

# Glory Center

3023 E. I-30, FATE, TX 75032



### Location:

3023 E. I-30, Fate, Tx 75032

### Available:

Suite 1000 – 2,673 SF

### Highlights:

- 2ND Generation Office Space
- Grade-Level Roll Up Door In Back Of Each Suite
- Pylon Sign On I-30
- Avaiable For Lease

### Traffic Counts:

I-30: 73,901 VPD (Costar 2025)  
 William E Crawford Ave:  
 72,793 VPD (Costar 2025)

### Property Information:

This versatile 2,673 SF flex office/warehouse presents a rare opportunity to secure a high-visibility position along the westbound frontage road of I-30 in the rapidly expanding Fate market. Your business will benefit from exceptional exposure to a massive flow of potential customers, with traffic counts on I-30 reaching 73,901 vehicles per day and an additional 72,793 vehicles per day on nearby William E. Crawford Avenue. Designed for maximum operational efficiency, the suite features a functional layout ideal for businesses requiring a sophisticated blend of professional 2nd generation office space and industrial utility, including a grade-level roll-up door in the back of each suite. This strategic location places you directly in the path of growth, supported by a thriving local demographic with average household incomes exceeding \$130,000.

Demographics:	1 miles	3 miles	5 miles
2024 Population	4,314	33,664	88,050
2029 Pop. Projection	5,998	46,257	120,534
Avg. HH Income	\$124,500	\$130,078	\$131,632

**For more information, please contact David English**

972-961-8532 (o) • 214-676-6424 (m) • denglish@ridgepcr.com

# Flex/Office Warehouse

# For Lease

3023 E I-30, Fate, Texas 75087



For more information, please contact David English

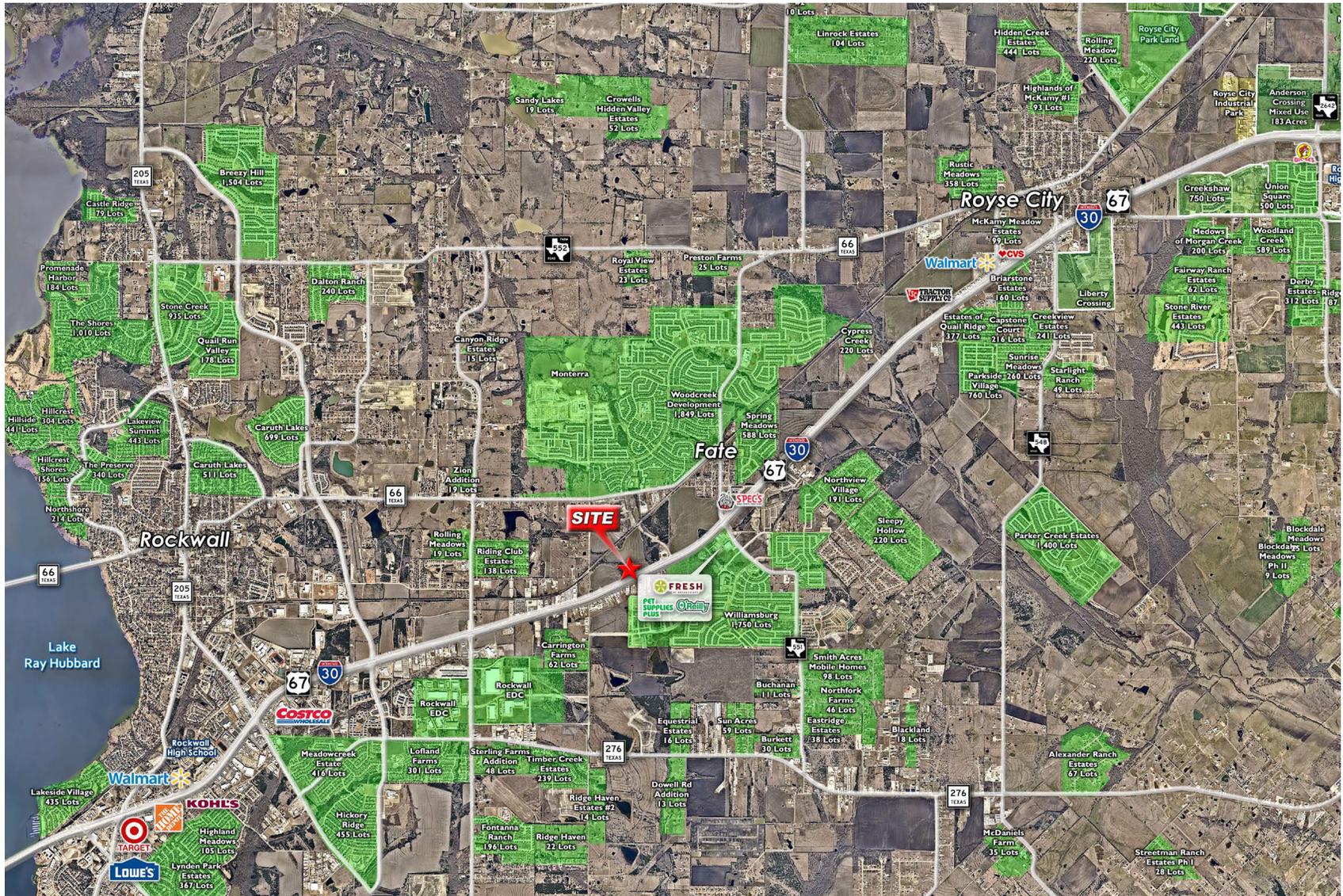
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