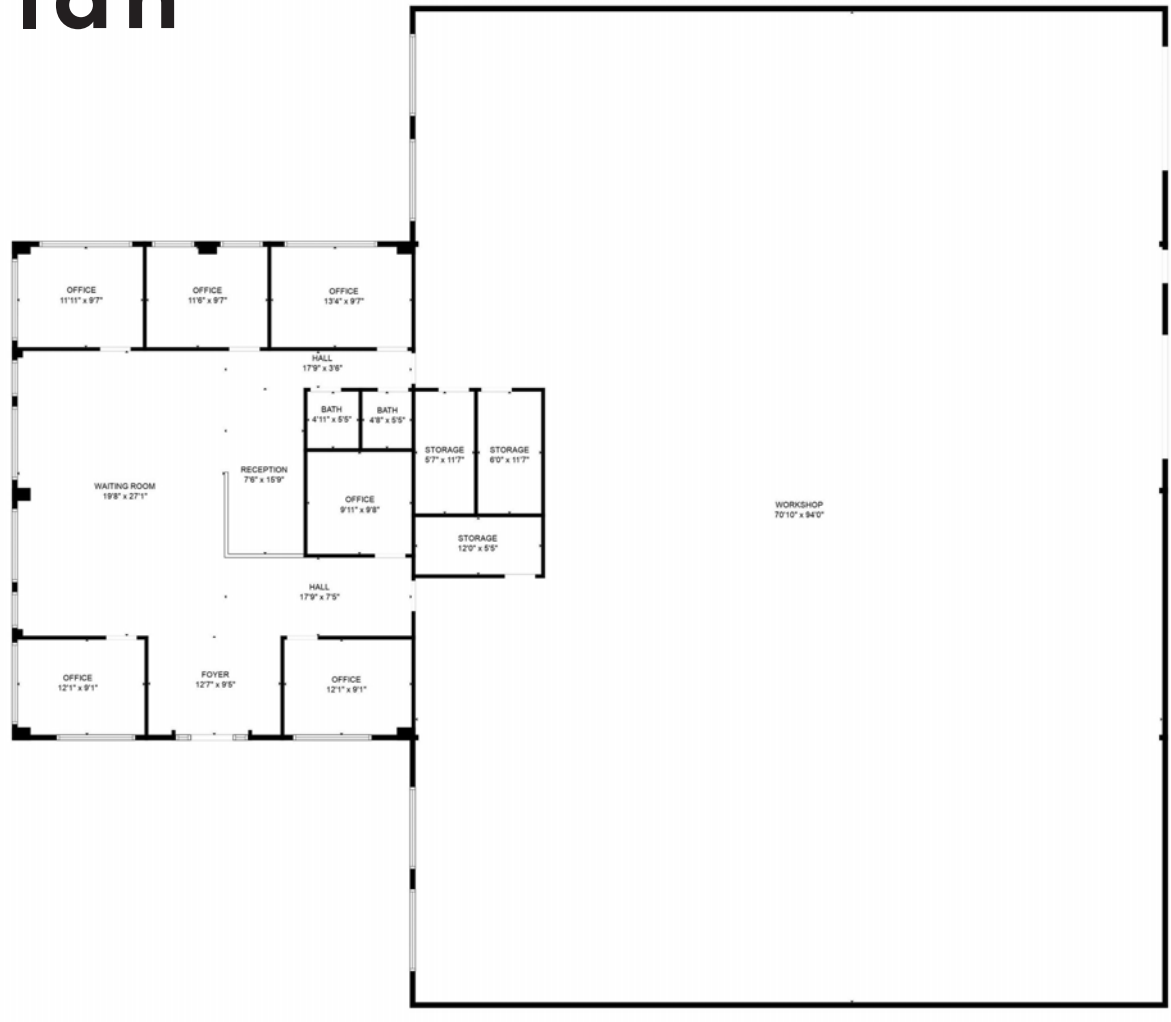


Front Flex Space



# Front Flex Space Floor Plan

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Back Warehouse

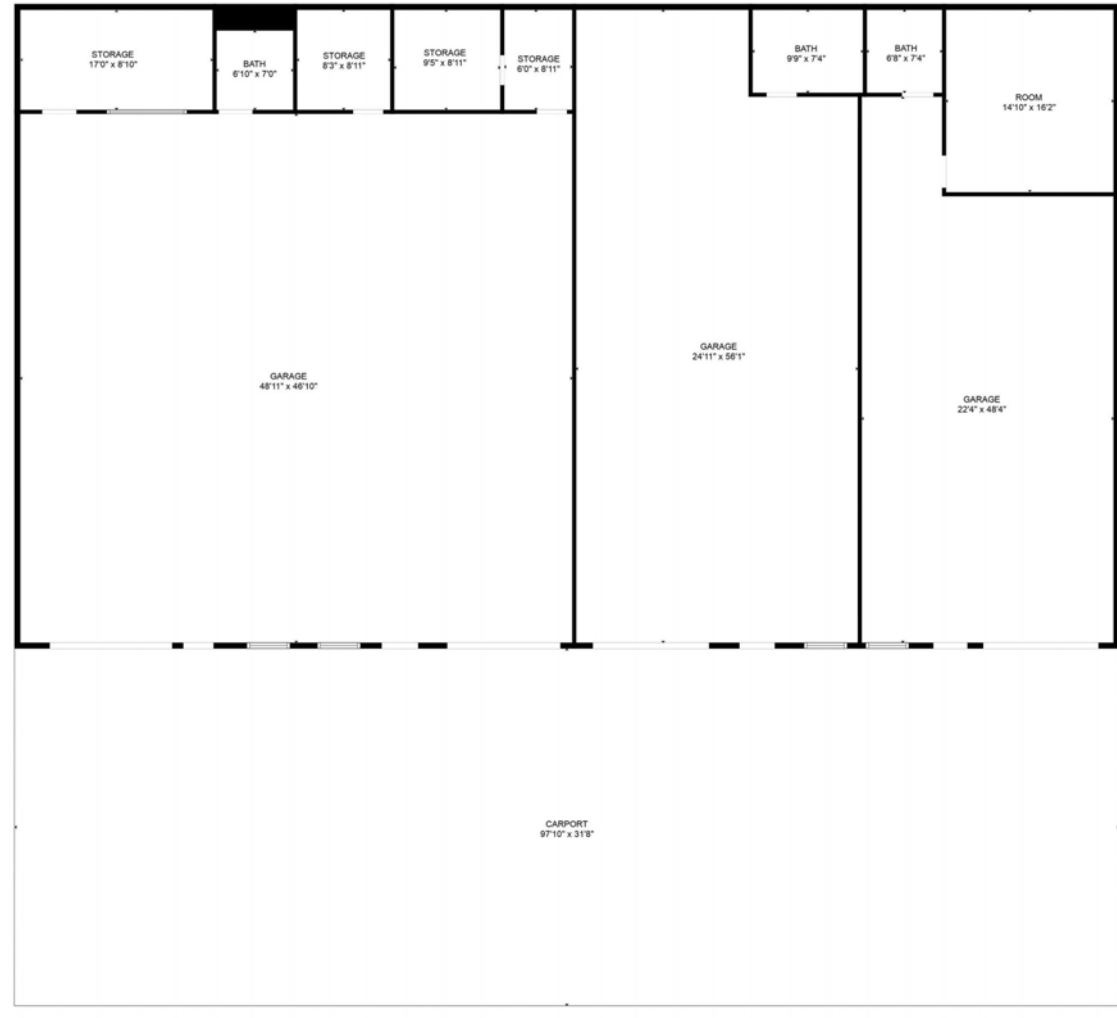


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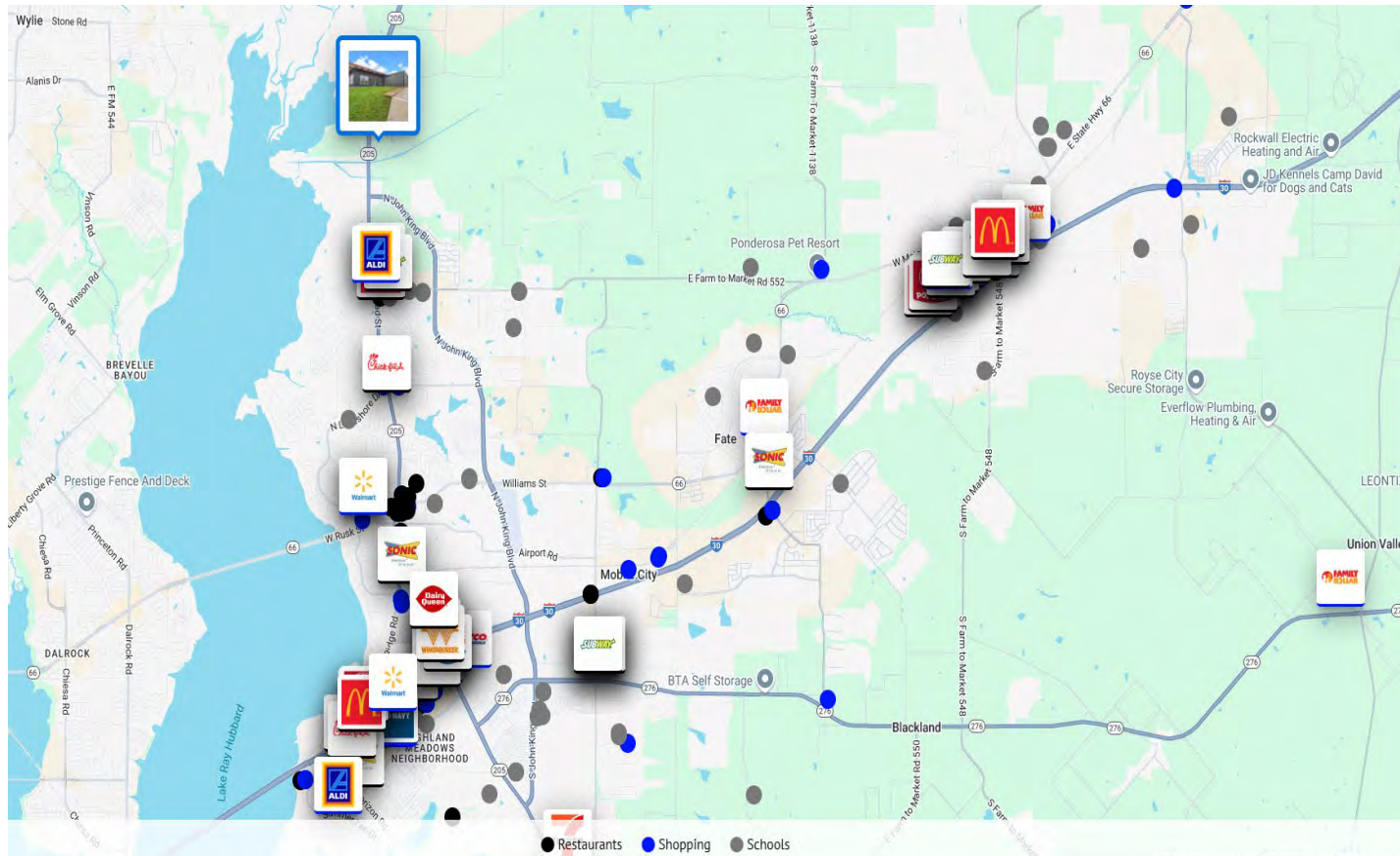


# Back Warehouse Floor Plan

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# Lavon, TX Retail Map



Frontage on SH-205



2.6 Miles from SH-78

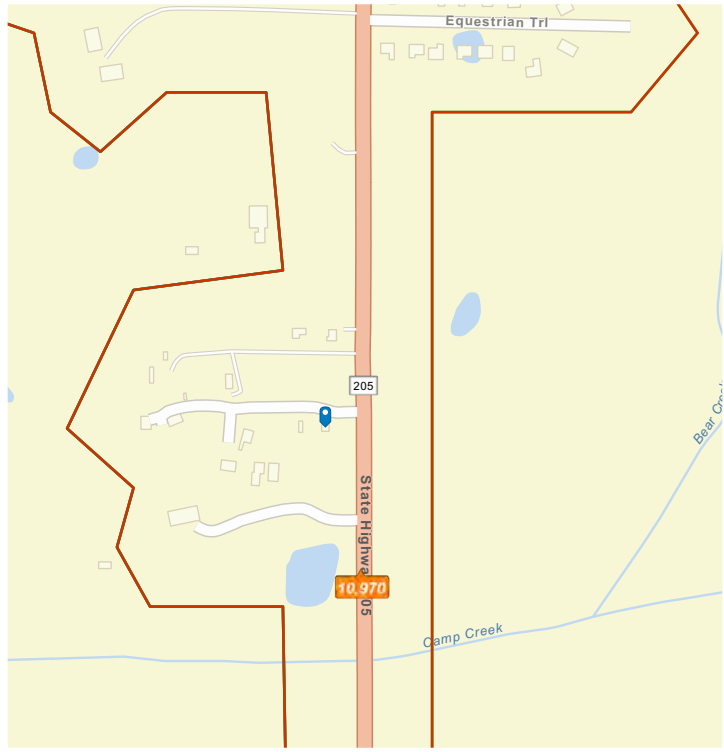
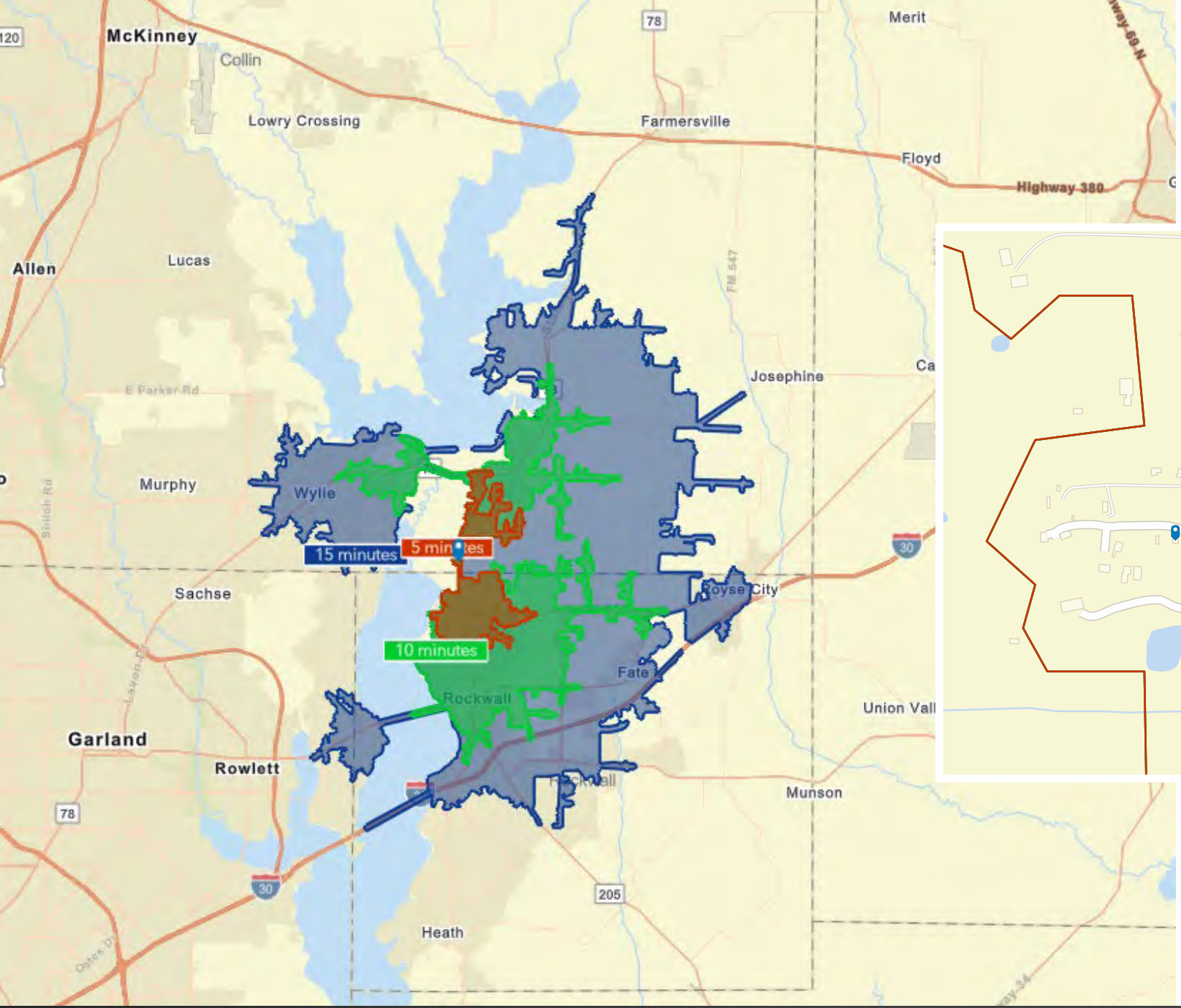


5 Miles from SH-66



7.5 Miles from I-30





## Market Profile

12446 State Highway 205, Lavon, Texas, 75166  
 Drive time: 5, 10, 15 minute radii

Latitude: 32.98747  
 Longitude: -96.46726

	5 minutes	10 minutes	15 minutes
<b>Population Summary</b>			
2010 Total Population	4,051	21,866	71,859
2020 Total Population	7,409	31,695	98,271
2020 Group Quarters	0	181	561
2024 Total Population	9,563	37,304	111,134
2024 Group Quarters	0	166	559
2029 Total Population	10,336	44,834	126,001
2024-2029 Annual Rate	1.57%	3.75%	2.54%
2024 Total Daytime Population	6,942	30,323	95,927
Workers	1,903	11,814	43,310
Residents	5,039	18,509	52,617
<b>Household Summary</b>			
2010 Households	1,341	7,481	24,336
2010 Average Household Size	3.02	2.90	2.92
2020 Total Households	2,300	10,425	33,034
2020 Average Household Size	3.22	3.02	2.96
2024 Households	3,000	12,381	37,614
2024 Average Household Size	3.19	3.00	2.94
2029 Households	3,280	15,036	42,874
2029 Average Household Size	3.15	2.97	2.93
2024-2029 Annual Rate	1.80%	3.96%	2.65%
2010 Families	1,154	6,089	19,657
2010 Average Family Size	3.28	3.24	3.27
2024 Families	2,614	10,091	29,410
2024 Average Family Size	3.46	3.35	3.35
2029 Families	2,833	12,192	33,413
2029 Average Family Size	3.44	3.32	3.35
2024-2029 Annual Rate	1.62%	3.86%	2.59%
<b>Housing Unit Summary</b>			
2000 Housing Units	599	4,455	14,784
Owner Occupied Housing Units	90.7%	78.1%	77.6%
Renter Occupied Housing Units	4.0%	15.7%	17.4%
Vacant Housing Units	5.3%	6.3%	5.0%
2010 Housing Units	1,412	7,892	25,665
Owner Occupied Housing Units	87.9%	80.2%	77.8%
Renter Occupied Housing Units	7.1%	14.5%	17.0%
Vacant Housing Units	5.0%	5.2%	5.2%
2020 Housing Units	2,441	10,976	34,763
Owner Occupied Housing Units	87.1%	80.7%	74.9%
Renter Occupied Housing Units	7.2%	14.3%	20.1%
Vacant Housing Units	5.2%	4.4%	4.8%
2024 Housing Units	3,172	12,898	39,362
Owner Occupied Housing Units	89.1%	84.2%	77.2%
Renter Occupied Housing Units	5.5%	11.8%	18.4%
Vacant Housing Units	5.4%	4.0%	4.4%
2029 Housing Units	3,424	15,720	44,862
Owner Occupied Housing Units	90.5%	84.6%	78.4%
Renter Occupied Housing Units	5.3%	11.1%	17.2%
Vacant Housing Units	4.2%	4.4%	4.4%



**111,134**

2024 Population  
15 Minutes



**\$145,449**

2024 Average HH Income  
15 Minutes



**37,614**

2024 Households  
15 Minutes



**59,159**

2024 Employees  
15 Minutes



# Property Summary

Location	12446-12448 SH-205 Lavon, TX 75166
Zoning	Outside City Limits
Total Size	15,500 SF
Front Building	9,500 SF
Back Building	6,000 SF
Acres	1.6 Acres



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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.

**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.

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 Buyer/Tenant/Seller/Landlord Initials Date