

ELEVON OFFICE CONDOS State Highway 78 and Elevon Pkwy Lavon, Texas

FOR SALE/LEASE

LAVON, TEXAS

- Lavon, Texas, is a charming and rapidly growing community located in Collin County, just east of Wylie and near Lake Lavon. Known for its scenic beauty, family-friendly environment, and strong sense of community, Lavon offers residents a peaceful suburban lifestyle with easy access to the Dallas-Fort Worth metroplex.
- With ongoing residential and commercial development, Lavon is attracting families and businesses looking for a balance between small-town charm and modern conveniences. Its proximity to major roadways like State Highway 78 ensures smooth connectivity to nearby cities while maintaining a quiet, rural atmosphere.
- Top-rated schools in the Community ISD and ample outdoor recreation opportunities, including Lake Lavon's boating, fishing, and hiking spots, make Lavon a desirable destination for those seeking quality living in North Texas.

Available Space

Building 1

• Suite Size: 1,800 —9,953 SF

Building 2

• Suite Size: 1,800—9,953

Economics

Purchase Price: \$350.00 PSF

• Lease Rate: \$30.00 + NNN

• NNN: \$10.00 PSF (estimate)

• Condo Fee/CAM: \$3.50 PSF

Project Details

• Allowed Uses: Medical & Office

Parking Ratio: 4.0/1000

Construction Start: July 2025

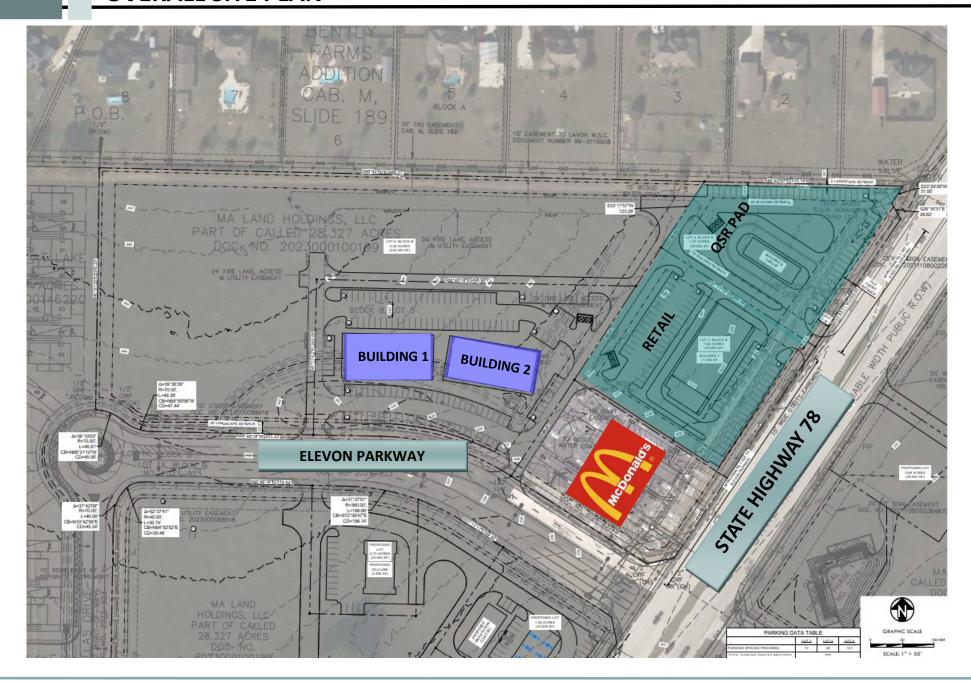
• Delivery Date: July 2026

Condo Fee/CAM: \$3.50 PSF

Zoning: SP2 Professional Office

• Condition: Cold Dark Shell

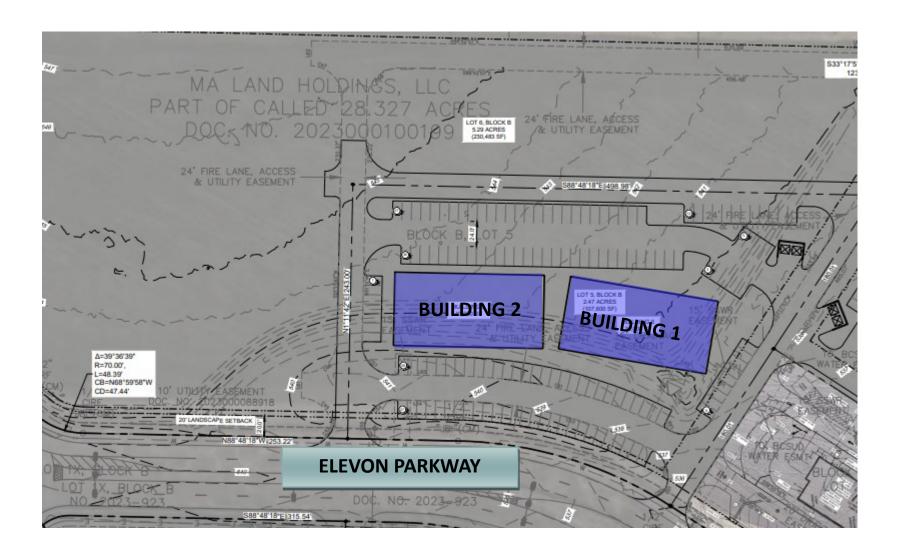
OVERALL SITE PLAN





Please Contact AUSTIN EASTMAN
972.360.8787
Austin@wynmarkcommercial.com

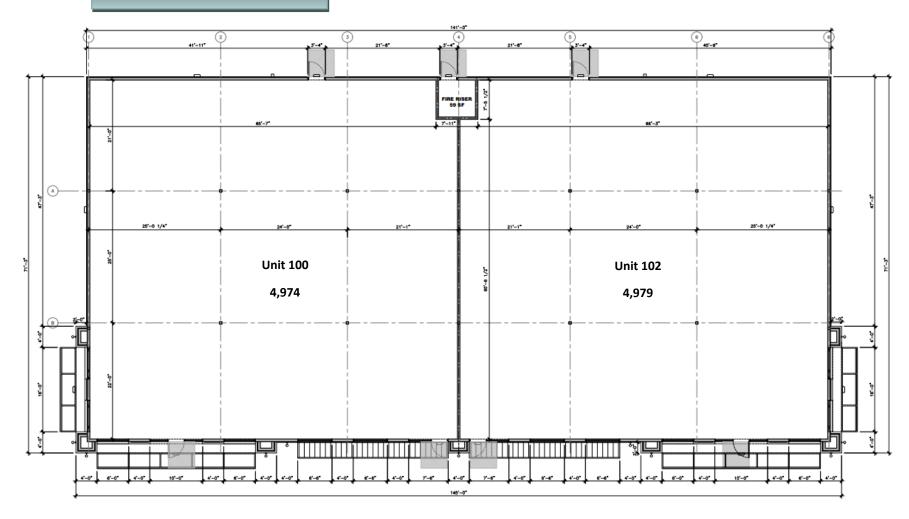
KRISTIN HOLLEK 972.360.8787 Kristin@wynmarkcommercial.com





2,000-10,000 SF

***Unit sizes can be customized





BUILDING RENDERINGS



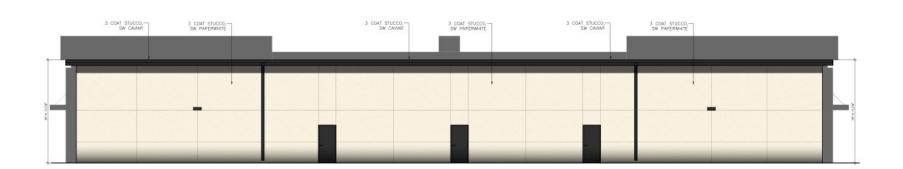








1 - SOUTH ELEVATION SCALE 3/16=1'-0"





BUILDING ELEVATIONS



1 - WEST ELEVATION SCALE 3/16=1"-0"

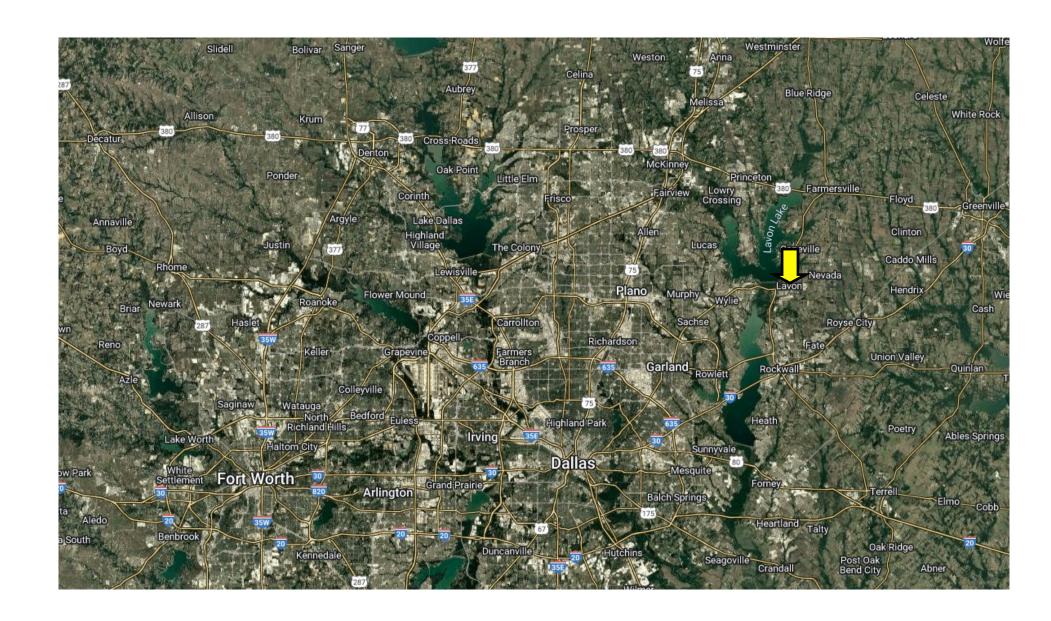




LOCATION









DEMOGRAPHICS

Radius	1 Mile	3 Mile	10 Mile
Population			
2029 Projection	3,683	13,761	332,325
2024 Estimate	2,938	11,020	265,096
2020 Census	2,042	7,971	224,042
Growth 2024 - 2029	25.36%	24.87%	25.36%
Growth 2020 - 2024	43.88%	38.25%	18.32%
2024 Population by Hispanic Origin	691	2,497	56,397
2024 Population	2,938	11,020	265,096

Radius	1 Mile		3 Mile		10 Mile	
2024 Households by HH Income	944		3,562		85,881	
<\$25,000	28	2.97%	252	7.07%	6,798	7.92%
\$25,000 - \$50,000	124	13.14%	553	15.52%	10,693	12.45%
\$50,000 - \$75,000	95	10.06%	309	8.67%	10,746	12.51%
\$75,000 - \$100,000	179	18.96%	633	17.77%	10,666	12.42%
\$100,000 - \$125,000	144	15.25%	495	13.90%	13,586	15.82%
\$125,000 - \$150,000	128	13.56%	475	13.34%	9,702	11.30%
\$150,000 - \$200,000	125	13.24%	426	11.96%	12,546	14.61%
\$200,000+	121	12.82%	419	11.76%	11,144	12.98%
2024 Avg Household Income	\$127,160		\$119,596		\$123,766	
2024 Med Household Income	\$107,986		\$101,717		\$107,429	









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;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- 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.

Wynmark Commercial Property Management Company LLC	9005856	christina@wynmarkcommercial.com	972-810-4308	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562	
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email		
Sales Agent/Associate's Name	License No.	Email	Phone	
Buver/Tena	int/Seller/Landlo	ord Initials Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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