

For Lease



Hunington

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NEW DEVELOPMENT RETAIL CENTER

616 Cedar Street, Lavon, TX 75166

NEW DEVELOPMENT RETAIL CENTER

Located along State Highway 78 in Lavon, TX, this address sits within a rapidly growing corridor connecting residents to nearby Wylie, Nevada, and the greater Dallas-Fort Worth area. The site benefits from steady commuter traffic, convenient access to major thoroughfares, and proximity to expanding residential neighborhoods. Its strategic position supports a blend of local conveniences, retail potential, and community-driven development. According to Niche.com, Collin County is ranked the #1 in Best Counties to Live in Texas based on public schools, cost of living, job opportunities, and more.

LAVON RANKS #16 AMONG THE FASTEST-GROWING CITIES IN TEXAS IN 2025

11.6%

Lavon's population is steadily growing 11.6% annually

13.6%

Collin County's population grew by 13.6% between 2020 and 2024

#6

Collin County is the 6th largest county in Texas as of 2025



Property Information

Space Available	10,490 SF (Divisible)
Rental Rate	Call for Pricing
NNN	Call for Pricing

Property Highlights

- Location is off SH 78 & FM 6 in Lavon, TX, and offers unmatched visibility with heavy daily traffic.
- Located across from the 200-acre LakePointe development and adjacent to the massive 1,600-acre Elevon master-plan community, creating built-in demand
- Positioned in one of Collin County's fastest-growing areas with rising household incomes and accelerating population growth.
- Between 2020-2024, Lavon saw a 73% population growth within a 3 mile radius and a 60% growth within a 5 mile radius.
- Lavon's projected population in 2029 is expected to see a nearly 20% increase within a 3 mile radius, and 18% increase within a 5 mile radius.

Demographics

Population (2025)	2 mi. - 9,516
	3 mi. - 15,374
	5 mi. - 25,744

Average Household Income	2 mi. - \$156,682
	3 mi. - \$152,167
	5 mi. - \$153,878

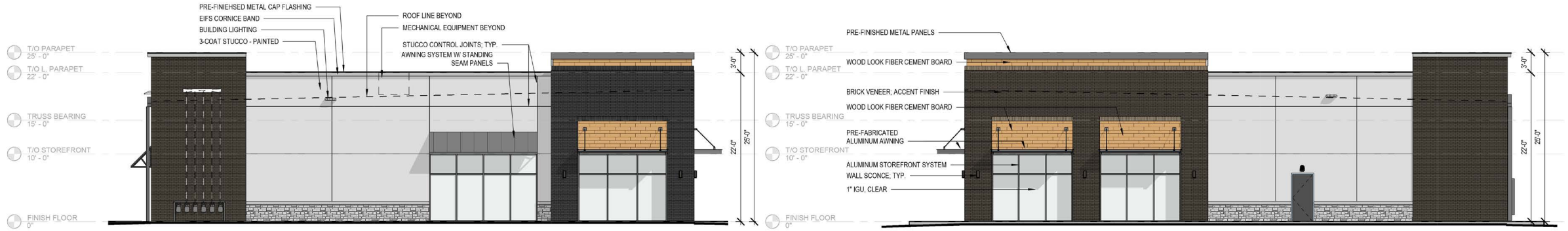
Traffic Counts	State Hwy 78: 33,100 vpd FM 6: 10,635 vpd
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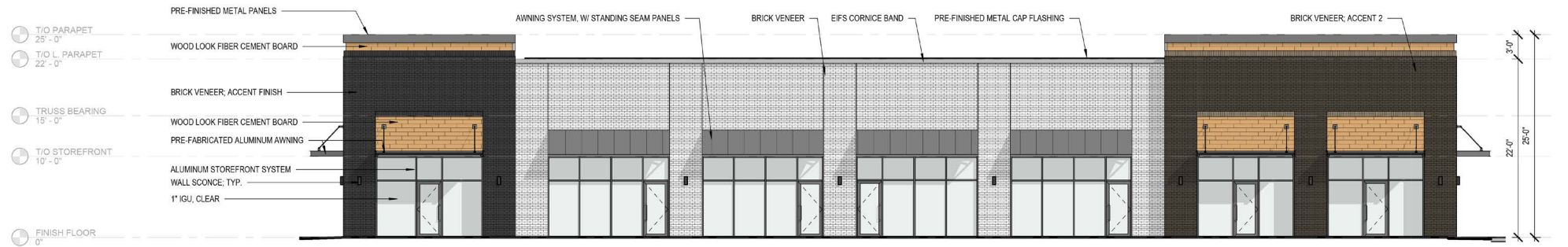


4 BACK ELEVATION
1/8" = 1'-0"

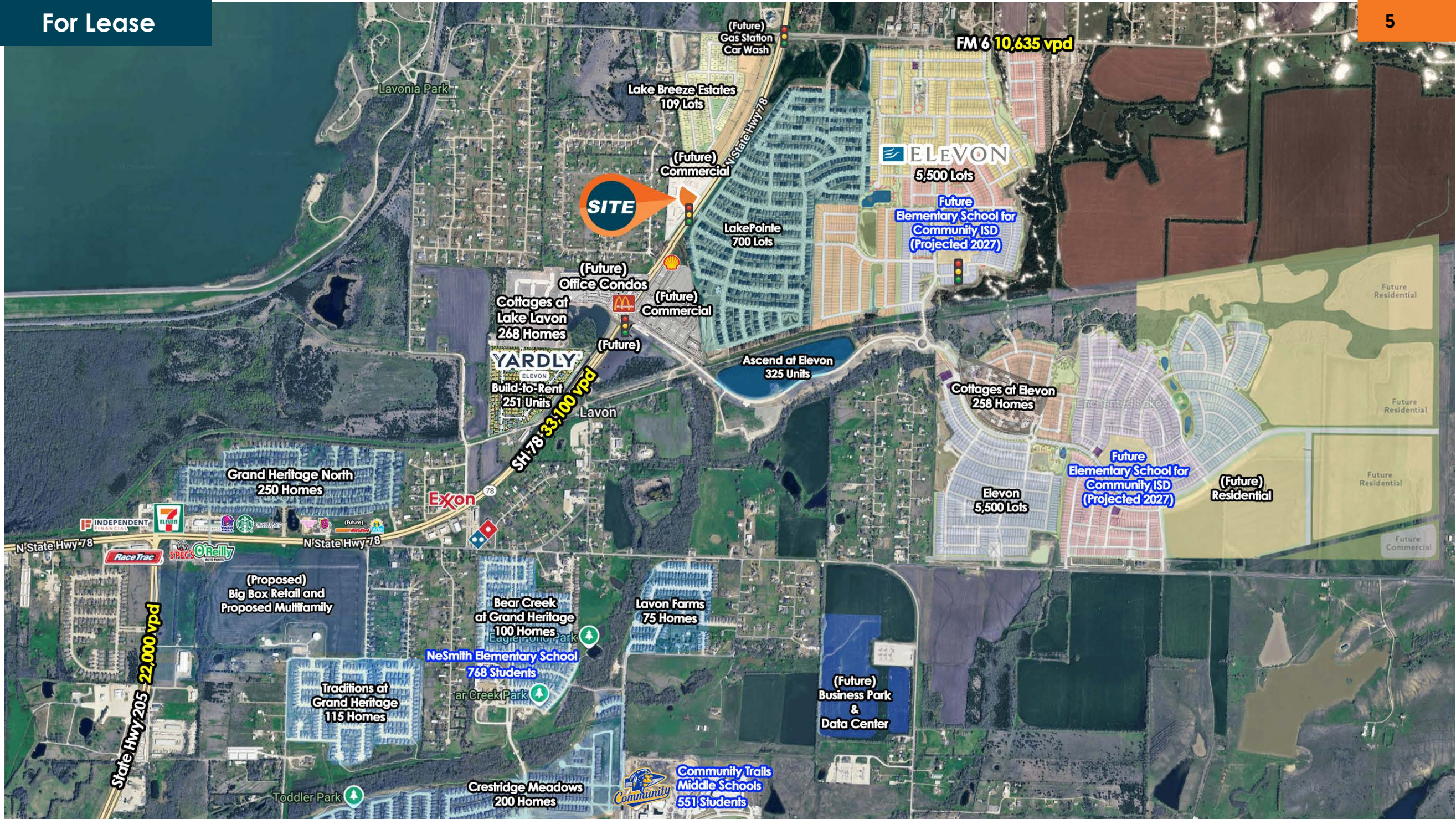


3 SIDE ELEVATION
1/8" = 1'-0"

2 SIDE ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"





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:
 - 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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N/A	N/A	N/A	N/A
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 www.trec.texas.gov