

Office/Retail Opportunity in Fast-Growing Fate, Texas

RIGHT NEAR DOWNTOWN FATE



**±1,152 SF on ±0.172 AC
Office Or Retail Potential
Future Zoning "Dynamic
Neighborhood" Use
±99 Feet Lot Frontage
8th Fastest Growing City in U.S.**

400 CB Davidson, Rockwall, TX 75087

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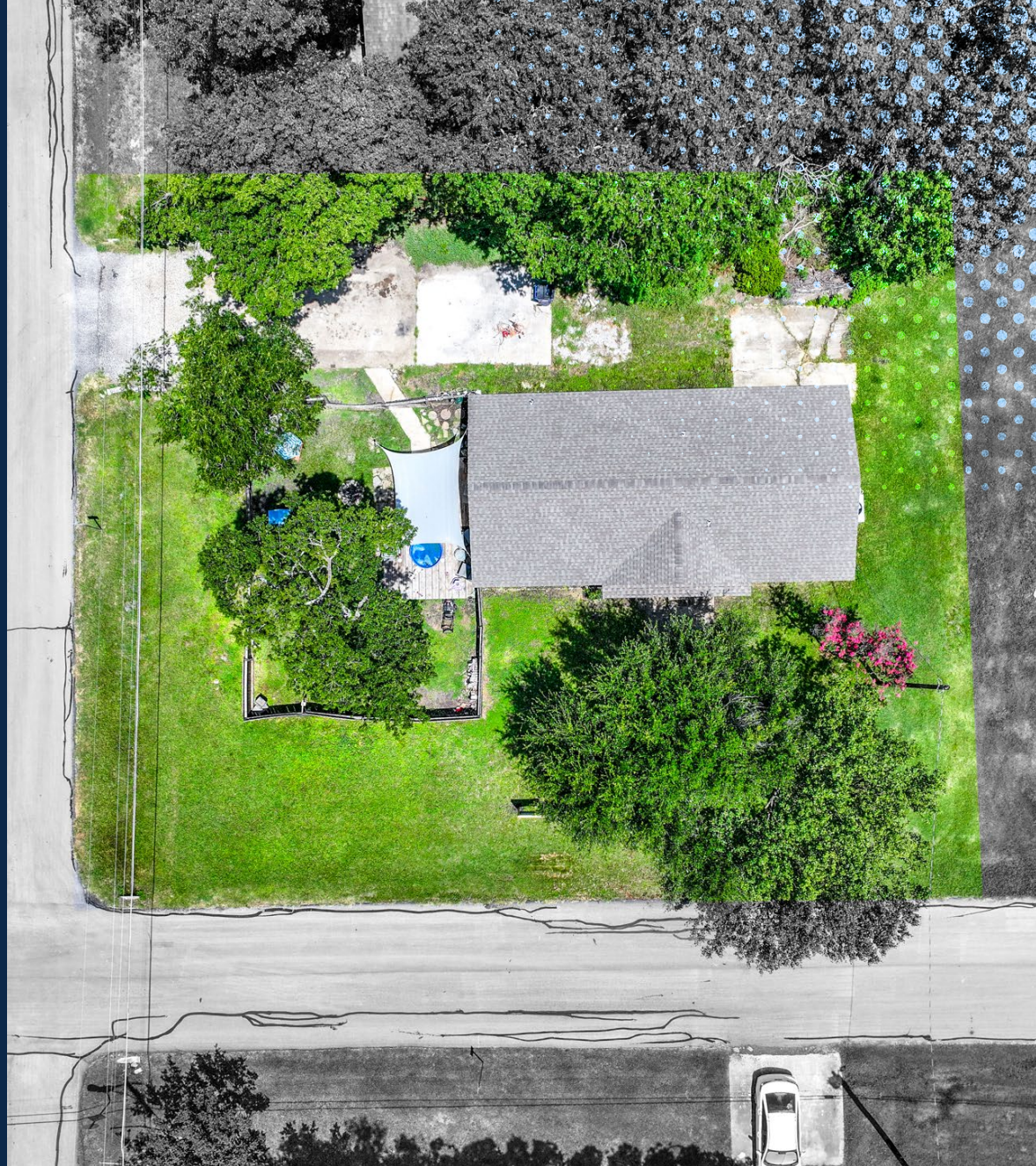


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Property Overview

RETAIL/OFFICE OPPORTUNITY | HIGH-GROWTH AREA | “DYNAMIC NEIGHBORHOOD”

400 C B Davidson offers an excellent office or retail opportunity in Fate, supported by strong population and household growth in a high income area.

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Property Overview

M&D CRE is pleased to present 400 C B Davidson, a ±1,152 SF building on ±0.172 acres in Fate, Texas. The property offers excellent potential for office or retail use as the city's Future Land Use for this area is now classified as "Dynamic Neighborhood."

The property offers ±99 feet of lot frontage and is located just .3 miles from the heart of Downtown Fate. In 2026, Fate was ranked the 8th fastest growth city in the United States. The building would be ideal for an office, boutique retail, professional service, or adaptive reuse potential.

The surrounding demographics strengthen the opportunity. Within a 5-minute drive time, the area is projected to grow from 20,192 residents in 2025 to 25,913 residents by 2030, while 5-minute median household income is estimated at \$124,029. This combination of growth, income, and nearby rooftops supports the long-term appeal of a variety of commercial uses in this dynamic Fate/Rockwall market area.

For more information, contact **Kevin Weable** at **972.845.1663** or email kevin@mdcregroup.com.

Land & Structure Size	±0.172 AC ±7,492 SF ±1,152 SF
Parcel ID / APN	16384
'23-'24 Population Growth	11.4%
County	Rockwall County
Frontage	±99' Frontage
Utilities On-Site	Electricity, City Sewer & City Water
Future Use	Office or Retail



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Highlights

±1,152 SF Existing Structure

±0.172-Acre Fate Site

Office or Retail Potential

Future “Dynamic Neighborhood”
Zoning

±99 Feet Lot Frontage

High-Income Trade Area

8th Fastest Growing City in U.S.

0.3 Miles from the Heart of
Thriving Downtown Fate

Professional Office Users: Ideal for a wide range of professional practices, including insurance, law, real estate, and tax offices.

Boutique Retail/Personal Service: A perfect fit for a salon, boutique, or other neighborhood retail or service operation.

Investors/Redevelopment Buyers: Ripe for an adaptive reuse project, with strong potential for a variety of office or retail uses appealing to a broad tenant base.

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Location Overview

The property is located in Fate, Texas, the 8th fast-growing city in the United States. Fate sits in East DFW's most active growth corridor — between Rockwall and Royse City, just off I-30 — where rooftops and incomes are expanding faster than the metro average.

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Fate, TX— Growth in the Path of Development

Fate, TX Overview

Fate continues to benefit from East DFW’s residential expansion, with growth extending east from Rockwall and Lake Ray Hubbard toward Royse City and surrounding communities. The city’s location along the broader I-30 growth corridor supports continued household formation, local service demand, and long-term commercial evolution. For 400 C B Davidson, the strongest location story is immediate-area growth. The 5-minute trade area is projected to add more than 5,700 residents and approximately 1,900 households between 2025 and 2030, with 2025 median household income estimated at \$124,029. These fundamentals support the property’s appeal as a small-format conversion or neighborhood-serving commercial opportunity, subject to buyer verification.

25,913
2030 Projected
Population
5 MIN—ESRI

\$357,934
2025 Median
Home Value
5 MIN—ESRI

\$124,029
2025 Median
HH Income
5 MIN—ESRI

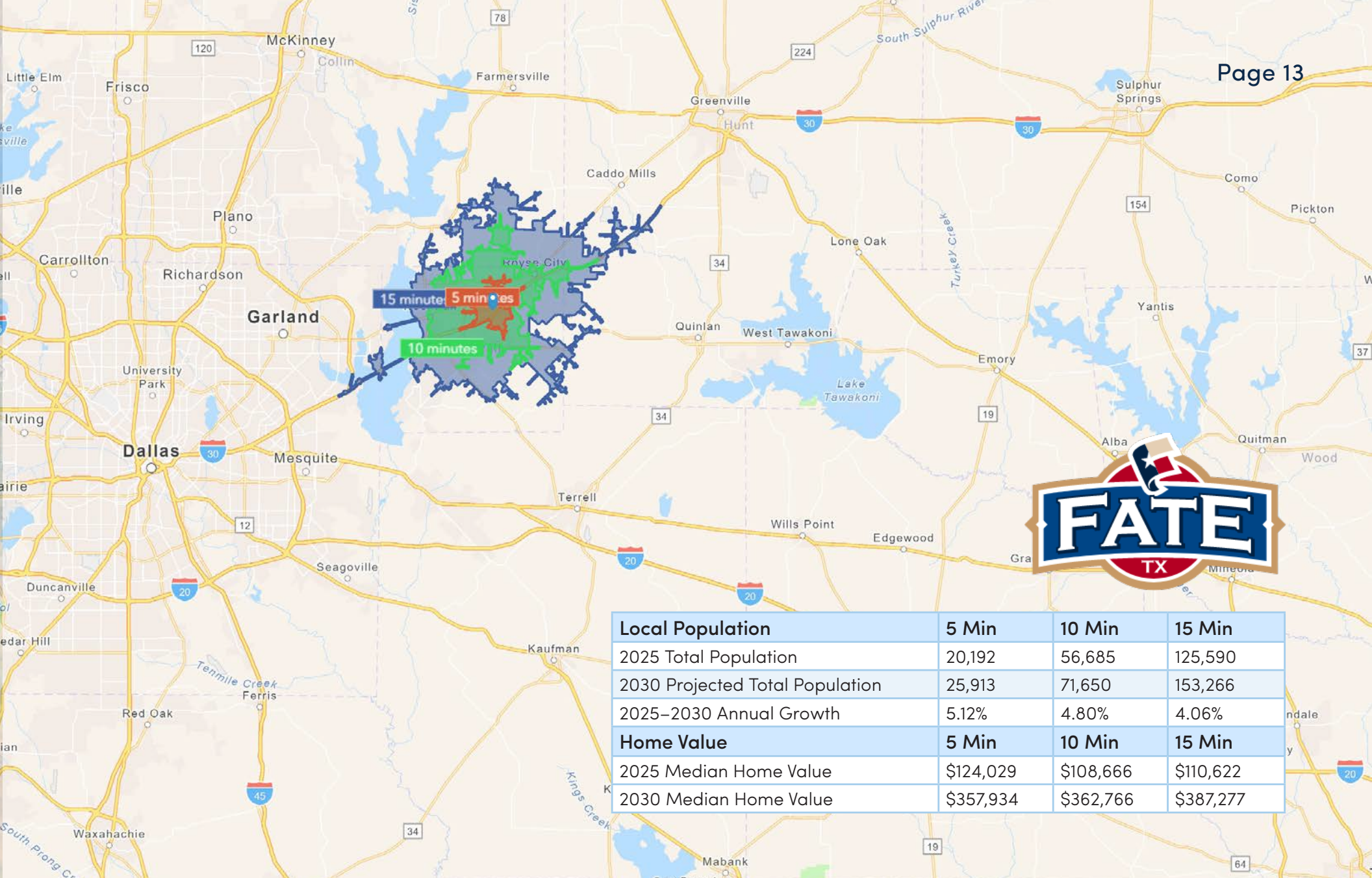
5.42%
Proj. Annual
HH Growth
5 MIN—ESRI





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