



Macro Aerial

I-30 & Memorial Pkwy | Fate, TX 75189



Summary

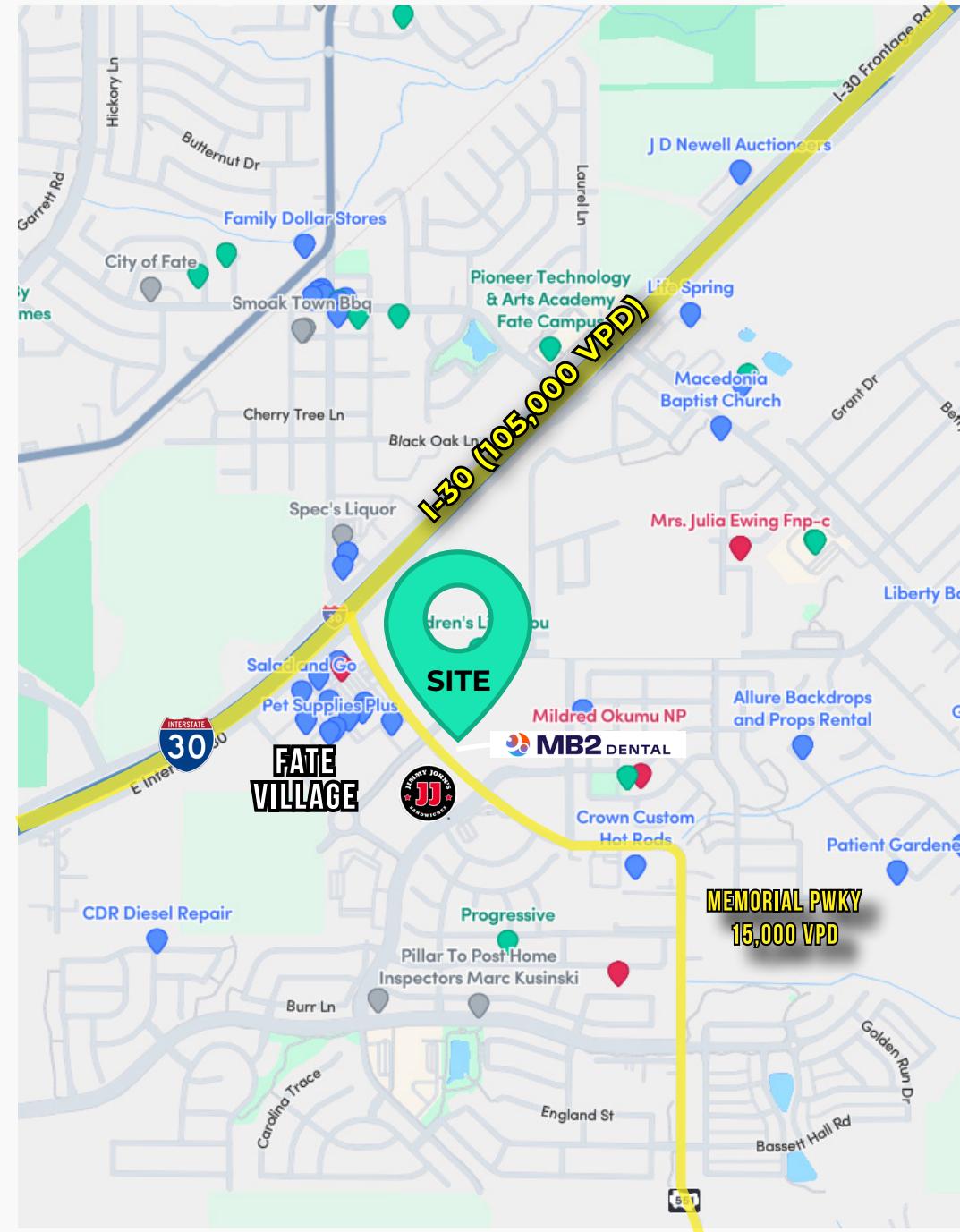
- Lease Rate: Call for Pricing
- Building Size: 10,000 SF
- Available For Lease: 1,000-5,000 SF
- Completion Date: Q3 2025
- Co-Tenants: MB2 Dental, Jimmy John's

Property Overview

- Prime in-line space available directly adjacent to Fate Village a recently delivered Brookshire's anchored town center
- Explosive growth & demographic profile - AHHI exceeding \$100,000 in all radii with 7.0%+ annual population growth projected
- Visibility from I-30 (100,000+ VPD)

Demographics

2025 Population		
6,844 1 Mile	26,517 3 Mile	66,357 5 Mile
2028 Projected Growth ('25-'28)		
7.30% 1 Mile	7.20% 3 Mile	7.00% 5 Mile
Avg. Household Income		
\$106,330 1 Mile	\$120,896 3 Mile	\$117,870 5 Mile



Floor Plan

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Legal notice: The information herein was obtained from sources deemed reliable; however, Ashton Gray LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, changes of price, prior sale or lease, or withdrawal without notice.

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