

# 10446 County Rd 484, Lavon, TX



1,600 SF Warehouses for Lease  
Shell Space w/ Restroom  
BTS Office & HVAC Option  
12'x14' Roll-Up & 16' Clear Height  
Quick Access to SH-78 & I-30

## Main Contact

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## **Non-Endorsement & Disclaimer Notice**

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# Table of Contents

Pages 4-7 | Property Overview

Pages 8-11 | Location Overview

Page 12 | Contacts



# Property Overview

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M&D CRE is pleased to present eight 1,600 SF warehouse suites for lease in the rapidly growing community of Lavon, TX, scheduled for delivery May 2026.

Listed By:  
Ross Miller | 469.352.8147

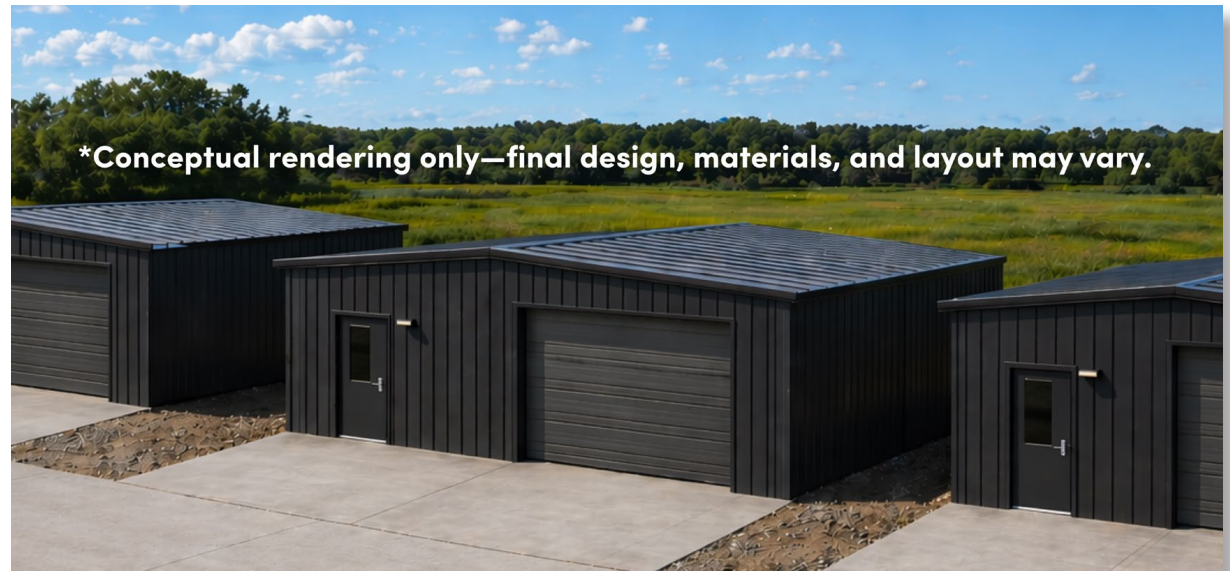


## Property Overview

M&D CRE is pleased to offer a prime leasing opportunity for eight newly constructed 1,600 SF warehouse suites in the rapidly growing area of Lavon, TX. Designed to meet the needs of modern industrial users, these purpose-built, small-bay flex spaces features customizable office build-out options to suit your operational requirements. Each unit includes a 12' x 14' grade-level door and features a 16-foot clear height, making it ideal for a wide range of warehouse and light industrial applications. The property is located in the Collin County ETJ, allowing for flexible use types including industrial, automotive, and contractor operations.

Strategically positioned near SH-78 in fast-growing Collin County, 10446 Co Rd 484 offers tenants direct access to Rockwall, Wylie, Garland, and the broader eastern DFW corridor, with I-30, the President George Bush Turnpike, and Downtown Dallas all within a short drive. The location delivers efficient last-mile reach across Collin, Rockwall, and Kaufman Counties – ideal for contractors, distributors, and trade operators serving one of the fastest-growing regions in North Texas. This location ensures convenient access and strong connectivity to the DFW Metroplex and surrounding East Texas markets. For more information, contact Ross Miller at 469.352.8147.

Size	1,600 SF Units
Office & HVAC	BTS/Optional
Zoning	Collin County ETJ
Year Built	2026
Utilities	Water, Septic, & Electric
Roll-Up Doors	One Each, 12'x14'
Clear Height	16 Feet
Total SF Available	12,800 SF (8 Units)



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## Highlights

(8) 1,600 SF Warehouses

2026 New Construction

May 2026 Scheduled Delivery

12'x14' Roll-Up Door Per Unit

Private Restroom Included

Dual Access / 2 Entry Points

Office Option / Build-to-Suit

HVAC Option / Tenant-Spec

Flexible Zoning in the ETJ



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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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# One of The Fastest Growing Cities in Texas

## Lavon, TX | Collin County 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.

**14,078**  
City Total  
Population  
(Lavon EDC)

**10.41%**  
Annual Pop.  
Growth  
(Lavon EDC)

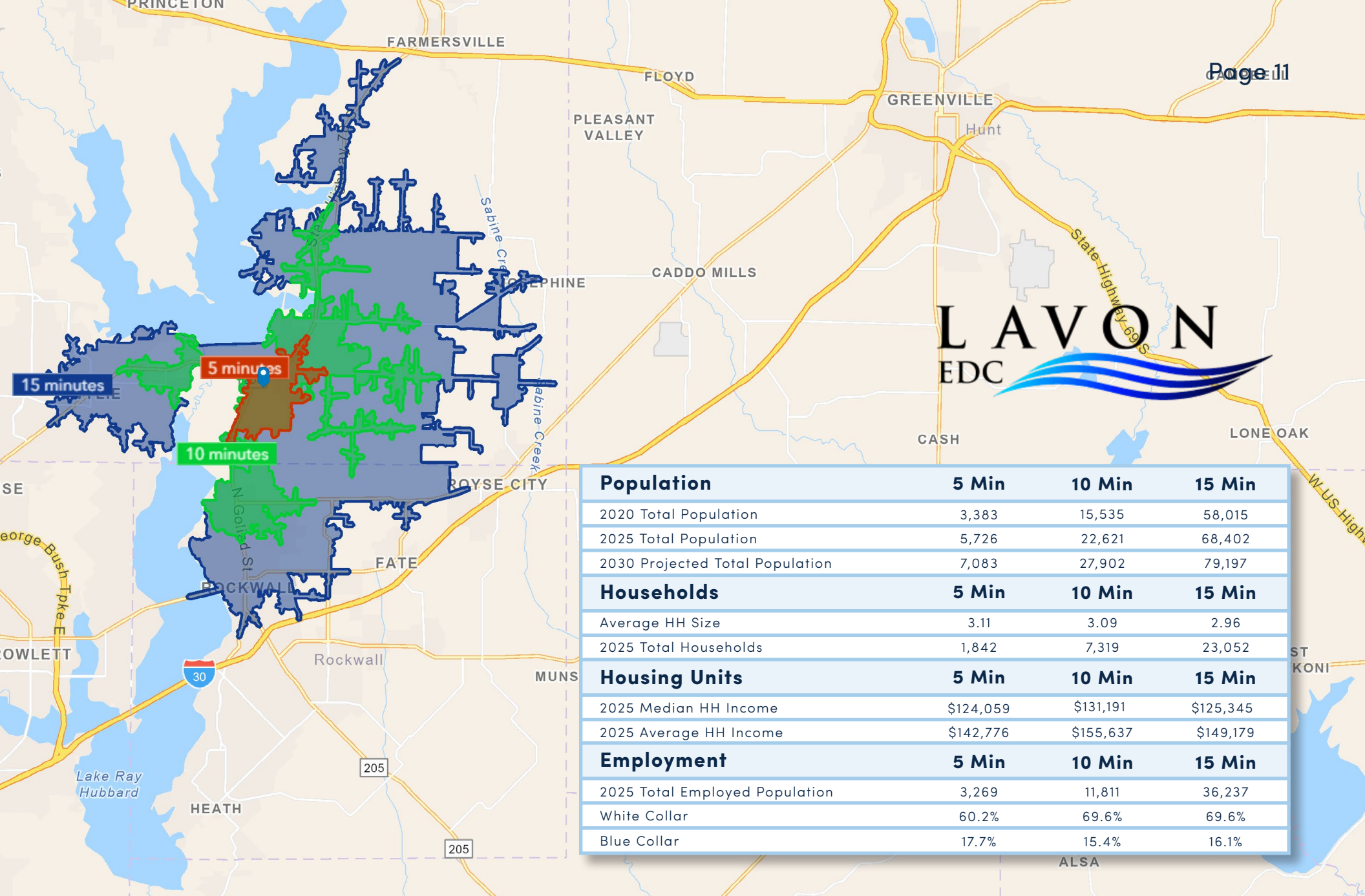
**93.2%**  
% of Employed  
Population  
(Lavon EDC)

**130.28%**  
Pop. Growth  
Since 2020  
(Lavon EDC)



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<b>Population</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
2020 Total Population	3,383	15,535	58,015
2025 Total Population	5,726	22,621	68,402
2030 Projected Total Population	7,083	27,902	79,197
<b>Households</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
Average HH Size	3.11	3.09	2.96
2025 Total Households	1,842	7,319	23,052
<b>Housing Units</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
2025 Median HH Income	\$124,059	\$131,191	\$125,345
2025 Average HH Income	\$142,776	\$155,637	\$149,179
<b>Employment</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
2025 Total Employed Population	3,269	11,811	36,237
White Collar	60.2%	69.6%	69.6%
Blue Collar	17.7%	15.4%	16.1%

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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.

2-10-2025



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Ross Miller	0802154	ross.miller@mdcregroup.com	469-352-7147
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Buyer/Tenant/Seller/Landlord Initials	Date		