10941 & 10945 Highway 78, **Lavon, TX**

Office & Self Storage Investment Sale

7.2% Pro Forma Based Cap Rate

10,315 SF/3 Story Office/Retail Building

36,750 SF Self Storage Complex

Highway 78 Frontage, Just Off SH-205

Main Contact

Kevin Weable, CCIM
Market Director
kevin@mdcregroup.com
972.845.1663

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M&D COMMERCIAL GROUP

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Property Overview

M&D Commercial offers a high-visibility Lavon, TX investment with a 10,315 SF mixed-use building, 36,750 SF self-storage, and 7.2% pro forma cap rate.

For More Information:
Kevin Weable, CCIM | 972.845.1663

Property Overview

M&D Commercial is pleased to offer a prime investment opportunity in the growing market of Lavon, TX. This unique asset features a 10,315 SF three-story office/retail building along with an adjacent 36,750 SF self-storage facility. With a pro forma cap rate of 7.2%, the property provides significant upside potential through lease-up and operational optimization based on market rents and vacancy assumptions.

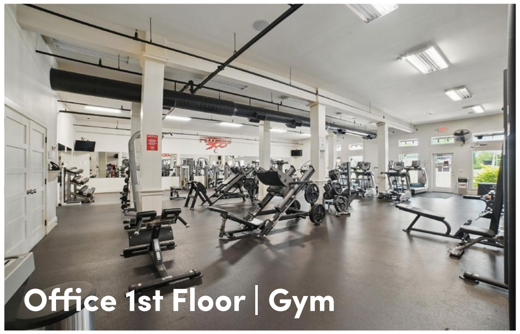
The office/retail building is well-positioned for mixed-use tenancy. The ground floor is currently operated by the owner as a fully equipped fitness center, with all equipment and inventory to convey with the sale—allowing for immediate business continuity or re-tenanting. The second floor is configured as standard office space, currently owner-occupied. The third floor is built out as a luxury residential unit, offering flexibility for conversion to retail, professional office, or continued residential use.

The self-storage component, situated directly behind the main building, enhances the investment's income diversity and resilience. This facility benefits from the continued demand for storage in fast-growing suburban markets.

Strategically located on Highway 78 with exposure to over 22,113 vehicles per day and just off the intersection with State Highway 205, the property offers exceptional visibility and accessibility—factors that will drive tenant demand and long-term value. This property is well-suited for an investor or owner-user seeking to capitalize on future leasing potential in a high-growth corridor.

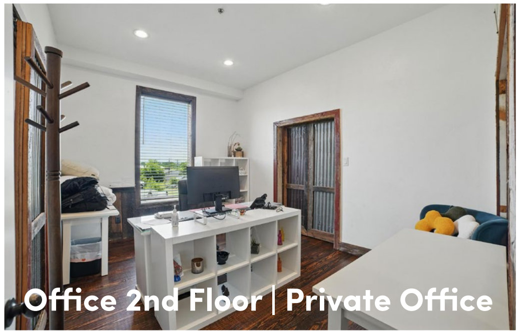
Address	10941 & 10945 Highway 78 Lavon, TX 75166
Office/Retail	10,315 SF
Self Storage	36,750 SF
Acreage	6.98 Acres
Zoning	Outside City Limits
Cap Rate	7.14% Pro Forma

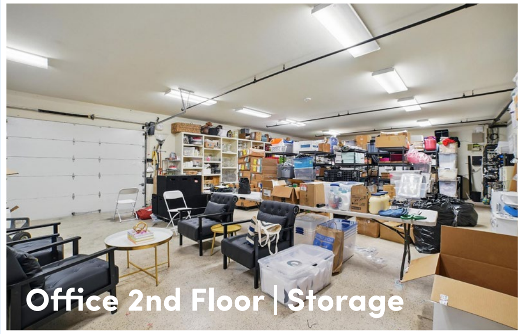
For More Information:
Kevin Weable, CCIM | 972.845.1663

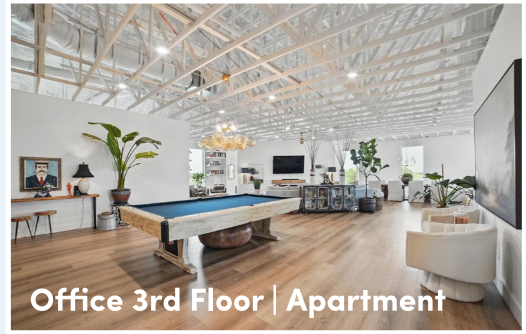

Office 1st Floor | Gym

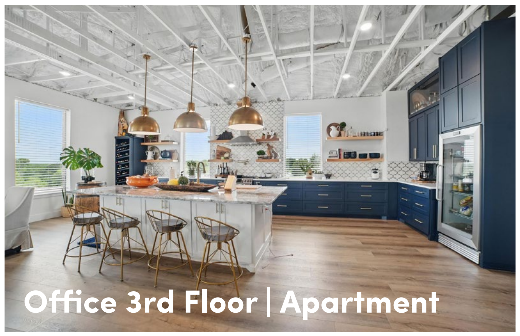

Office 2nd Floor | Kitchen

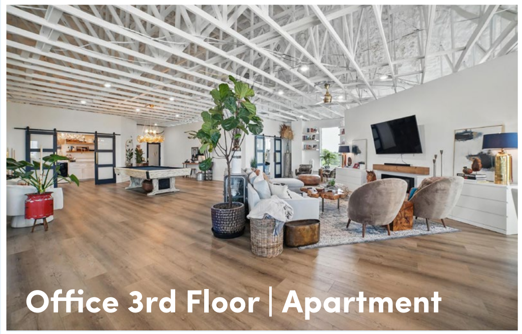

Office 2nd Floor | Misc. Space


Office 2nd Floor | Private Office


Office 2nd Floor | Storage


Office 3rd Floor | Apartment


Office 3rd Floor | Apartment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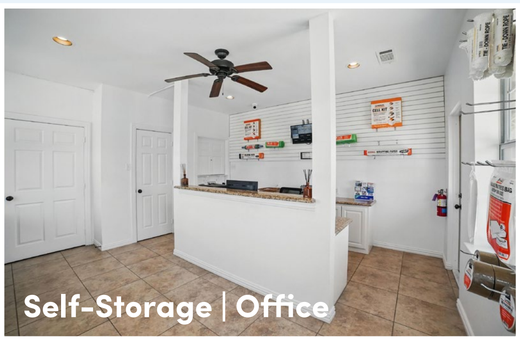
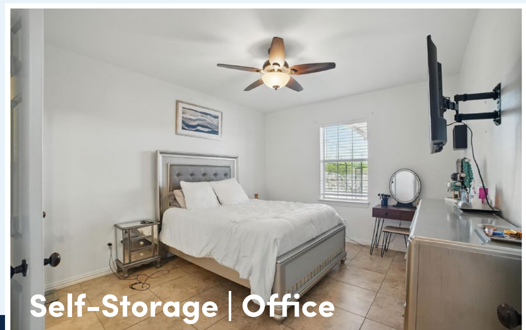

Self-Storage | Office


Self-Storage | Office


Self-Storage | Office

For More Information:
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Property Highlights

Office/Retail Building

Self Storage Complex

Outside of City Limits

6.98 Acres

Highway 78 Frontage

±19 Total Parking Spaces

Room for Additonal Parking

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Investment Overview

This dual-income, value-add opportunity in high-growth Lavon, TX offers a projected 7.2% cap rate with upside potential, excellent visibility, and flexible investment options across a mixed-use property with expansion potential.

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Highlights | Mixed-Use Investment

Attractive Pro Forma Cap Rate
Projected 7.2% cap rate with upside potential through lease-up and alignment with market rents and vacancy improvements.

Dual-Income Asset
Combines a mixed-use office/retail building and a self-storage facility, diversifying revenue streams and enhancing risk resilience.

Significant Value-Add Opportunity
Potential to optimize underutilized spaces, re-tenant current owner-occupied areas, and increase NOI through more efficient operations.

High-Growth Market
Located in Lavon, TX – a rapidly expanding suburban area near D[illegible] population and cor[illegible]man[illegible] fueling long-term rental appreciation.

Excellent Location & Visibility
Prime frontage on Highway 78, with exposure to 22,113 vehicles/da[illegible]ate High[illegible]rferi[illegible]uperior accessibility and visibility.

Owner-User or Pure Investor Appeal
Flexible asset structure allows for partial or full occupancy by an in[illegible] full le[illegible]ncome, depending on investment strategy.

Expansion or Redevelopment Potential
Large site footprint and mixed-use zoning could allow for future p[illegible]ansion or re[illegible]uration to meet market [illegible]

For More Information:
Kevin Weable, CCIM | 972.845.1663

Scan to View Investment Financials

Provided within the QR code is a complete financial anlysis that displays a 10-year cash flow analysis for both buildings and pro forma analysis.

Contact Kevin Weable for additional information.

bitly

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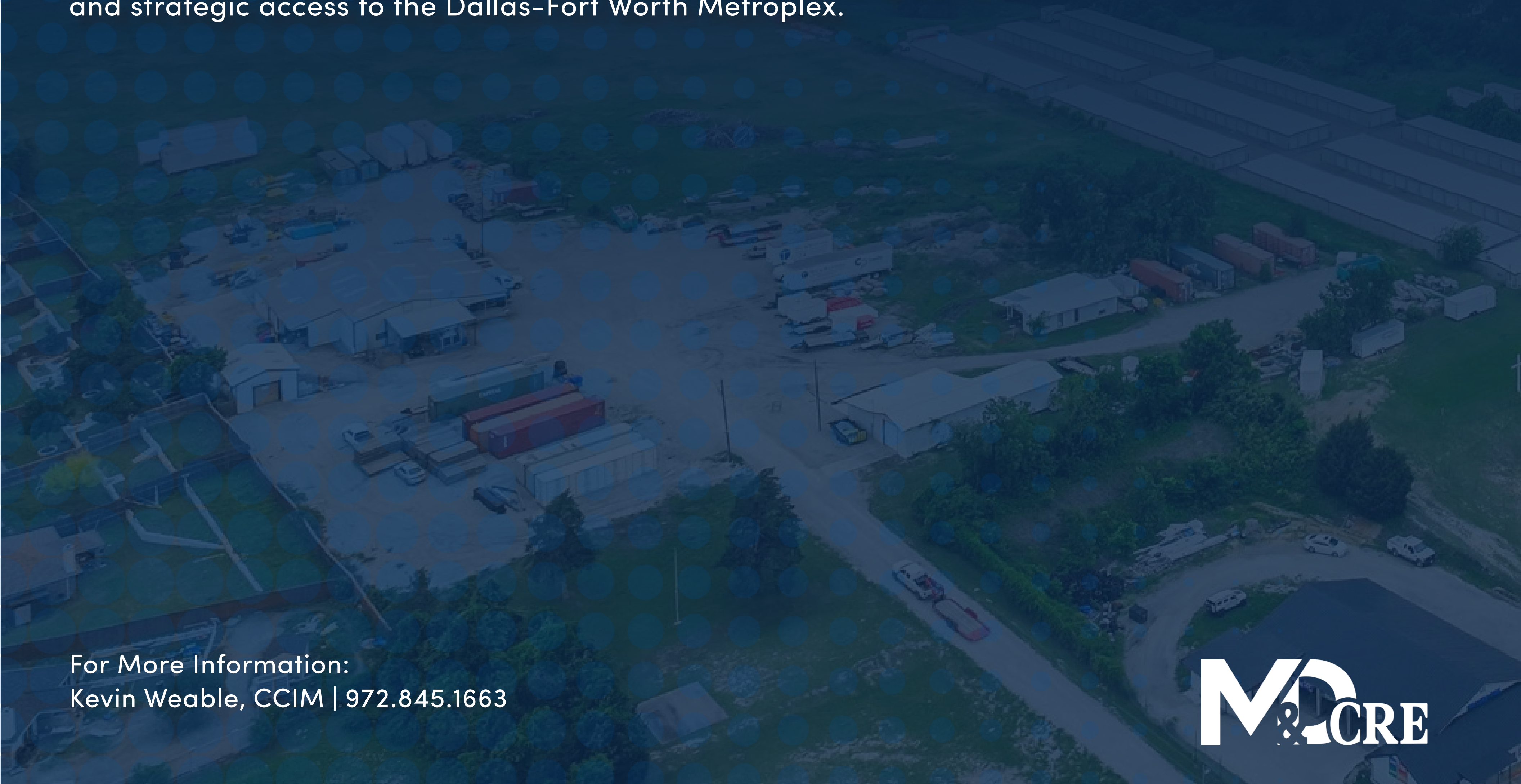
Location Overview

Lavon, TX, a rapidly growing suburb in Collin County, offers commercial real estate investors strong fundamentals, rising demand, and strategic access to the Dallas-Fort Worth Metroplex.



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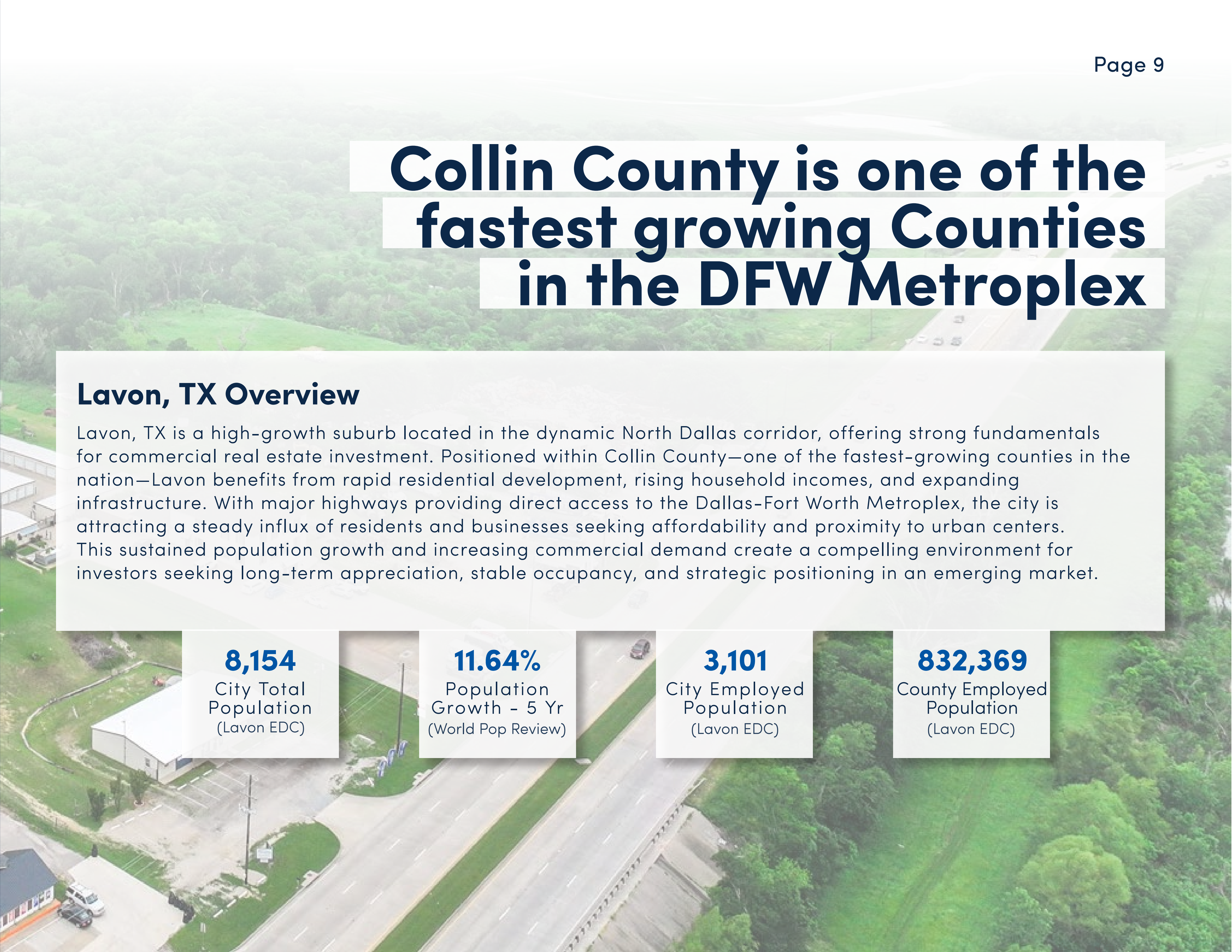

Collin County is one of the fastest growing Counties in the DFW Metroplex

Lavon, TX Overview

Lavon, TX is a high-growth suburb located in the dynamic North Dallas corridor, offering strong fundamentals for commercial real estate investment. Positioned within Collin County—one of the fastest-growing counties in the nation—Lavon benefits from rapid residential development, rising household incomes, and expanding infrastructure. With major highways providing direct access to the Dallas-Fort Worth Metroplex, the city is attracting a steady influx of residents and businesses seeking affordability and proximity to urban centers. This sustained population growth and increasing commercial demand create a compelling environment for investors seeking long-term appreciation, stable occupancy, and strategic positioning in an emerging market.

8,154
City Total Population
(Lavon EDC)

11.64%
Population Growth - 5 Yr
(World Pop Review)

3,101
City Employed Population
(Lavon EDC)

832,369
County Employed Population
(Lavon EDC)

For More Information:
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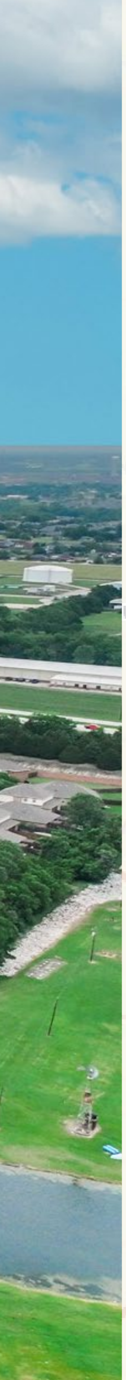

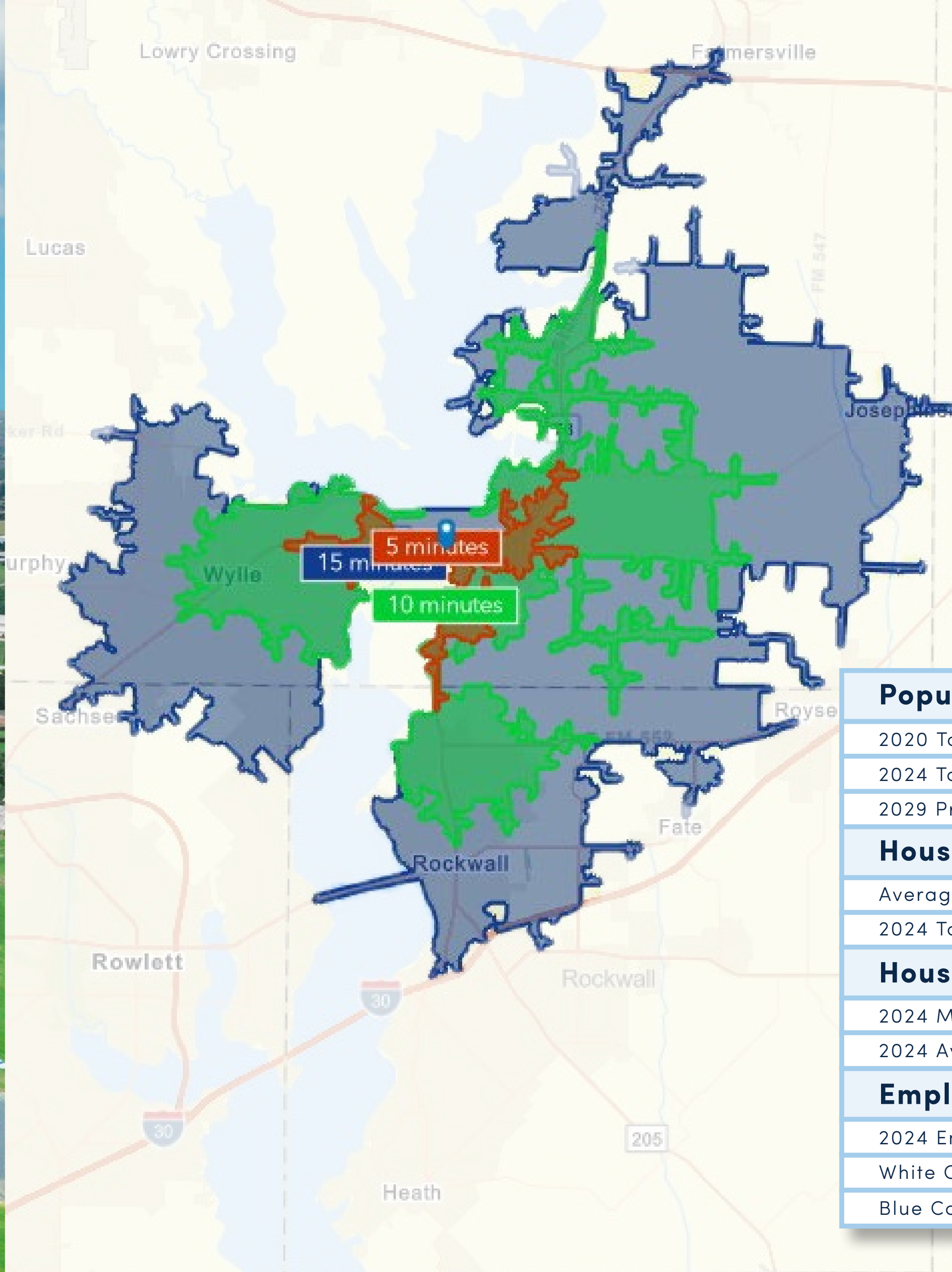

LAVON EDC

Population	5 Min	10 Min	15 Min
2020 Total Population	5,099	35,303	107,182
2024 Total Population	7,280	42,111	123,663
2029 Projected Total Population	11,484	50,301	137,952
Households	**5 Min**	**10 Min**	**15 Min**
Average HH Size	3.10	3.10	3.05
2024 Total Daytime Population	4,424	29,913	97,989
Housing Units	**5 Min**	**10 Min**	**15 Min**
2024 Median HH Income	$112,081	$122,380	$120,561
2024 Average HH Income	$137,354	$153,422	$151,679
Employment	**5 Min**	**10 Min**	**15 Min**
2024 Employed Population	4,054	22,252	64,855
White Collar	65.5%	67.7%	71.3%
Blue Collar	18.3%	16.9%	15.9%

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2-10-2025

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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. **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:
- 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.

	License No.	Email	Phone
M&D CRE,LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010586	danny@mdregroup.com	(972) 772-6025
Danny Perez Designated Broker of Firm	0656355	danny@mdregroup.com	(972) 772-6025
Danny Perez Licensed Supervisor of Sales Agent/ Associate	0656355	danny@mdregroup.com	(972) 772-6025
Kevin Weable Sales Agent/Associate's Name	0689810	kevin@mdcregroup.com	972-845-1663

Buyer/Tenant/Seller/Landlord Initials Date