

# 1240 Blackland Trl, Lavon, TX



4,000 SF Flex Space for Lease  
Adjacent Warehouse Opportunity  
North of Rockwall with Easy Access to DFW  
Three 14'x14' Grade-Level Doors  
Outside City Limits with No Restrictions

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# Property Overview

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M&D CRE is proud to present a modern 4,000 SF industrial facility with clear-span warehouse, heavy power, finished HVAC office build-out, and yard-capable flexibility in an established heavy industrial corridor outside city limits, with an additional shell building available for build-to-suit.

Listed By:  
Megan Potter-Flores | 469.688.0033



# Property Overview

## MODERN DUAL-BUILDING INDUSTRIAL OPPORTUNITY

M&D CRE is proud to present a modern industrial site featuring two 4,000 SF facilities designed for fleet, contractor, and equipment-intensive operations. Positioned within a proven industrial corridor outside city limits, this restriction-free site offers maximum maneuverability and operational flexibility. With heavy power infrastructure and a stabilized rear yard available at an additional negotiated rate, this campus provides both immediate occupancy and custom growth potential on a single site.

- Total Site:** Two 4,000 SF metal buildings.
- Location:** North of Rockwall with easy access to the DFW Metroplex.
- Zoning:** None, located outside of city limits.
- Power:** 300 Amp Single-Phase per building.

Please contact **Megan Potter-Flores** at **469.688.0033** for more information.

Feature	1121 Blackland Trl	1131 Blackland Trl
Status	Fully Built-Out	Shell Condition
Available	Immediate Occupancy	Build-to-Suit
Office Area	800 SF Modern Suite	Custom / Flexible
Warehouse	3,200 SF	4,000 SF Shell
Restrooms	2 (Includes Shower)	Ready
Climate	Fully HVAC Office	To Suit Tenant Needs



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# Property Overview—1121 Blackland Trl—Turnkey Solution

## 4,000 SF | FULLY BUILT-OUT & READY FOR OCCUPANCY

1121 Blackland Trl offers a modern, functional environment ready for immediate move-in. The 3,200 SF clear-span warehouse is climate-controlled with spray foam insulation and includes a dedicated restroom with a shower, specifically designed for field-based crews. The integrated 800 SF administrative suite features high-end modern finishes, four private offices, and a kitchenette, providing a turnkey workspace that bridges the gap between industrial and professional.

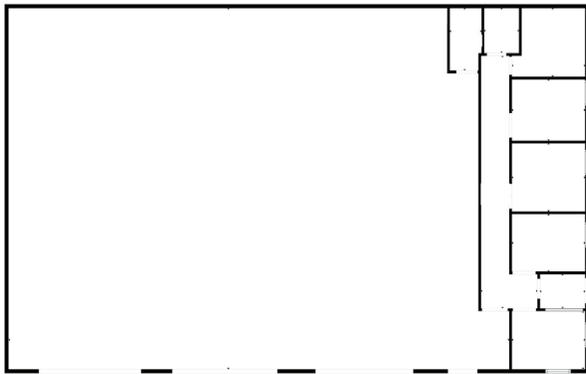
**Warehouse:** 3,200 SF with 18'3" center clear height.

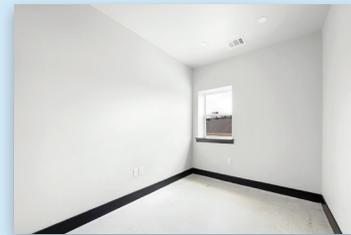
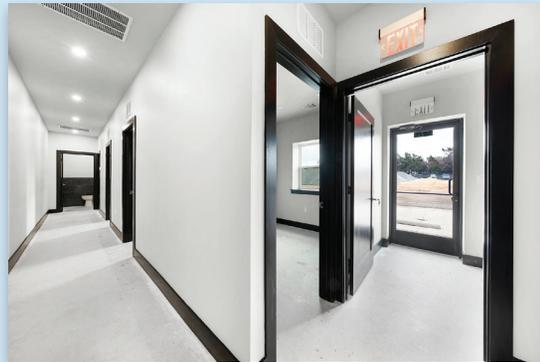
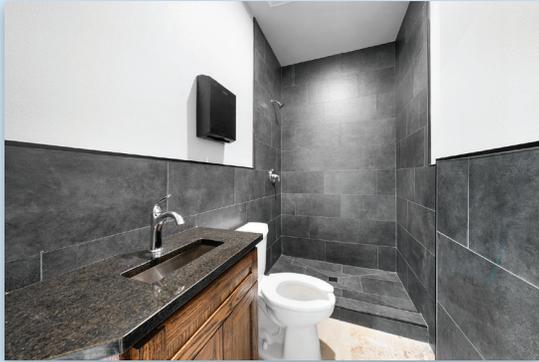
**Loading:** Three 14' x 14' manual grade-level doors.

**Office Suite:** 800 SF HVAC build-out with 4 offices and a kitchenette.

**Bonus:** Full warehouse restroom with shower.

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# Property Overview—1131 Blackland Trl—Build-to-Suit Shell

## 4,000 SF | CUSTOM SHELL — YOUR VISION, BUILT-TO-SUIT

1131 Blackland Trl provides a premier "blank canvas" opportunity for tenants seeking a workspace tailored to their specific operational flow. Currently in shell condition, this facility features the same high-quality metal construction and structural benefits as 1121 Blackland Trl, but offers total interior flexibility. Whether you require a specialized shop layout or wish to mirror the modern office-warehouse build-out of its neighbor, 1131 Blackland Trl allows for a completely customized professional environment.

**Size:** 4,000 SF total footprint.

**Configuration:** Clear-span interior ready for custom partitions or racks.

**Access:** Three 14' x 14' grade-level doors for seamless equipment entry.

**Flexibility:** Professional build-to-suit options available to meet tenant needs

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# Location Overview

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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%**

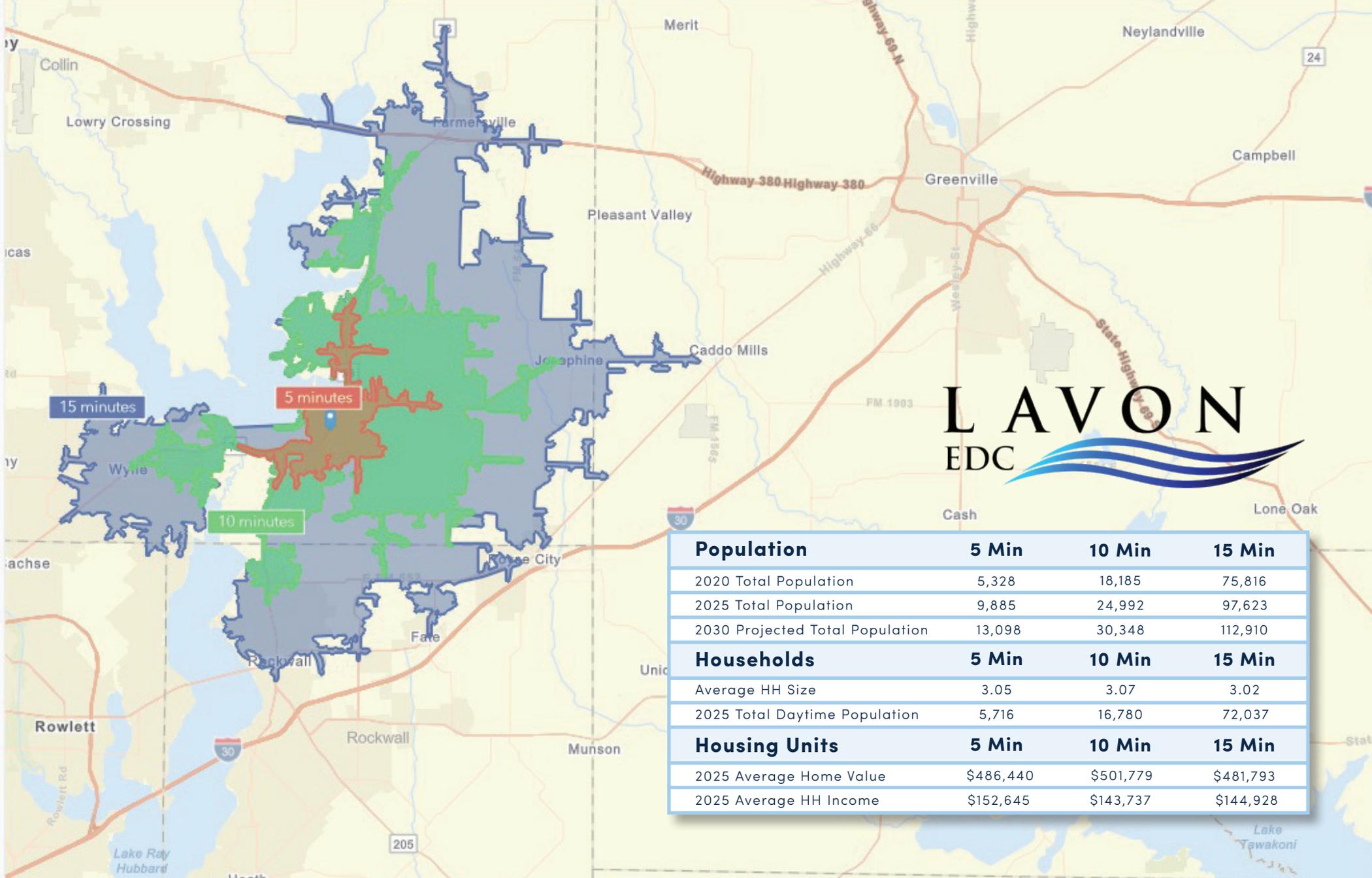
Population  
Growth—5 Yr  
(World Pop Review)

**3,101**

City Employed  
Population  
(Lavon EDC)

**832,369**

County Employed  
Population  
(Lavon EDC)



# LAVON

EDC

Population	5 Min	10 Min	15 Min
2020 Total Population	5,328	18,185	75,816
2025 Total Population	9,885	24,992	97,623
2030 Projected Total Population	13,098	30,348	112,910
Households	5 Min	10 Min	15 Min
Average HH Size	3.05	3.07	3.02
2025 Total Daytime Population	5,716	16,780	72,037
Housing Units	5 Min	10 Min	15 Min
2025 Average Home Value	\$486,440	\$501,779	\$481,793
2025 Average HH Income	\$152,645	\$143,737	\$144,928

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