



# Macro Aerial

I-30 & Memorial Pwky | Fate, TX 75189



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

# Summary

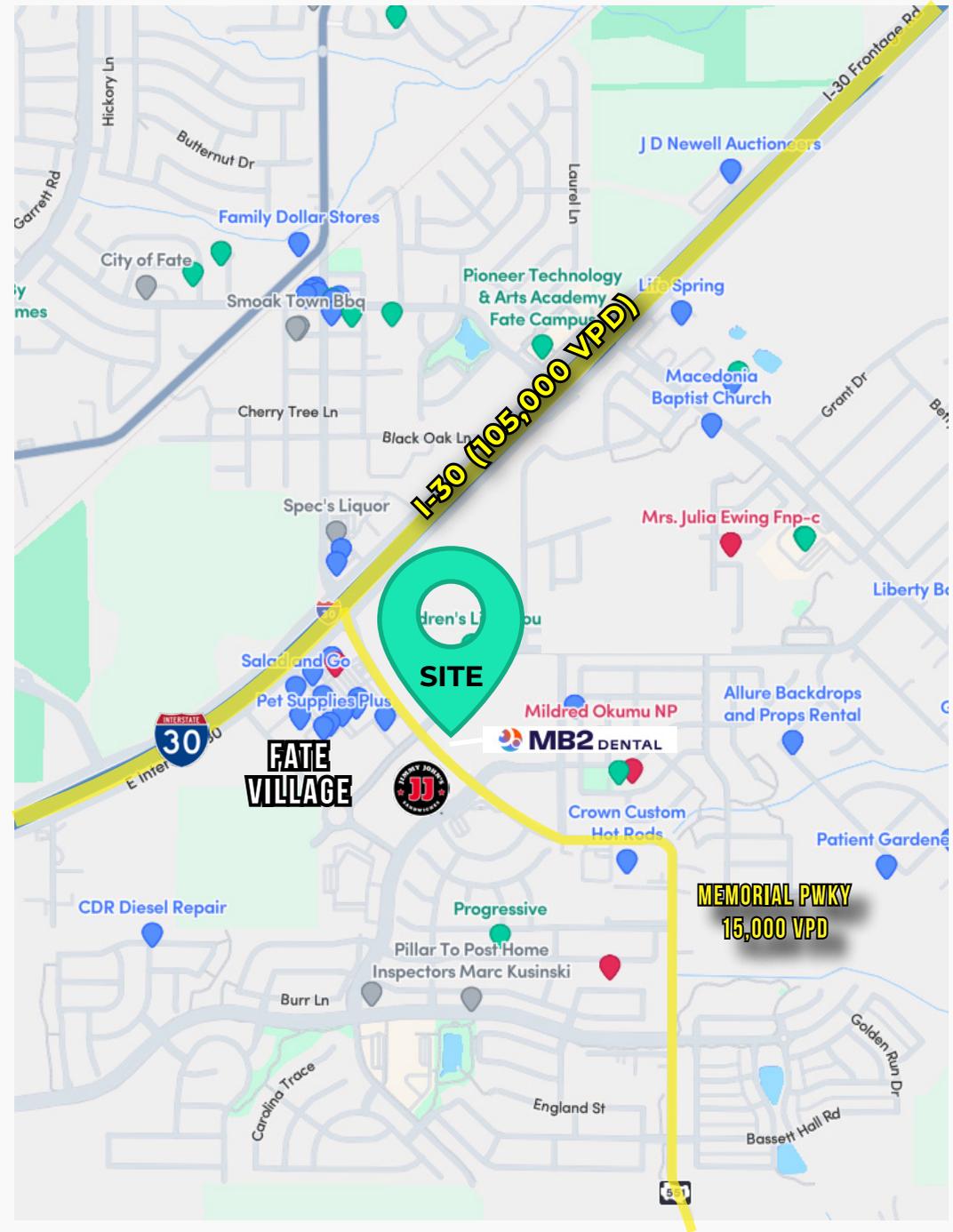
- Lease Rate: Call for Pricing
- Building Size: 10,000 SF
- Available For Lease: ± 1,200-5,000 SF
- Co-Tenants: MB2 Dental, Jimmy John's

# Property Overview

- Inline 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)

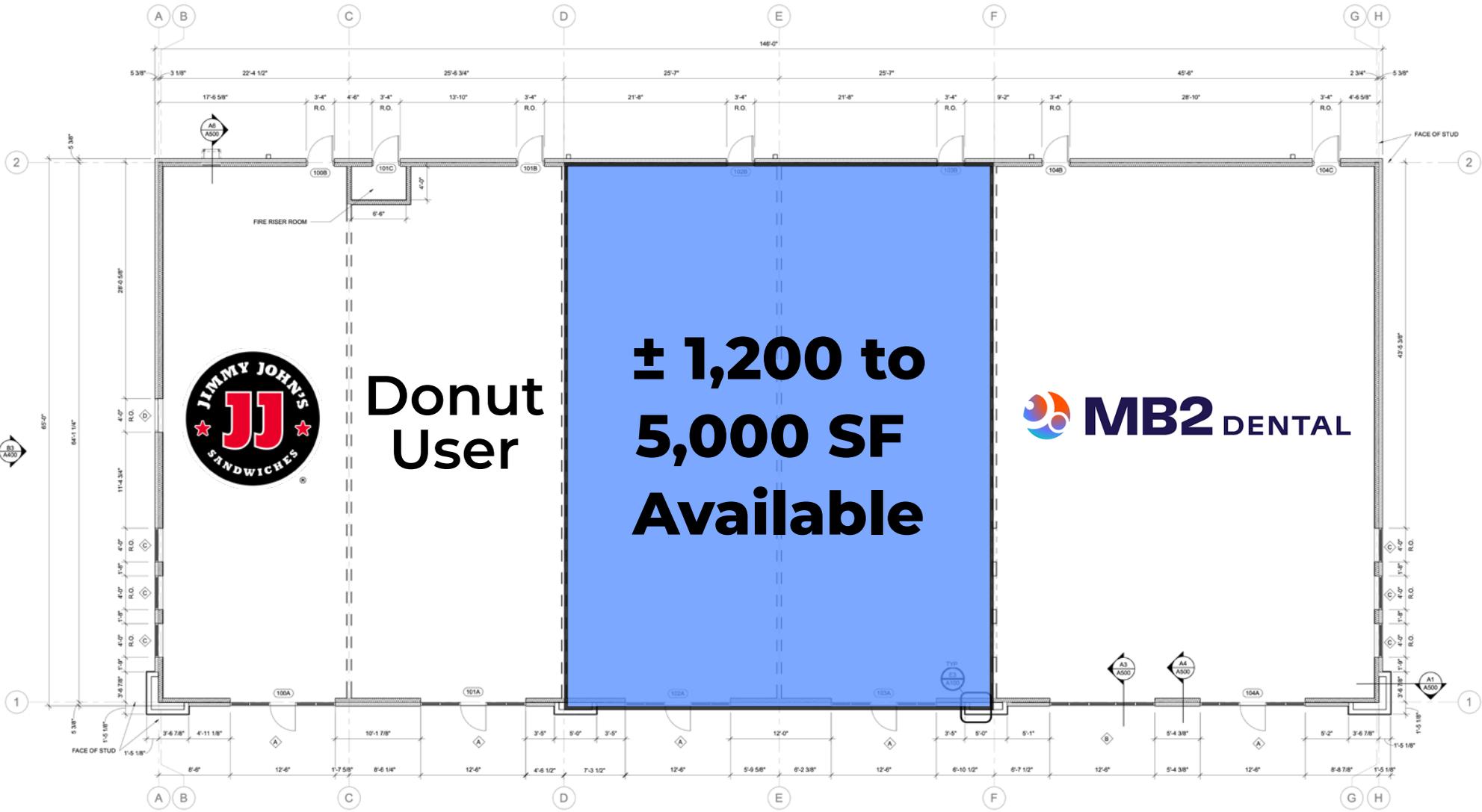
# Demographics

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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