



# TISON SHORES



**BRYAN HAGGARD**  
LAND GROUP

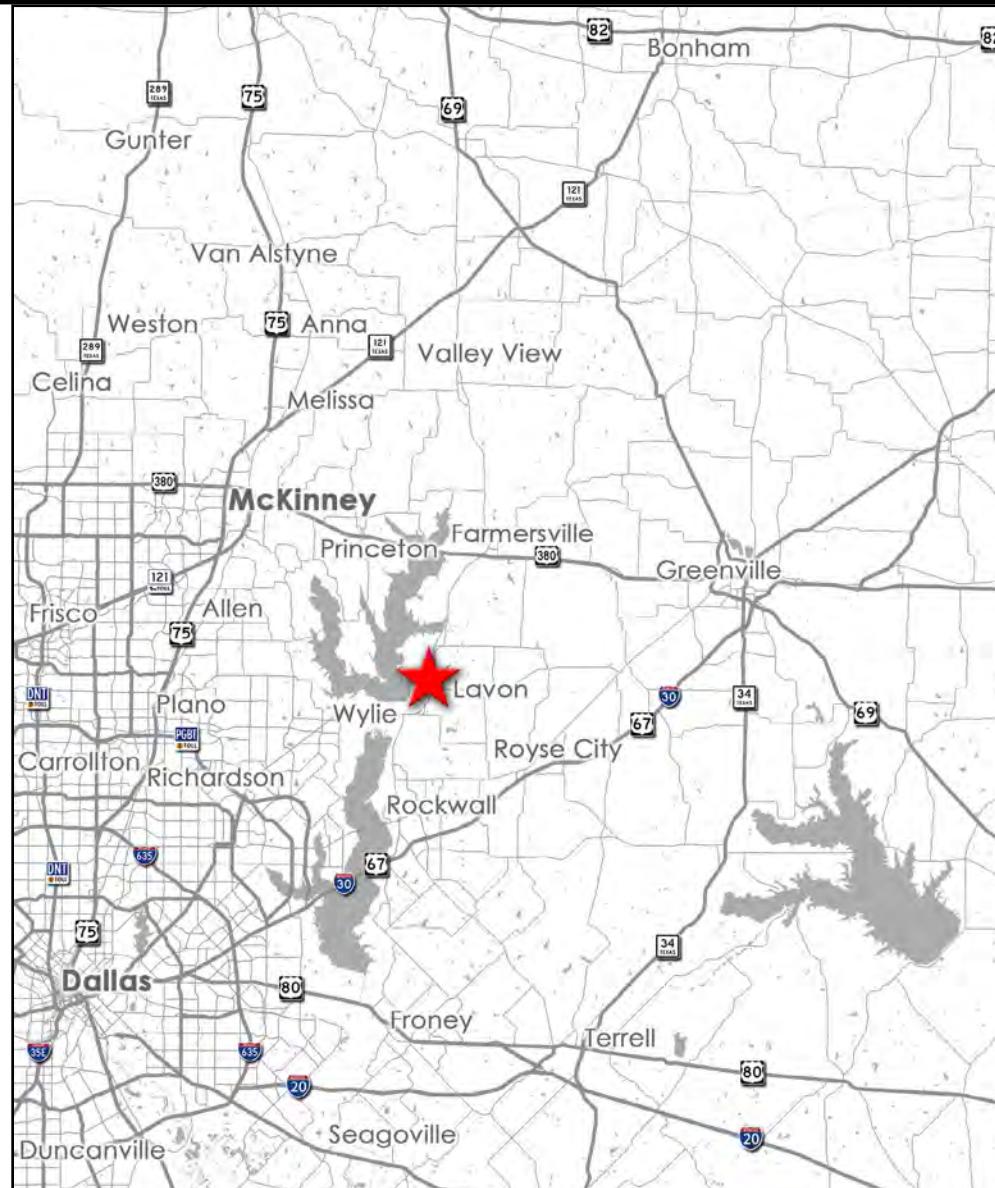
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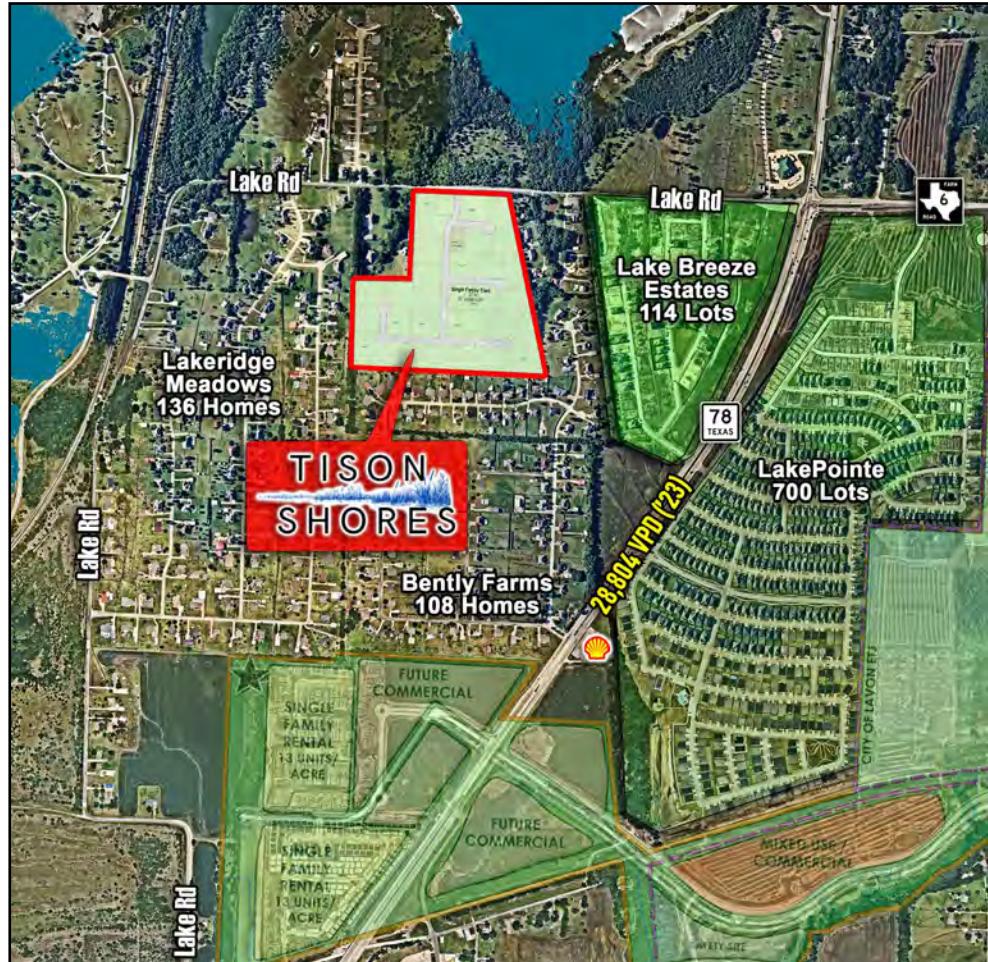
Welcome to **TISON SHORES**, an expansive ±37-acre tract located in the rapidly growing **Lavon ETJ**, just moments from the scenic shores of **Lake Lavon**. Perfectly positioned for single-family residential development, this prime land offers future residents both luxury and convenience, all within one of the most desirable areas in Collin County. The site is currently designated for "Existing Neighborhood" in the future land use plan, presenting a ready-to-build canvas for estate lot development or a high-end community enclave.

Strategically located **less than half a mile from Highway 78**, and just **0.6 miles from Lake Lavon**, Tison Shores offers exceptional accessibility. The tract features crucial infrastructure with a **12" water line already in place along Lake Road** (Bear Creek SUD). Surrounded by established luxury developments on three sides, the property also boasts a stunning **4,200-square-foot home with breathtaking views of the lake**.

Demographic and market fundamentals further solidify Tison Ranch as a prime investment. Within three miles of the site, the area has experienced an annual **population growth rate of 10.96% from 2020 to 2024**, with growth projections expected to continue at 9.66% through 2029. Average household incomes reach \$153,868, with close to 10,000 homes within a five-mile radius. The tract is also ideally positioned near top tier retail amenities along Hwy 78.

Tison Shores location offers exceptional proximity to major metropolitan areas, including just **16 miles to Plano, 37 miles to Frisco, and 32 miles to downtown Dallas**, making it an attractive proposition for single-family developers seeking to capitalize on strong market demand, solid infrastructure, and a high-end residential environment. Seize the opportunity to bring your vision to life at Tison Shores—an investment in one of North Texas' fastest-growing and most desirable regions.





## 5 MILE DEMOGRAPHIC SNAPSHOT

2024 Population	2029 Proj. Pop.	Households	Avg HH Income
25,296	33,731	8,425	\$141,306

### AVAILABLE:

±37 Acres

### PRICE:

Call for Pricing

### FUTURE LAND USE:

Existing Neighborhood

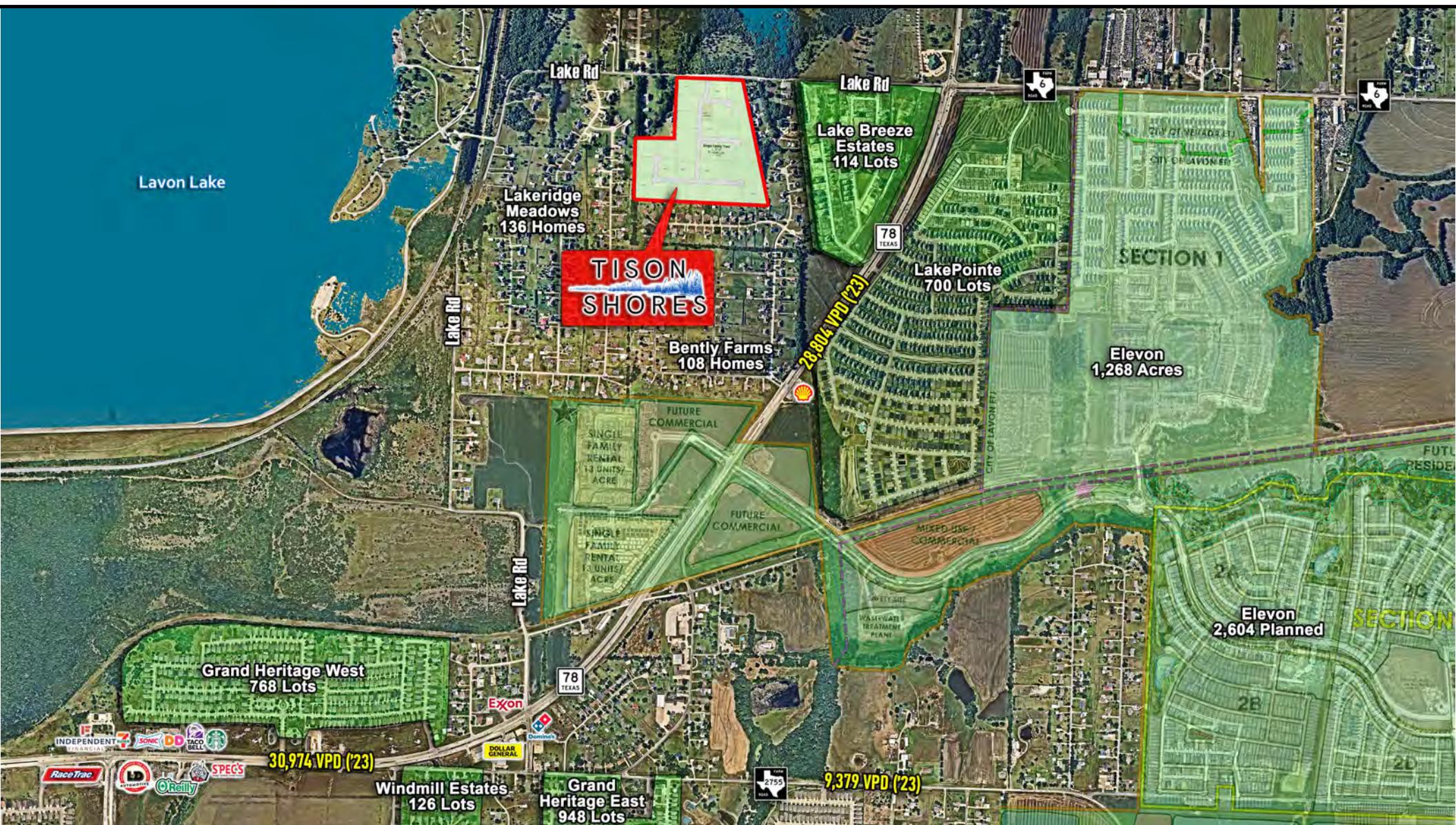
### HIGHLIGHTS:

- 12" Water on Lake Rd., Bear Creek SUD, Gravity Sewer at Hwy 78 and Lake Rd.
- Community ISD
- Less than 1/2 of a mile to Highway 78 and .6 miles to the Lake
- Existing 4,200 Square Foot Home on Site with views of the Lake
- Excellent opportunity for an Estate Lot Development
- Surrounded by established Luxury Estate Developments on the South, East and West boundaries of the tract
- Annual population growth rate of 10.96% from 2020-2024 within 3 miles of the Site
- Estimated annual growth projections continue at 9.66% from 2024-2029
- Average HH income of \$153,868 and close to 10,000 Homes within 5 Miles
- Average HH size is 3.09
- 2,788 Single Family lots have been platted since September 2022
- 44 miles to DFW Airport
- 16 miles to Plano
- 38 miles to Love Field Airport
- 32 miles to Downtown Dallas



# TISON SHORES

±37 Acres for Sale  
486 Lake Road  
Lavon, TX 75166



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**JOSH BRYAN**  
[Josh@JoshBryanRealEstate.com](mailto:Josh@JoshBryanRealEstate.com)  
P: 972-265-9609

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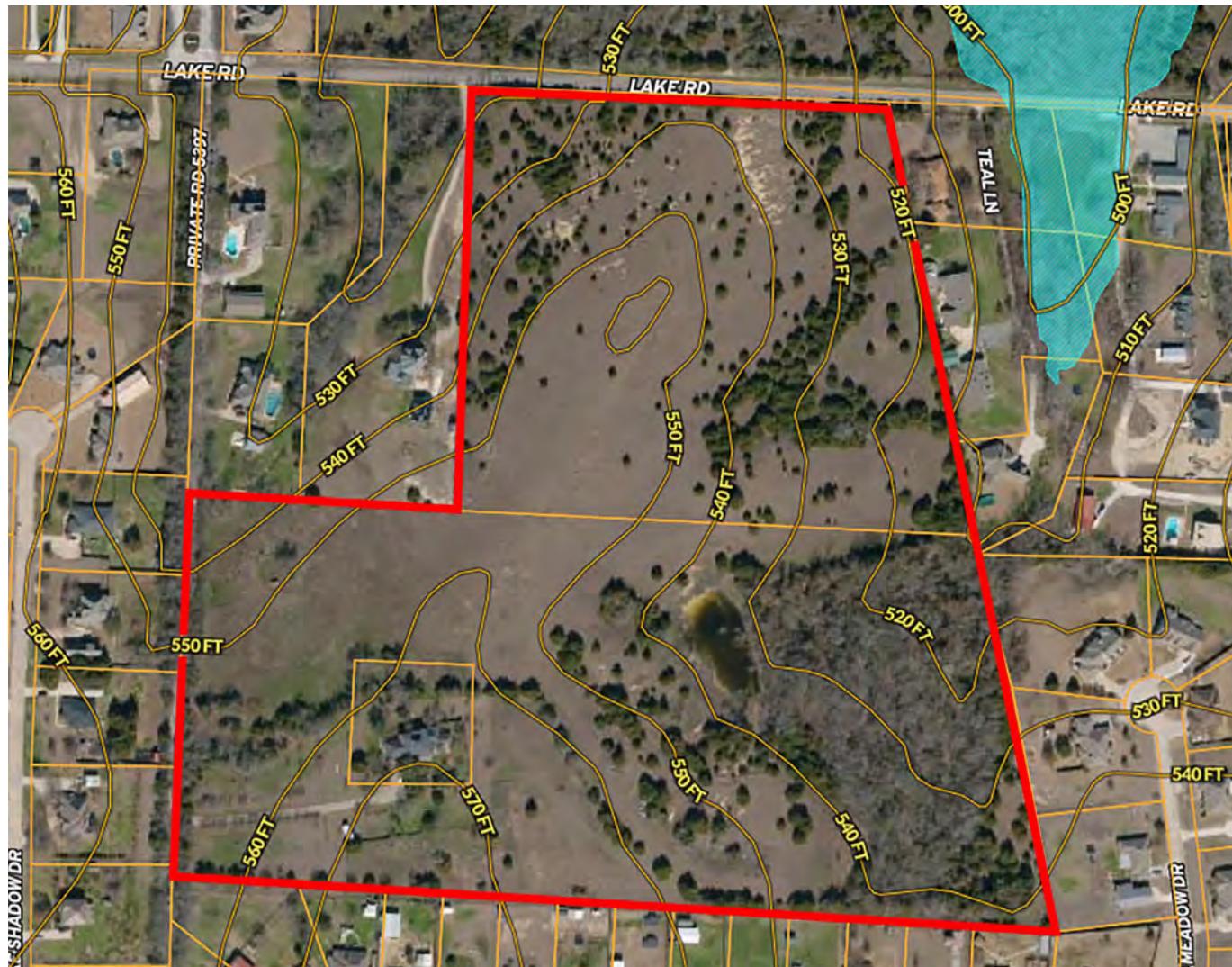
**CONCEPT PLAN**



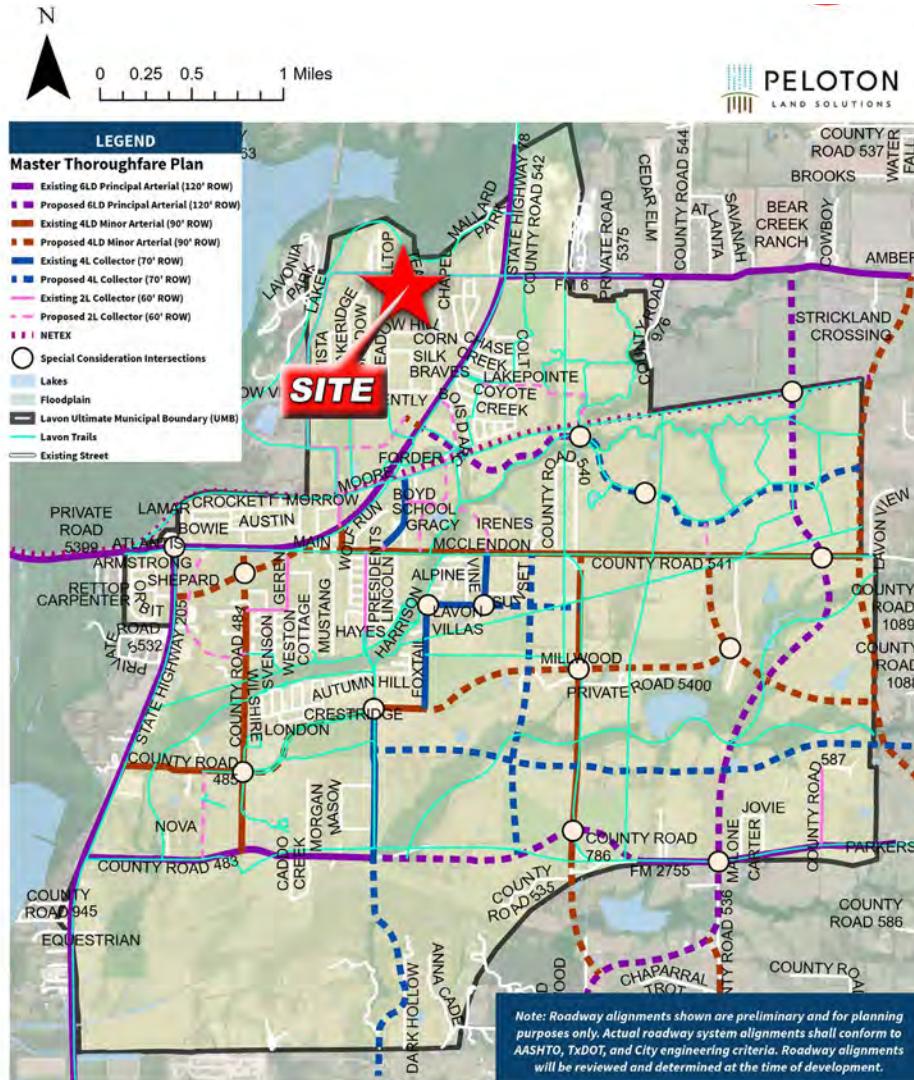
**CONCEPT PLAN**



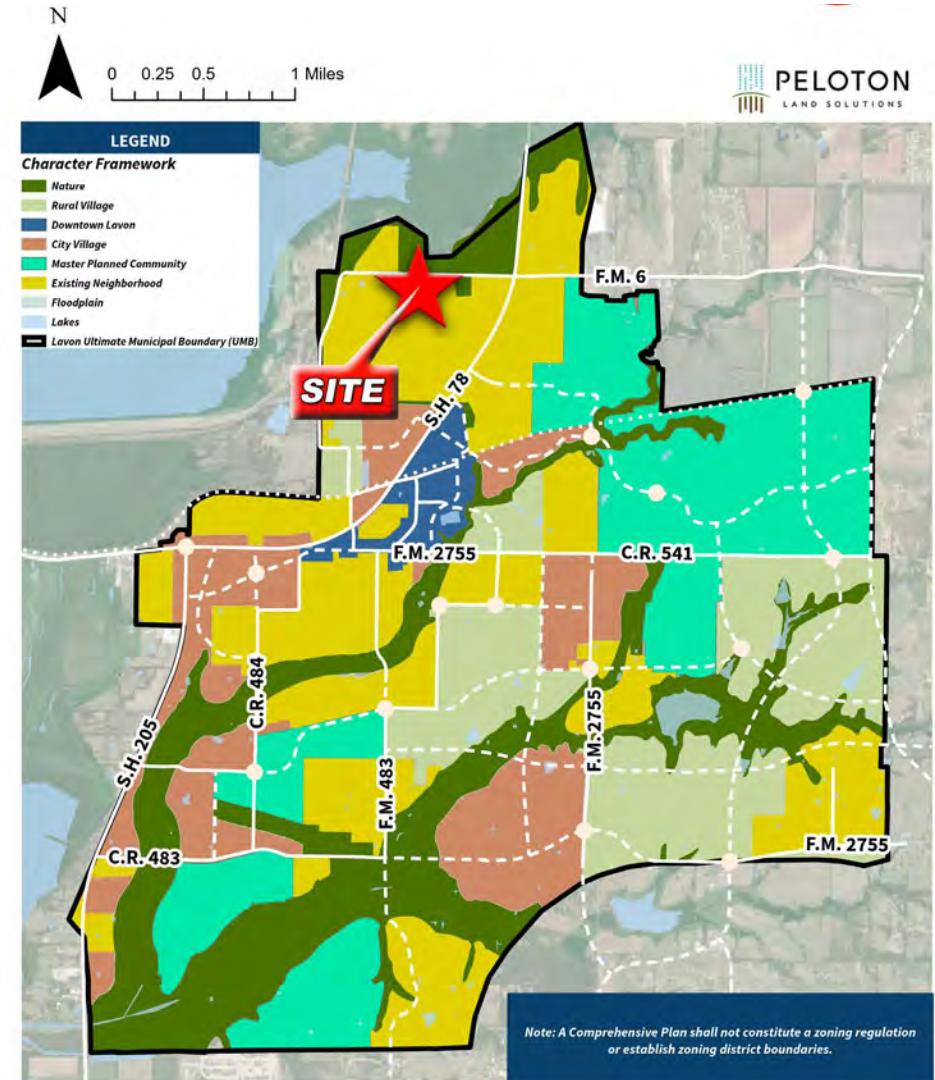
**CONTOUR MAP**



**MASTER THOROUGHFARE PLAN**



**FUTURE LAND USE PLAN**



## **NEW 1,000-HOME COMMUNITY PLANNED ON 540 ACRES NORTH OF ROCKWALL**

Provident Realty Advisors is planning a big master-planned community with about 1,000 single-family homes on 540 acres north of Rockwall.

The Dallas-based once of Trez Capital provided a \$24 million loan to Provident to develop 281 single-family lots in phase one of the community, called "Hillstead."

Upon completion, Hillstead, in Lavon, will have roughly 1,000 single-family homes, according to a news release from Vancouver-based Trez Capital. Lot sizes in Hillstead will range from 40 to 70 feet.

The phase one lots are expected to be delivered in late spring/early summer of 2024.

Hillstead's builder lineup includes Perry Homes, Drees Homes, Highland Homes and American Legend Homes.

This deal marks Trez Capital's fifth financing to Dallas-based Provident.

"Provident Realty Advisors is thrilled to team yet again with Trez Capital as one of our capital partners in the land development space," Rylan Yowell, the managing director of Master-planned Communities at Provident, said in a prepared statement. "In this tough lending environment, we're pleased that Trez Capital understood the potential of this tract of land with its strong schools and proximity to Rockwall."

Funding for developments like this — and almost all real estate projects — is getting much harder to come by, John Hutchinson, the newly named co-CEO of Trez Capital told the Dallas Business Journal in a recent interview. Hutchinson is based in Trez's Dallas office.

While the bank lending crunch is making loans for lot development and homebuilders difficult to pencil, homebuyer demand remains strong, Hutchinson said.

"Home sales are very good here in Texas," he said. "Builders are selling homes. They're buying down mortgages in many cases for their homebuyers who want to get into the homes with a lower interest rate. But we have a shortage of housing in Texas, which is, I think, getting worse instead of better since housing construction slowed down."

Hillstead complements the "lake life," sitting in between Lavon Lake and Lake Ray Hubbard, providing residents with amenities catered to recreational living, Yowell said. The community will offer a variety of



outdoor and indoor activities including a clubhouse, a pool, hiking and biking trails, pocket parks and scenic lookouts.

The property for Hillstead is located just off Highway 205 in the Wylie Independent School District.

The master-planned community will provide easy access to job centers via I-30 to the south and highway 78 to the north, and close to shopping in Rockwall, said Grant Morrow, vice president of origination for Trez Capital, Central & Southwestern.

"The Dallas-Fort Worth area continues to be a popular area due to inbound migration and a strong economy," Morrow said. "There continues to be a shortage of single-family homes with demand outpacing supply in the region, with no signs of slowing down for the next few years, so we are pleased to provide financing for this new master-planned development that will help meet the need for more single-family homes."

Lavon and the Rockwall area provide "a vibrant, small-town feel for those families who want a quieter atmosphere but also need convenient access to Dallas," Morrow added. "This development will offer just that."

Provident, a privately held real estate and investment firm, has developed or invested in more than \$5.5 billion worth of real estate projects across the country since its formation in 1991.

Trez Capital, founded in 1997, is a diversified real estate investment firm and provider of commercial real estate debt and equity financing in Canada and the United States. The Dallas office has funded more than \$6.2 billion in loans.

Source: <https://www.bizjournals.com/dallas/news/2023/06/13/provident-realty-hillstead-trez-capital-rockwall.html>

## DEMOGRAPHIC SUMMARY

Ring of 1 mile

### KEY FACTS

2,229

Population



786

Households

38.7

Median Age

\$101,381

Median Disposable Income

### EDUCATION

5.1%



No High School Diploma



26.2%

High School Graduate



31.0%

Some College/Associate's Degree



37.7%

Bachelor's/Grad/Prof Degree

### INCOME



\$117,951

Median Household Income



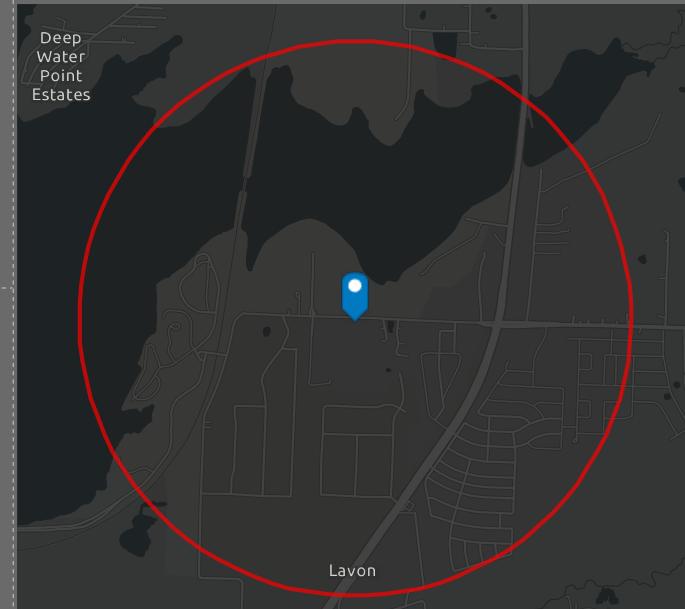
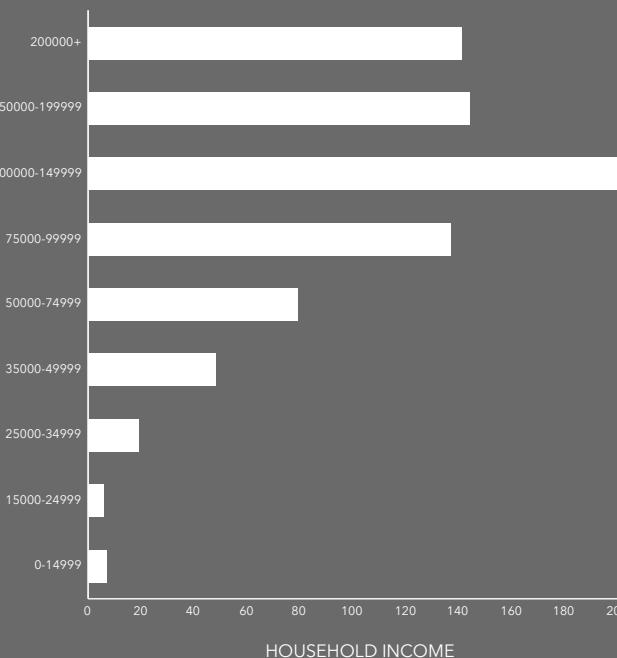
\$47,772

Per Capita Income



\$677,942

Median Net Worth



### EMPLOYMENT

White Collar

63.1%

Blue Collar

27.0%

Services

10.2%

2.9%

Unemployment Rate

**Source:** This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



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## DEMOGRAPHIC SUMMARY

Ring of 3 miles

### KEY FACTS

12,739

Population



4,196

Households

37.4

Median Age

\$96,292

Median Disposable Income

### EDUCATION

5.4%



No High  
School  
Diploma



24.6%

High School  
Graduate



35.0%

Some College/  
Associate's  
Degree



35.1%

Bachelor's/Grad/Prof  
Degree

### INCOME



\$112,332

Median Household  
Income



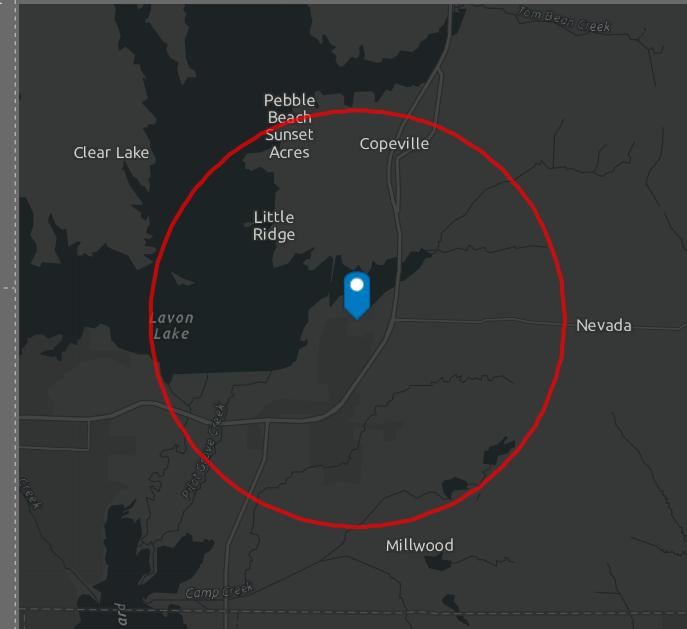
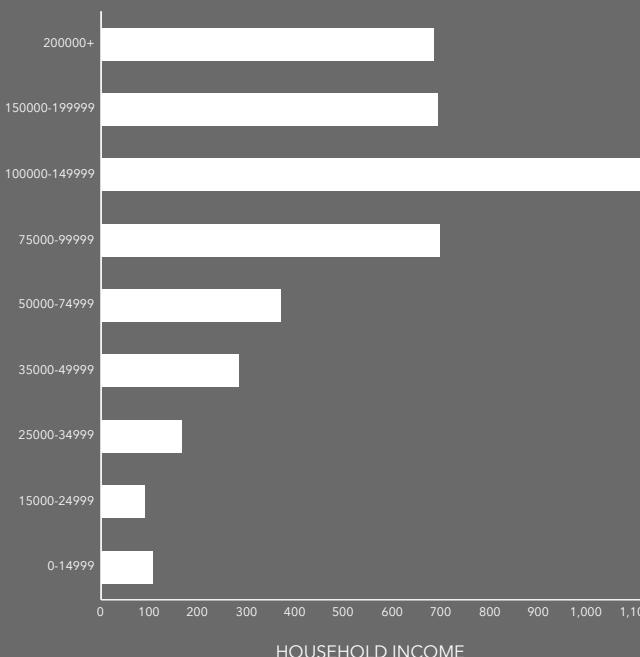
\$45,339

Per Capita  
Income

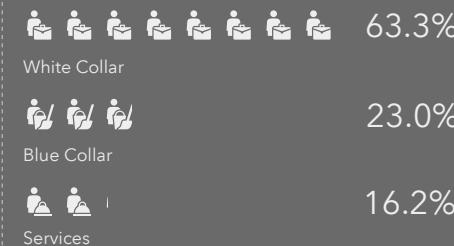


\$574,432

Median Net  
Worth



### EMPLOYMENT



1.8%

Unemployment  
Rate

**Source:** This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



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## DEMOGRAPHIC SUMMARY

Ring of 5 miles

### KEY FACTS

25,296

Population



8,452

Households

37.6

Median Age

\$93,172

Median Disposable Income

### EDUCATION

5.2%



No High School Diploma



32.6%

Some College/  
Associate's Degree



38.7%

Bachelor's/Grad/Prof Degree

### INCOME



\$109,638

Median Household Income



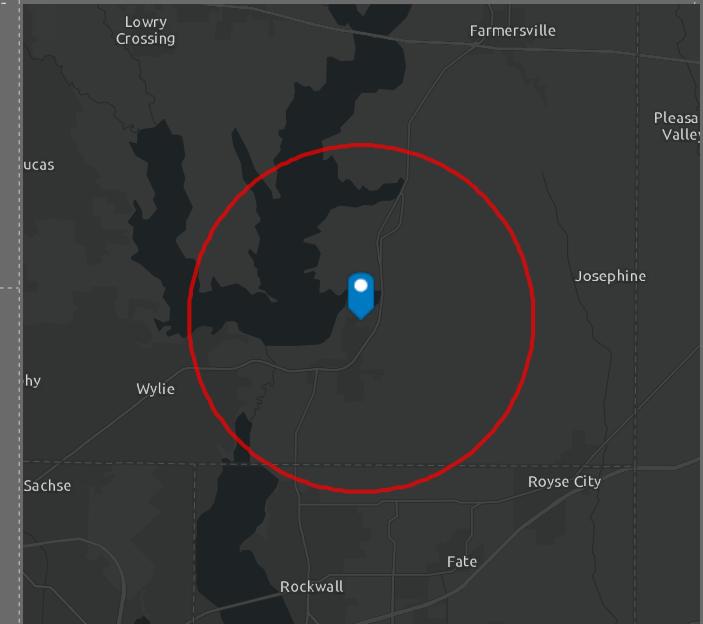
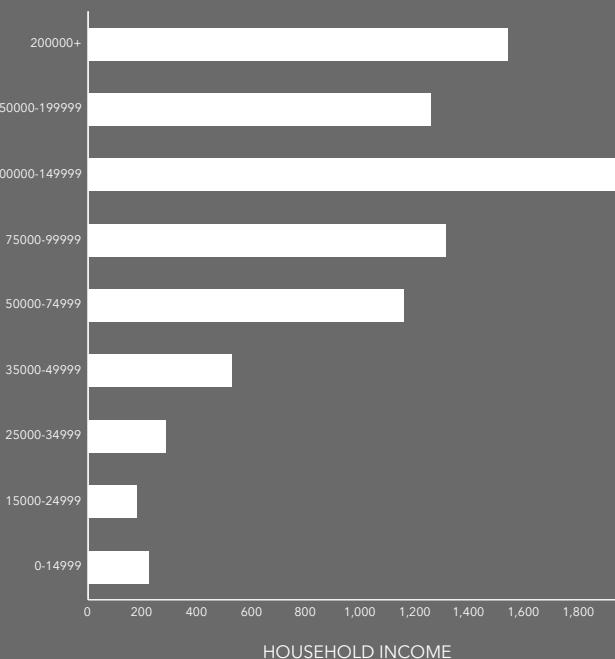
\$46,346

Per Capita Income



\$556,585

Median Net Worth



### EMPLOYMENT



67.3%



19.6%



15.4%



2.2%

Unemployment Rate

**Source:** This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date	Regulated by the Texas Real Estate Commission	Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a>